ADTF
Meeting Minutes

Meeting attended by: Chris Davis, Tom Everitt, Bob Miller, Bonnie Postlewaite, Amy Robertson, Phyllis Westover
Kevin Wineinger (GW)
Jane Wilson (Steering Committee Co-Chair), Holly Miller (Congregant)

Absent from meeting: Ginger Powers, Diane Cassidy, Don Wakefield

Date: October 11, 2015
Time: 100PM-3:15PM

Topic #1 Notes:
Kevin Wineinger (GW) reported:
1. That comments from the ADTF on GW's draft "Program Summary" have been received.
2. That the roof evaluation from Benchmark has been received.
3. That the evaluations from Walter P. Moore (structural analysis) and ME Group (mechanical/electrical/plumbing) are still pending.
4. That a final "Program Summary" would be forthcoming upon Amy Eckhoff's return from vacation and receipt of the pending evaluations.

There followed a general discussion of GW's initial thoughts on concept design for the renovation project. GW presented two initial design schemes (Scheme A and Scheme B), guided by the following principles:
- Promote interaction
- Control cost
- Improve functionality
- Remove barriers
- Create inspiration

The central organizing idea behind both schemes is to relocate the main building entrance to the center of the building in conjunction with a new grade level Warwick entry from the east. The two entrances open up to a vertical circulation spine that allows ease of access between floors in a central location and a visual connection through the building from east to west. The ADTF had a positive reaction to the concept which was well received.

Differentiators of the two schemes were as follows:
- Scheme A maintains the existing office wing on the west side of the building by remediating the structure and re-organizing the interior space. It incorporates lesser added building addition and represents the lower cost option.
- Scheme B would demolish the existing office wing and re-build it to better meet programmatic needs. In addition, it adds significantly more building addition square footage to the project and is the more aspirational option. It also represents a higher project cost.

Kevin and ADTF members voiced observations and comments regarding both Schemes. Kevin agreed to forward electronic versions of the concept design documents reviewed at the meeting for circulation to ADTF members. (Drawings portraying both Schemes are attached.)

The ADTF communicated to GW that it is the intention of the task force to ultimately have three design schemes which align with three identified budget targets.
**Action Items:**
- GW will forward electronic version of the initial Scheme A and Scheme B concept design documents to Chris/Tom for circulation to ADTF members.
- ADTF to return final comments to GW this week.
- GW to advance concept design schemes per discussion at this meeting for further review/discussion at 10/25/15 meeting.
- GW to advance cost estimates with respect to each scheme for further discussion at 10/25/2015 meeting.

**Topic #2 Notes:**
The ADTF informed Kevin that the following three "price points" had been provided by the Steering Committee and Capital Campaign leaders that represent levels of fundraising:
1. $1M = Believed to be a certainty
2. $1.75M = Believed to be attainable
3. $2.5M = Believed to be aspirational

Kevin stated that he believed it useful that GW present concept design schemes somewhat aligned with these fundraising levels. It was thought that the third scheme would be a reduced cost option of Scheme A. Kevin acknowledged that Scheme B is likely above the highest price point of $2.5M and may need adjustment depending on feedback gained from the cost estimating consultant.

**Action Items:**
- GW to revise initial concept design schemes with consideration to price points.

**Topic #3 Notes:**
Minutes of the ADTF meeting of September 27, 2015 were presented and approved.

**Action Items:**
- B. Miller to post to ASUUC website.

**Next Meeting:** Sunday, October 25, 2015 @ 1:00PM at GW offices, 817 Wyandotte.
ALL SOULS UNITARIAN UNIVERSALIST CHURCH

Concept Design
October 11, 2015
PROMOTE INTERACTION
CONTROL COST
IMPROVES FUNCTIONALITY
REMOVES BARRIERS
GENERATES INSPIRATION
EXISTING CONDITIONS
EXISTING CONDITIONS

TOTAL GSF: 19,860 SF

TOTAL SITE AREA: 87,493 SF

TOTAL PARKING: 56 STALLS
CONCEPT DESIGN STUDY
All Souls Unitarian Universalist Church

CONCEPT DIAGRAM
October 11 2015
SCHEME A
SCHEME A

TOTAL GSF: 21,781 SF
TOTAL DEMOLITION GSF: 65 SF
TOTAL RENOVATION: 19,795 SF
TOTAL ADDITION GSF: 1,986 SF
SCHEME A

- Promotes interaction
- Relative cost
- Improves functionality
- Removes barriers
- Generates inspiration

Neutral: 1 2 3 4 5
Positive: 5
SCHEME A - PLAN TRANSFORMATIONS
October 11, 2015

CONCEPT DESIGN STUDY
All Souls Unitarian Universalist Church
SCHEME B

TOTAL GSF: 23,112 SF

TOTAL DEMOLITION GSF: 1,584 SF

TOTAL RENOVATION: 18,276 SF

TOTAL ADDITION GSF: 4,836 SF
SCHEME B

- Promotes Interaction: Neutral to Positive
- Relative Cost: Neutral to Positive
- Improves Functionality: Neutral to Positive
- Removes Barriers: Neutral to Positive
- Generates Inspiration: Neutral to Positive
WARWICK BLVD
WALNUT ST
25' - 0"
25' - 0"
SETBACK LINE
PROPERTY LINE
SETBACK LINE
PROPERTY LINE
Main Entry
Parking (56 spaces)
Bragg
West Wing
Admin Wing
South Wing
CONCEPT DESIGN STUDY