

# Building Our Future — Master Plan

June 2014



Aerial view, May 2014

# Outline

- ★ How did we get here?
- ★ Overview of the Master Plan (four phases)
- ★ Details of Phase I
- ★ Flyover
- ★ Costs
- ★ Discussion
- ★ Where do we go from here?

# How did we get here?

## ★ 2013

- ★ BOF charged — June

- ★ Visioning circles — summer

- ★ Congregational vote to explore — Fall

## ★ 2014

- ★ Selected Guernsey Tingle Architects (GTA) — Feb.

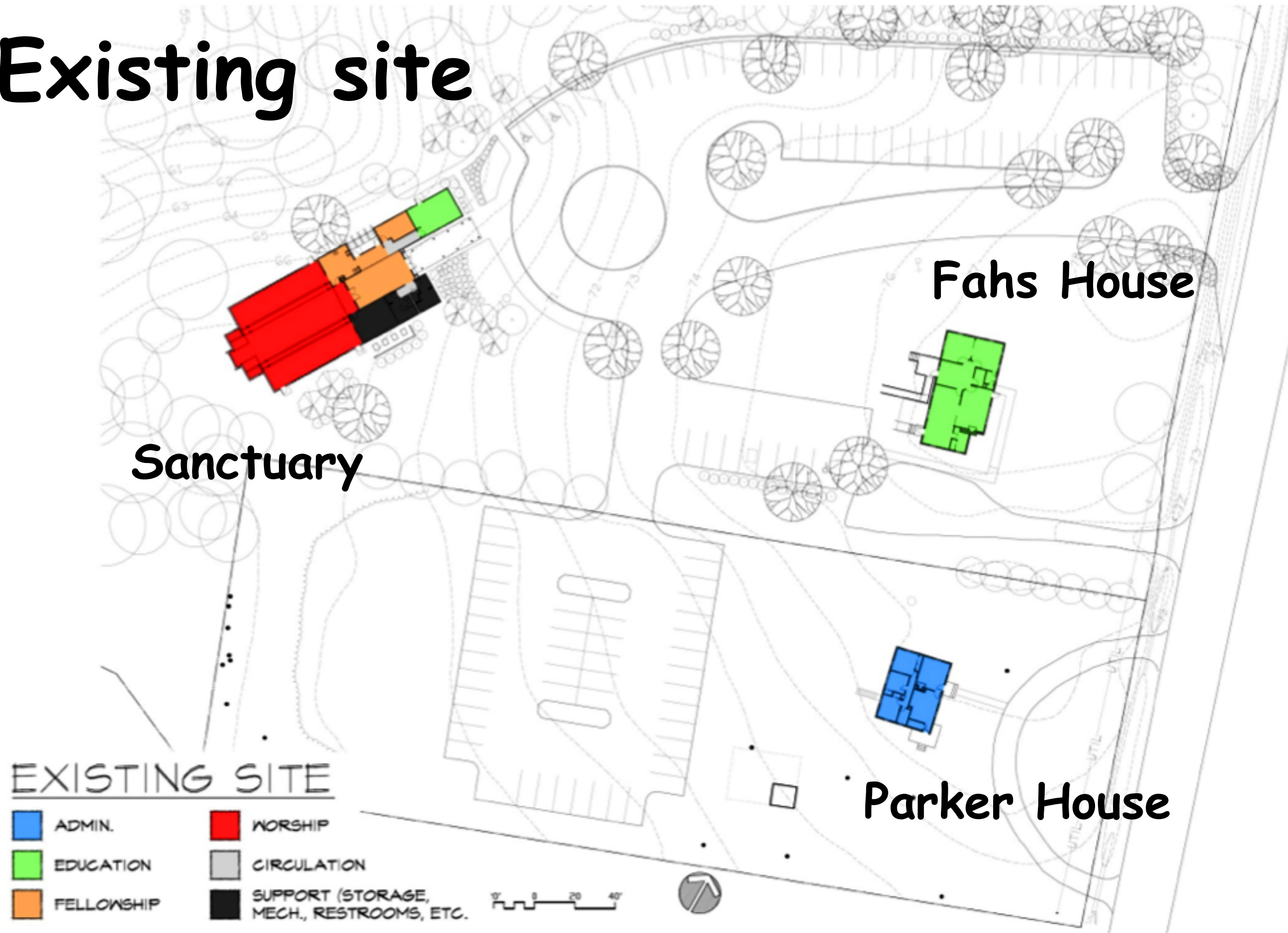
- ★ Congregational work session and 7 Focus Groups— March

- ★ Over 15 Design Build Team work sessions- many with architect

- ★ GTA report to congregation — May 18

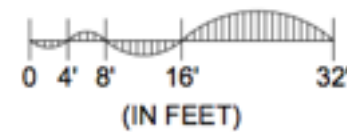
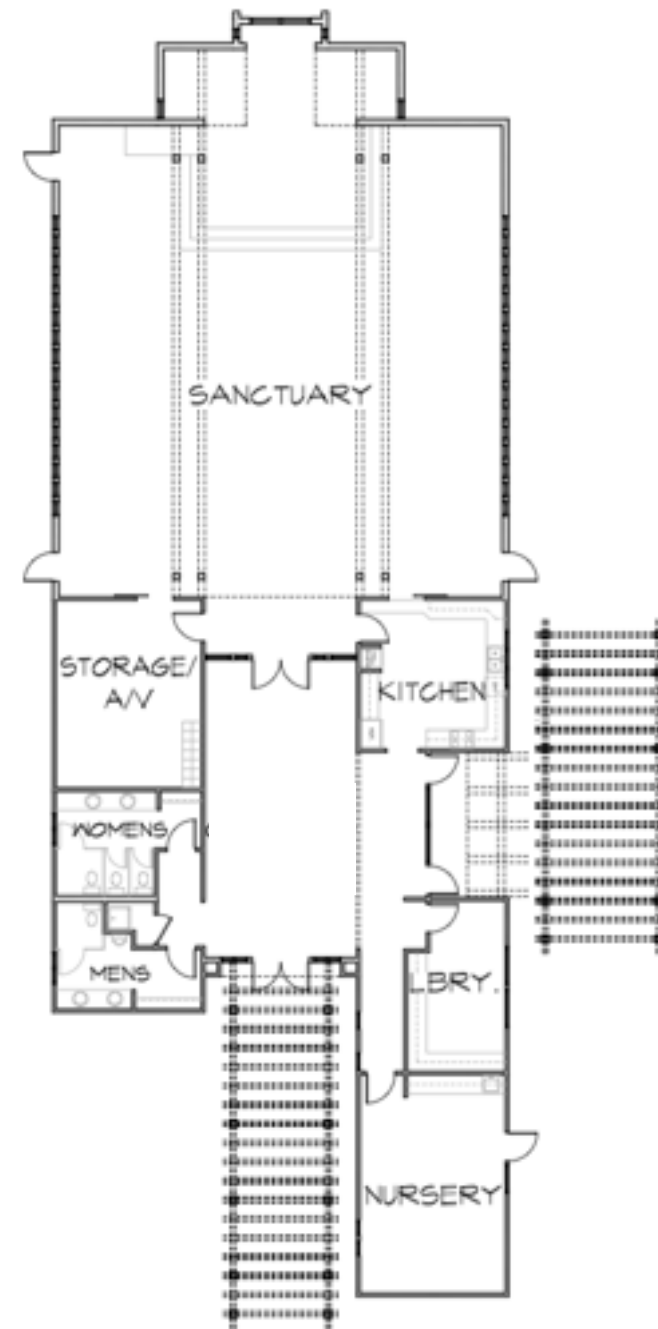


# Existing site



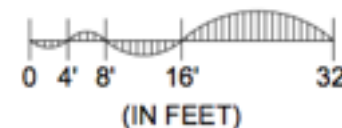
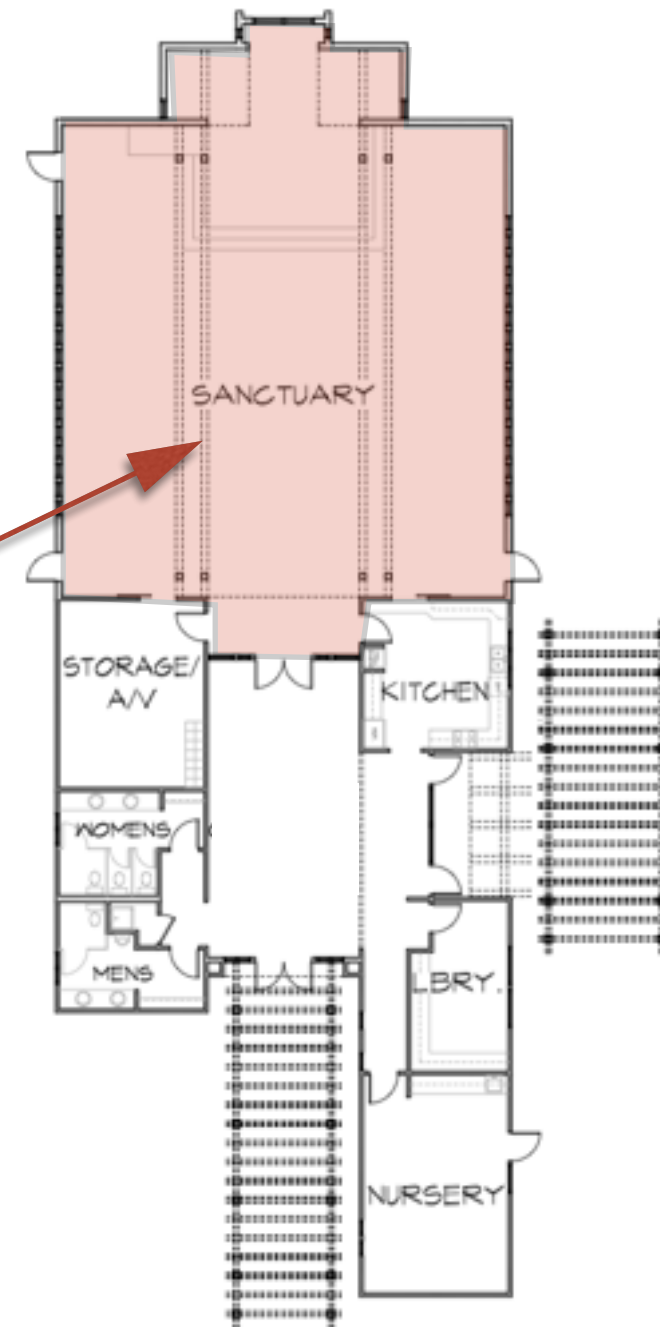
# Overview of Master Plan (four Phases)

Existing  
5,021 sf



Existing  
5,021 sf

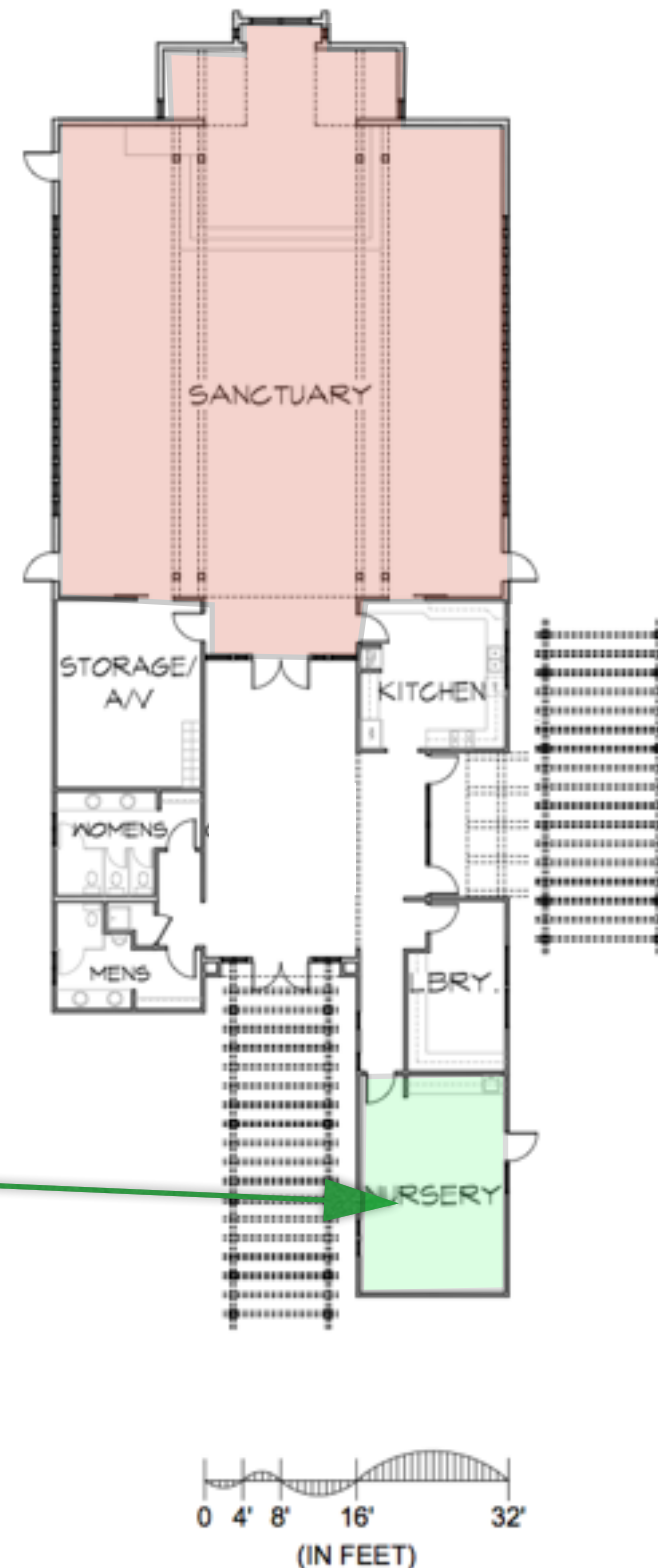
Worship  
Education  
Fellowship  
Support  
Administrative



Existing  
5,021 sf

Worship  
Education  
Fellowship  
Support  
Administrative

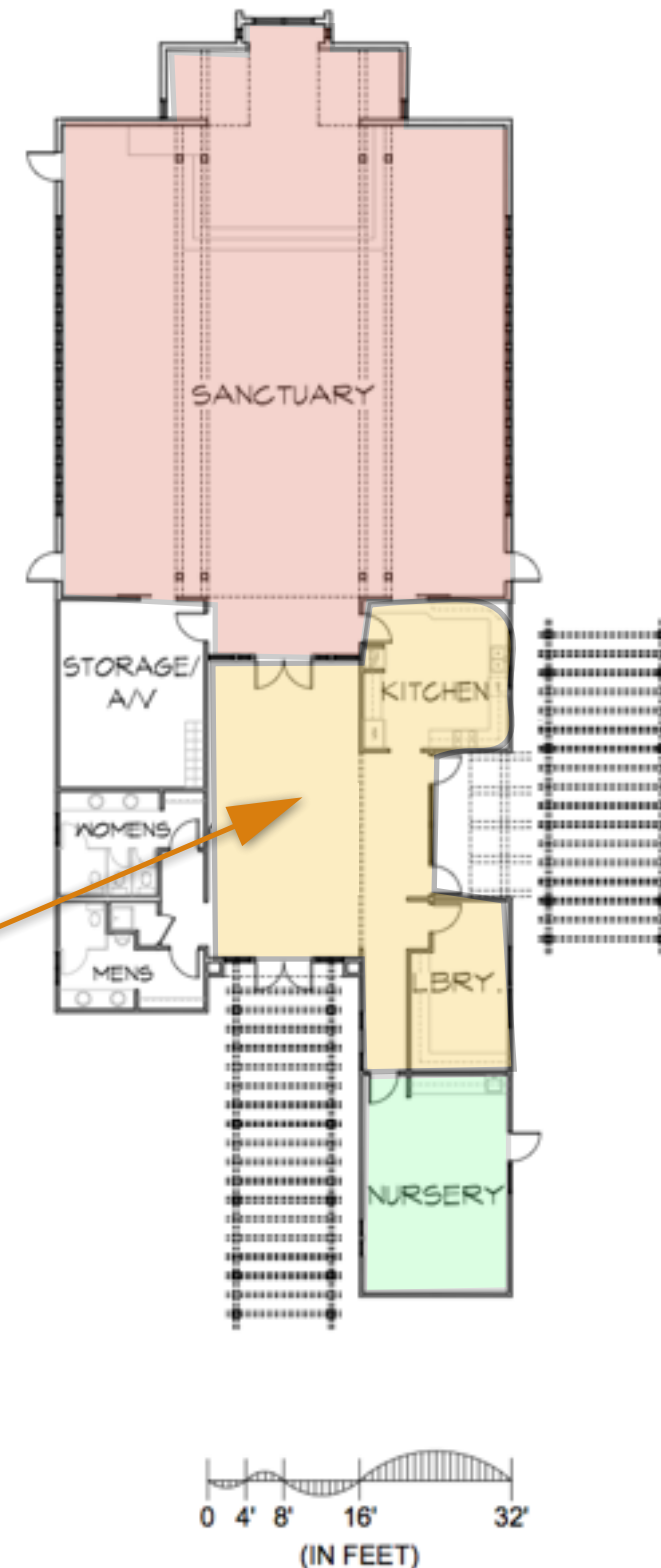
Nursery





Existing  
5,021 sf

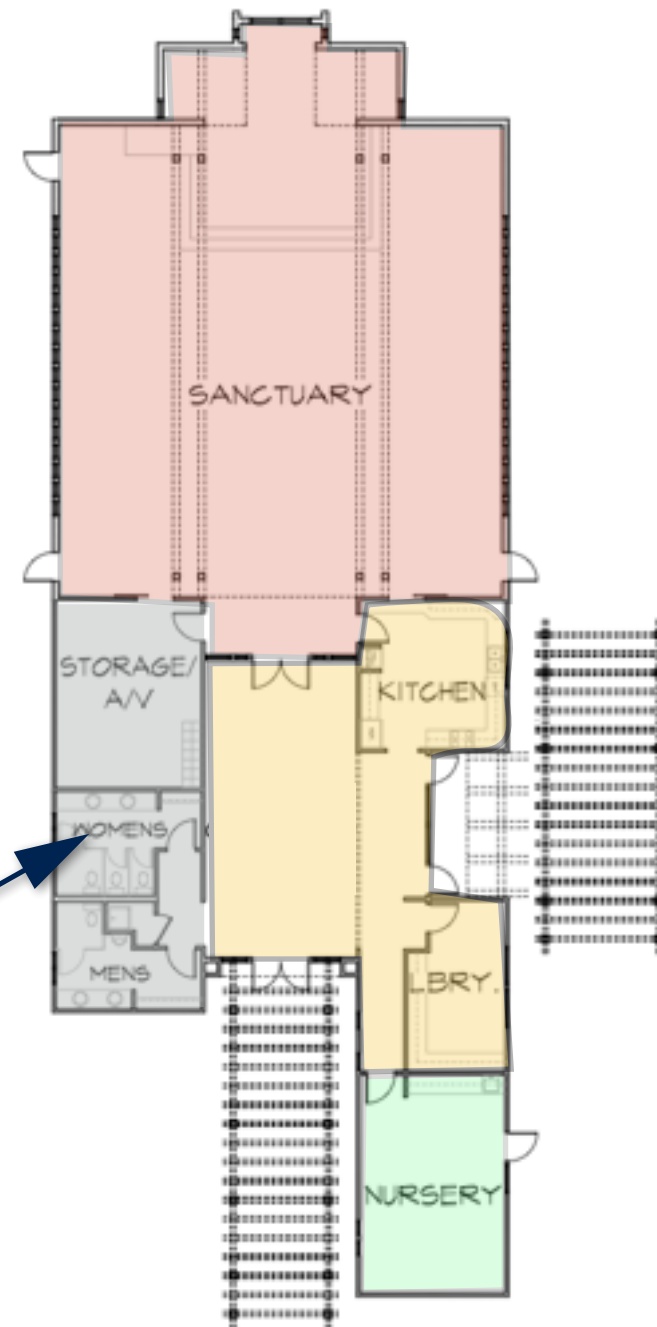
Worship  
Education  
Fellowship  
Support  
Administrative



Existing  
5,021 sf

Worship  
Education  
Fellowship  
Support  
Administrative

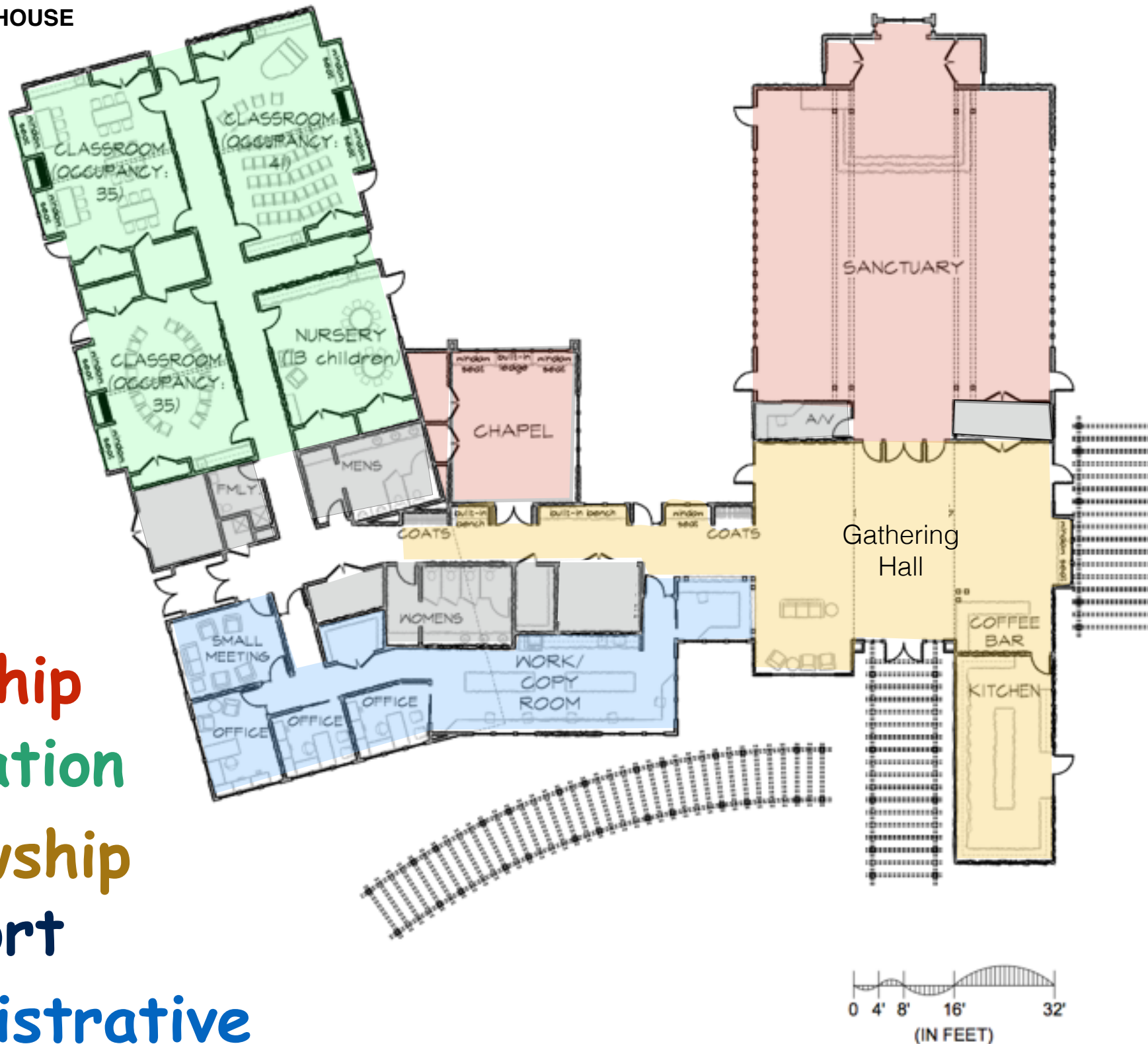
storage,  
restrooms



# Phase I

13,010 sf

PLUS FAHS  
YOUTH HOUSE

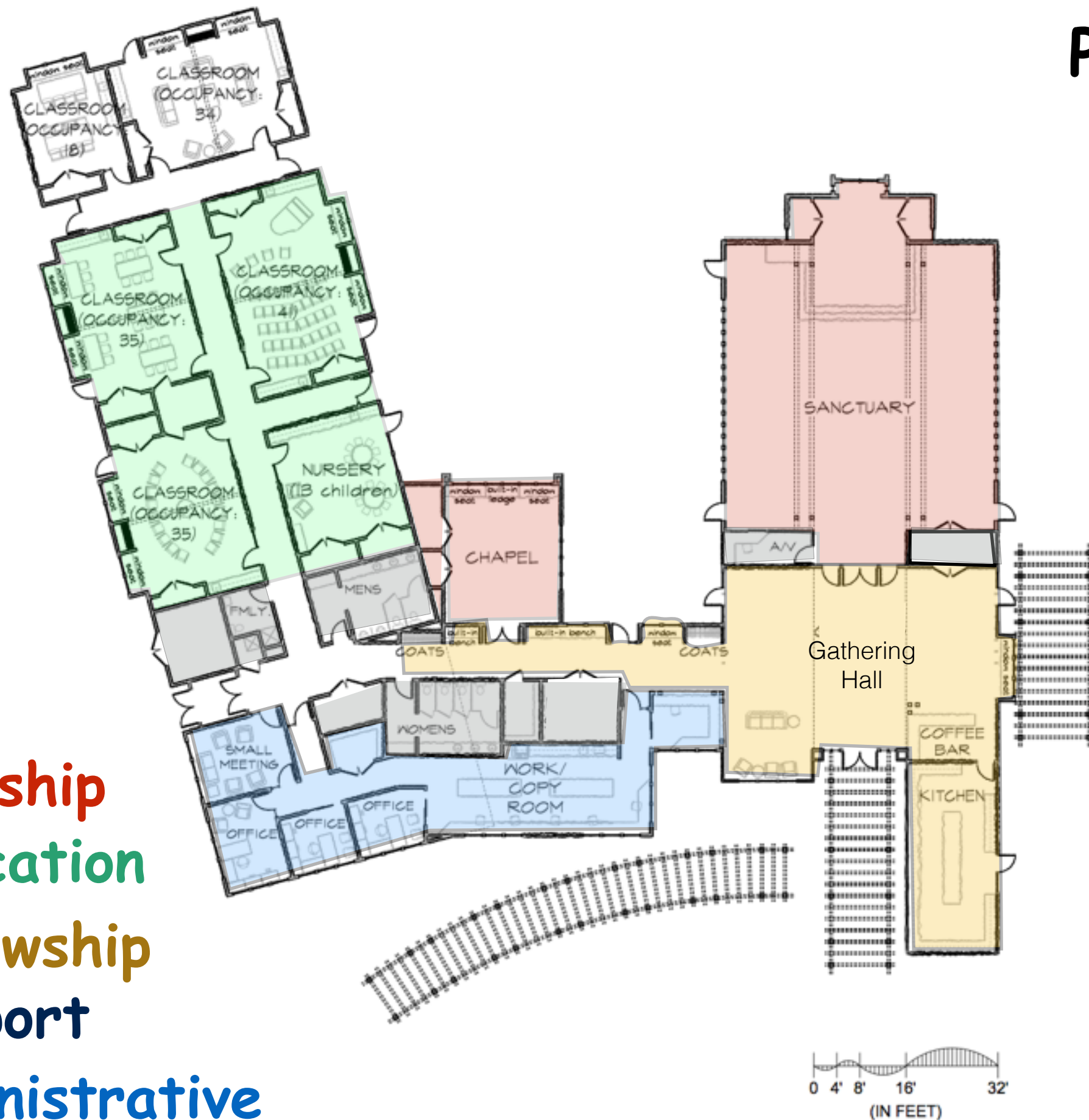


Worship  
Education  
Fellowship  
Support  
Administrative

# Phase II

14,366 sf

Worship  
Education  
Fellowship  
Support  
Administrative

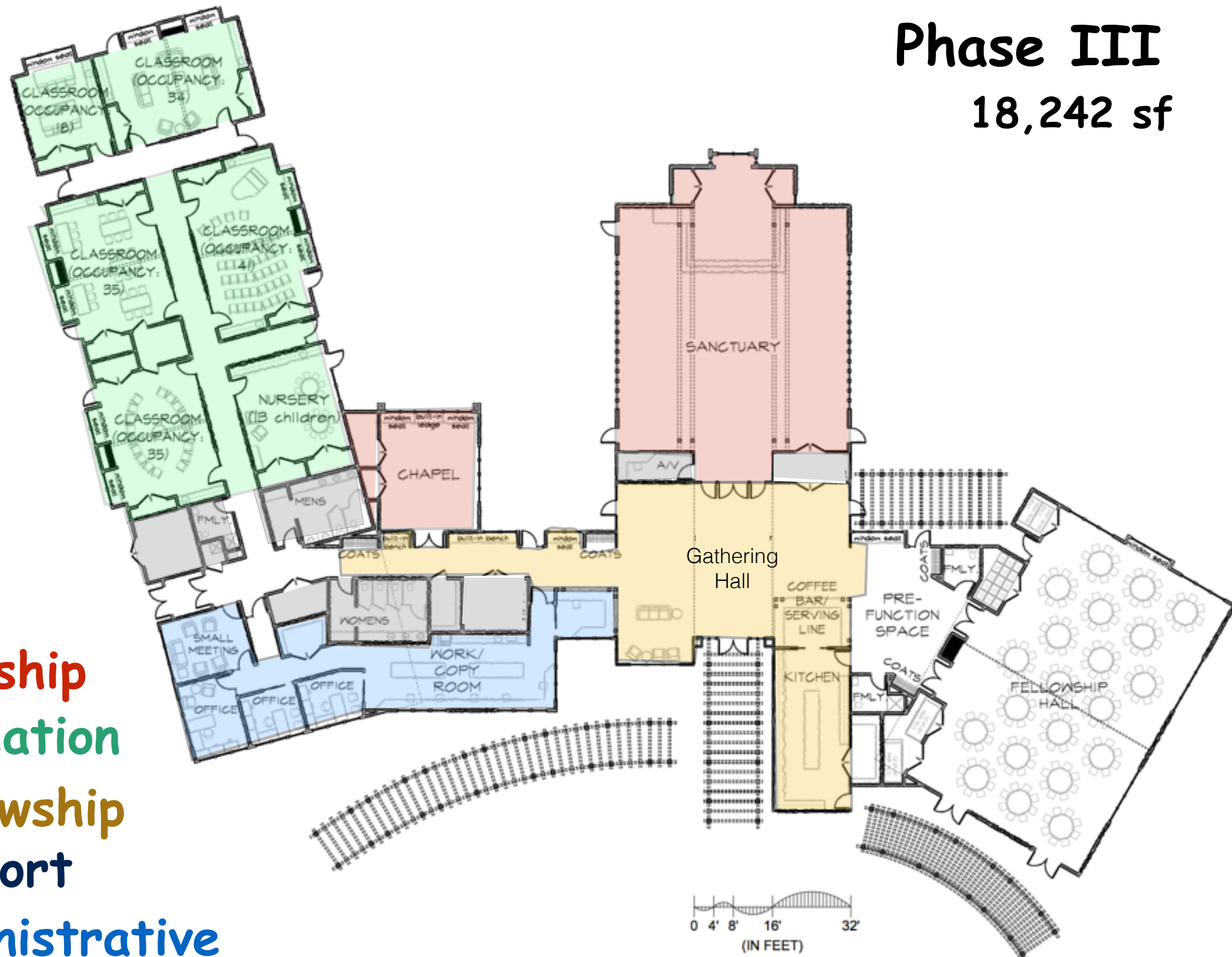




# Phase III

18,242 sf

Worship  
Education  
Fellowship  
Support  
Administrative

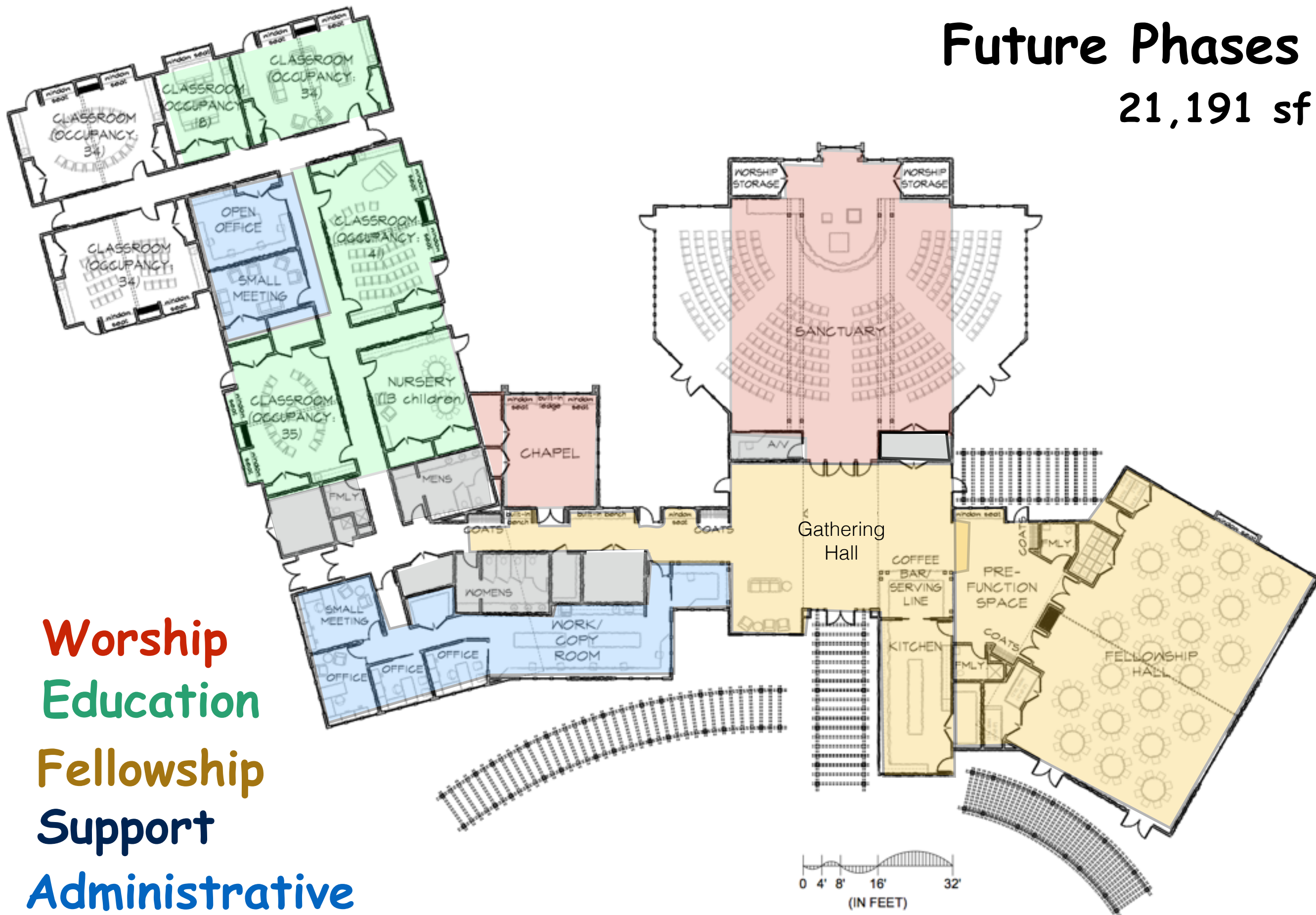




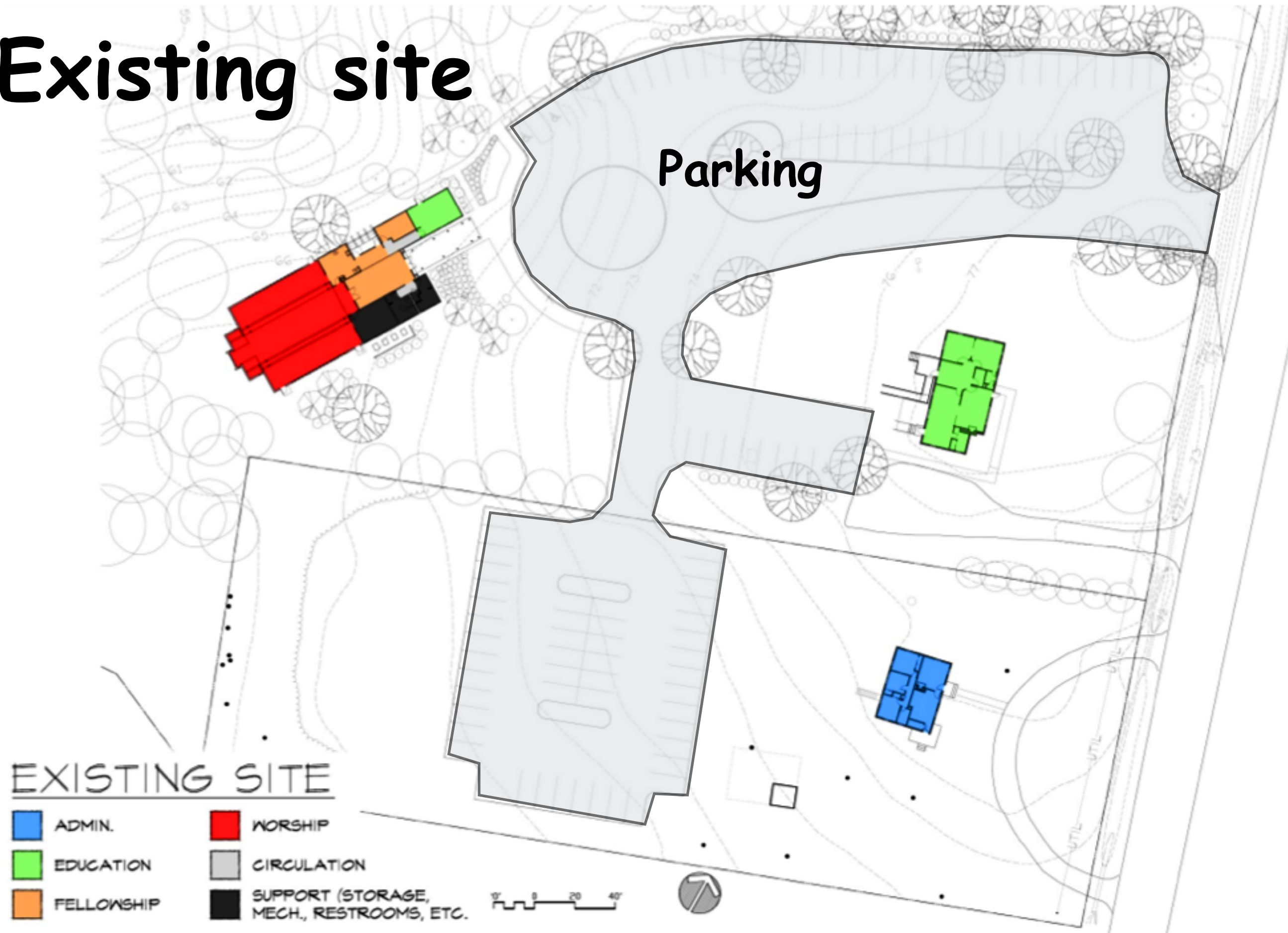
# Future Phases

21,191 sf

**Worship**  
**Education**  
**Fellowship**  
**Support**  
**Administrative**



# Existing site











# Master Plan





VIEW FROM FRONT



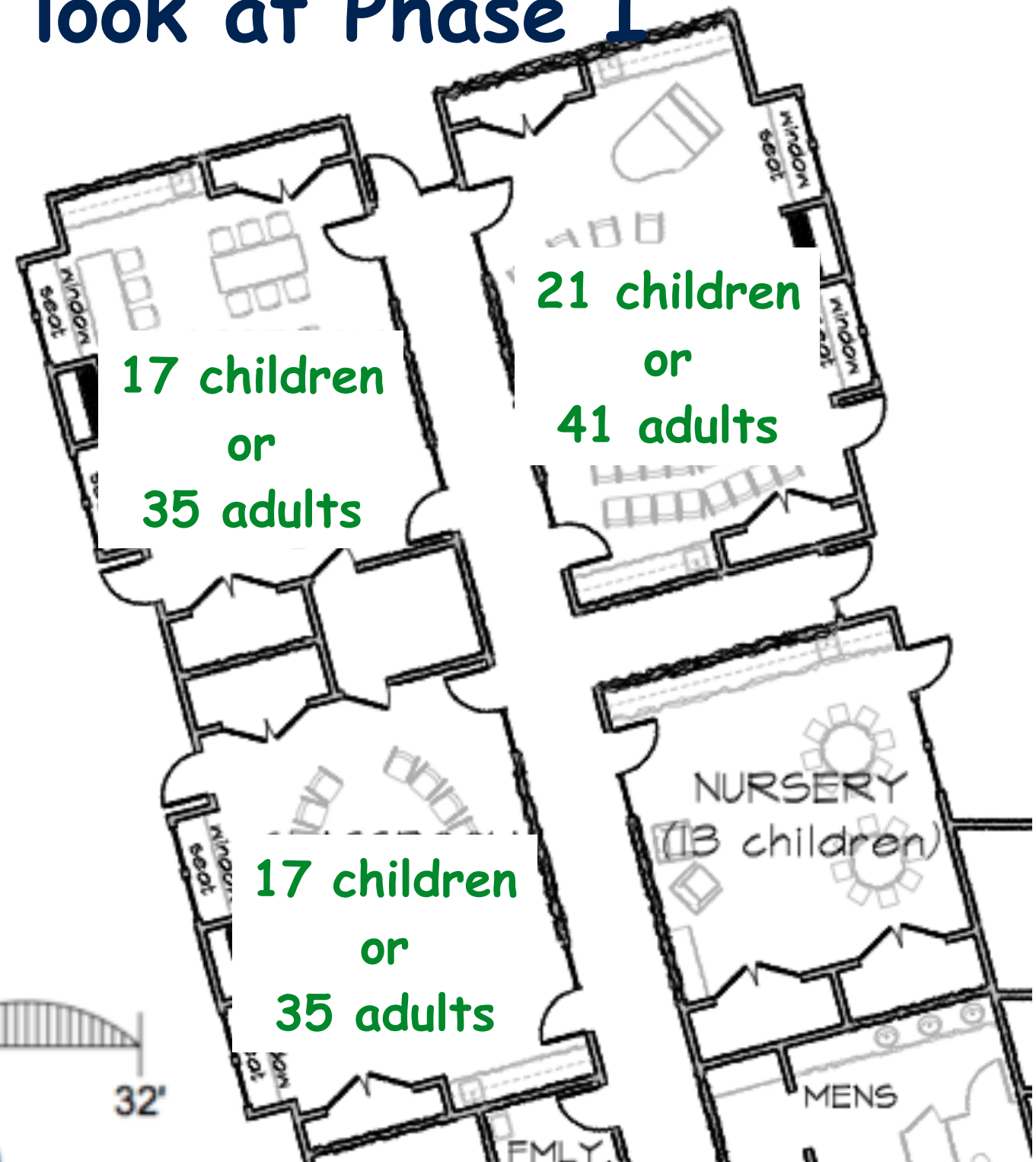
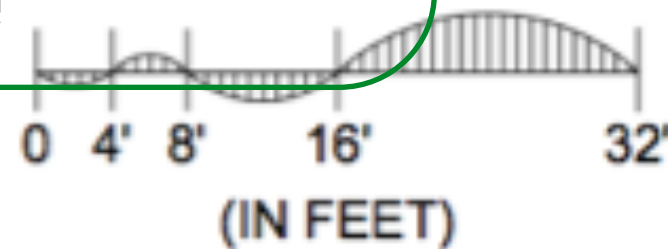
# Some Phase I Details

Phase I is a compromise:

- ★ Satisfy as many of the top priorities as possible while minimizing cost
- ★ Design so that Phase I is the first step in a comprehensive Master Plan

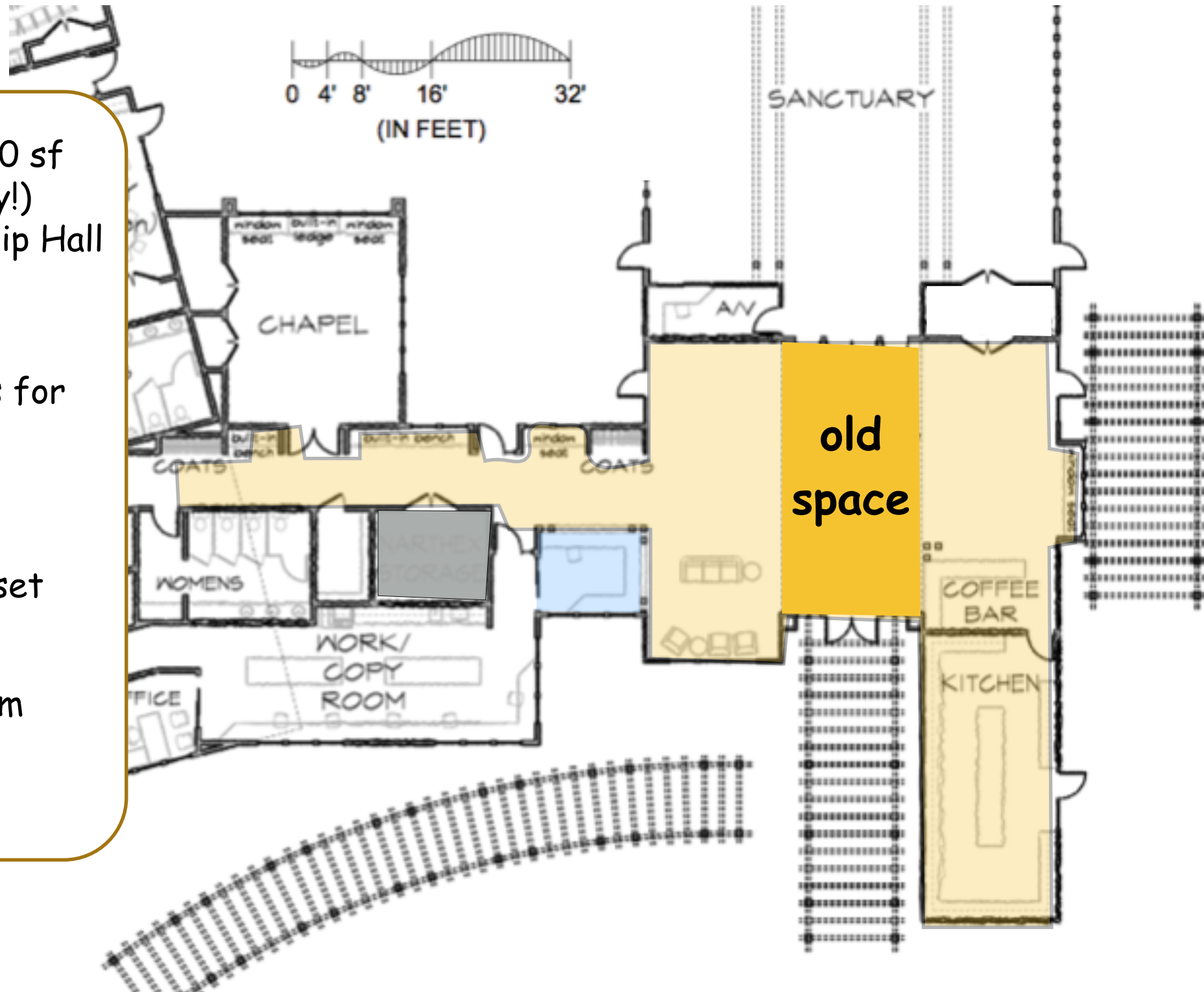
# Education — a closer look at Phase I

- ★55 Children Capacity:
- ★Nursery (same sf as now)
- ★3 classrooms — 35 sf/child required to meet VA standards
  - ★two rooms @ 20' X 30' = 600 sf (17 children in each)
  - ★one room @ 20' X 36' = 720 sf (21 children)
- ★Middle and HS in a remodeled Fahs House — done by WUU!



# Gathering Hall — a closer look at Phase I

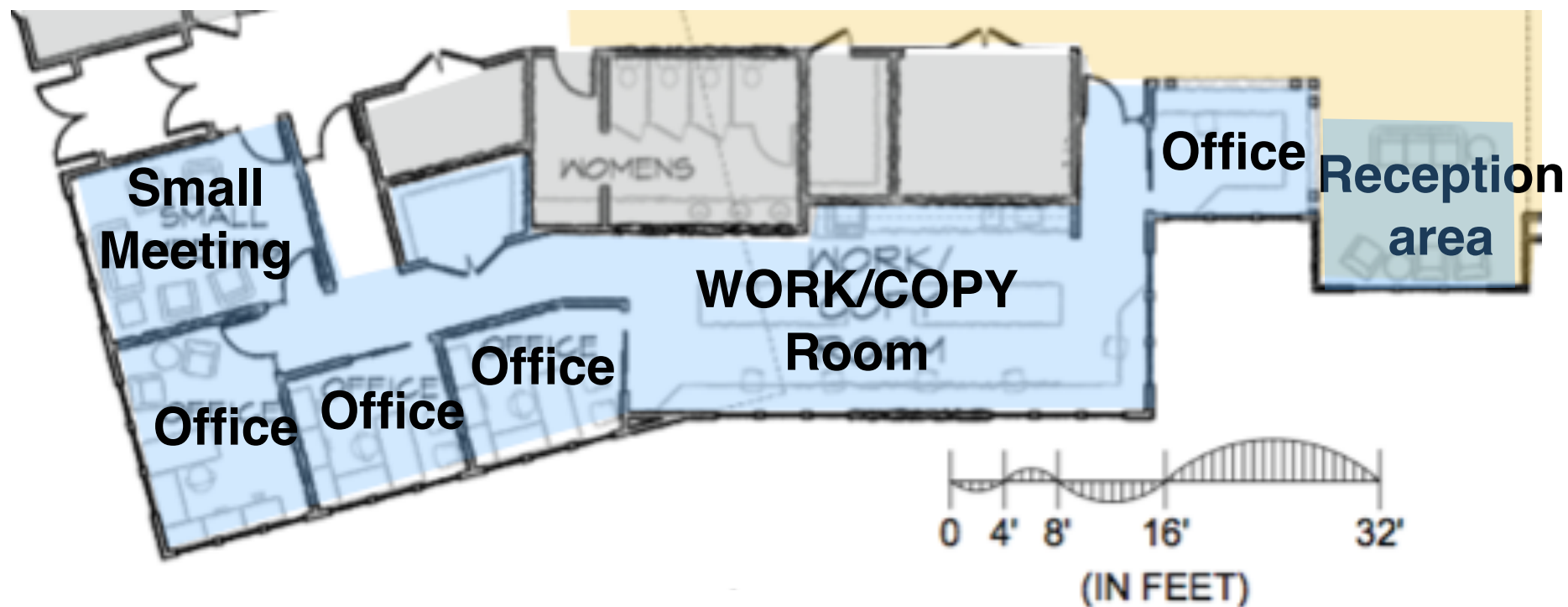
- ★ Main Gathering Hall — 1500 sf plus (2/3 size of Sanctuary!) Serves as interim Fellowship Hall
- ★ Expanded kitchen
- ★ Wide hallway with benches for greeting/fellowship
- ★ Coffee bar
- ★ Large 10' X 12' storage closet off hall
- ★ View of Gathering Hall from Program Asst's office



# Administration — a closer look at Phase I

- ★ New space has 2370 sf; Parker has only 962 sf dedicated to Admin
- ★ Current configuration (**CAN BE CHANGED** during the building phase):

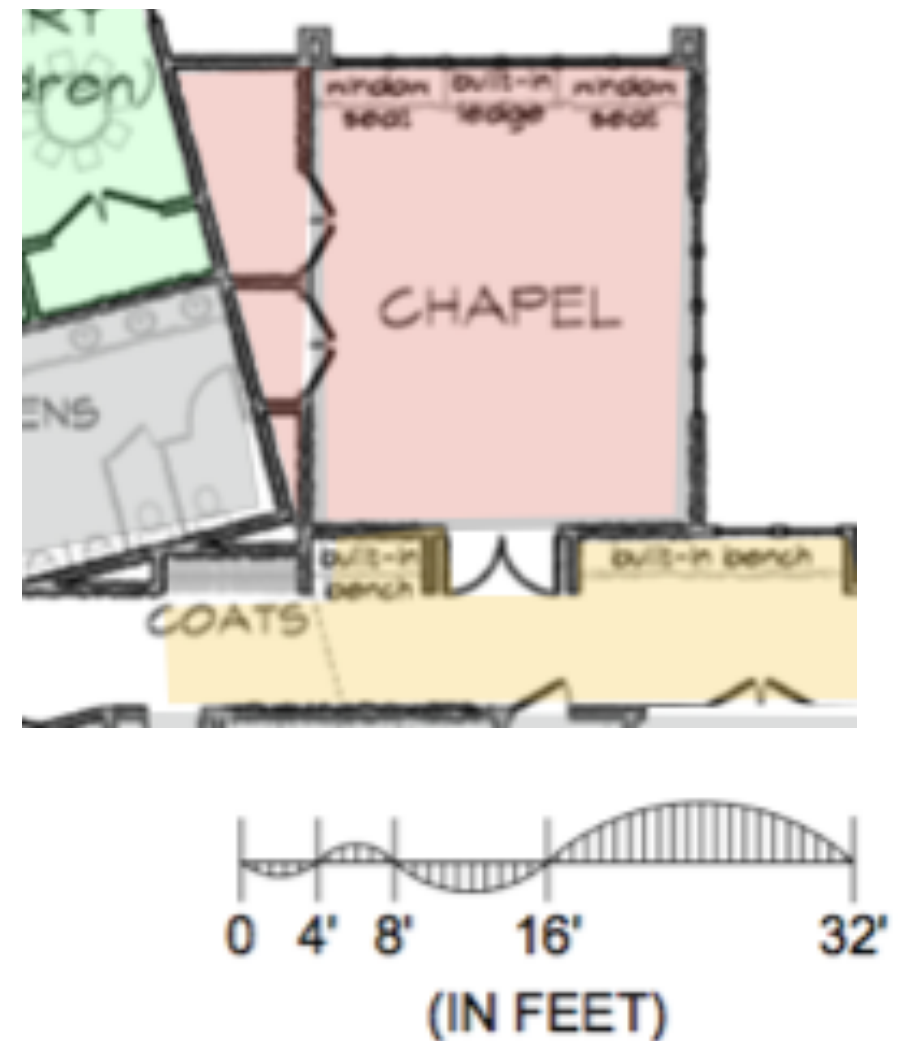
- 4 offices: minister, DRE, Financial asst and Program asst
- Small meeting room
- **LARGE** shared work/copy room 2/3 the size of Parker: 3 carrels for WALT/ social justice/outreach volunteers; future office space



- ★ View of Gathering Hall/reception area from Program Assistant's office

# Worship — a closer look at Phase I

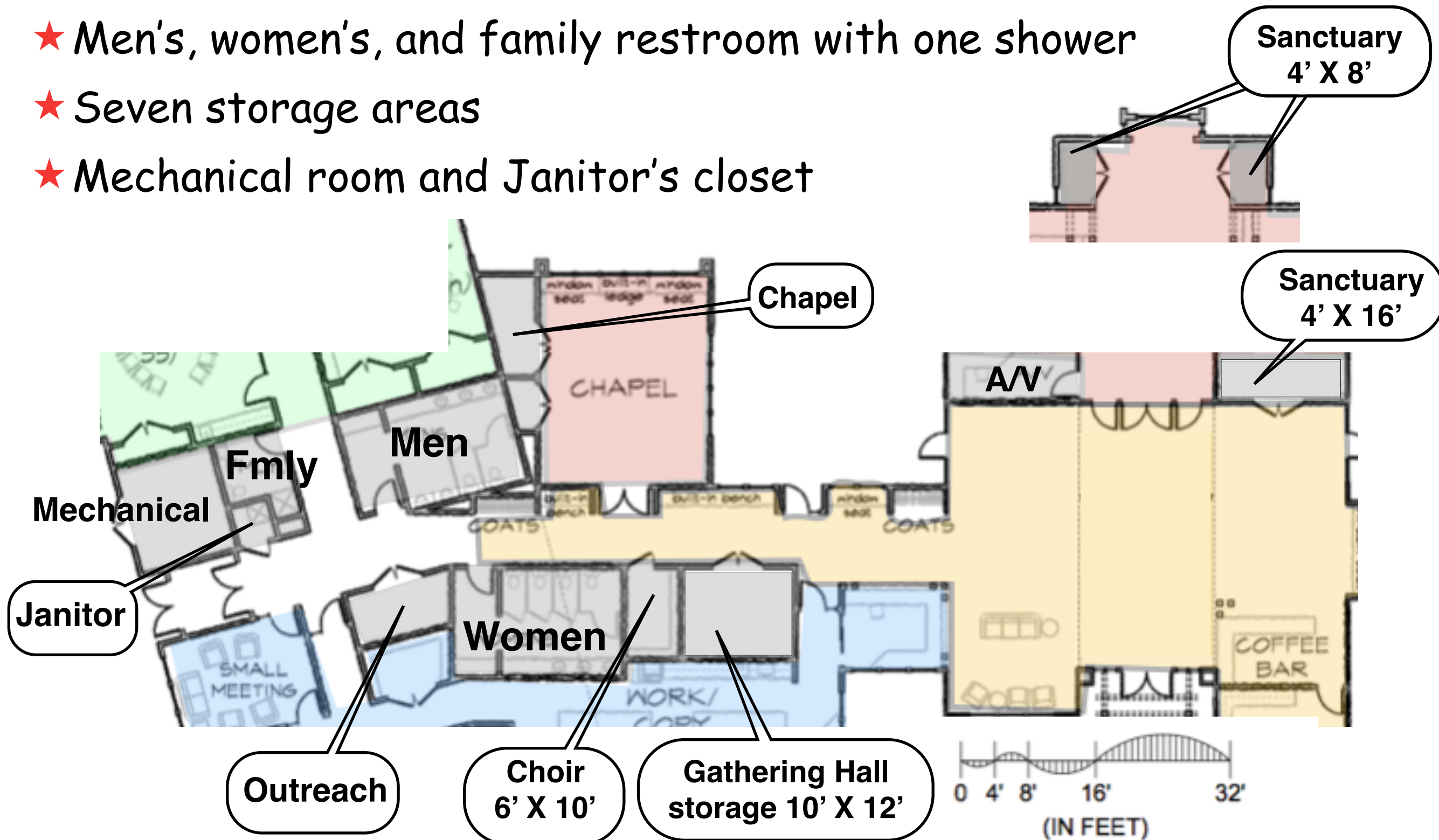
- ★ New 20' X 24' = 480 sf sacred space with its own storage
- ★ Capacity of about 35 adults
- ★ Multiple uses might include:
  - Signature sacred meeting space, smaller and more intimate than the Sanctuary
  - Suitable for small weddings and memorial services
  - Children's worship
  - Practice space for musical groups. Adequate for choir up to 35 members. Larger choir would still need the Sanctuary or other larger space.
  - Private meditation





# Storage/support — a closer look at Phase I

- ★ Details to be planned during the building phase
- ★ Men's, women's, and family restroom with one shower
- ★ Seven storage areas
- ★ Mechanical room and Janitor's closet



# Flyover

<https://www.youtube.com/watch?v=4W6Jpc8U8yo&feature=youtu.be>

# Costs

## Current cost estimates in \$1000\* (to nearest \$10K)

	Phase I	Phase II	Phase III	Future	<b>TOTAL</b>
Fees, Land & Site development	\$640	—	\$280	\$80	<b>\$1000</b>
Construction	\$1,500	\$250	\$770	\$550	<b>\$3,070</b>
Furnishings & Equipment	\$90	—	\$60	\$30	<b>\$180</b>
Architectural & Engineering	\$230	\$10	\$160	\$130	<b>\$530</b>
Contingency @ 10%	\$240	\$30	\$130	\$80	<b>\$480</b>
<b>TOTAL</b>	<b>\$2,700</b>	<b>\$290</b>	<b>\$1,400</b>	<b>\$870</b>	<b>\$5,260</b>

\* All costs in today's \$  
Possible savings for combining the phases not shown

# Discussion



# Where do we go from here?

- ★ Complete graphics of designs (until mid June)
  - ★ DBT team led by Roger Guernsey
  - ★ BOF/DBT members available to talk to WUU members after service
- ★ Meetings with WUU affinity/focus groups & individuals (until mid July)
- ★ Post FAQ's on WUU website and walls of Sanctuary
- ★ Site visit to New Town UMC open to all
- ★ Financial Feasibility Study — how much can we afford?
  - ★ Financial Feasibility Team led by Allen Cooke
  - ★ Interviews with ~ 50 randomly selected families
  - ★ Feasibility report from UUA advisor Bill Clontz due by end of July
- ★ Reconciliation of Phase I with financial feasibility
- ★ Informational Session on proposed Phase I: September 14
- ★ Congregational Vote on September 21