ALL SOULS UNITARIAN UNIVERSALIST CHURCH
Kansas City, Missouri

Statement of Qualifications
Architectural Services for Programming and Concept Design

July 9, 2015
4:00 pm
July 9, 2015

Chris and Kelley Davis, Co-chairs - Architect Selection Task Force
All Souls Unitarian Universalist Church
4501 Walnut Street
Kansas City, MO 64111

RE: All Souls Unitarian Universalist Church
Statement of Qualifications for Architectural Services for Programming and Concept Design

Dear Members of the Architect Selection Task Force:

This is an exciting time for your congregation and SFS Architecture is pleased to share with you our experience working with church communities that have embarked on a similar mission. After touring your facilities last week, it is apparent that All Souls Unitarian Universalist Church (ASUUC) is an active faith community that requires reconfigured and additional space to better support the church’s vision and mission. As you review our information, please consider the following strengths our team brings to your project.

Experience
We are recognized leaders in religious facility planning and design and have completed numerous projects for church communities throughout the Midwest since our founding in 1973. Our experience encompasses the development of long-range building plans and programming for new and expanded sites and the design of a wide range of spaces to meet the spiritual, academic, fellowship, ministry and administrative needs of the faith community. Of note is that many of our projects have involved the design of new facilities on existing sites and the transformation of older buildings to meet new programmatic requirements.

Process
SFS utilizes a collaborative, interactive and participatory process aimed at building consensus among project stakeholders. Key to our process is listening to you, translating what we hear into options for your review and then guiding you in the development of a final option that best meets your needs. Additionally, SFS supports you in your efforts to raise funds by providing tools such as plans, renderings and other graphics that help to communicate the vision of the project to your congregation.

Commitment
We understand the importance of this initiative to you and your church community. We are committed to developing a program and concept design that responds to your priorities and provides direction for responsible stewardship and future growth.

Thank you for your consideration of SFS for this important project. We look forward to the opportunity to further discuss our approach with you. Please do not hesitate to contact us if additional information is needed.

Sincerely,

Michael L. Christianer, AIA
Principal
mchristianer@sfsarch.com

Kelly Edinger Stindt, AIA, LEED AP BD+C
Associate
kstindt@sfsarch.com
OUR PHILOSOPHY
SFS Architecture designs spaces that enrich people, organizations and communities. Design is what we do; it’s what we love. And what we love most is design that is dynamic and sustainable, enduring and enriching – design that builds relationships between people, their communities and the larger environment.

For 42 years, our client-focused process has resulted in architecture that connects beauty with function and our clients’ vision with reality. Each project begins and ends with discovery: of an organization’s unique needs; of a community’s character and aspirations; of the details that spark the “big idea” behind each design.

Successful projects begin with strong relationships. We engage our clients in a collaborative dialogue throughout the process. We exchange ideas, share expertise and — above all — we listen. Through open, candid communication, we gain consensus and create truly successful design.

Our studio is comprised of 35 architects, interior designers and support staff, many of whom are LEED accredited professionals, collaborating with one another, our clients and our consultants to deliver outstanding service and value to our clients.

SFS ARCHITECTURE is a recognized leader in religious facility planning and design. We have worked with more than 50 congregations throughout the Midwest to provide programming, master planning, interior design, liturgical design and architectural services for a full range of religious spaces including worship, multi-purpose, fellowship, family life centers, youth centers, administrative, residential, religious education, early education and K-12 education. Projects have encompassed site/campus master planning, expansions, renovations, adaptive reuse, historic restoration and new construction.

Oftentimes these projects have involved more than one phase, allowing us the opportunity to develop long-term relationships with the congregation and share in the long-term success and growth of the church community. The ongoing relationships we have developed with the congregations we have served is a reflection of the passion, commitment and quality service we bring to each project.
DESIGN PRINCIPLES
Although each project has a unique identity, we believe there are certain principles that guide us in maintaining a consistent quality of work. These include a concern for the environment, spatial crafting, the manipulation of light, appropriate material selection and expression of the nature of its construction and connections. We believe these principles when combined with the human spirit and a process of collaboration produce transcendent spaces.

LIGHT
Light is the medium of communication for Architecture. As we experience light within the ever changing present moment, we constantly explore ways that natural light strikes a surface and energizes a space with movement.

CONNECTIONS
Whether speaking of relationships of spaces, building to site or methods of joining materials, we believe connections should communicate the logic of their making and recognize the power of the space between.

MATERIALS
We are interested in expressing the inherent natural quality of materials. We explore how the juxtaposition of materials will enrich both visual and tactile experiences.

SPACE
We understand space in terms of the person. We seek to define spaces that are always in tune with the human proportion and enlist an indelible positive experience.

STRUCTURE
We use structure in a direct and understandable way to define the architectural space. Celebrating the roof form and its support structure follows a desire to express a sense of shelter in our projects.

SUSTAINABILITY
The success of our architecture is ultimately determined by its ability to enrich people’s lives for many generations. We design our buildings to conserve energy and our natural resources, enhance their surroundings, provide healthy environments for the occupants and contribute to the experience of beauty for current and future generations.
II. PROJECT APPROACH AND UNDERSTANDING

PROJECT UNDERSTANDING

All Souls Unitarian Universalist Church located at 45th and Walnut in Kansas City has worshipped in the same facility since the 1950s, with sporadic remodels and updates over time. In order to achieve a modernized, urban identity, the ASUUC leaders and congregation wish to improve its facilities to meet the needs of its growing faith community and outreach programs. In addition, by increasing overall curb appeal, ASUUC hopes to increase community awareness and membership by its welcoming presence and participatory nature of the congregation. The task at hand is to create a graphic vision of a comprehensive, phased renovation and expansion project in order to execute a successful capital campaign.

For this project to be a success it must:

Respond to the unique needs of the ASUUC congregation and the outreach programs it serves. Serving the needs of ASUUC will be the utmost priority throughout our process. Many of the church's existing programs and services are incredibly successful and we want to provide adequate space to continue supporting growth in those strong areas as well as provide space needed to reflect the church's other goals and mission.

The knowledge of your Vision Task Force, Building Renovation Task Force, Feasibility Consultant, Architectural Design Task Force and Steering Committee, among others, will be very beneficial to the SFS team in creating a complete understanding of the services and programs desired by the congregation. We will also be able to supplement your knowledge with our knowledge of current religious facility trends.

Integrate with and enhance interior and exterior aesthetics, circulation and accessibility. ASUUC’s challenge is to continue to engage existing members who have been the life core of the congregation, while bringing new membership into the fold. Creating a vibrant, accessible and pedestrian-friendly church campus will be of utmost importance. The design of your facility improvements must also project to the community of potential members an openness and freshness without losing its urban identity. Throughout the planning process, we will work with the Architectural Design Task Force to define spaces around the individuals who will be utilizing the various buildings and create a master plan that functions around people. SFS has assisted religious congregations with building circulation and accessibility, providing programs and master plans that unify their buildings and spaces.

Reflect the congregation’s commitment to utilizing highly sustainable improvements to minimize environmental impact and operating expenses. Our team members have extensive experience creating facilities which demonstrate low maintenance, energy efficiency and sustainability. We do this through deliberate planning to minimize operational expense. We believe the increasing demand that buildings be exemplary of the best ideas in sustainable thinking calls for a thoughtful process to inform and guide decision making. LEED facilities receive a wide variety of stakeholder input that can be challenging for decision makers as they seek to balance the needs of all.

The SFS team will be pro-active in raising awareness, providing choices and helping facilitate “best value” decisions unique to the ASUUC congregation. We aspire to promote a process of sustainable design that embraces conservation, wellness, quality of life and financial responsibility.
Every congregation we work with is unique, and therefore every religious project we design must address the unique opportunities and needs that exist within that congregation. Desired spaces, site context, design goals, operational procedures and sustainability goals are just a few of the areas we will explore with you.

**SERVICE-ORIENTED APPROACH**

Our “good/better/best” approach to the ASUUC renovation and expansion project is to work with you to develop a list of priorities, utilizing a detailed work plan on how we can achieve success in addressing your goals. The process of evaluating the priorities and narrowing them into a final project scope will be very fluid and will work to create maximum impact within the desired budget. There will be many opportunities throughout the process for input from all ASUUC project stakeholders as our team guides the Task Force with design options through a wide variety of graphic materials: SketchUp with animations, 3D Revit modeling, plans, sections, and construction cost estimates; these tools will assist you in making informed decisions. Our successful track record is due to our team members’ commitment to thorough communication, responsive service and integrated design excellence. The following is an outline of our process.

**PHASE 1**

**Estimated Timeline.** Upon Notice-to-Proceed, SFS is prepared to begin program development and concept design. We estimate the timeline for this effort to be within your anticipated 12-week schedule. This schedule may be dependent upon feedback from the ASUUC Architectural Design Task Force. Our team will work at the onset of the project with the ASUUC Architectural Design Task Force to discuss goals and expectations for the project to develop a detailed work plan indicating all meeting dates, review budget implications and involvement of the Architectural Design Task Force and congregation.

**Week 1 - 2 | Information Gathering.** SFS will collect and update information about all existing building and site conditions, including information gathered via independent evaluations. Additional pertinent information may be collected including existing drawings, surveys, geotechnical data, zoning maps, utility maps, reports, etc., which might contribute to the development of concept options.

**Week 1 - 2 | Programming.** In programming, the SFS team will listen intently to understand your goals and what you need to accomplish them. We will build upon information already documented key stakeholder interviews and further define the congregation’s operational activities and priorities to understand how each space within the building must function to support the ASUUC’s goals and mission. Throughout programming, the design team’s priority is first and foremost listening, synthesizing your goals and translating them into physical space requirements.

We will utilize diagramming, narratives and modeling as tools for consensus building among stakeholders. All options and decisions regarding each priority and goal are documented and brought together in one overall Space Needs Program that will be used as the basis for developing the Project Scope.

**Week 3 - 5 | Developing Design Options.** Utilizing information provided by the building investigation and interviews with project stakeholders, the SFS team will develop multiple options and solutions based on the Space Needs Program. These
options will provide various functional and aesthetic solutions and explore any opportunities to incorporate sustainable design solutions.

**Week 6 | Review Concept Options.** The options developed from the Space Needs Program will be presented to the Architectural Design Task Force for review and comment. This provides all stakeholders an opportunity to provide feedback on the overall program and resultant design solutions. As evaluation and discussion occurs, each option will be reviewed on the basis of fulfilling program needs, conceptual layout, opportunities of re-use of existing construction and architectural design. Analysis of multiple solutions provides a clearing house for varying interpretations of the Space Needs Program by placing different priorities on the various aspects of the Program. Each option will be examined, compared and contrasted with the other options for strengths and weaknesses, many times allowing for a combination of options. This often leads to a solidification of consensus among the Architectural Design Task Force.

**Week 7 - 8 | Present Options/Order of Magnitude Cost.** The SFS team will develop an order of magnitude cost for each of the options that were confirmed as acceptable in the previous phase. This will assist the Architectural Design Task Force in selecting a preferred solution to further develop. Some options may be eliminated based on financial feasibility, while other options may be viewed as alternates to the preferred solution. SFS will lead the Architectural Design Task Force in building consensus for a preferred solution.

It is our approach that this phase must provide sufficient information necessary for the Architectural Design Task Force and congregation to make informed decisions. This insures that design proceeds with an accurate assessment of project cost and a complete analysis of needs vs. solution. We develop alternative solutions to a level that allows meaningful analysis and comparison.

**Week 9 | Evaluation/Ranking.** With the preferred solutions identified and order of magnitude cost determined, the Architectural Design Task Force will be asked to evaluate and rank the priorities for inclusion into the Proposed Project Scope. This will consist of meetings to discuss the merits and the cost for each option. At the end of this phase there will be a consensus ranking of all options for potential inclusion in the Proposed Project Scope.

**Week 10 - 11 | Develop Proposed Project Scope Option.** Working within the budget established by ASUUC, SFS will develop a Proposed Project Scope Option. This option will look at the overall needs and the total budget. Inclusion of various priorities into the design solutions may vary depending on the priorities assigned to the need and the total costs for each solution. These packages, with estimated project costs and a graphic solution, will be presented to the Architectural Design Task Force for consideration and discussion. Feedback and any revisions to the acceptable options will be incorporated, and documentation will be provided to the Architectural Design Task Force for final verification.

**Week 12 | Finalize Project Scope Option.** The SFS team will continue to refine the cost estimate and further develop the graphic materials. A final meeting will be convened to present the Final Project Scope Option to the Architectural Design Task Force.
Coordination with the City of Kansas City, Missouri. The SFS team will communicate ASUUC’s intentions to the City of Kansas City, Missouri, for review of desired changes and improvements. It would be in the best interest of the congregation to involve the City in any planning work. SFS will coordinate all meetings and approval processes required by the City and will produce all necessary documentation required.

Capital Campaign. After Architectural Design Task Force approval, the Final Project Scope Options will be presented to the congregation for funding approval through a capital campaign. SFS will supply graphic information for presentation along with estimated costs. Dependent upon the success of the fundraising effort, the scope of the initial construction will be determined. It is a priority of the SFS team to assist ASUUC in developing and executing a successful capital campaign. SFS continues to work with religious congregations to design a variety of facilities that involve major capital campaigns and fundraising activities.

Important to the campaign process is providing quality visual and written materials that present the project in clear and understandable ways and that answer the key issues that donors may have. SFS has provided SketchUp models, renderings, site plans, floor plans, exterior elevations and animations. We have prepared PowerPoint presentations for Building Committees to use in conducting capital campaigns and have given training sessions to volunteers so that they can make presentations to appropriate church groups and/or individuals. We have found that the Architect may not be the one to make presentations to potential donors, as it can be perceived as self-serving. We, however, believe individual members of the congregation can best promote a project if they have the right materials and knowledge.

Upon the completion of a successful capital campaign, SFS has the experience to complete the project through Design Development, Construction Documentation, Construction Phasing, Bidding and Construction Administration. The following is a brief discussion of the process leading up to the final completion of the project.

PHASE 2

Design Development. With the project scope determined by the capital campaign, the design will be further developed, and the process of preparing bid documents will begin. The SFS team will continue to lead the Architectural Design Task Force in development of the selected design. The SFS team will involve the Architectural Design Task Force with impact decisions to ensure there is full understanding of each decision and that all are in agreement with the project design. Critical items that will be addressed during this phase include:

- **Building Systems.** Cost/Benefit comparison will be performed for the building envelope, the structural systems and the M/E/P systems to identify the highest performing yet most cost-effective manner to address these requirements.

- **Site Development/Utility Coordination.** Grading plans, drainage studies, utility plans, perimeter security, lighting, paving, parking, landscaping and erosion control will be developed for the renovation and expansion.

- **Building Materials and Color Palette.** Sample boards will be prepared showing the various building materials and colors proposed.

- **Space Plan and Furniture Layout.** This layout will depict all pertinent furniture needs.
All information on each of these items will be provided to the Architectural Design Task Force so that educated decisions can be made regarding impact on project budget, cost/benefit comparison of materials and systems and sustainability goals. Deliverables for this phase include updated site plans, floor plans, and elevations, outline specifications, material boards and updated graphic images. SFS will complete a detailed cost estimate at the conclusion of Design Development.

**Construction Documents.** Continuity of the project team is critical through construction documentation. Principal-in-Charge Mike Christianer will continue to provide project design and oversight, and Project Manager Kelly Stindt will be responsible for document coordination to ensure cost control, schedule compliance, quality control and engineering consultant coordination. Thorough communication between the SFS design team and all consultant team members is critical at this stage to ensure each discipline is fully coordinated with one another and all documentation is thorough and concise.

**Construction Sequencing Plan.** One of the key elements in the success of this project is properly planning for and executing a construction sequencing plan that will provide continuing operation, safety and minimal inconvenience to the congregation and the community. We believe our knowledge of requirements for continual operation during construction will be a significant benefit for the project.

The SFS team will work with the Construction Contractor and Architectural Design Task Force to:

- Determine the most appropriate and efficient staging method to accomplish renovation/addition and departmental moves.
- Analyze existing mechanical, electrical, voice/data systems to provide for temporary, as well as, permanent changes to systems at the proper times during the renovation/expansion phases.
- Schedule hazardous and high noise construction operations during off-use hours.
- Establish provisions for temporary utility connections, valves and loops (primarily gas, water, electric and voice/data) to allow for construction work with minimal if any interruptions to church operations.
- Prepare a temporary barrier plan outlining the specific locations for temporary partitions. The documents will also specify what type of barrier is required for each location whether it be a simple dust curtain or sound barrier partition.
- Identify safe and code compliant exiting through and around construction areas.
- Determine potential contractor storage areas. We understand space is at a premium on site, and creative solutions will be required.
- Establish mobilization periods between construction phases to allow for office moves, punch list finalization and start-up.
- Conduct meetings with the Architectural Design Task Force prior to construction to communicate specific construction schedules and activities.
SFS has successfully worked on a variety of church renovation and expansion projects that have instituted this sequencing plan, including worship space, school facilities, multi-purpose rooms, fellowship halls and administrative support space. These projects have been executed in fully occupied buildings requiring continuing operations. It has been of utmost importance to resolve these issues during the design phase and to prepare construction documents reflecting these requirements.

**Bidding.** The SFS team will assist ASUUC with all bid period tasks, including written clarifications of design and specification intent, pre-bid meeting services, evaluation of construction bids and preparation of a construction contract.

**Construction Administration.** To ensure the design and technical intent is conveyed to the contractor and that the project knowledge is available throughout this phase, the field team will be led by SFS and will comprise team members from each discipline that have worked together during the design and construction documentation phases. Kelly Stindt, the SFS Project Manager, will lead the field team during the construction phase and will attend project meetings on a regular interval established with the client.

**Post-Construction.** SFS makes it a priority to continue our relationships with our clients beyond the construction close-out by assisting with any future needs. On a project such as this, where there will most likely be additional priorities that will not be addressed in the initial project, we are available to assist ASUUC with any future implementation of those items. Since the prioritization of each of these items with the financial implications will be understood, there is the opportunity for ASUUC to use this as a framework for future improvements to the facility.
III. PERSONNEL PROFILE

TEAM COMPOSITION

SFS ARCHITECTURE has assembled a highly qualified team to program, plan and design the remodeling and expansion of ASUUC church facilities. The accompanying Project Team Organization Chart illustrates the structure of our team.

Our team is comprised of planning and design professionals who have extensive experience with religious spaces including worship, multi-purpose, fellowship, family life centers, youth centers, administrative, residential, religious education, early education and K-12 education.

The design team identified herein is available to immediately begin the project following notice of award, and will be maintained throughout the duration of the project. With 35 staff members, SFS has additional resources and support personnel available to fully accommodate this project. SFS is an Equal Opportunity Employer, and as such, promotes diversity within the firm as evidenced by the firm’s leadership and staff.

STAFFING PLAN

One of the greatest strengths we offer is our staff – the key team members we have selected to be a part of your project. Mike Christianer has worked on the majority of the firm’s Religious portfolio; it is a project type he is passionate about and commits personal attention to find the best solution for each unique congregation. Kelly Stindt has maintained a focus on religious architecture since she joined SFS; her ability to work with building committees, facilitate the planning process and gain consensus makes the process efficient and also enjoyable. Together, Mike and Kelly bring a balance of experience, design sensibility and commitment to quality to your project.

Throughout the entire project, our team is committed to working with the ASUUC Architectural Design Task Force and other project stakeholders to ensure the overall success of this project. This service-oriented approach has been exemplified by our previous work on similar projects where consistency of key personnel and communication was emphasized throughout the project. For us, success not only means a quality facility but also a quality relationship which will carry forth into the future. We will provide you with our knowledge and expertise and look to you to share with us your hopes and dreams for your church facilities.

Resumes of our key team members follow.
Mike Christianer, Principal with SFS, has 36 years of experience in architectural practice with specialized expertise and an in-depth understanding of churches and other religious facilities. His work is known for its ability to provide function and efficiency while creating spaces that are animated with energy and light. Mike's attention to detail and his creative ability with design details make him a valuable asset on any project. This is especially true with the design of worship spaces where the overall concept can be greatly reinforced by Mike's attention to details and their contribution to the unity of the space.

Mike's religious portfolio includes several projects that have been recognized for excellence in design, artistry and craftsmanship. These projects have been completed in partnership and collaboration with varied sized groups and committees, developing consensus on design, construction and cost related issues.

**RELEVANT PROJECT EXPERIENCE**

- St. Stephen Lutheran Church New Sanctuary Addition and Fellowship Hall Remodel, Liberty, MO
- First Bible Baptist Church Master Plan, Blue Springs, MO
- Northern Hills Baptist Church Campus Master Plan, Holt, MO
- Christ Lutheran Church Campus Master Plan and Multi-year Building Program, Overland Park, KS
- Trinity Lutheran Church Campus Master Plan, Lawrence, KS
- First Baptist Church Worship Space Improvements, Lawrence, KS
- Trinity Lutheran Church - West Campus Master Plan and Adaptive Reuse, Shawnee, KS
- St. Thomas More Parish Multi-year Building Program: New Parish Offices, Parish Hall Renovation, New K-8 School Multimedia Center/Library; Narthex Addition/Renovation; Multi-phased K-8 School Renovation/Expansion; Kansas City, MO
- Christ the King Catholic Church Master Plan, Worship Renovation and Narthex Addition, Kansas City, MO
- Atonement Lutheran Church Master Plan, Worship Space and Fellowship Hall, Overland Park, KS
- Bethany Lutheran Church Master Plan and Multi-purpose/Classroom Facility, Stilwell, KS
- Platte Woods United Methodist Church Master Plan and Education Wing Renovation/Addition, Platte Woods, MO
- United Methodist Church of the Resurrection Master Plan, Leawood, KS
- St. Paul's Lutheran Church and School Master Plan and Phase 1 Design, Concordia, MO
- Martin Luther Lutheran Church Master Plan and Worship Space Expansion, Lee's Summit, MO
- Gloria Dei Lutheran Church Master Plan and New Sanctuary, Kansas City, MO
- Hollis Renewal Center Master Plan, Bonner Springs, KS
- St. Regis Parish Master Plan and Phase 1, Kansas City, MO
- Lakemary Center Renovation/Expansion, Paola, KS
- Numerous LEED and highly sustainable projects - please refer to page 14
KELLY STINDT, an Associate in the firm, has 20 years of experience working on a variety of project types, with a special passion for religious and educational facility design. Kelly’s portfolio of work includes the development of master plans and programs that have guided the design of worship, educational, ministerial and fellowship facilities for numerous congregations and faith communities throughout the Kansas City metro area.

For this project, Kelly will lead the programming effort, working with the ASUUC Architectural Design Task Force and user groups to identify goals, objectives and needs and translate those drivers into a detailed program that thoroughly responds to the unique requirements of each group and the overarching vision for the church. As the project moves into design development, Kelly will serve as Project Architect, coordinating the work of the team, leading the development of construction documents and working with the Architectural Design Task Force to achieve the vision. Her understanding of and practical experience with standards for design and construction will serve as a strong foundation for the team as the design is developed and detailed in construction documents and then executed in the field.

KELLY EDINGER STINDT, AIA | NCARB | LEED AP BD+C

Role
Project Manager/Architect

Experience
Total: 20
With SFS: 18

Education
Bachelor of Architecture, Kansas State University

Registrations
Licensed Architect
LEED Accredited Professional
Building Design and Construction

NOTABLE PROJECT EXPERIENCE

• St. Stephen Lutheran Church New Sanctuary Addition and Fellowship Hall Remodel, Liberty, MO
• Northern Hills Baptist Church Campus Master Plan, Holt, MO
• Christ Lutheran Church Campus Master Plan and Multi-year Building Program, Including K-8 School, Overland Park, KS
• Trinity Lutheran Church Master Plan, Lawrence, KS
• First United Methodist Church, Worship Renovation and Narthex Addition, Topeka, KS
• Trinity Lutheran Church – West Campus Master Plan and Adaptive Reuse, Shawnee, KS
• St. Thomas More Catholic Parish Multi-year Building Program: New Parish Offices, Parish Hall Renovation, New K-8 School Multimedia Center/Library; Narthex Addition and Sanctuary Renovation; Multi-phased K-8 School Renovation/Expansion; Kansas City, MO
• Christ the King Catholic Church Master Plan, Worship Renovation and Narthex Addition, Kansas City, MO
• St. Paul’s Lutheran Church and School Master Plan and Phase 1 Renovation/Addition, Concordia, MO
• St. James Catholic Church Master Plan and Renovation/Addition, Liberty, MO
• St. Ann’s Catholic Parish Master Plan, Prairie Village, KS
• St. Robert Bellarmine Catholic K-8 School Addition Master Plan, Blue Springs, MO
• First Baptist Church of Lawrence Sanctuary Renovation, Lawrence, KS
• Holy Spirit Catholic Church Sanctuary Renovation, Overland Park, KS
• Cathedral of the Immaculate Conception Restoration/Renovation, Kansas City, MO
• St. Michael the Archangel Diocesan High School, Lee’s Summit, MO
• St. Patrick’s Catholic Parish K-8 School Improvements, Kansas City, MO
• Numerous LEED and highly sustainable projects – please refer to page 14
III. PERSONNEL PROFILE

HOURLY BILLING RATE SCHEDULE

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<tr>
<th>Position</th>
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<tr>
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<td>$50.00</td>
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SUSTAINABLE DESIGN / HIGH PERFORMANCE BUILDINGS

SFS key personnel understands ASUUC’s commitment to developing the most energy efficient and durable facilities possible, and we have proven success working with our clients to meet sustainability goals. Our experience includes sustainable design and engineering, sustainability master planning, energy audits, alternative energy, LEED consulting and High Performance Green Building studies and design.

SFS believes that sustainable, energy-efficient design is achieved through constant interaction of the design team and owner. Our design team utilizes LEED or Sustainability Workshops to evaluate all opportunities for sustainability with project stakeholders to determine which are appropriate for the site, program, budget, and users. Through these workshops, SFS will capitalize on any solutions appropriate to the site and program to minimize energy use, operating/maintenance cost, and environmental degradation.

Solutions may include optimized building envelope, glazing and sun control; efficient and appropriate mechanical system type, size and design; building/system commissioning; high-quality daylighting integrated with efficient electric lighting systems; building materials (internal and external); native landscaping; careful planning and routing of infrastructure and improved indoor air quality. We also explore the feasibility of utilizing alternative energy sources such as solar or wind depending on the project’s needs, location, budget and other contributing factors. Sustainability is an integral part of interior finish and furniture selection — materials are chosen based on factors such as high recycled content, low VOCs, non-toxic dyes and additives, and minimal maintenance.

This integrated design process has proven to be an effective means of achieving high performance buildings that are sustainable, regenerative and restorative. The end result is a facility that not only incorporates optimal sustainable strategies for site, water, energy, materials, and indoor environmental quality, but also provides design excellence in form, function, budget and schedule.

SFS Architecture is a member of the United States Green Building Council and the majority of our architectural staff members are LEED accredited professionals.
SUSTAINABLE DESIGN / HIGH PERFORMANCE BUILDINGS - SELECT EXAMPLES

LEED Certified Buildings
- Christopher S. Bond U.S. Courthouse, Jefferson City, MO (LEED Gold Certified)
- Missouri Gas and Energy Office and Warehouse, St. Joseph, MO (LEED Gold Certified)* MC
- NOAA National Water Center Owner’s Representative Services, University of Alabama-Tuscaloosa (LEED Gold Certified)
- Lutjen Corporate Office Adaptive Reuse, North Kansas City, MO (LEED Silver Certified)
- NOAA Weather Service Office and Upper Air Inflation Shelter, Barrow, AK (LEED Silver Certified)
- PNC Bank/Midland Loan Service Renovation and Expansion, Overland Park, KS (LEED Certified)* MC+KS
- U.S. Courthouse Security and Telecommunications Infrastructure, Cedar Rapids, IA (LEED Gold Certified)
- Northeast Community Center and Sports Complex, Kansas City, MO (LEED Gold Compliant)
- Olathe Community Center, Olathe, KS (LEED Gold Compliant)
- Rush Limbaugh U.S. Courthouse Tenant Improvements, Cape Girardeau, MO (LEED Silver Compliant)
- Kansas City Fire Department Fire Station No. 19, Kansas City, MO (LEED Silver Compliant)* MC
- UMB Bank - Blackbob Branch, Olathe, KS (LEED Silver Target)* MC
- EPA Regional Headquarters LEED EB O&M Study, Kansas City, KS (LEED Platinum Target)
- New Downtown Federal Building Feasibility Study, Kansas City, MO (LEED Silver Target)* MC+KS

Highly Sustainable / High Performance Green Buildings
- Grandview Parks and Public Works Maintenance Facility, Grandview, MO* KS
- Reynolds Journalism Institute, University of Missouri-Columbia* KS
- St. Patrick’s Parochial School Improvements and Energy Upgrade, North Kansas City, MO
- St. Thomas More Parish Parking Lot, Kansas City, MO
- Missouri Department of Conservation Regional Office Building and Maintenance Facility, Lee’s Summit, MO
- Midwest Public Risk Office Building, Independence, MO
- Lee’s Summit City Hall, Lee’s Summit, MO
- CJCFPD Fire Training Facility, Blue Springs, MO* MC
- Fire Station No. 1 Renovation, North Kansas City, MO**MC
- Overland Park Aquatic Centers (4 Pools), Overland Park, KS
- Dole U.S. Courthouse New Roof and Photovoltaic Project, Kansas City, KS
- Dole U.S. Courthouse Energy Study, Kansas City, KS
- Wichita U.S. Courthouse Energy Study and Retrofit, Wichita, KS
- Prevedel Federal Building Energy Feasibility Study, St. Louis, MO

*Services provided by key staff Mike Christianer (MC) and/or Kelly Stindt (KS)
## PROJECT HISTORY OVER PAST EIGHT YEARS

The following information represents a sampling of SFS similar project types over the past eight years.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Construction Completion Date (Actual or Estimated)</th>
<th>Construction Cost (Actual or Estimated)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Holy Cross Catholic Church Renovation/Addition, Overland Park, KS</td>
<td>Under Construction</td>
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<tr>
<td>Sacred Heart Catholic Parish Improvements, Emporia, KS</td>
<td>Under Construction</td>
<td>$621,702 (estimate)</td>
</tr>
<tr>
<td>First Baptist Church Sanctuary Renovation, Lawrence, KS</td>
<td>Under Construction</td>
<td>$375,000 (estimate)</td>
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<tr>
<td>St. Joseph Catholic Church Restoration, Topeka, KS</td>
<td>In Design</td>
<td>$3.5M (estimate)</td>
</tr>
<tr>
<td>St. James Catholic Parish Master Plan and Phase 1 New Sanctuary, Liberty, MO</td>
<td>On-Hold</td>
<td>n/a</td>
</tr>
<tr>
<td>St. Thomas More Parish Improvements (Church Phase 2), Kansas City, MO</td>
<td>On-Hold</td>
<td>n/a</td>
</tr>
<tr>
<td>St. Stephen Lutheran Church, Liberty, MO</td>
<td>2015</td>
<td>$2.7M</td>
</tr>
<tr>
<td>Grace United Methodist Church Sanctuary Renovation Planning, Olathe, KS</td>
<td>2015</td>
<td>n/a</td>
</tr>
<tr>
<td>Christ Lutheran Church Campus (Phase 4), Overland Park, KS</td>
<td>2014</td>
<td>$1.26M</td>
</tr>
<tr>
<td>St. Paul Lutheran Church and School (Phase 2), Concordia, MO</td>
<td>2014</td>
<td>$250,000</td>
</tr>
<tr>
<td>St. Thomas Aquinas Parish Master Plan, Wichita, KS</td>
<td>2014</td>
<td>n/a</td>
</tr>
<tr>
<td>First Bible Baptist Church Master Plan and Phase 1 Youth Center Design, Blue Springs, MO</td>
<td>2012</td>
<td>$550,000</td>
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<tr>
<td>Immaculate Conception Parish Sanctuary Renovation, Leavenworth, KS</td>
<td>2012</td>
<td>$781,400</td>
</tr>
<tr>
<td>First United Methodist Church Master Plan and Phase 1, Topeka, KS</td>
<td>2011</td>
<td>$1.4M</td>
</tr>
<tr>
<td>Trinity Lutheran Church Master Plan and Phase 1, Shawnee, KS</td>
<td>2011</td>
<td>$2.05M</td>
</tr>
<tr>
<td>Chillicothe United Methodist Church Planning, Chillicothe, MO</td>
<td>2010</td>
<td>n/a</td>
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<tr>
<td>Christ Lutheran Church Campus (Phase 3), Overland Park, KS</td>
<td>2010</td>
<td>$1.6M</td>
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<tr>
<td>Holy Angels Catholic Church, Basehor, KS</td>
<td>2010</td>
<td>$5.08M</td>
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<tr>
<td>Northern Hills Baptist Church Planning, Holt, MO</td>
<td>2010</td>
<td>n/a</td>
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<tr>
<td>St. Ann Parish Master Plan, Prairie Village, KS</td>
<td>2010</td>
<td>n/a</td>
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<tr>
<td>Trinity Lutheran Church Master Plan, Lawrence, KS</td>
<td>2010</td>
<td>n/a</td>
</tr>
<tr>
<td>Twelve Apostles Catholic Church Planning and Design, Weston, MO</td>
<td>2010</td>
<td>n/a</td>
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<tr>
<td>Community of Christ Auditorium Renovation, Independence, MO</td>
<td>2009</td>
<td>$395,000</td>
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<tr>
<td>St. John the Evangelist Planning, Lawrence, KS</td>
<td>2009</td>
<td>n/a</td>
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<td>St. Thomas More Parish Improvements (Church Phase 1), Kansas City, MO</td>
<td>2009</td>
<td>$2.65M</td>
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<tr>
<td>Atonement Lutheran Church Enhancements, Overland Park, KS</td>
<td>2008</td>
<td>$5.2M</td>
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<tr>
<td>Holy Spirit Catholic Church Sanctuary Renovation, Overland Park, KS</td>
<td>2008</td>
<td>$1.7M</td>
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<tr>
<td>St. Patrick’s Catholic School Renovation, Kansas City, MO</td>
<td>2008</td>
<td>$3M</td>
</tr>
<tr>
<td>St. Paul Lutheran Church and School (Phase 1), Concordia, MO</td>
<td>2008</td>
<td>$2M</td>
</tr>
</tbody>
</table>
St. Stephen is located in a rapidly growing area of Liberty, Missouri. While the church building has not seen significant changes in decades, its membership is growing and space is at a premium. SFS was selected to evaluate a previous master plan with programming completed by a building committee. Alternate options for the master plan revolved around two conceptual layouts of the worship space. One solution was to build a temporary worship space that would ultimately become the narthex for a future worship space. The second option was to construct a worship space that would be expandable in the future. Both options were to be constructed to an initial 330 seat worship space configuration, with future plans to expand it to a 560 seat facility.

The Building Committee embraced the concept of constructing an expandable worship space in lieu of building a temporary worship space that would require future construction. The committee also decided to build out the future space requirements for the expanded worship space, as current classrooms. This did increase the initial budget, but will reduce the funding required for future worship space expansion. Additional money would then be used for other aspects of congregational life, such as Christian education.

St. Stephen's current location is on an elevated plane overlooking the western expansion of Liberty. The new 6,000 SF worship space leverages these views with expansive windows for natural light and a vertical tower element that will be visible for miles.
SFS was selected to provide master planning services and complete phase one construction as part of a design/build team. The SFS design team worked closely with Trinity’s Building Team and other key stakeholders to assess the needs of the growing congregation, in addition to providing complete A/E and interior design services for the adaptive re-use of the existing building. Working within the constraints of the existing structure, SFS took a complex program and created spaces for worship, preschool, child and youth ministries and adult education. All spaces within the facility were to be multi-functional to provide for greater needs than the existing building square footage could provide.

The existing site had aggressive topography, was heavily wooded and had stringent city requirements for stormwater detention. Church needs also required vehicle access to both levels for the preschool function. Capitalizing on the site topography, each level of the facility has an at-grade entry which allows the preschool functions located on the lower level, large amount of natural light and direct access to both the outdoor play area and drop off/pick up functions.

Salvaged heavy timber wood beams were used as structure for a new entry stair tower, floor infill as well as stair treads. Wood also accents the worship space which allows eastern light to filter through a screen behind the chancel. A shear cloth scrim allows the assembly level to be divided into worship and narthex but can be retracted for larger events. The multi use aspect of the facility can be seen throughout as the program needs were greater than the space available.

Exterior color and material selection respects its close physical relationship with surrounding housing while creating a tie to the natural wooded sense of the site. A large cross created out of repurposed timbers now graces the lower level drop off while being a visible reminder of the buildings new faith based purpose.
First Bible Baptist Church selected SFS Architecture to review its existing master plan and program, develop a new master plan and identify and determine an initial phase of construction.

One challenge presented by the site included its location on Adams Dairy Parkway; City codes limit the average building height fronting this parkway from grade to 35’. The only exception that has been granted thus far is for the steeple. It also requires any additions to existing structures to emulate the style of the building which is roughly defined as classic colonial.

The overall concept of this design is based on the equilibrium of three major focal areas of programming: athletics, education and worship. From this idea we have developed three separate entries, which define prominent circulation and accessibility routes, as well as sightlines. These are unified visually from the exterior and spatially within the building by a connecting “spine”.

The types of spaces included in the master plan include worship, music/performing arts, education, administration and indoor/outdoor athletics.

Phase 1 included site selection and design of a new, 3,000 SF youth building “The Bridge” for the church’s high school and junior high programs. The building includes a large gathering room, classrooms, snack area, offices and restrooms.
Christ the King Catholic Church is located in a bedroom community of Kansas City adjacent to a busy urban intersection. The Church and School functions were built in the 1950s along main arterial streets. They were separated from parking and preschool activities by an intersecting side street. Over time, the campus became disjointed and housed in separate buildings, making circulation between the church, school, rectory and preschool indirect.

Under a new master plan provided by SFS, the project included removing an under-utilized single-story building between the church and school and replacing it with a two-story parish and school office/meeting building. A new Narthex for the church was also added.

With minimal expenditure, SFS Architecture created a new worship environment within an existing space that joins the choir, priest celebrant and congregation as a gathered assembly. A new freestanding altar was placed closer to the congregation, a new entry and gathering space was built, and the interior of the church renovated to better serve the ritual life of the parish. A new skylight was placed directly over the altar, allowing natural light to bathe the entire sanctuary. A cry room was converted to a reservation chapel and a new immersion baptismal font is placed within the old Narthex. A new larger Narthex was added to better accommodate fellowship before and after mass, as well as provide overflow seating for larger mass services.

In an effort to unify the parking and playground functions with the church and school, a traffic circle was added to the previously dividing side street to safely slow traffic and present a more unified campus.
Since 1997, SFS Architecture has provided long-range master planning, and architectural and interior design services for the growing congregation’s new Campus Center for Christ. When completed, the center will include a 1,250-seat sanctuary, a chapel, a meditation walkway for exercise and spiritual reflection and administrative offices. The finished facility will also include an education center that houses an elementary school for grades Kindergarten through eighth, a full-size gymnasium, a “cafetorium” (cafeteria/auditorium) and athletic fields. The early education center will provide preschool, extended care and kid’s day out programs.

Phase I included an interim sanctuary, administrative offices, and an early education center that houses pre-school, extended care and kid’s day out programs.

Phase II added Kindergarten and lower elementary classrooms, a multi-purpose auditorium and school offices.

Phase III added a library, more general classrooms and specialty classrooms for art and science.

Phase IV plans include school offices, classrooms, additional storage and a gathering space with an associated exterior patio. This phase will make a connection to Phase III and Phase I of the building which will complete the first of two planned exterior courtyard spaces that are part of the master plan.
It had been almost 20 years since Trinity Lutheran Church had last discussed a master plan. An addition had been placed onto the building in the late 1980s but much of the original facility remained untouched. Circulation and organization of the facility posed challenges to visitors and members alike, and accessible movement was counter to the flow of the congregation.

SFS Architecture was hired to provide programming and master planning for the church while developing a first phase of construction. Programming showed that the church envisioned growth and expansion and there were many expanded/new programs the church wanted incorporated into the facility that increased the programmatic needs.

As design solutions were explored, SFS worked closely with all building committee members to determine what elements of an existing addition members were most passionate about preserving and what specifically wasn’t working. SFS made a concerted effort to develop a plan that preserved the most important elements while still re-configuring and addressing the lack of overall functionality. The fact that the new plan was respectful of some of the existing elements that a few building committee members were reluctant to change was enough to bring the entire building committee to consensus on the final developed option.

The master plan and first phase also ran into challenges with budget constraints due to the large quantity of program they desired to add with a very limited budget. SFS was able to accommodate this by developing numerous options and sub-options as well as exploring creative ways to configure spaces in ways that they could serve multiple purposes. The final plan minimized the amount of new construction required, maximized the space in the existing building in new ways, accommodated the desired program and reduced the cost of the overall project.
Located on what appeared to be a spacious tract of land when it was purchased in the late 1950s, Atonement Lutheran Church had a decision to make nearly 40 years later. Should they sell their facility and move to the sprawling southern area of Johnson County or stay and build on their current site. Their decision was to stay.

The church needed additional space for every aspect of its congregational life. The master planning effort, provided by SFS Architecture, juggled the need for building square footage with the need for increases in parking.

The preferred solution was to remove their existing worship space and replace it with a larger space constructed over a new multipurpose fellowship hall. This provided for increased building area, including future expansion of classrooms, while retaining much needed parking. The worship space and fellowship hall are nestled into the sloping site along Metcalf Avenue in Overland Park, KS. This arrangement allows both functions to have street frontage, visually inviting passers-by to view the activity, light and spiritual icons of the church. The renovation of the existing adjacent spaces provides direct connections from the new narthex to the adjacent floors of the existing building.

Wrapping around the fan-shaped sanctuary, the narthex provides a welcoming transition between the outside activities and the focused quiet interior of the sanctuary.

SFS has continued its relationship with Atonement Lutheran Church by recently providing services for additional projects, including a new baptismal font, coffee bar and other enhancements.
Completion
2012

Construction Cost
Estimate: $576,812
Bid: $588,448
Final: $781,400 (total project cost including FF&E)

SFS worked closely with the Immaculate Conception Church building committee to renovate the church so that the interior appearance, acoustical quality and functionality of the worship space supports the sacred rituals of the Catholic Church.

The original Belgian red marble altar and tabernacle shelf were left in place while the rest of the sanctuary floor was raised to the level of the altar. A new ambo and presider’s and deacon’s chairs were designed utilizing the same red marble of the altar to give a new sense of unity to all of the sanctuary furnishings. A new stone wall matching the stone of the exterior of the church was placed at the back of the sanctuary to frame the tabernacle niche and for locating a new 14-foot tall crucifix. A newly designed skylight was installed over the sanctuary highlighting the stone wall and leading one’s eye to the altar and tabernacle. Inspired Artisans of Milwaukee, Wisconsin, implemented the design of the crucifix and new Stations of the Cross. New pews featuring the Carmelite shield were crafted in New Holland, Pennsylvania (Pennsylvania Dutch country) The Mary Chapel, which will be used for Eucharistic Adoration, was screened from view of the main body of the church, with a new reconciliation room and shrine area dedicated to the Immaculate Conception. New acoustical glazing was installed behind the seating in the choir loft to acoustically isolate the narthex from the nave while maintaining the open feeling between the two areas.

SFS also designed a new elevator and glass-enclosed corridor off the main lobby to provide handicapped accessibility to the lower-level Parish Hall. Restored windows of the evangelists, St. John and St. Mark, from the Old Cathedral (1868–1961), were installed in two of the corridor windows.
This parish had been worshipping for years in a pre-engineered metal building that was designed to become the school gymnasium. The parish is in an older neighborhood that has been in decline, and the parishioners were unwilling to go into debt to finance a new church. SFS was hired to provide a master plan and determine the feasibility and cost of renovating the existing facility. The projected cost for the entire renovation exceeded the amount raised in the capital campaign drive, and the parishioners voted to not proceed with the entire renovation but to define what could be done within the pledged amount.

SFS developed detailed cost information for various portions of the project that allowed the building committee to identify a Phase I project that would include all work within the proposed new entry/gathering and worship space. The proposed design and cost information was submitted to the parishioners and was overwhelmingly approved.

SFS’s challenge was to lead the building committee and parish in accepting a truly unique and economical design that was very different than any church design they were familiar with. The final solution was in budget and on time and, as one parishioner put it, “It finally looks and feels like a church.”
Lakemary Center provides diagnostic and therapeutic services, specialized treatment programs, K-12 education and residential housing for children with developmental disabilities. In addition, Lakemary serves adults with developmental disabilities living off campus in residential settings throughout the greater Kansas City metropolitan area and through vocational programming.

Since its founding in 1969, Lakemary has grown to become a nationally recognized center for meeting the specialized needs of those with developmental disabilities and their families. As Lakemary continues to respond to the needs of those it serves, it must develop facilities that support and enhance their growing, specialized programs.

SFS is providing design services to expand and renovate the existing campus. SFS recently completed conceptual design for the Bob Dole Family Center, which will provide 2,000 SF of additional space for therapy rooms and support spaces for families that are accompanying a child for treatment. The location of the addition encloses the existing courtyard from the street to provide a safe play area for children.

In addition, SFS is developing conceptual design plans for a 10–15,000 SF renovation/addition of classroom space, offices and teachers’ lounge.

Care has been given to create environments that respond to the unique needs of the user group.

SFS supported Lakemary with fundraising efforts by providing renderings of proposed design concepts.
SFS has worked with St. Thomas More Parish for more than 20 years to create a parish campus that meets the spiritual, ministerial, academic and social needs of its parishioners and students. Projects have included:

- **Multi-phased renovation and expansion of the K-8 School.**
  - **Phase I:** renovation of classroom space for sixth through eighth grades that included major structural changes.
  - **Phase II:** converted the school’s existing lunch room and handball courts into classrooms, a computer room and a library. These spaces were acoustically isolated from the gymnasium above.
  - **Phase III:** expanded school’s offices, renovated entrances and provided a new addition featuring classrooms, music room, art room and preschool. This phase also included insulation of the exterior walls of the school for energy conservation.
  - **Phase IV:** addition of a new two-story classroom wing for seventh and eighth grades, science room, multi-use room and meeting room.

- **Current:** Renovation and expansion of the school to provide a new media center / library and four additional classrooms.

- **Church Addition**
  - A 10,000 SF addition to the church, including a narthex with elevator, sacristy, meeting rooms, nursery and storage space; covered drop-off and vestibule; handicapped accessible parking; and unfinished basement space for future use and expansion.

- **Church Renovation**
  - Renovation of the existing church, including window replacement and stained glass restoration, re-installing the Stations of the Cross, building reroof, security enhancements and technology upgrades.

- **Parish Office Addition**
  - **Current:** An addition to the existing parish hall for new parish offices. The addition will accommodate a second floor for the future expansion of the worship space above. A new parking lot will be added where the current parish hall is located. The existing parish hall will also be renovated.
Embracing the neighborhood and community is of critical importance to the L.H. Bluford Branch Library. The newly renovated 15,000 SF facility is a beacon of activity for the community, providing the appropriate spaces for young and old, quiet study, community activities, internet connectivity and lively interaction.

Historic neighborhood artifacts and collections are displayed with finishes that pull colors and patterns appropriate to the local heritage. The new furnishings respond to the patrons, especially the children and teens, with gaming stations, game tables, fun furniture and increased number of computer tables.

The interior design achieves the client’s desire for a warm, attractive and welcoming interior that provides flexibility for rearrangement of displays, furnishings and space allocation over time as needed. The design also focuses on functionality and efficiency for the staff.

In order to accommodate a fast-track schedule, the design team completed the design and construction documents in 15 weeks. Scheduling meetings with the Owner in advance and concurrently providing FF&E services assisted in meeting the library’s target for completion.
IV. EXPERIENCE | ENGAGING THE CLIENT GROUP

METHODS OF ENGAGING THE ASUUC ARCHITECTURAL DESIGN TASK FORCE AND CONGREGATION

SFS’ experience working with building committees, religious institutions and regulatory agencies is extensive. We have worked with over 50 congregations throughout the Midwest establishing program and design requirements in the early phases of a project. Our design team understands the importance of involving all project stakeholders/user groups throughout the programming, planning and design process in order to build consensus for the final solution.

We engage key user group project stakeholders throughout the process through interviews, work sessions and congregation meetings, if necessary. In these interviews and meetings, we determine the needs and expectations of each user group by encouraging open discussion, creative thinking and an attitude of problem solving. Quantifiable issues are defined and documentation is provided by the design team to allow for informed decision making.

Our design team also utilizes a charette process to lead building committees through our design process. This is an inclusive way to look at several options quickly for immediate response and input. During the charette, we present all the viable options developed, discussing the pros and cons of each. At the end of the charette process, we will have reached consensus on a best solution for the design team to develop and the stakeholders have the option that best meets their needs.

Additional strategies and devices we have used in the past to assure congregation-wide involvement have included:

**Newsletters.** Contribute to periodic newsletters about the project. Explain the mission and the goals and activities to accomplish. Ask for feedback and announce schedules of congregational meetings.

**Web Page.** Contribute to a web page where the congregation can view the progress of the project and can respond/comment through e-mail, a dedicated blog thread or Twitter.

**Engage all Stakeholders.** At the outset of a project, we encourage meetings with all interested parties or stakeholders who might affect the project, including regulatory and other government agencies, user groups, adjacent property owners, impacted businesses and others we may identify with you.

**Open Houses/Work Sessions.** Presentations or work sessions are designed to achieve a variety of objectives from informational only to highly engaged participation. We recommend several active forums for your project. These are planned to solicit input and response from the congregation.

**Presentation Materials.** We develop presentation tools such as boards, charts, PowerPoint presentations and models (both for presentation and display). The information and graphics we provide electronically can be used for fund raising events, brochures, grant proposals and other similar activities.
IV. EXPERIENCE | CONCEPT DESIGN DELIVERABLES

transformgrowbuild
CHRIST LUTHERAN CHURCH

Mission Statement: Together in Christ That Others May Know Christ

PHASE IV

sfasarchitecture
SCHEDULE AND BUDGET CONTROL

As a firm that focuses on religious facilities, SFS understands the importance of maintaining strict controls over budget and schedule. We have developed a project management process that allows us to successfully meet the specific scheduling and budgetary needs of religious facilities. We have established a pro-active management procedure to constantly monitor the status and coordination of all aspects of the project by the team. Through this previous experience, we have proven our ability to meet rigorous schedules and tight budgets that are required for capital campaign-funded projects.

**SCHEDULE.** At the start of the project, a detailed work plan will be developed that identifies tasks, milestone deadlines, key meetings and responsibilities of design team members and stakeholders in a clear and concise manner. At each progress meeting, the work plan will be distributed to all team members and project stakeholders to review status, upcoming responsibilities and any potential revisions to the schedule. This process keeps all team members and the client group informed of project expectations.

**BUDGET.** Our team will work with project stakeholders to define budget parameters and priorities. As we develop conceptual design options we will provide estimated associated costs with key programmatic areas. At each significant milestone in the design process, our team will prepare a detailed cost estimate based on the drawings, written definition of materials and design intent. This estimate is based on current construction cost and a percentage for escalation is included as determined by the project schedule.

As the control of costs has a direct effect on the quality of the finished project, we place a great importance on accurately forecasting and monitoring project costs throughout the design process. We utilize the services of construction cost estimating consultant in the development of construction cost estimates to assist the owner in developing and refining an itemized project budget showing all potential areas of expenses such as fees, testing, furnishings, equipment and construction contingency etc. This provides us with the ability to analyze costs and to be completely aware of construction cost trends and the impact of market conditions. In addition to construction costs, the SFS team will factor in all project costs such as temporary location costs (if needed), phasing costs, moving expense, equipment costs and other associated project costs. This will allow the Architectural Design Task Force and congregation to truly understand the full financial impact of each concept option considered.

**LIFE CYCLE COST ANALYSIS.** As construction is only 10% of the lifetime cost of a building, the SFS team recognizes the importance of providing thorough life-cycle cost analysis to assist the owner in making the most economical decisions for the life of the building. This is a practice that is instituted on all of our projects. As design decisions arise that can have particular impact on the life-cycle cost of the facility, the SFS team will present the various options to the project stakeholders along with the supporting data on performance level; operating, maintenance, or repair costs; and life spans. This can be applied to any capital investment decision, but is particularly relevant when high initial costs are traded for reduced future cost obligations. Presentation of this information starts at the very beginning of the project. Costs are monitored at key points of all phases of the project, and all major design decisions are made with cost impact information provided and checked immediately.
## PAST RECORD OF PERFORMANCE | CONSTRUCTION COST ESTIMATE VS. BID COMPARISON

The following information documents our successful track record with meeting project budgets over the past 10+ years.

<table>
<thead>
<tr>
<th>Bid Date</th>
<th>Project Name</th>
<th>Estimate</th>
<th>Bid</th>
<th>% Over/Under</th>
<th>Project Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/12/2015</td>
<td>Church of the Holy Cross Renovation, Overland Park, KS</td>
<td>$1,012,500</td>
<td>$1,116,800</td>
<td>+10%</td>
<td>Renovation</td>
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<td>2014</td>
<td>Aquatic Center, Pleasant Hill, MO</td>
<td>$2,000,000</td>
<td>$2,000,000</td>
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<tr>
<td>2013</td>
<td>Mahaffie Stagecoach New Lifestock Barn and Heritage Center, Olathe, KS</td>
<td>$395,000</td>
<td>$414,000</td>
<td>+5%</td>
<td>New Building</td>
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<tr>
<td>2013</td>
<td>Municipal Buildings (Youth Activity Center and Library), Coffeyville, KS</td>
<td>$1,968,225</td>
<td>$1,598,172</td>
<td>-19%</td>
<td>Renovations</td>
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<td>2012</td>
<td>Lakemary Center, Paola, KS</td>
<td>$2,273,850</td>
<td>$2,289,000</td>
<td>+1%</td>
<td>Renovation/Addition</td>
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<tr>
<td>2012</td>
<td>Linden Square at Gladstone Village Center, Gladstone, MO</td>
<td>$1,362,000</td>
<td>$1,202,923</td>
<td>-13%</td>
<td>New Building</td>
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<tr>
<td>2011</td>
<td>Aquatic Center, Fort Scott, KS</td>
<td>$3,100,000</td>
<td>$2,900,000</td>
<td>-1%</td>
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<tr>
<td>2011</td>
<td>Parks and Public Works Vehicle Maintenance Facility, Grandview, MO</td>
<td>$2,485,000</td>
<td>$2,464,000</td>
<td>-1%</td>
<td>New Building</td>
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<td>2011</td>
<td>Indian Foothills Trail Park-Phase 1 Trails, Marshall, MO</td>
<td>$138,000</td>
<td>$116,000</td>
<td>-19%</td>
<td>New Building</td>
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<tr>
<td>2011</td>
<td>Chautauqua Aquatic Center, Beloit, KS</td>
<td>$3,448,000</td>
<td>$3,425,000</td>
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<td>New Building</td>
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<td>2009</td>
<td>The Thompson Center, University of Missouri - Columbia</td>
<td>$2,419,000</td>
<td>$2,070,000</td>
<td>-14%</td>
<td>Renovation</td>
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<td>2009</td>
<td>Kansas City Public Library-Bluford Branch, Kansas City, MO</td>
<td>600,000</td>
<td>590,000</td>
<td>-1%</td>
<td>Renovation</td>
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<tr>
<td>2009</td>
<td>First Bible Baptist Church, Blue Springs, MO</td>
<td>1,500,000</td>
<td>1,285,000</td>
<td>-1%</td>
<td>New Building</td>
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<td>2009</td>
<td>Missouri Department of Conservation Regional Office, Lee's Summit, MO</td>
<td>3,500,000</td>
<td>3,291,017</td>
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<td>2008</td>
<td>Osage Prairie YMCA Natatorium, Nevada, MO</td>
<td>2,100,000</td>
<td>1,933,000</td>
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<td>Addition</td>
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<td>2007</td>
<td>Fire Station No. 1, North Kansas City, MO</td>
<td>3,205,006</td>
<td>3,152,847</td>
<td>-1%</td>
<td>New Building</td>
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<td>2007</td>
<td>Herndon Technical Career Center, Raytown, MO</td>
<td>9,709,334</td>
<td>10,175,800</td>
<td>+5%</td>
<td>New Building</td>
</tr>
<tr>
<td>2007</td>
<td>Aquatics and Fitness Center (Phase 1), Seneca, KS</td>
<td>3,100,000</td>
<td>2,900,000</td>
<td>-7%</td>
<td>New Building</td>
</tr>
<tr>
<td>2006</td>
<td>Law Enforcement Center, Cowley County, KS</td>
<td>8,681,676</td>
<td>8,588,021</td>
<td>-1%</td>
<td>New Building</td>
</tr>
<tr>
<td>2006</td>
<td>St. Matthew the Apostle Parish, Kansas City, MO</td>
<td>1,173,000</td>
<td>1,164,000</td>
<td>-1%</td>
<td>Renovation</td>
</tr>
<tr>
<td>2005</td>
<td>Buchanan County, MO Juvenile Detention Facility</td>
<td>1,287,997</td>
<td>1,105,705</td>
<td>-15%</td>
<td>New Building</td>
</tr>
<tr>
<td>2005</td>
<td>Reynolds Journalism Institute, University of Missouri-Columbia</td>
<td>15,321,070</td>
<td>16,090,322</td>
<td>+5%</td>
<td>New Building</td>
</tr>
<tr>
<td>2005</td>
<td>Downtown Parking Structure, Lee's Summit, MO</td>
<td>5,609,000</td>
<td>5,375,000</td>
<td>-4%</td>
<td>New Building</td>
</tr>
<tr>
<td>2005</td>
<td>Fire Station No. 19, Kansas City, MO</td>
<td>5,000,000</td>
<td>5,752,000</td>
<td>+15%</td>
<td>New Building</td>
</tr>
<tr>
<td>2005</td>
<td>GSA Robert A. Young Lobby Restoration, St. Louis, MO</td>
<td>1,129,739</td>
<td>1,026,900</td>
<td>-9%</td>
<td>Renovation</td>
</tr>
<tr>
<td>2005</td>
<td>Fire Station No. 5, Lawrence, KS</td>
<td>4,200,000</td>
<td>4,444,000</td>
<td>+5%</td>
<td>New Building</td>
</tr>
<tr>
<td>2005</td>
<td>Public Safety Building, Gladstone, MO</td>
<td>825,890</td>
<td>599,038</td>
<td>-27%</td>
<td>Renovation</td>
</tr>
<tr>
<td>2004</td>
<td>Leavenworth County Courthouse Remodel, Leavenworth County, KS</td>
<td>2,950,000</td>
<td>2,200,000</td>
<td>-25%</td>
<td>Renovation</td>
</tr>
<tr>
<td>2004</td>
<td>City Hall, Lee's Summit, MO</td>
<td>15,787,802</td>
<td>12,218,000</td>
<td>-22%</td>
<td>New Building</td>
</tr>
<tr>
<td>2004</td>
<td>St. Ann Parish, Independence, MO</td>
<td>172,850</td>
<td>170,300</td>
<td>-1%</td>
<td>Renovation</td>
</tr>
<tr>
<td>2004</td>
<td>St. Robert Bellarmine Parish, Blue Springs, MO</td>
<td>1,668,000</td>
<td>1,349,950</td>
<td>-19%</td>
<td>New Building</td>
</tr>
<tr>
<td>2004</td>
<td>Ellis Library, University of Missouri-Columbia</td>
<td>1,622,000</td>
<td>1,070,300</td>
<td>-34%</td>
<td>Renovation</td>
</tr>
<tr>
<td>2004</td>
<td>Christ the King Parish Renovation, Kansas City, MO</td>
<td>1,440,000</td>
<td>1,076,000</td>
<td>-25%</td>
<td>Renovation</td>
</tr>
<tr>
<td>2004</td>
<td>Fire Station No. 1, Gladstone, MO</td>
<td>1,397,130</td>
<td>1,310,000</td>
<td>-7%</td>
<td>New Building</td>
</tr>
</tbody>
</table>
Pastor Joe Rodriguez  
**St. Stephen Lutheran Church**  
205 North Forest Avenue  
Liberty, MO 64068  
P: 816/781-3377  
Email: pastorjoesslc@sbcglobal.net  
*RE: Master Plan and Phase 1*

Kirk Davis, Vice President  
**Lakemary Center**  
100 Lakemary Drive  
Paola, KS 66071  
P: 913/557-4000  
Email: kdavis@lakemaryctr.org  
*RE: Master Plan, Renovation and Expansion*

Larry Conrad, Administrator  
**Trinity Lutheran Church**  
21320 Midland Drive  
Shawnee, KS 66218  
P: 913/432-5441  
Email: larry@tlcms.org  
*RE: West Campus Master Plan and Phase 1*

Leon Roberts  
**Archdiocese of Kansas City in Kansas**  
12615 Parallel Parkway  
Kansas City, KS 66109  
P: 913/721-1570  
Email: lroberts@archkck.org  
*RE: Multiple Projects*

Steve Heichel, Committee Chairperson  
**Christ Lutheran Church and School**  
11720 Neiman Road  
Overland Park, KS 66210  
P: 913/345-9700 or 913/754-5808 (direct)  
Email: sheichel@rosehillgardens.com  
*RE: Master Plan and Phases 1-4*