

DATE: July 10, 2018

SUBJECT: Approval of Building Project

PROPOSED ACTION: Approve the Building Project which is comprised of additions and renovations in five major areas as summarized below and illustrated on the attached floor plan documents.

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**Drop-off and Entry (1)** – Covered drop-off canopy • Code-compliant and zero-step accessible entrances at most doors • Clear and consistent interior and exterior signage • Enhanced gathering space with sanctuary access • Family restroom addition.

**Worship Space (2)** – Bright and fresh interior with new flooring, color and texture, retaining current cross and wood elements • Comfortable pews and chairs with flexible seating for 275-300 including wheelchairs, scooters and walkers • Accessible chancel and reconfigured sacristy • Increased ambient and new programmable lighting • Main floor addition for choir and musical performance, practice and storage • Other compliance, safety and accessibility enhancements.

**Restrooms and Nursery (3)** – Centrally-located and accessible restrooms providing increased capacity • Mother's Room • Safe and inviting nursery located near sanctuary with built-in restroom.

**Kitchen (4)** – Enlarged and remodeled code-compliant "serve-safe" kitchen, professionally designed for safety, accessibility and efficiency • Storage pantry • New stove, oven, exhaust system, freezer, refrigerator, microwave, ice machine and dishwasher.

**Education Areas (5)** – Code-compliant upgraded HVAC systems and ductwork • Enhanced security • Emergency exit doors with ramp • Child-sized restrooms shared between education wing/area classrooms • Classroom sink additions • New staff restroom • Accessible restrooms serving middle and high school rooms • New kitchenette in lower level and sink addition in upper room.

BACKGROUND: In 2016, the Visioning Team for Accessibility and Worship concluded that the facility is getting in the way of First Lutheran's mission and recommended consideration of a building renovation. In Spring 2017, a Building Committee was formed by the Church Council to examine the facility in order to develop plans to make it more "welcoming and accessible."

The committee began by reviewing the long-range plan developed in 2012. After a competitive "request for proposals" process, the services of RDG Planning & Design, the architectural firm that prepared the 2012, were secured. Over the summer of 2017, preliminary solutions were drafted and were presented to the congregation on November 19, 2017.

At the congregational meeting on January 28, 2018, a motion was approved to develop formal building documents in association with RDG. The documents would cover renovations to the entry and worship spaces, restrooms, kitchen, and educational areas; compliance and accessibility issues; construction/mechanical requirements, and other necessary facility updates.

On April 10, 2018, the Congregation Council approved a contract with Hampton Enterprises to be the General Contractor for the building project. Hampton has evaluated the design proposal and provided a cost analysis of the project by area.

At a joint Building Committee/Congregation Council retreat on July 7, 2018, attended by representatives of RDG Planning & Design and Hampton Enterprises, it was decided to recommend to the congregation that First Lutheran Church proceed with all areas of the Building Project at a cost of approximately \$3.998 million. This cost is inclusive of all construction costs and professional fees.

ESTIMATED COST: \$3,998,000

SPONSOR: Executive Committee