

Proposed Master Plan for remodeling the church, August 2009

The following three pages show the proposed three phase remodeling project. This was shown and discussed between services on August 23 and 30. Bear in mind this is only a concept to be used for discussion. The main advantage of this plan over building an entirely new facility on our existing property is that it can be done in phases that individually require less money. In the end, the three phases approximate the cost of an entirely new building in today's dollars, but would cost more when inflation is taken into account for construction of the latter two phases. How much more? It depends on how long we would have to wait. Building all new would be much more efficient. All usage of space would be designed as we wanted without having the constraints of existing walls. The most efficient heating and air conditioning systems could be designed into a new structure. This will be extremely difficult when remodeling an existing building.

Space doesn't allow for more detailed discussion, and we know (and hope) this insert will generate questions. Print on the drawings is small. Larger drawings are on display in the Hering Center. We need input from all members.

A brief description of each phase and cost of each follows.

Phase 1: New construction of flexible classroom space to the north of the church, and an addition on the south for a new entry and office space. There would be remodeling and enlarging of the choir room. The conference room would be moved to the existing office area. The present nursery and associate pastor's office would be converted to new bathrooms. All mechanical systems (heat and air conditioning) would be updated in areas that will not eventually be demolished. Existing plumbing and electrical issues will be corrected. All areas that are to remain will have sprinklers installed to meet city codes. Asbestos will be removed from areas remodeled. **Estimated cost is \$1,900,000.** \$400,000 of this is estimated for HVAC.

Phase 2: The three story educational building, Harrison Hall, and old parsonage will be torn down and removed. In their place will be a new multi purpose dining room, new kitchen, new storage, and entrance lobby. The new dining and kitchen areas will be at the same level as the Hering Center. All steps will have been eliminated except to the remaining basement area that continues to be the location of HVAC equipment. There will be space that could possibly be used for a chapel, and storage of janitor supplies. Additional new bathrooms will be built in the existing pastor's office. The existing kitchenette in the Hering Center will be eliminated and become part of the gathering area. **Cost is estimated to be \$1,500,000.** This includes tear-down expenses, parking lot improvements and a 10% contingency.

Phase 3: The sanctuary seating and alter area will be reversed. Seating capacity will be reduced somewhat, but a proposed balcony would be an offset. The organ pipes would stay in place "as is." The choir room would be moved to the north end of the facility, and the existing choir room would be remodeled into a conference room, and a storage area. The chapel could be moved to what is now the choir seating area. The area tentatively labeled for a chapel in phase 2 could become a library or more education space. The existing hallway, office area, Hering Center, and conference room would all be part of the gathering area. **Cost is estimated to be \$1,250,000.**

Total cost of the three phases is projected to be \$4,650,000 in current dollars. This does not include architect fees. Estimated cost to build an all new church is \$4,500,000.

Not included in any of these figures is \$350,000 should we decide to purchase the old Micah House property which would be a great asset to own for the additional parking it would provide plus having control of it. (The proposed master plan results in fewer parking spaces than at present. The old Micah House property would substantially restore the lost spaces. It would also give us plenty of space to build a new church, should we desire, and continue to use the existing one until the new one was finished.)

The Building Committee will continue to study this matter. The next decision to be made is what route to pursue: a phased remodeling plan or build all new? There will be more congregational input needed before a final decision is made, but either way, we likely will start planning for a capital drive to be conducted in 2010. Please give this your prayerful consideration and thought.

Gary Woods
President