

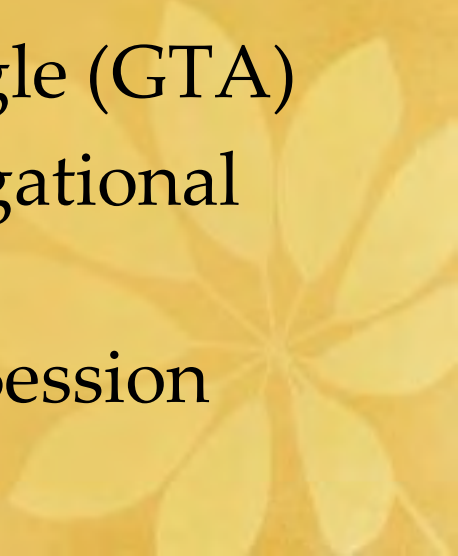


Building Our Future (BOF) Milestones

- **2013**

- June Board charges BOF
- Summer Visioning Circles
- Fall Congregational voted to explore

- **2014**

- February Selected Guernsey Tingle (GTA)
 - March Focus Groups, Congregational Work Session
 - **TODAY** Congregational Work Session
- 



Williamsburg Unitarian Universalists Master Plan Congregational Work Session



May 18, 2014

Agenda

- ❑ What we Heard from you
- ❑ What we've done since last meeting
 - ❑ Space Program Development
 - ❑ Masterplan Development
 - ❑ Anticipated Project Costs
- ❑ Q & A, Additional Feedback
- ❑ Next Steps

What have been our tasks?

- To work with you to develop a clear understanding of your facility needs
- To quantify those needs, prioritize them, and develop a Space Program that will guide development of the Masterplan
- To develop a Masterplan for your facilities that will provide a ***Road Map*** to guide construction of facilities at WUU
- Above all, whatever is built must serve the “mission” of the congregation

Summary of Program Priorities:

- Religious Education Space within Main Building
- Rework of existing “Greeting Hall”
- Fellowship/Social and associated support space
- Administrative & Support Space in Main Building
- Space to accommodate Outreach
- Worship Space, Music/Choir rehearsal & storage
- Other Support Spaces – family restrooms, storage
- Exterior Improvements - function & beauty
- Expansion to existing Worship Space



General Guiding Principles:

- Facilities must “serve the mission”
- Flexible and Multi-use Space – don’t want spaces only being used 2 hours a week.
- All main functions together under one roof
- Facilitate fellowship and social interaction
- Welcoming and clarity of where to go
- Enhanced relationship to Natural Site
- Sustainable (Green) design and construction
- Acoustical isolation and sound clarity
- Accessible facilities

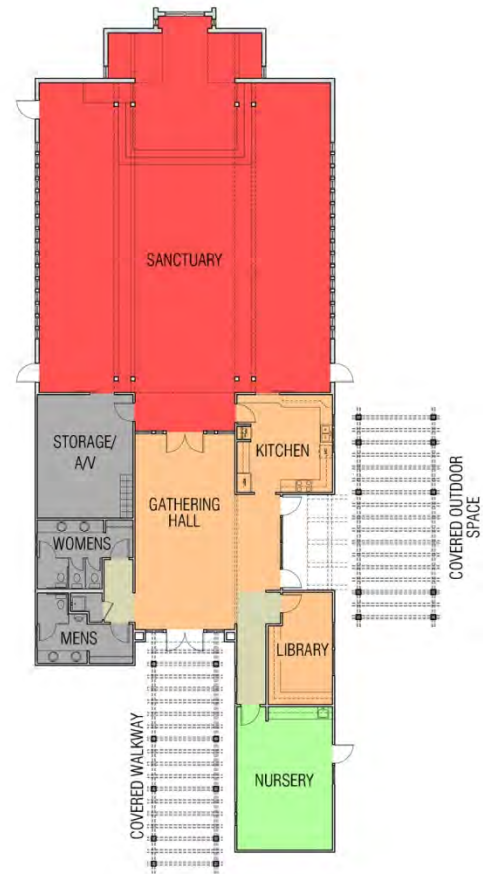
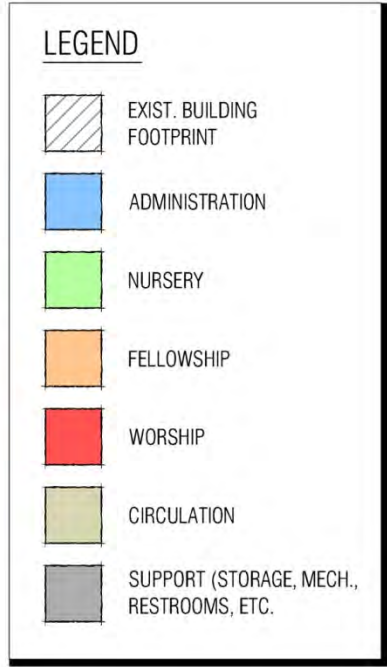
Space Plan Development

- Took all of the individual needs for space and translated them into specific numbers and sizes of rooms
- Prioritized the “wish list” while looking for opportunities to combine uses of space and achieve most flexibility
- Identified what needed to be built right away, and what could be “future”

Williamsburg Unitarian Universalists			REVISED per DBT		April 14, 2014
Overall Master Plan			Comments and Analysis		
The Learning Center - Phase I					
Area		Space name	People	Potential use(s)	Comments and storage requirements
390	SF	Nursery	10		dedicated space
40	SF	Storage			
525	SF	Preschool Classroom	12	Preschool	flex space; room divider makes two rooms
40		Storage			
525	SF	K-2 Classroom	14	K thru 2nd grade	flex space; room divider makes two rooms
40	SF	Storage			
675	SF	3rd - 5th Classroom	18	3rd thru 5th grade	flex space; room divider makes two rooms
40	SF	Storage			

Translating the Space Program into a Masterplan

- Not just putting the space program on site
- How can needed changes be made while respecting the original building character?
- How can new construction build on strengths and integrate new functional space with old?
- How can construction be flexible and ready to accommodate future growth and needs?
- What use for Fahs House? Parker?
- How can this be built while you continue to use the existing facility?

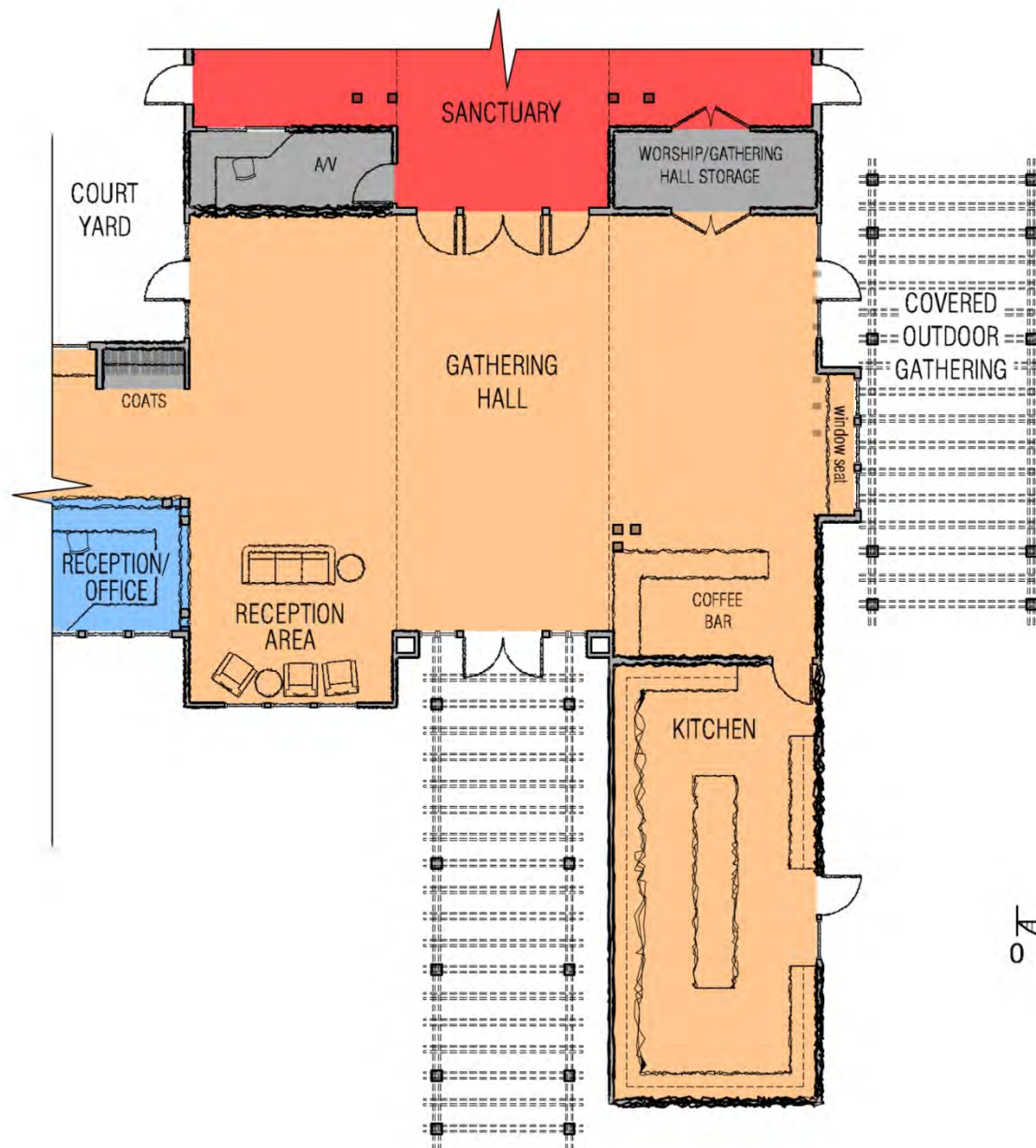


EXISTING

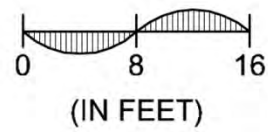
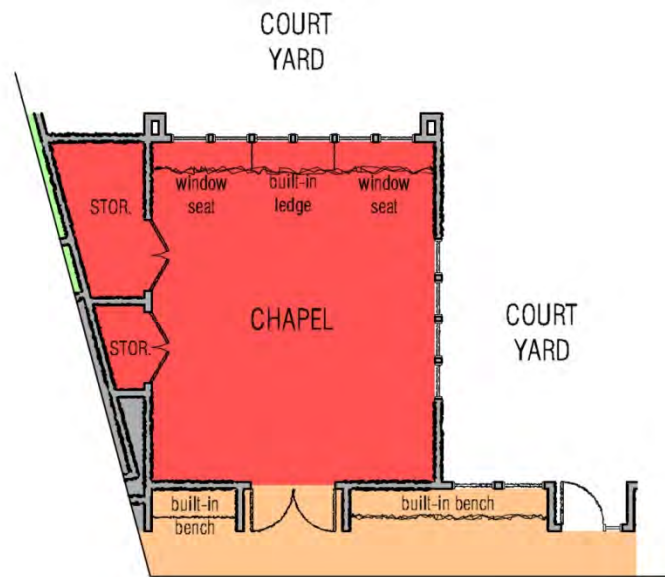
5,021 SF

PHASE ONE

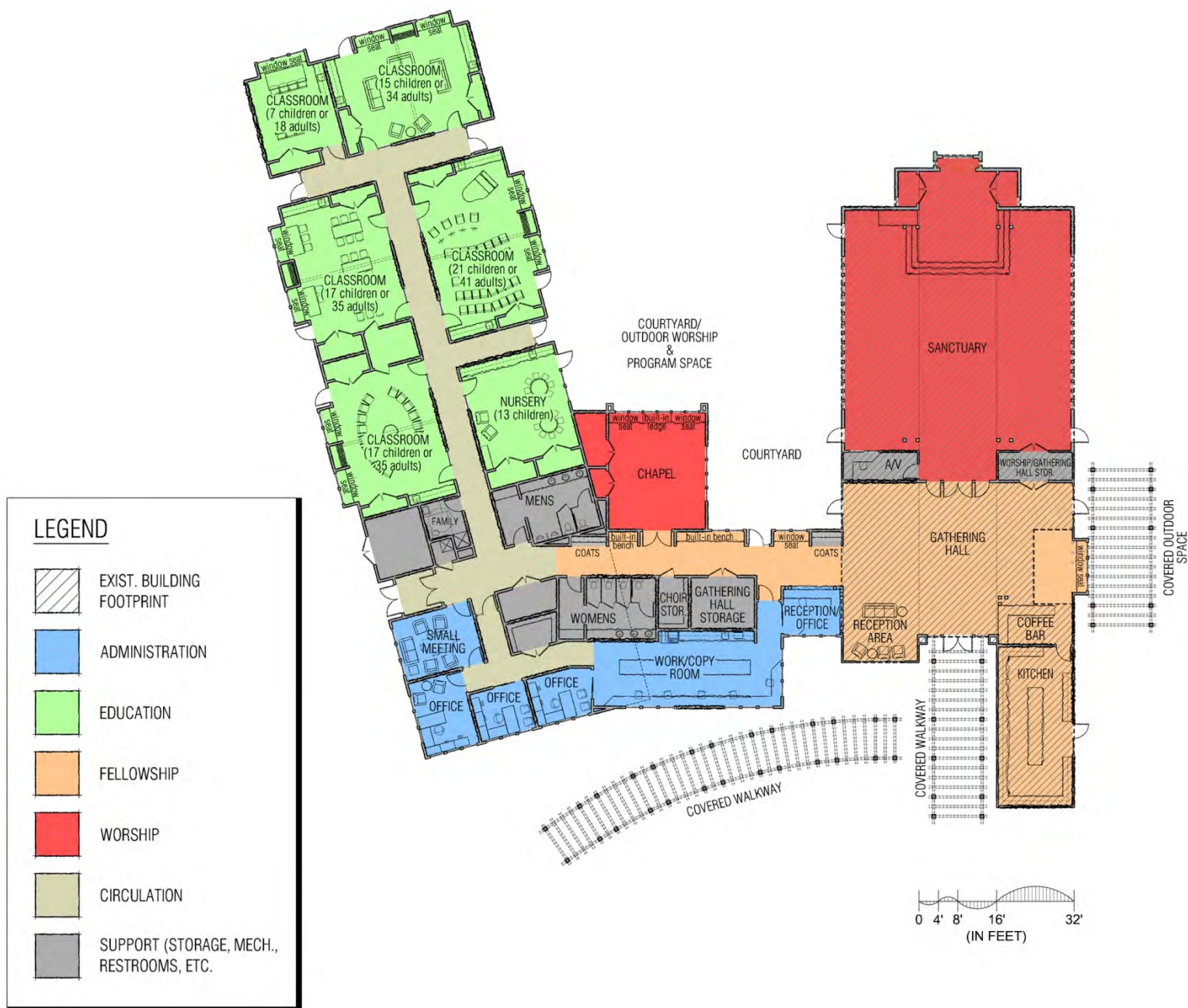
13,010 SF



GATHERING HALL



CHAPEL

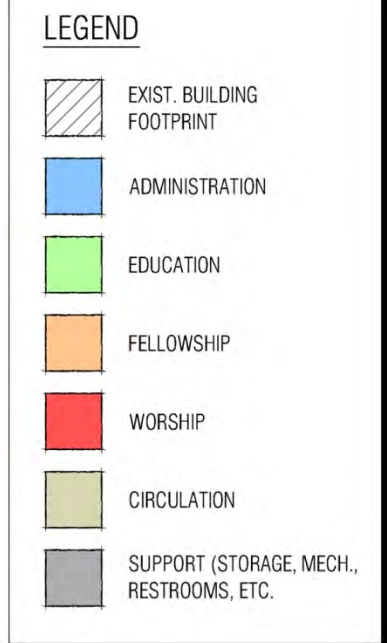


PHASE TWO

14,366 SF



18,242 SF



FUTURE PHASES 21,191 SF

21,191 SF



SITE PLAN

EXISTING SITE



PHASE ONE SITE



FULL MASTER PLAN SITE



VIEW FROM FRONT

PHASE ONE



VIEW FROM FRONT

FULL MASTER PLAN



EXIST. BUILDING FOOTPRINT: 5,021 SF



PHASE I: 7,989 SF ADDITION

RENOVATION OF 2,273 SF OF EXISTING BUILDING TO INCREASE GATHERING HALL AND RELOCATE KITCHEN

ENCLOSURE AT CHANCEL AREA IN SANCTUARY FOR WORSHIP STORAGE

7,989 SF ADDITION FOR ADMINISTRATION, LEARNING CENTER CLASSROOMS, CHAPEL, AND SUPPORT SPACES

SITE WORK:

ADDITIONAL PARKING, PLAYGROUND AREA, AND OUTDOOR WORSHIP/ PROGRAM SPACES



PHASE II: 1,356 SF ADDITION

1,356 SF OF ADDITIONAL LEARNING CENTER CLASSROOMS

SITE WORK:

RELOCATED AND EXPANDED PLAYGROUND AREA



PHASE III: 3,876 SF ADDITION

3,876 SF ADDITION FOR FELLOWSHIP HALL AND SUPPORT SPACES



FUTURE PHASES: 2,949 SF ADDITION

RENOVATIONS OF EXISTING BUILDING TO INCREASE ADMINISTRATIVE SPACE

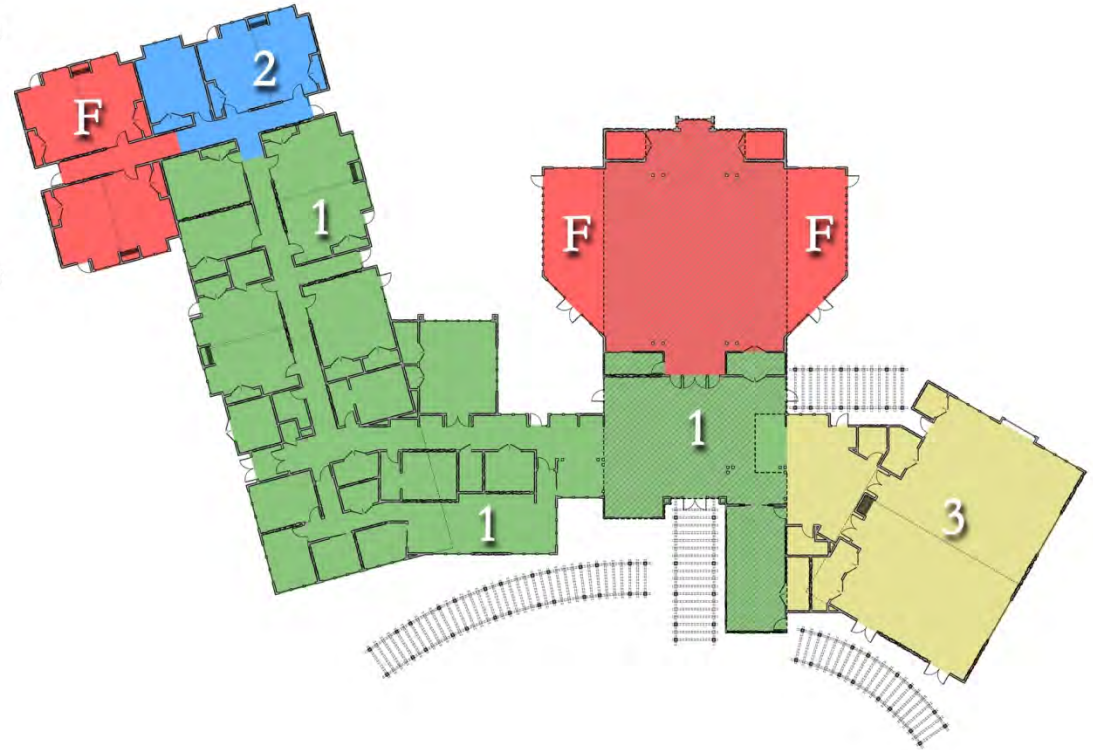
1,174 SF OF ADDITIONAL WORSHIP SPACE

1,599 SF OF ADDITIONAL LEARNING CENTER CLASSROOMS

176 SF OF ADDITIONAL WORSHIP STORAGE IN THE SANCTUARY

SITE WORK:

AMPHITHEATER



PHASING

21,191 SF TOTAL

0 8 16
(IN FEET)

PHASING PLAN

21,191 SF TOTAL

Anticipated Project Costs

Not just the costs to build the building,
but costs include:

- Costs to Obtain Special Use Permit
- Design/Engineering Costs – Site & Building
- Fees, Permits, Insurance & Other Soft Costs
- Site Construction Costs
- Building Construction Costs
- Furnishings and Equipment Costs

Anticipated Project Costs

(In Today's Dollars)

Phase I:

\$2.4 – \$2.7 million

Phase II:

\$275,000 – \$375,000

Phase III:

\$1.3 – \$1.5 million

Future Phases:

\$850,000 – \$950,000

Anticipated Project Costs

(In Today's Dollars)

A couple of brief Notes:

- Work could be shifted between phases – for example to add Phase 2 work to Phase 1 or to move the Chapel to Phase 2
- Some savings if future phase work built at the same time as the first phase
- Specific “green” building systems such as solar PV systems or geothermal HVAC could be added, but are not now in budget.

Feedback/Questions




Building Our Future Looking Ahead

- **Step 1 – Congregational Meeting Followup**
- **Responsibility:** Roger Guernsey's Design/Build Team
- **Purpose:** To gather information to enable GTA to complete its role in the exploratory process
- **When:** Next 2-3 weeks
- **How:**
 - Team members meet with WUU special interest/affinity groups to answer questions & gather feedback
 - Site visit, open to all, to New Town UMC to see a GTA design in a local church
 - Sunday morning Kiosk (feedback center)




Building Our Future Looking Ahead

- **Step 2 – Financial Feasibility Study**
 - **Responsibility:** Allen Cooke's Financial Feasibility Team
 - **Purpose:** To determine WUU's ability to fund construction and operations of new facilities
 - **How:** Study conducted by UUA professional consultant (Bill Clontz) via direct interviews and online surveys of congregation members
 - **When:** Mid-July
 - **Notification:** Nearly 50 randomly selected interviewees will be notified in early June.
- 



Building Our Future Looking Ahead

- **Step 3 – Preparation for the September Congregational Vote**
 - **Responsibility:** Everyone
 - **Purpose:** To decide how we will respond to this opportunity that happens once every generation or two
 - **When:** Starting today!
 - **How:**
 - Listen
 - Dream
 - Communicate
 - Live our principles
- 



THANK YOU!