

GRACE LUTHERAN CHURCH

Congregational Meeting

October 20, 2013

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Presented by:

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Congregational Meeting Overview

Timeline of Progress

- ❑ **06/09 - Workshop with Congregation**
- ❑ 06/27 - Building Committee Meeting
- ❑ 07/11 - Building Committee Meeting
- ❑ 08/01 - Building Committee Meeting
- ❑ 08/22 - Building Committee Meeting
- ❑ 09/05 - Building Committee Meeting
- ❑ 10/03 - Building Committee Meeting
- ❑ 10/10 - Building Committee Meeting
- ❑ 10/17 - Building Committee Meeting
- ❑ **10/20 - Congregational Meeting**



06/09 - Workshop with Congregation

Design Workshop Summary

- ❑ 9 Total Congregation Teams
- ❑ Teams were encouraged to “Dream-Big” since this was a Master Plan Exercise
- ❑ Various Layouts Presented
- ❑ Phase One Construction will reflect the Budget Parameters
- ❑ Many Interesting Concepts
- ❑ A Few Common Themes Evolved:
 - ❑ Build Towards W. Broad St. (“A” – Schemes)
 - ❑ Build Towards N. Main St. (“B” – Schemes)



Design Workshop Results

- ❑ Fellowship Hall vs. Worship Space
 - ❑ 4 teams provided a New Fellowship Hall
 - ❑ 5 teams provided a New Worship Space
- ❑ Christian Ed & Stepping Stones
 - ❑ 4 teams indicated shared classroom space for both programs
 - ❑ 5 teams indicated separate classroom spaces for each program
- ❑ Existing Wagner House
 - ❑ All teams showed preference in keeping the existing house at 15 W. Broad St
- ❑ Bell Tower Feature
 - ❑ All teams provided a new Bell Tower



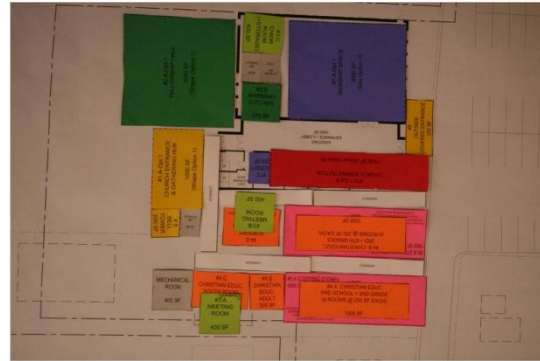
06/27 - Building Committee Meeting

“A” - Schemes

Phase 1 Addition Towards W. Broad St.

- ❑ Team 8 (Walter + Williams) Concepts:
 - ❑ New Fellowship Hall towards W. Broad
 - ❑ New Education Wing towards N. Main
 - ❑ Existing Worship Space to remain

- ❑ Team 9 Concepts:
 - ❑ New Worship Space towards N. Main
 - ❑ New Education Wing towards W. Broad
 - ❑ Renovate Existing Worship Space into Fellowship Hall



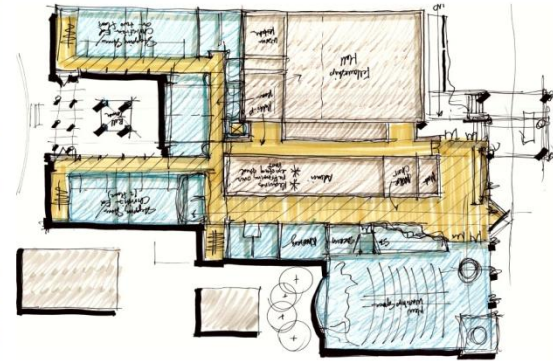
TEAM 8



TEAM 9



GKO CONCEPT - "A01"



GKO CONCEPT - "A03"

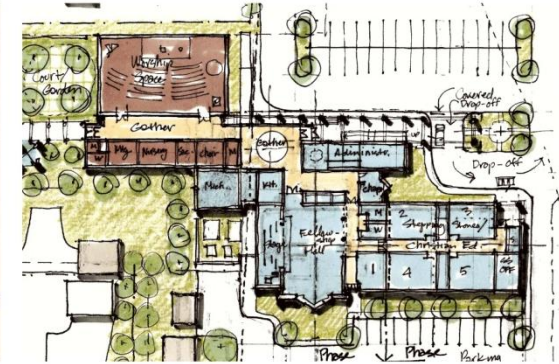
Following the Design Workshop with the church congregation, GKO Architects developed individual schemes inspired by the layouts created by the congregation. Similar layouts were evaluated together for common themes and ideas.

06/27 - Building Committee Meeting

“B” - Schemes

Phase 1 Addition Towards N. Main St.

- ❑ Team 2 (Bieber) & 3 Concepts:
 - ❑ New Fellowship Hall towards N. Main
 - ❑ New Education Wing adjacent to New Fellowship Hall
 - ❑ Existing Worship Space to remain



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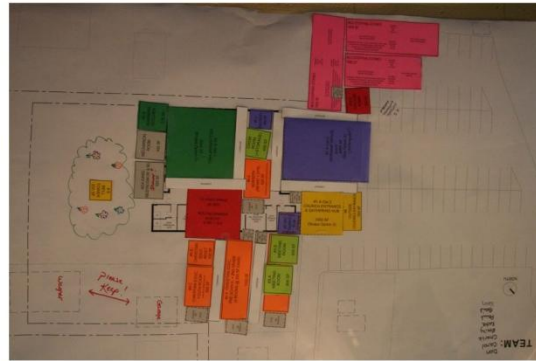
06/27 - Building Committee Meeting

“B” - Schemes

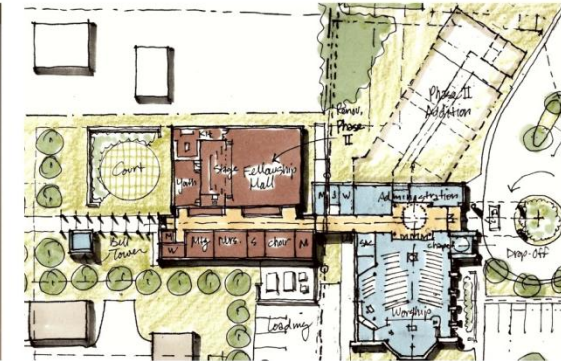
Phase 1 Addition Towards N. Main St.

- ❑ Team 5 Concepts:
 - ❑ New Worship Space towards N. Main
 - ❑ New Education Wing towards Existing Parking Lot
 - ❑ Renovate Existing Worship into Fellowship Hall

- ❑ Team 4 (The Conservatives) Concepts:
 - ❑ New Fellowship Hall towards N. Main
 - ❑ New Education Wing towards Existing Parking Lot
 - ❑ Existing Worship Space to remain



TEAM 5



GKO CONCEPT - "B03"



TEAM 4 (THE CONSERVATIVES)

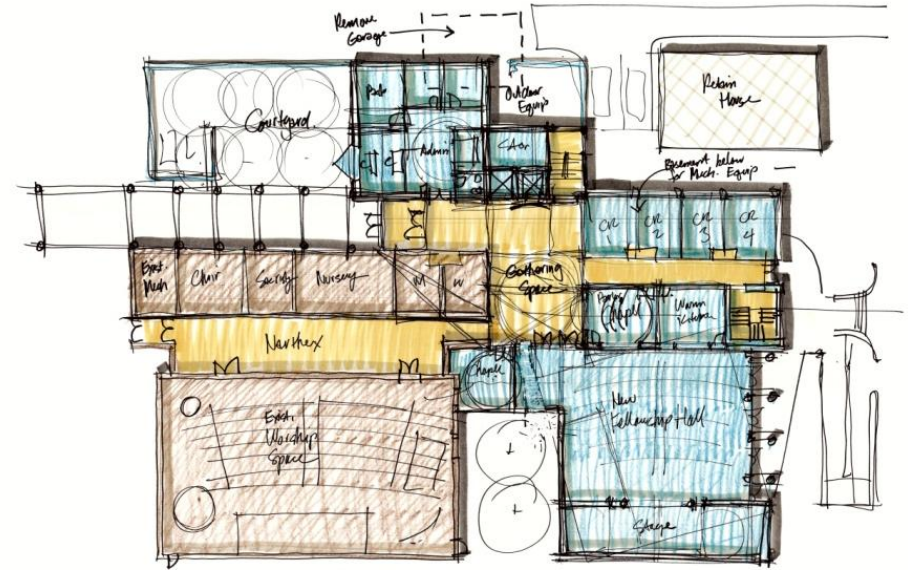


GKO CONCEPT - "B04"

Following the Design Workshop with the church congregation, GKO Architects developed individual schemes inspired by the layouts created by the congregation. Similar layouts were evaluated together for common themes and ideas.

Summary Recap of Meeting Outcome

- ❑ All schemes were presented to the Building Committee
- ❑ GKO developed corresponding schemes “Inspired” by the Congregational Teams
- ❑ Merits of the various schemes were discussed
- ❑ Rough Cost Ranges were estimated for each approach
 - ❑ Site Work Required
 - ❑ Building Construction Cost
 - ❑ Soft Costs
- ❑ Four “Concept” Schemes were selected for additional study
 - ❑ Developed Site Plan / Master Plan
 - ❑ More Detailed Cost Estimating



Site Plan Options

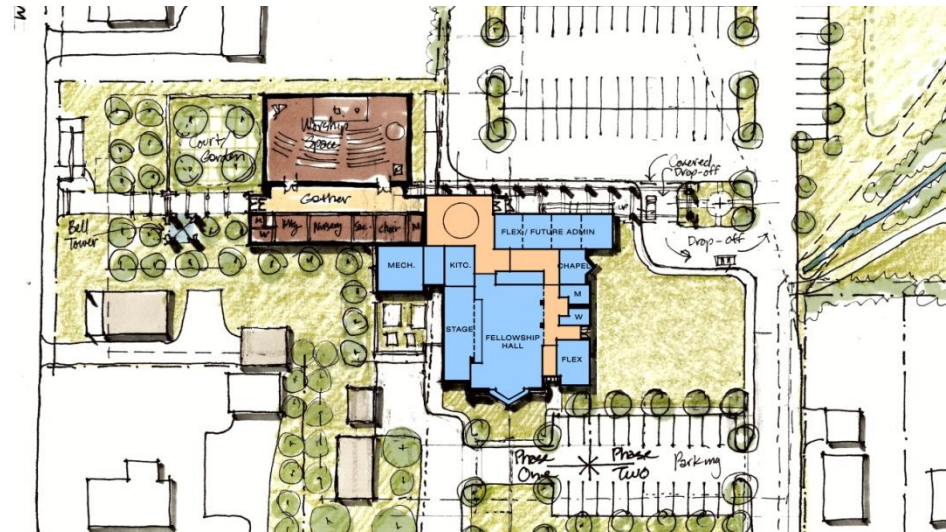
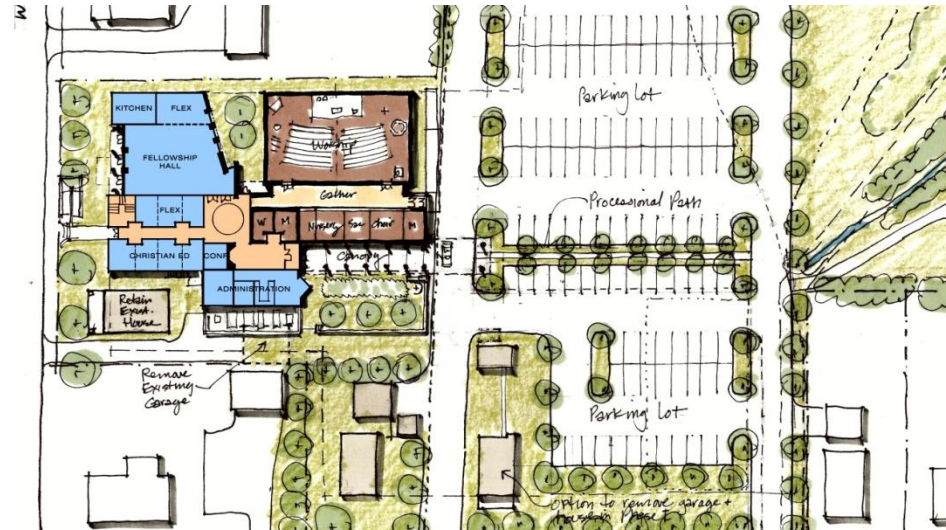
- ❑ **A01: Estimated Cost: \$3.1 - \$3.7 mil**
 - ❑ New Fellowship Hall with Prep Kitchen, (8) Education Spaces, Administration
- ❑ **B01: Estimated Cost: \$3.8 - \$4.6 mil**
 - ❑ New Fellowship Hall with Prep Kitchen & Stage, (5) Education Spaces, Chapel, Administration, Restrooms, Large New Gathering Space
- ❑ **B02: Estimated Cost: \$3.6 - \$4.4 mil**
 - ❑ New Worship Space with Sacristy, Chapel, (7) "Flex" Education Spaces, Administration, Restrooms
- ❑ **B04: Estimated Cost: \$3.1 - \$3.7 mil**
 - ❑ New Fellowship Hall with Prep Kitchen & Stage, (5) "Flex" Education Spaces, Chapel, Administration, Restrooms



GKO Architects completed another round of design development based on the schemes designated to have the most potential. The various options were narrowed down to four primary concepts and preliminary cost estimates were provided.

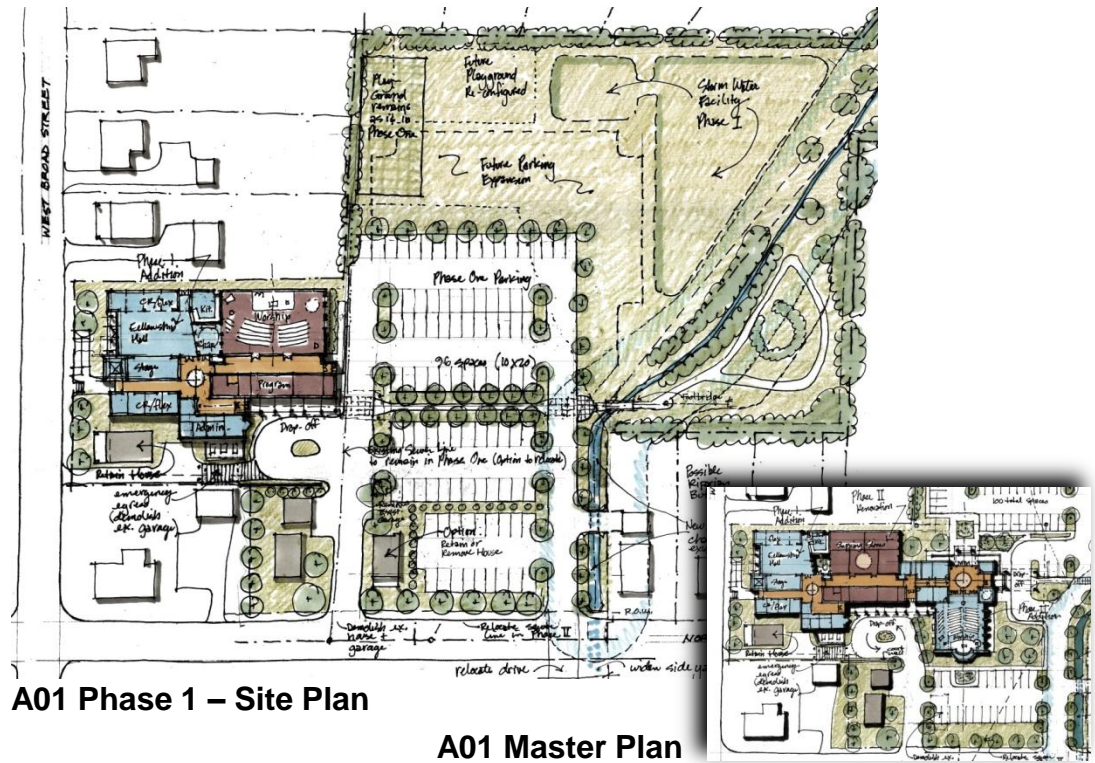
Summary Recap of Meeting Outcome

- ❑ Two schemes were selected for detailed Master Plan and Phase One analysis
- ❑ Scheme (A01) proposes construction of the addition where the Original Church was located facing W. Broad St.
- ❑ Scheme (B01) proposes construction of the addition towards the Existing Parking Lot



Site Related Issues

- Potential Hatfield Borough Zoning & Land Development Items Reviewed
 - Residential Property Zoning Creates Non-Conforming Use
 - Existing Sanitary Sewer Line May Require Relocation
 - Riparian Buffer Requirements Overlap With Entrance Driveway
 - Yard Setbacks Are More Restrictive For Residential Zoning Districts
 - Projected Site Work Costs Will Have Significant Impact On Church Budget
 - Larger Parking Stall Sizes Should Comply With Zoning Ordinance To Avoid Variance Request
 - Storm Water Basin Size Updated And Properly Shown On Site Plan



A01 Phase 1 – Site Plan

A01 Master Plan

The next step in the process involved the engagement of the Civil Engineer for a defined scope of Site Work and associated costs. Jim Major, Compliance Management International, provided a detailed estimated cost breakdown for each scheme.

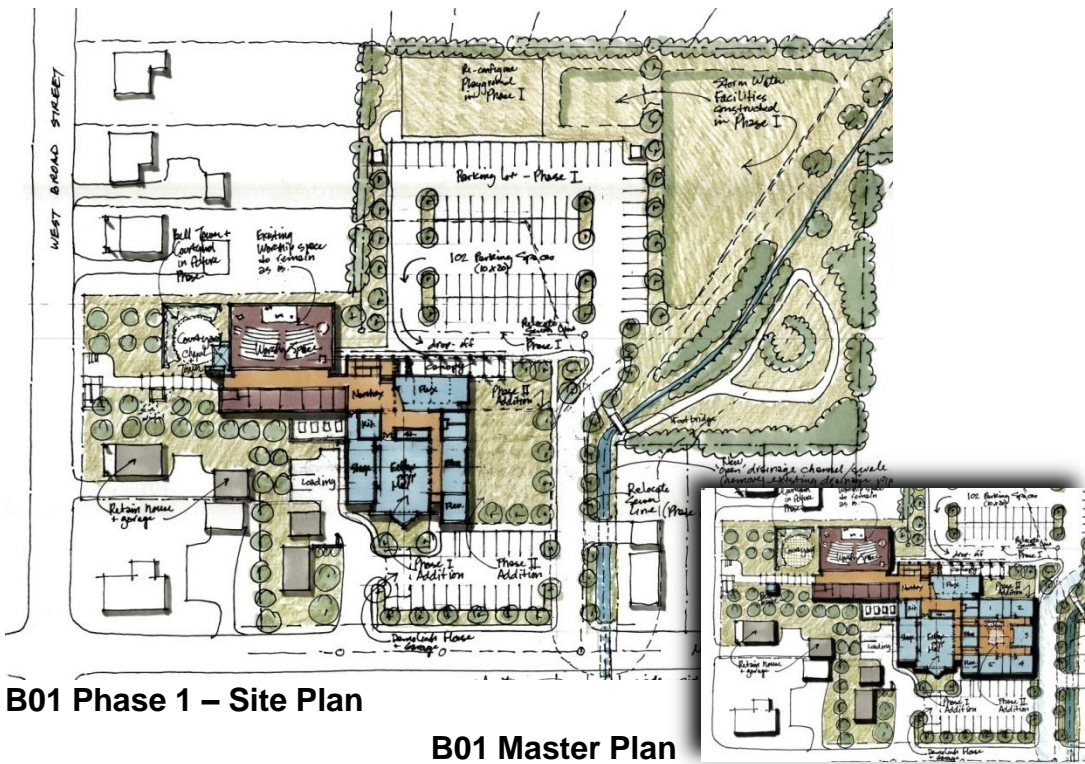
08/01 + 08/22 - Building Committee Meetings

Site Related Issues (Cont.)

□ Pennsylvania Department of Environmental Protection (PA DEP) Comments

- Modification to drainage swale could require joint permit from PA DEP and Army Corps of Engineers
- DEP requirement for “floodway” buffer zone is: 50’-0” from edge of channel

**** This requirement could impact Scheme ‘B01’ Master Plan expansion***



B01 Phase 1 – Site Plan

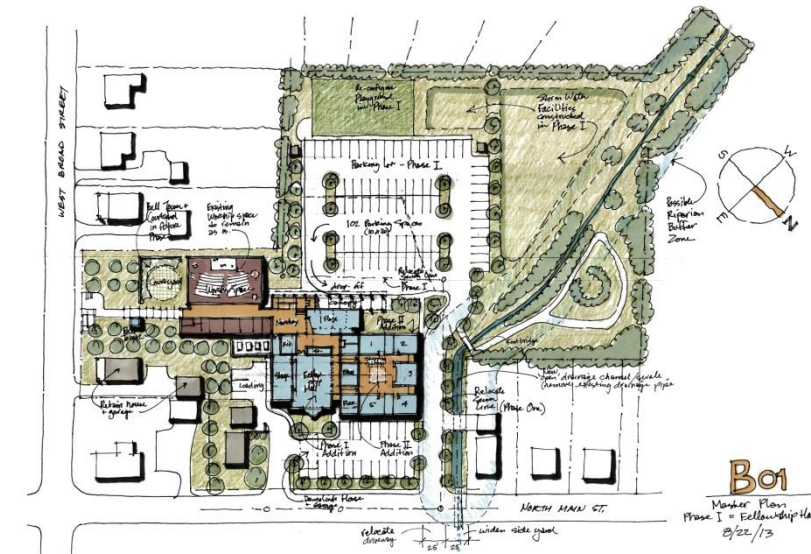
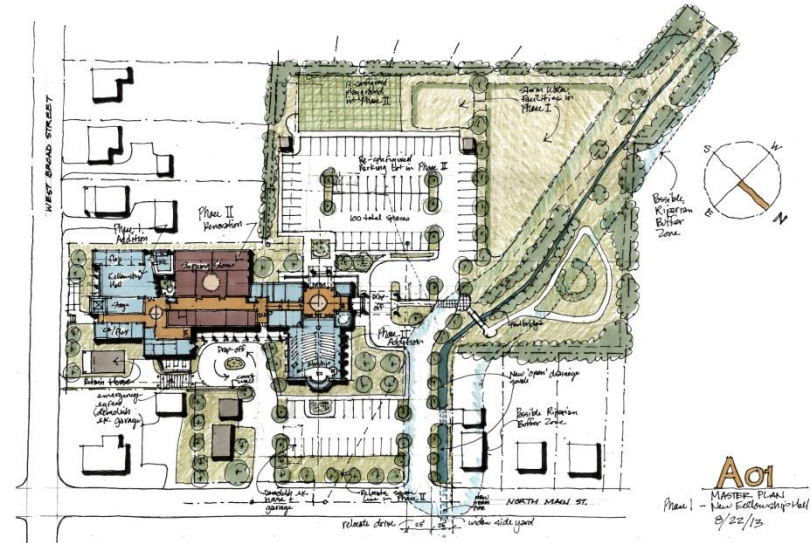
B01 Master Plan

This follow up meeting with the Building Committee provided further discussion on the site related issues pertaining to the Land Development approval process with Hatfield Borough and the Pennsylvania Department of Environmental Protection.

08/01 + 08/22 - Building Committee Meetings

Summary Recap of Meeting Outcome

- Resulting Site Work Costs and Building Addition Costs were considered
- A01 preserved more of the existing paved areas and offered lower Site Work Cost, allowed more “Program Space” to be constructed
- A01 Master Plan provides for a future phase to construct the New Worship Space
- B01 had many positive qualities, however, it had higher Site Work and Building Costs in Phase One
- The Building Committee requested that further study be given to the Floor Plan Layouts for A01 + B01



Two Options Finalized

- ❑ A01: Estimated Cost: \$3.9 - \$4.5 mil

NEW ADDITION FEATURES

- ❑ Lobby / Narthex @ 800 SF
- ❑ Fellowship Hall @ 2,900 SF
- ❑ Kitchen @ 500 SF
- ❑ (6) Classrooms @ 400 SF ea.
- ❑ (2) Additional Education Rooms
- ❑ Restrooms & Support Spaces

SCHEME ADVANTAGES

- ❑ Lower Site Work Cost
- ❑ Larger Land Area Reserved For Future Expansion



The goal of this meeting was to build consensus within the Building Committee on which option to pursue and present to the congregation. Option A01 was selected because of the lower estimated cost and the ability to build a larger New Addition.

Two Options Finalized

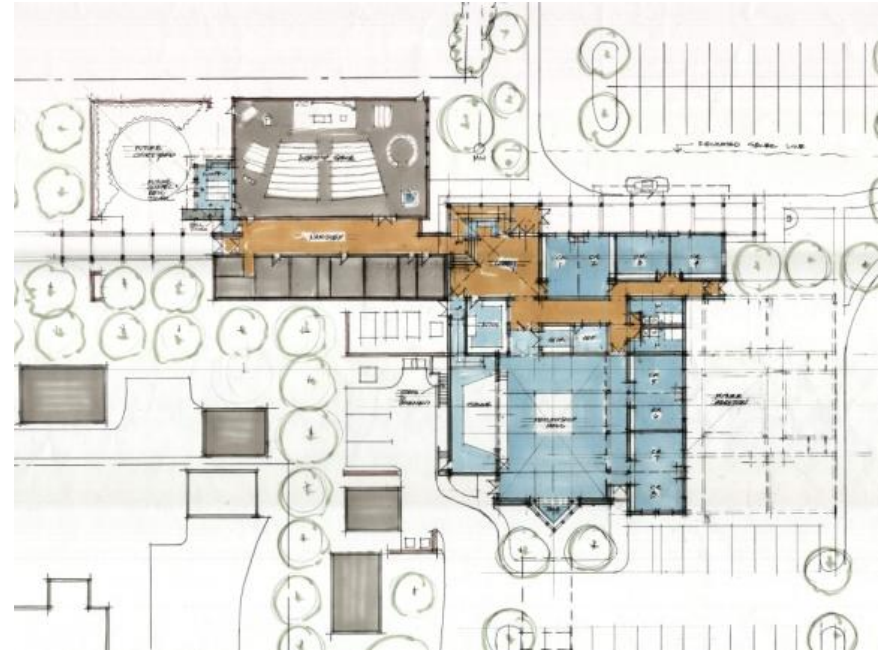
- ❑ B01: Estimated Cost: \$4.3 - \$4.9 mil

NEW ADDITION FEATURES

- ❑ Lobby / Narthex @ 1,300 SF
- ❑ Fellowship Hall @ 3,000 SF
- ❑ Kitchen @ 400 SF
- ❑ (8) Classrooms @ 400 SF ea.
- ❑ Restrooms & Support Spaces

SCHEME DISADVANTAGES

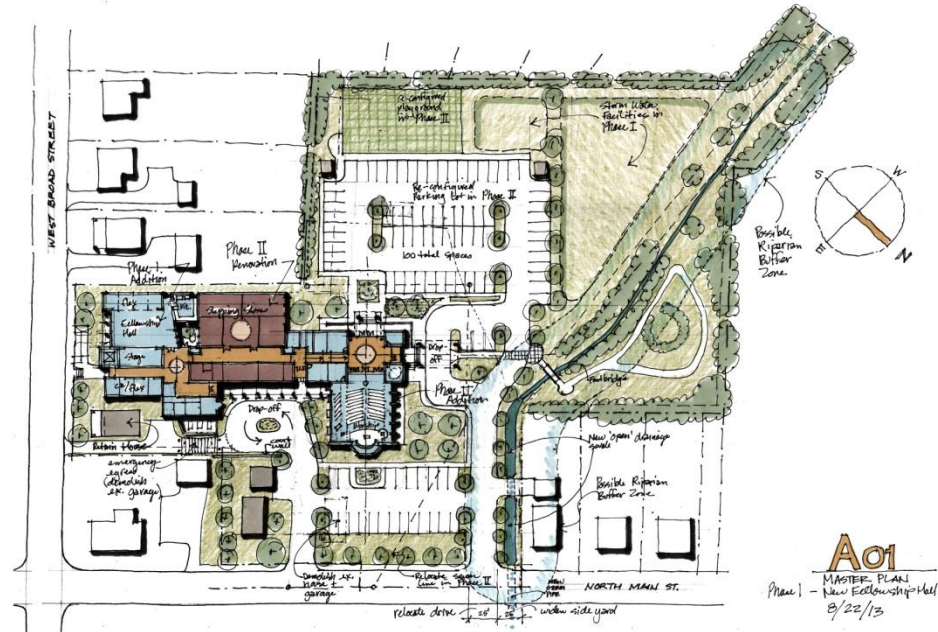
- ❑ Higher Site Work Costs
- ❑ Smaller Land Area Reserved For Future Expansion



The goal of this meeting was to build consensus within the Building Committee on which option to pursue and present to the congregation. Option A01 was selected because of the lower estimated cost and the ability to build a larger New Addition.

Summary Recap of Meeting Outcome

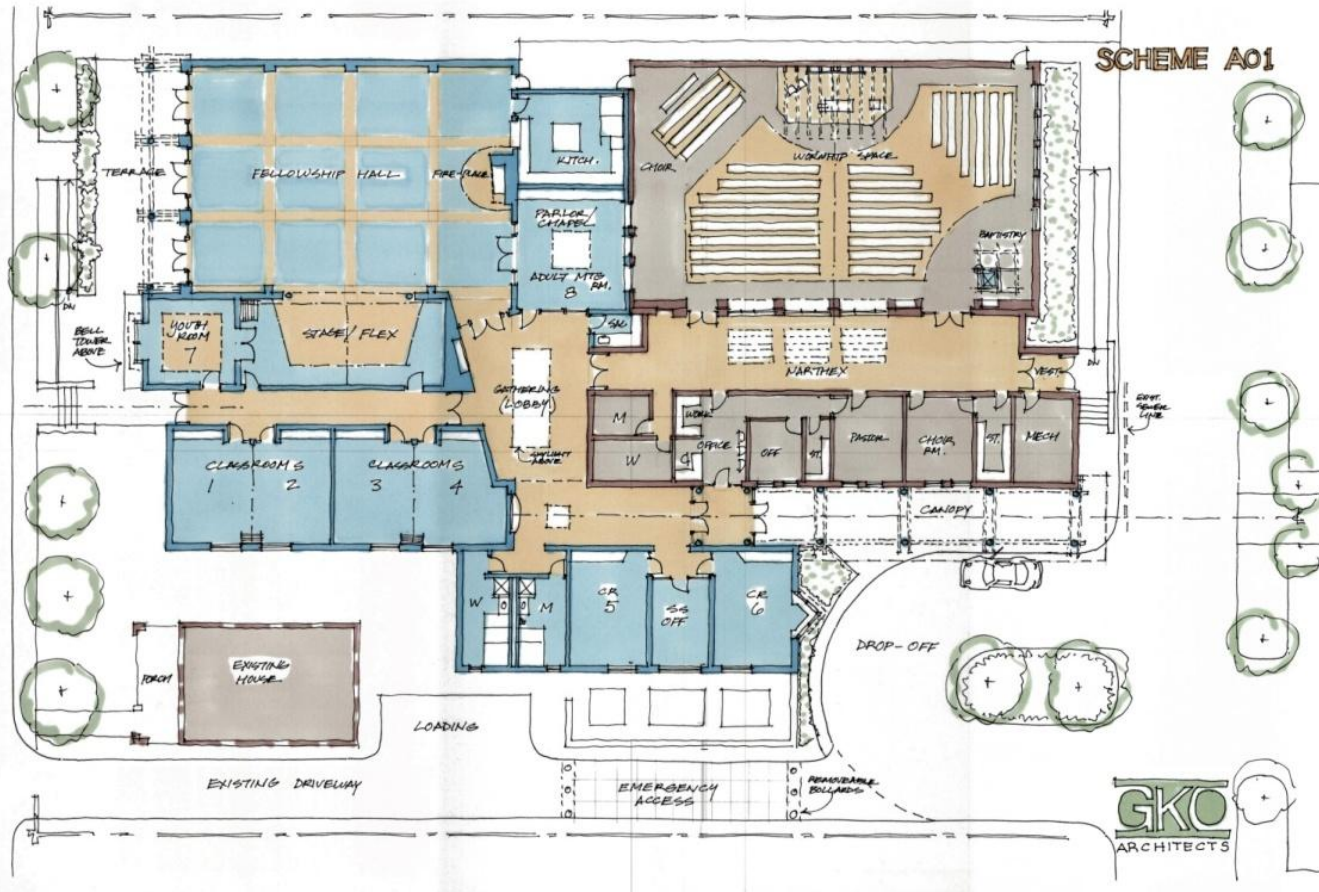
- ❑ Based on Projected Site Work Costs, Master Plan Options, and Program Spaces provided, the Building Committee recommended A01 for further development
- ❑ A third-party detailed price estimate was then prepared for A01
- ❑ The third-party estimate for A01 was similar to the GKO initial estimate (approximately \$3.95 million)
- ❑ Building Committee asked for possible cost reduction alternatives to be developed



Recommendation to Congregation

Design Option Recommended by Building Committee

- ❑ A01: Estimated Cost: Approx. \$3.97 mil



Recommendation to Congregation

Design Option Recommended by Building Committee



Alternate Scheme Options to Reduce Costs

- ❑ A04: Estimated Cost: Approx. \$3.2 mil

NEW ADDITION FEATURES

* No Fellowship Hall – in Phase 1 *

- ❑ (6) Classrooms @ 400 SF ea.
- ❑ Multi-Purpose Room @ 2,000 SF (can be divided up into extra rooms)
- ❑ Kitchen @ 500 SF
- ❑ (1) Chapel / Adult Ed. Room @ 700 SF
- ❑ Restrooms
- ❑ Simple Design & Materials



With the development of more refined pricing information, Scheme A01 was further revised to meet the intended budget. Two options were presented along with massing studies to help the Building Committee visualize the proposed plan. The goal was to be below \$3.5 million for the Total Project Cost.

Alternate Scheme Options to Reduce Costs

- ❑ A05: Estimated Cost: Approx. \$3.3 mil

NEW ADDITION FEATURES

- ❑ Fellowship Hall @ 2,700 SF
- ❑ Kitchen @ 300 SF
- ❑ (6) Classrooms @ 400 SF ea.
- ❑ (2) Meeting Rooms @ 300 SF ea.
- ❑ Restrooms & Storage
- ❑ Simple Design & Materials

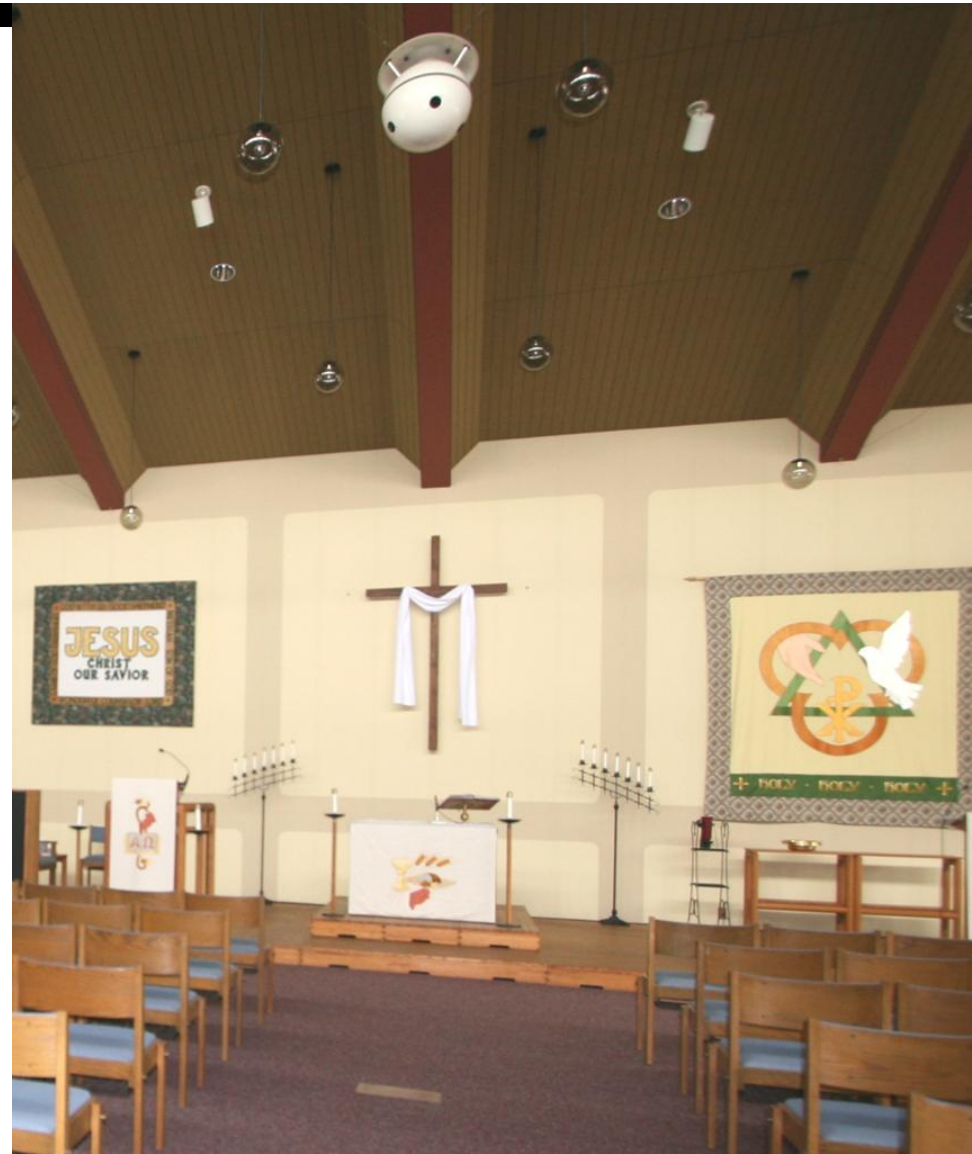


With the development of more refined pricing information, Scheme A01 was further revised to meet the intended budget. Two options were presented along with massing studies to help the Building Committee visualize the proposed plan. The goal was to be below \$3.5 million for the Total Project Cost.

Possible Options for Worship Space

Possible Renovation Options of Existing Worship Space

- ❑ Building Committee requested sketches to study the potential of renovating the Existing Worship Space
- ❑ Some Ideas to Consider:
 - ❑ Open Worship Space to Narthex with windows
 - ❑ Create a permanent focal point to avoid “generic” space quality
 - ❑ Maximize use of natural light
 - ❑ Provide new finishes
 - ❑ Enhance Baptistery
 - ❑ Enhance acoustics
 - ❑ Enhance artificial lighting



Possible Options for Worship Space



View from Overflow Seating in Narthex

Possible Options for Worship Space



View from Side Aisle towards Predella

Possible Options for Worship Space



View from West Corner towards Baptistry + Narthex

Possible Options for Worship Space



View from East Corner towards Predella

Possible Options for Worship Space



View from Rear of Worship Space

Summary of Cost Analysis

Associated Project Costs

'Total Project Costs' include the following categories:

❑ **SITE WORK CONSTRUCTION COSTS:**

- ❑ Parking Lots / Paving / Curbing
- ❑ Storm Water Management System(s)
- ❑ Utilities Installation / Modification
- ❑ Exterior Site Lighting & Signage
- ❑ Excavation & Earth Work

❑ **BUILDING COSTS:**

- ❑ Building Construction
- ❑ Mechanical, Electrical, and Plumbing Systems
- ❑ General Conditions

❑ **SOFT COSTS:**

- ❑ Permits & Fees
- ❑ Furniture / Fixtures / Equipment
- ❑ Contingency Fund



Summary of Cost Analysis

Sample Project Budget Breakdown

□ Site Work:	\$ 850,000
□ New Addition:	\$1,982,000
□ Renovation (Allowance):	\$ 50,000
CONSTRUCTION SUBTOTAL:	\$2,892,000
□ Contingency (10%):	\$ 289,000
□ Soft Costs (10%):	\$ 318,000
TOTAL PROJECT COST:	\$3,499,000



Congregational Meeting Summary

Review of Design Progress

- ❑ After the Design Workshop with the Congregation, GKO Architects & the Building Committee evaluated all of the various team ideas and proposals
- ❑ Six different schemes were developed, explored, and tested by GKO Architects
- ❑ Once the anticipated site work was defined based on preliminary meetings with the local Borough and state authorities, cost implications for that work helped narrow down the options to consider
- ❑ GKO Architects & the Building Committee has gone through several rounds of design development to create the best overall configuration and New Addition maximizing the program areas for the church
- ❑ Final Recommended Scheme for Development: **A01** (with A04 + A05 as options for cost reduction)

