

Capital Campaign Q&A
Responses from Architects and UR Leadership
To Questions from Sept. 3 Leadership Summit

Signage

1. We need a more visible and descriptive sign in front to attract passersby. What are the plans for the new sign?

A new street sign that describes events at the church is an essential need and will be an important element of future construction. We are considering including it in Phase 0.

Contractor

2. Who chooses the contractor?

The Unity Renaissance Board of Trustees will choose the building contractor. That contract will also require a congregational meeting for members to vote on expending funds in excess of \$25,000.

3. Who will be in charge of bringing the project to completion?

The building contractor will be in charge of completing the project, with oversight by the Board of Trustees and the Facility Improvement Committee (F.I.C.).

4. What is the track record for being on time and on budget?

AJA is the architectural firm, not the builders. They have delivered their results to Unity Renaissance on time and on budget.

5. What's the total square footage of the project?

New Construction	Phase 0 through phase 4	= 8704.72 sf
Renovation Construction	Phase 0 through phase 4	= <u>7660.34</u> sf
	TOTAL:	16,365.06 sf

Timeframe

6. How long does/will it take to build if we have all the money we need? And what will be the impact of construction?

The timeframe will depend on how much money we raise, and how much we decide to build. However, AJA has identified that doing new construction first, followed by staged renovation work, for a church of our size and complexity can typically be completed in

less than 18 months. Churches normally complete new construction first and then vacate areas in the existing church where renovations are scheduled.

The phased approach is designed to allow the church to keep operating during construction and to proceed step by step as funding becomes available:

- Interior Sanctuary modifications (Phase 0) will have minor impact to services and activities at UR.
- The phase 1A Education Wing would not affect the current structure and is estimated to take 4-6 months to build, pending site work and time of year.
- Phase 1B/D restroom update/expansion would come next, followed by the demolition of existing restrooms.
- Expanded/shifted kitchen and narthex renovations would complete Phase 1.
- Entry areas would be completed last to save wear and tear on new finishes in these spaces, including new flooring.

Cost

7. How much will it cost to begin construction?

We will not know that until we have engaged a builder and know more about our funding capabilities.

8. Total cost for completion?

The original proposal from the architects for all phases totals more than \$2 million; Phases 1 A/B/C/D are estimated at \$1.15 million. Our Board of Trustees and congregation will ultimately decide whether these plans are modified, and whether or how quickly we implement them. Final costs will depend on square footage of the construction, finishings (upgrades to flooring, lighting, restroom fixtures, windows, etc.), “green” initiatives, and “extras” (such as door dividers, stair lift, etc.)

9. Might there be a rebate for paying early?

We will ask this question of our prospective contractors before signing a contract. Contractors often agree to share savings from early completion and fast pay, though that is not guaranteed.

10. How can we cut costs?

Volunteer labor to complete the Phase 1A (painting and finish work) and second floor of the proposed education building is a good place to save on the labor cost of new construction. The savings would be the labor component of the interior finishing of the second floor, along with possible donated materials.

11. Does cost include turnkey operations?

No. The estimated costs shown on the AJA spreadsheet are for construction only. At the bottom of the spreadsheet program is a large section for owner-related costs. AJA is not contracted to provide owner-related costs that are installed without the need of the contractor or are loose items not considered part of the building construction. AJA provides this section as a courtesy to help the church keep track of its costs so the total project cost is tracked and accounted for.

12. How much would an elevator cost?

A commercial grade elevator costs about \$65,000 and the shaft and equipment room construction can cost from \$30,000 to \$60,000 additional. There are also the yearly inspection and maintenance costs which vary from place to place. The south stairway has been designed to be oversized to optimize a motorized platform that could carry those needing assistance to the second floor and back down. The estimated cost of that type of platform is \$20,000 to \$32,000 depending on size/options.

13. Do costs & estimates include a reservation for growth/inflation?

AJA estimates include a cushion for inflation based on RSMeans estimation recommendations. Cost estimates are also based on the assumption that the church wishes to have a durable building capable of lasting 30 to 40 years before requiring renovations. It is possible to build a cheaper building but doing so reduces life expectancy without significantly reducing cost. AJA's experience has been that a building with materials that have a 15-year life expectancy only saves about 20 percent of the cost compared to a more durable building. One reason is that the labor to construct either building type is about the same, and labor is about 60 percent of the cost of a construction project, sometimes more.

14. How much are we paying the architects?

We are paying \$24,800 for the Master Site Plan and proposed phased design work. This fee also includes the congregational workshop, onsite meetings with the Board and Facility Improvement Committee, Leadership Summit, phasing of design plans, cost estimates, artist's renderings, site plans and drawings.

Phases

15. Can the phases be reordered?

Yes, to a certain extent. Some things must happen before other things for the church to continue operating during the construction phases.

16. What would the timeframe be for phases 0-1A?

The phase 0 work in the sanctuary (ceiling, lighting, upgraded sound, chairs, provisions for video and livestreaming, monitors, etc.) will have limited disruption to services and activities. Phase 1A construction is estimated to require about four to six months.

Interior & Existing Areas

17. How will the existing HVAC be incorporated into the design?

The design will have no impact on the new roof and HVAC system. Phase 1A and Phase 2 will not violate the integrity of the existing structure and will require zoned HVAC for those areas. Main interior spaces are not affected until Phase 4 and that will only slightly affect HVAC requirements.

18. Will windows be polarized? Any window treatments included? Budget for furnishings?

The windows would have Low E glazing which reflects radiant heat in both directions. Window treatments such as blinds or curtains are considered loose furnishings and are not included in current cost estimates.

19. Clarify use of initial storage/go-to room (early phase).

Assuming this question refers to the breakout space shown in the plan at the top of the drawing "above" the sanctuary: This room would initially be finished on the inside as a simple storage room. After the volunteer labor is completed on the second story of the Education Wing, the room would be finished as a worship breakout space for the sanctuary. It could also function as a Music Room and an evening meeting room.

20. Where will the bookstore be located early on?

The bookstore is to remain in its present location during phases 0 and 1, although it may be reduced in size to provide additional office space. In phase 2, the bookstore would move to the café area.

21. Can we have chair-height toilets especially in the women's room?

Absolutely.

22. What appliances will the kitchen have?

The cost estimate includes commercial grade kitchen equipment including a 3-minute cycle under-counter commercial grade dishwasher, as well as new sinks, microwave, refrigerator and new stove.

23. Can the ushers have a stand?

This is something the church could possibly address immediately, with a more detailed description of what is needed.

Outside

24. Can we have a roofed patio?

All things are possible, if the congregation wants it and is willing to pay for it. Such details would need to be included in the final plans, along with any additional costs.

25. How about a green roof? Any solar paneling?

These options could possibly be incorporated, depending on architectural plans and cost implications. Increased insulation and green building practices will be part of the construction plans.

26. What is the commitment to “green” construction?

AJA is committed to “green” construction as long as it is within the church’s budget. AJA has received accolades from the California Energy Board for coming in 20 percent under the required energy budget and designing a church that was \$22 per square foot less in cost than a normal church building project in the Central California region.

27. How about a Community Garden?

Great idea, especially accessible garden sections. All things are possible if the congregation wants to make it happen!

28. What access will there be to the deck and outside?

The deck will be accessible to all via the front entry, café and bookstore, and parking lot.

29. Can we have an outside picnic area?

There is ample space for picnicking in the back of the property. The congregation can develop this area as it wishes and is willing to support.

Kids

30. Where is the nursery?

The nursery will remain in its current location until phase 1D, when it will move into the new Education Wing, taking two of the smaller classrooms on the east side. This will place it close to the phase 1B family restroom and the Sanctuary.

31. Will kids hang out on the second floor, too?

Eventually, yes. Current plans call for initial instruction to include a second-story “shell” that can be built out later. The second floor could eventually serve as a windowed loft for the Y.O.U. and Uniteens, along with a large gathering area for all ages.

32. Will there be a children’s playground?

The plans place a children’s playground outside the end of the new Education Wing. AJA has playground designs that might be of interest to UR. Possibilities include small cluster play areas in a garden setting to provide low-tech, high-relationship safe play.

33. How much land?

According to our current site plan, we have 4.46 acres inside the Right of Way line. The phased construction plans minimize the impact on the treed and surrounding property.

Parking

34. Will parking remain the same? Will there be more?

The full design removes 15 existing parking spaces. In the next phase of work we would explore how to relocate those parking spaces with the least impact to the woods area. The normal ratio of parking spaces to seating for a growing church is one parking space for every 1.5 people attending the largest worship service.

35. Is the parking entry going to move?

That has not been discussed so far. We are not sure it is necessary.

Other

36. Why do you get so much more for residential construction at the same price?

Because commercial construction is designed for heavier use, it requires higher grade, more durable and thus more expensive materials than residential construction.