

First Baptist Church of Danville “Forever Being Changed” Project January 30, 2019



Building Committee Progress

Following congregational approval of the Strategic Planning Committee's April 6th report, the Building Committee met several times with our architect, Hiller Architectural Group.

Finalizing the preliminary design was complicated by several unanticipated building code issues requiring intensive study by Hiller, and a resultant significant hit to anticipated costs. These included building fire walls/doors and replacing our fire alarm system. Hiller was able to work with code officials on a plan which eliminated the costly addition of fire protection sprinklers.

The Committee recognized the desirable impact of increasing the project scope to add three new classrooms into the main entrance project at favorable cost. The Committee requested several iterations of designs for primarily the main entrance work and both phases of the proposed Youth Center to achieve the best design. Our engineers, Martin Rogers, completed a review of all building systems with specific items deemed to be in need of replacement.

The preliminary budget estimate has been revised to reflect the updated information and schematic design. The Building Committee recommends that the overall project be completed in three phases for overall affordability, rather than two phases as originally planned.

Phase 1

Original Base Project:

- Foyer (narthex) addition
- Office addition
- Storage building
- Renovate current garage for youth programs
- Upgrade HVAC (heating, ventilating, airconditioning) in Beveridge Family Life Center (“BFLC”)

Design Developments:

1. Building code requirement for fire walls and doors separating building sections costing \$42,000
 - Will be visible changes at entrance doors to the Sanctuary from the Foyer
 - Required significant study by our architect
2. Building code requirement to install new fire alarm system costing \$120,000
3. Note: Construction of the firewalls and doors in conjunction with the new fire alarm system will negate the building code requirement to add a sprinkler system costing \$250,000 (for a cost avoidance of \$208,000)
4. Building code requirement to install additional public restrooms costing \$137,900 (originally planned for a later phase)
 - Merge lower level public restrooms adjacent to kitchen with adjacent classroom
 - Fully handicapped accessible with a single shower in each restroom

Design Developments (continued)

4. Roof design over expanded Foyer and Office areas provides opportunity for two large classrooms on 2nd floor
5. Basement design under expanded Office area provides opportunity for one large classroom on lower level accessed from Noah's Ark Lane
6. Opportunity to raise the existing porte-cochere to provide 13 feet clearance - \$16,000
7. Opportunity to expand Sanctuary seating by placing tiered seating in the balcony

Design Developments (continued)

Martin Rogers Engineering Consultants assessed our existing mechanical, electrical, plumbing and fire alarm systems.

- Two of three large boilers are due for replacement with more efficient units
- Several Packaged Terminal Air Conditioner (PTAC) units (through-wall air conditioning/heating units) are due for replacement
- Several air conditioning systems and PTAC units will need replacement in approximately five years
- Fire alarm system does not meet code and needs total replacement
- Electrical and plumbing systems are satisfactory and have some limited capacity for expansion

Design Developments

Expand Sanctuary Seating

- Expanding the current sanctuary is not possible. Constructing a new larger sanctuary is estimated to cost in excess of \$5 million
- The addition of a Saturday evening service did not provide any significant relief to capacity concerns in the 10:30 am service
- Extending video/audio capability to the Springer Chapel “Wiggle Room” has provided additional seating capacity in a separate location
- Live streaming both worship services via radio and the internet makes it now possible to both hear and see the services from home or almost anywhere
- The pastoral staff and deacons are considering the addition of a third Sunday morning contemporary service to run concurrently with the Sunday Bible School at 9:15 am
- The Building Committee engaged the architect/engineers to perform a detailed structural review of the existing balcony in the sanctuary to determine capacity for additional tiered seating with favorable initial findings

Redefinition of Project Phases

The Building Committee:

- Desires to recommend a first phase project which can be accomplished within current available funds, thus avoiding mortgage debt
- Recommends that the expansion of public restrooms be included in the first phase project
- Recommends that the foyer (narthex) addition and office addition be moved to a Phase 2 project
- Recommends that the lower level Welcome Center and lower level Youth Center expansion be moved to a Phase 3 project
- Recommends that the existing Nurseries remain as is until a later phase, reducing current changes to carpet replacement and minor internal changes (Trustees handling). Expansion is planned in Phase 3.

Phase 1

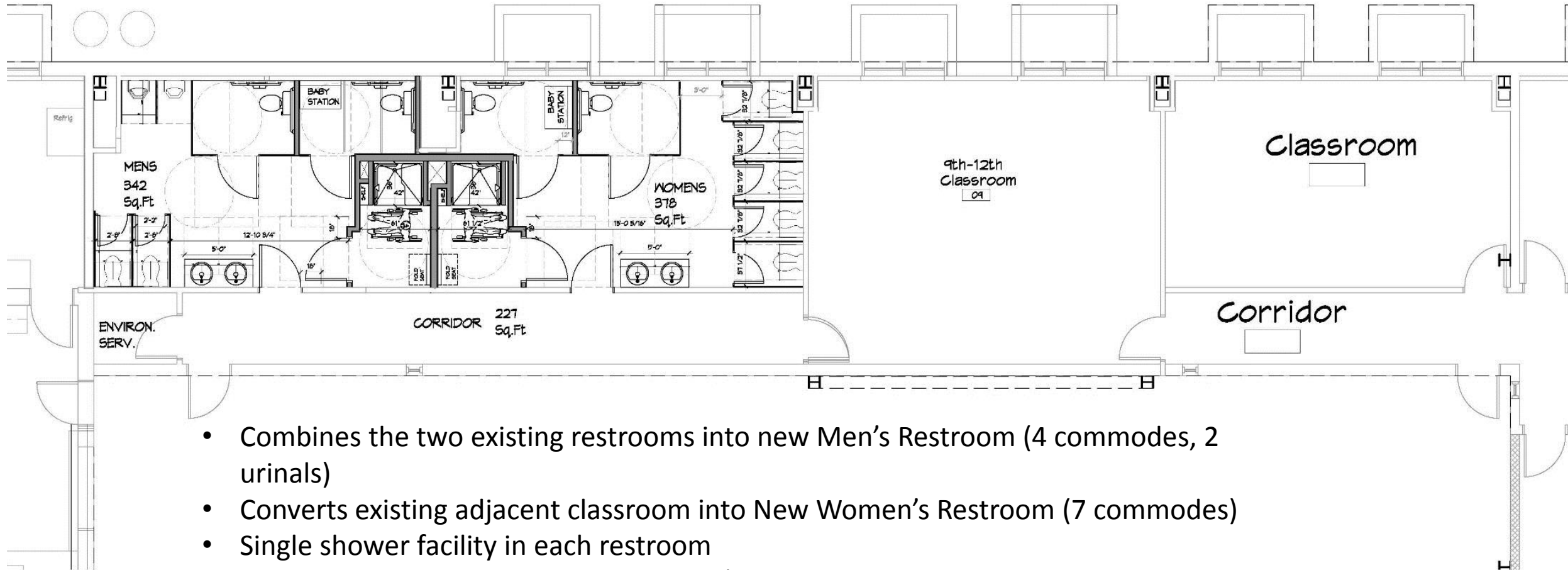
Revised Base Project Elements:

- Storage building
- Renovate current garage for youth programs
- Expanded public restrooms
- Tiered seating in the balcony to expand sanctuary capacity
- Walk-in refrigerator/freezer adjacent to kitchen
- Upgrade HVAC in BFLC
- Sewer line connection (gravity flow) to municipal service
- Security system expansion, and furnishings (allowances)

Proposed Storage Building – 2,400 sq. ft.

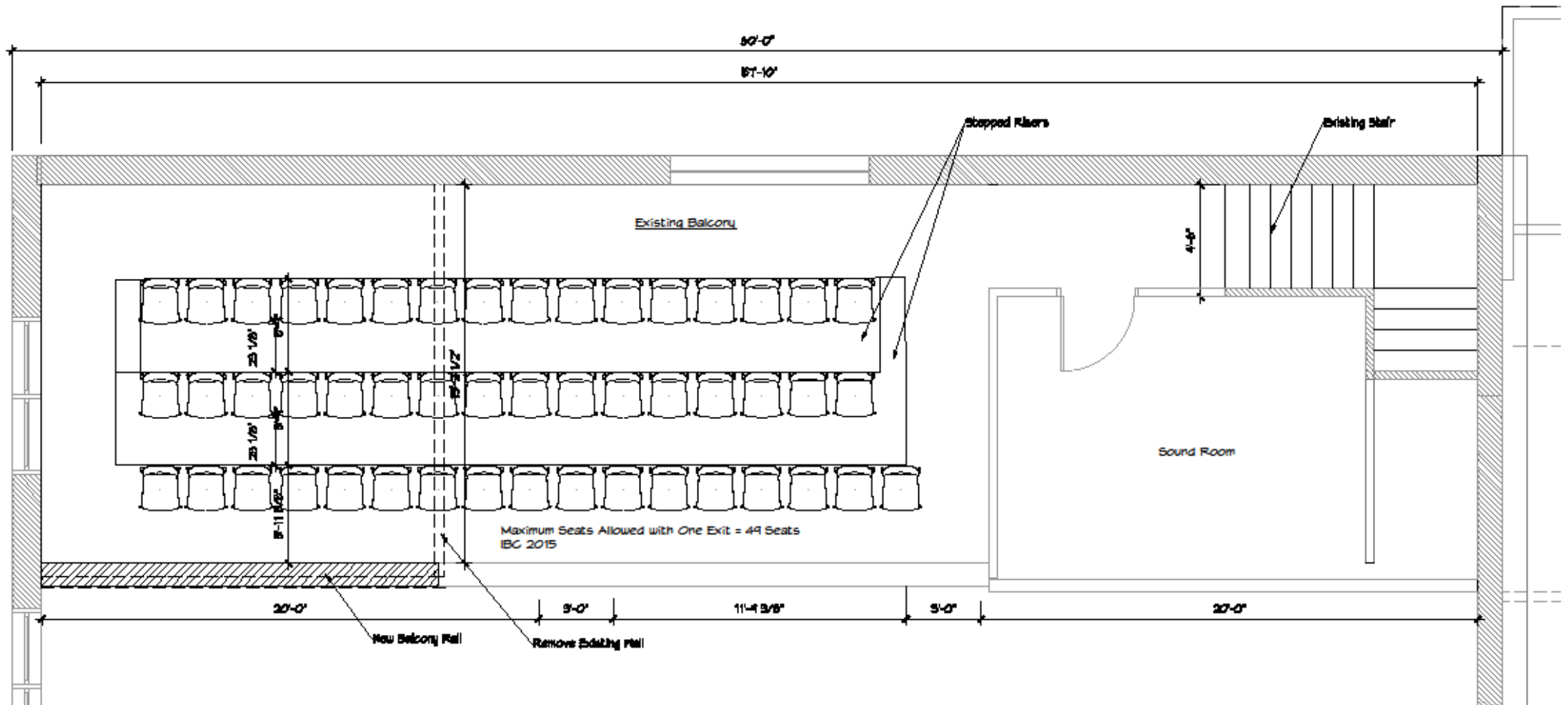


Proposed Expanded Lower Level Public Restrooms



- Combines the two existing restrooms into new Men's Restroom (4 commodes, 2 urinals)
- Converts existing adjacent classroom into New Women's Restroom (7 commodes)
- Single shower facility in each restroom
- Fully handicapped accessible (entrance/exit, 2 sinks, 2 commodes, and shower in each)

Balcony Seating – Option 1 – 49 seats

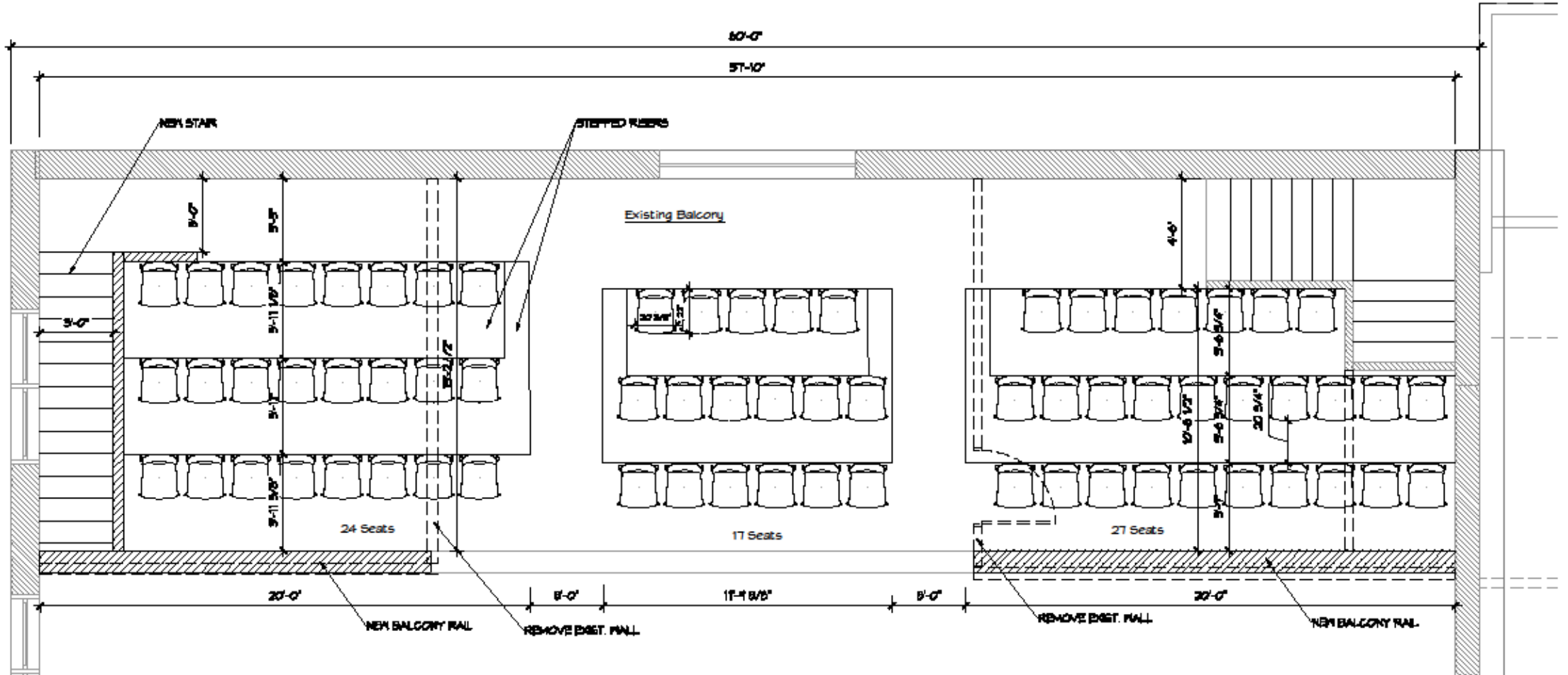


Exist. Balcony Seating - Option 1

SCALE: 1/4" = 1'-0"

Maximum Seats Allowed with One Exit = 49 Seats
IBC 2015

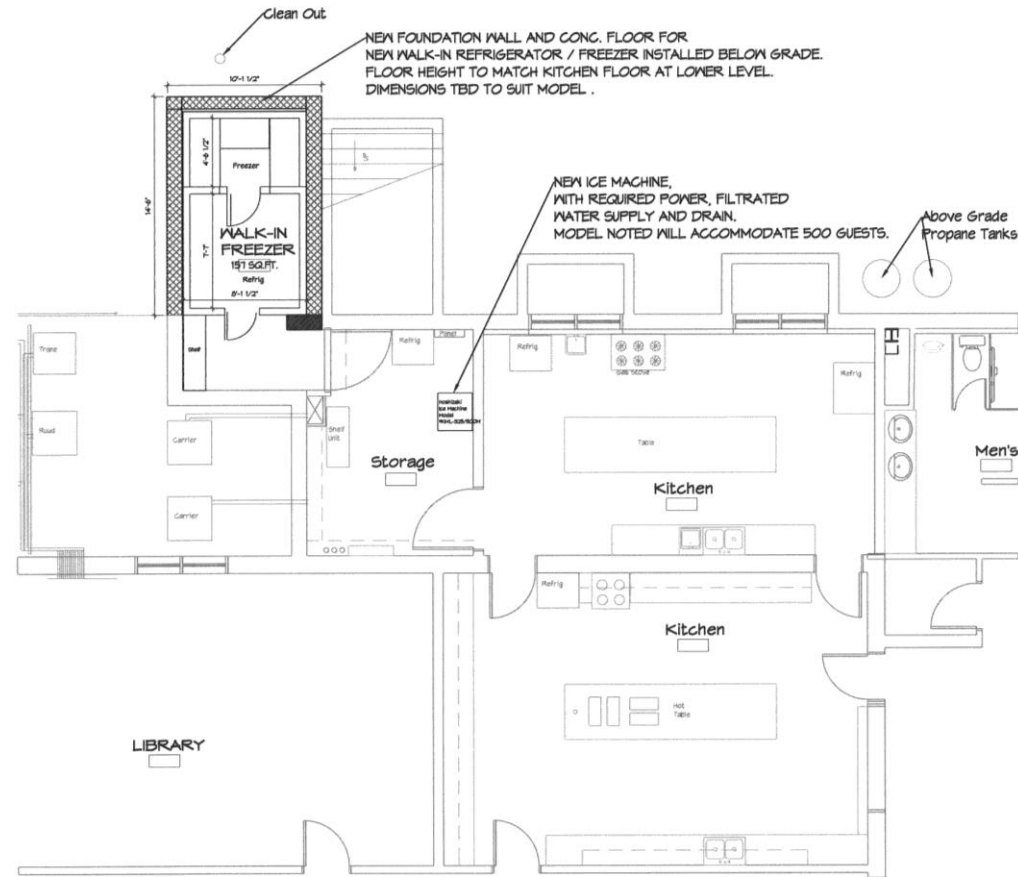
Balcony Seating – Option 2 – 68 seats – 2nd Exit Stair required



Exist. Balcony Seating - Option 2 -
w/ New Stair

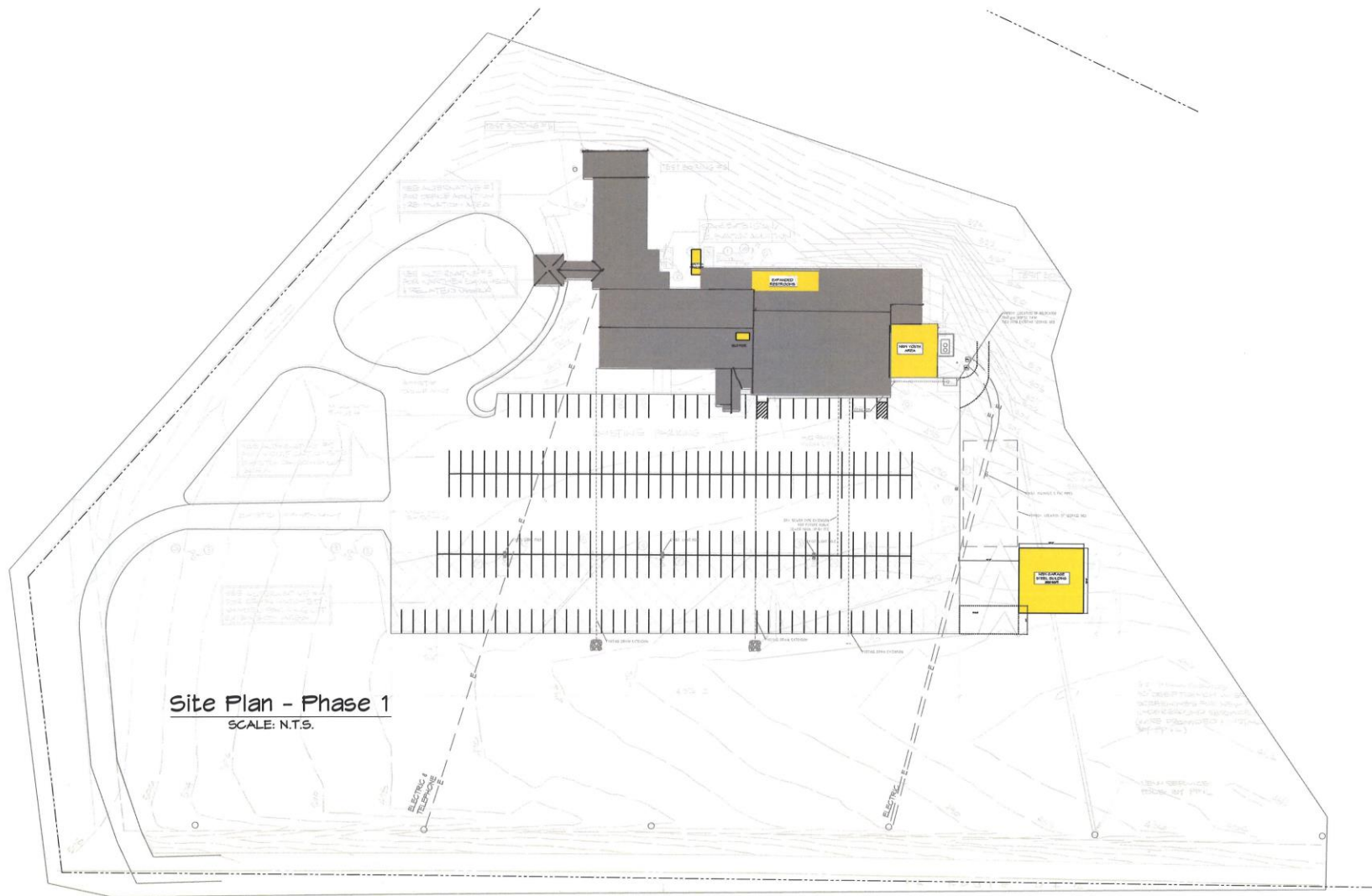
SCALE: 1/4" = 1'-0"
68 Seats

Proposed Walk-in Refrigerator/Freezer



New Walk-in Refrigerator / Freezer Area Plan
New Ice Machine with Storage

Proposed Site Plan – Phase 1



Phase 1 – Summary of Costs - \$690,250

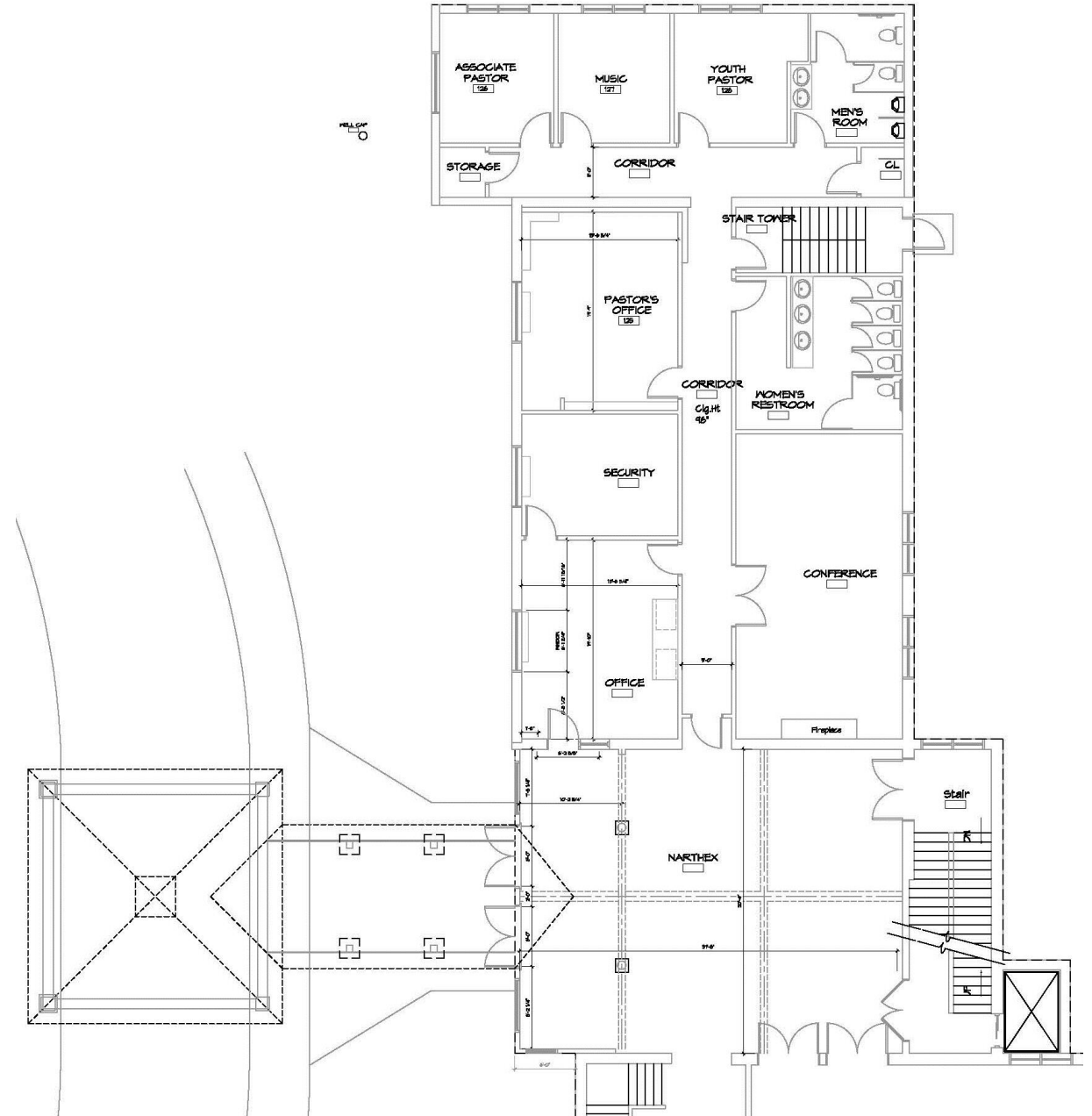
1. New storage building - \$85,000
2. Youth Center (garage conversion) - \$159,500
3. Expanded public restrooms - \$155,000
4. Balcony seating (allowance) - \$10,000
5. Walk-in refrigerator/freezer adjacent to Kitchen - \$35,000
6. BFLC heating, ventilation and air conditioning (“HVAC”) system upgrade - \$50,000
7. Sewer line connection (gravity flow) - \$80,000
8. Security system expansion (allowance) - \$12,000
9. Furnishings (allowance) - \$6,000
10. Architectural & engineering fees - \$95,250
 - includes construction documents and supervision for Phase 1, preliminary design fees already incurred for Phases 2 & 3, building code investigation, balcony structural investigation, building infrastructure engineering review, and surveyor fees
11. Civil engineering fees (sewer and site) - \$2,500
12. Building permits - \$??

Phase 2

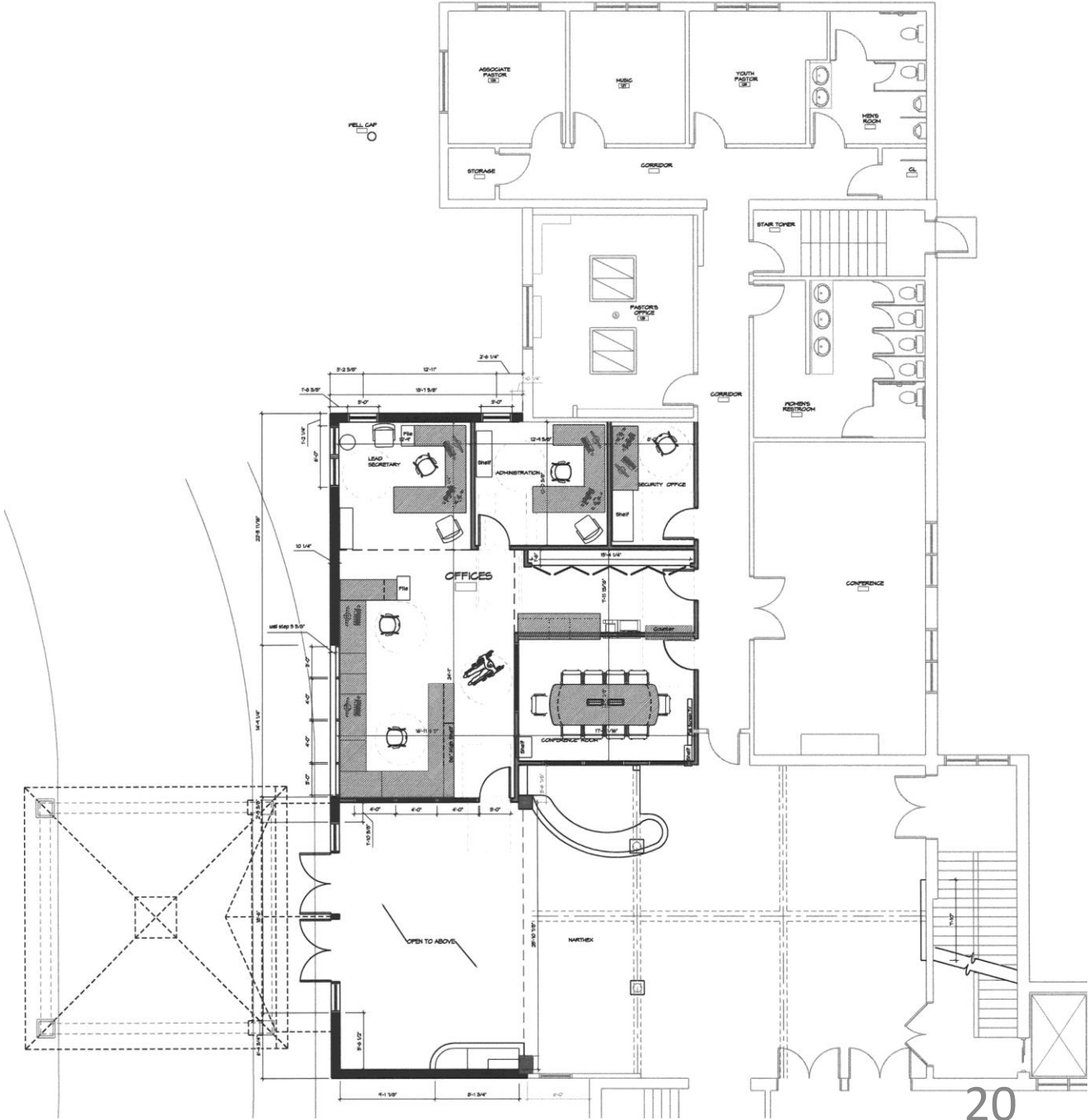
Project Elements:

- New construction at main entrance to include foyer (narthex) addition, office addition and 3 new classrooms
 - includes raising porte-cochere & electrical subpanel
- Building code requirement for fire alarms and fire walls/doors

Existing Floor Plan Main Level



Proposed Floor Plan Main Level



Proposed View of Main Entrance - 1



Proposed View of Main Entrance - 2



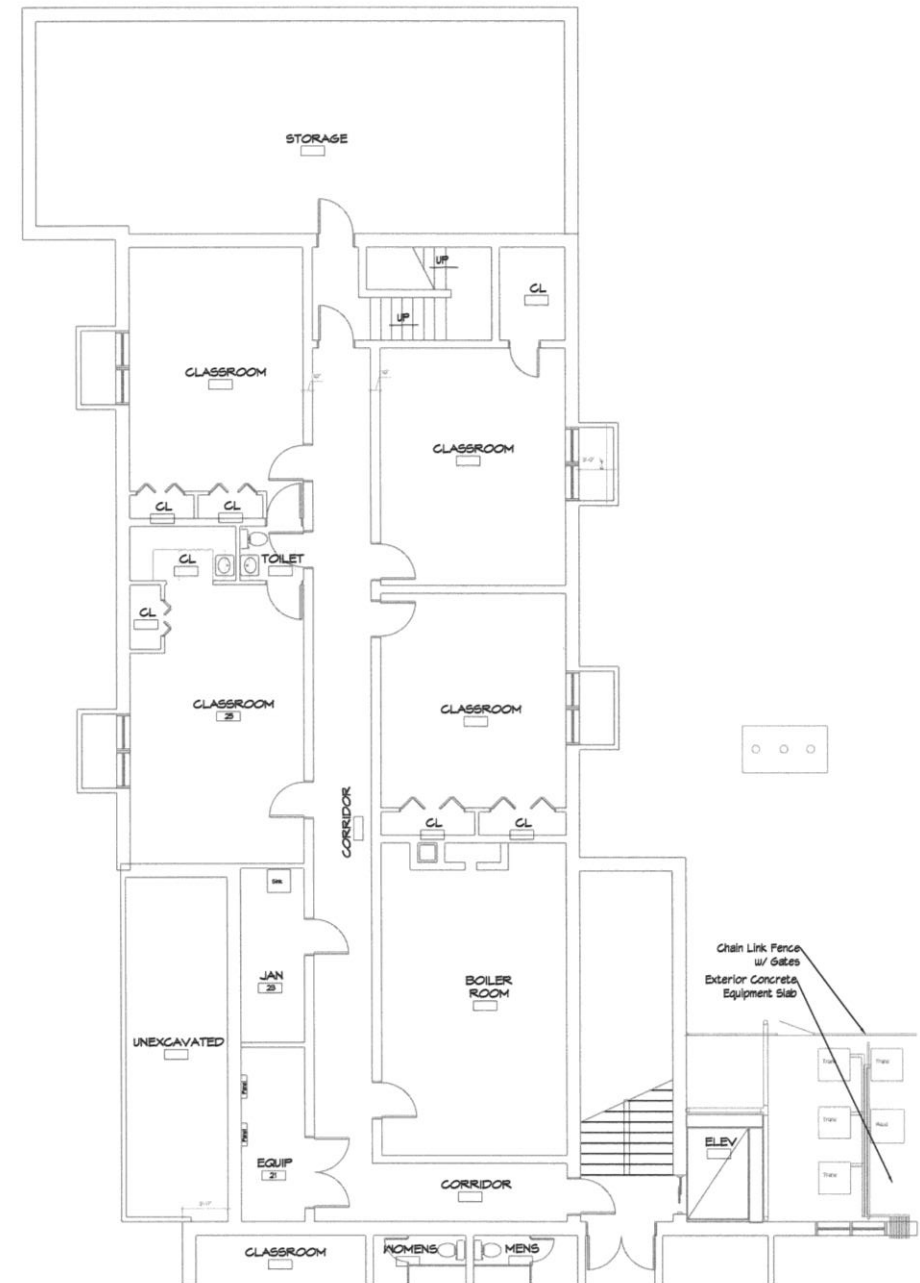
Proposed View of Main Entrance - 3



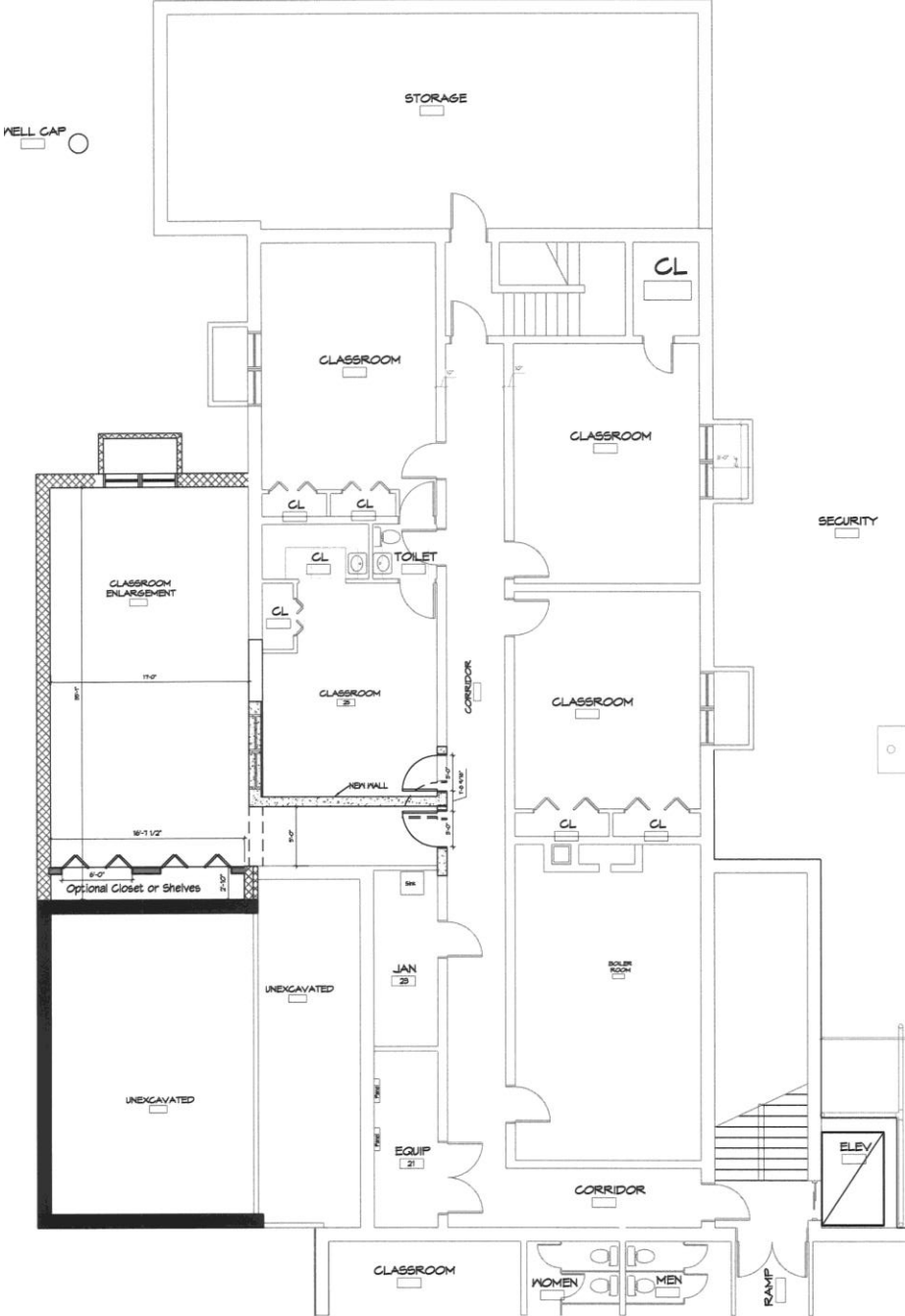
Proposed View of Main Entrance - 4



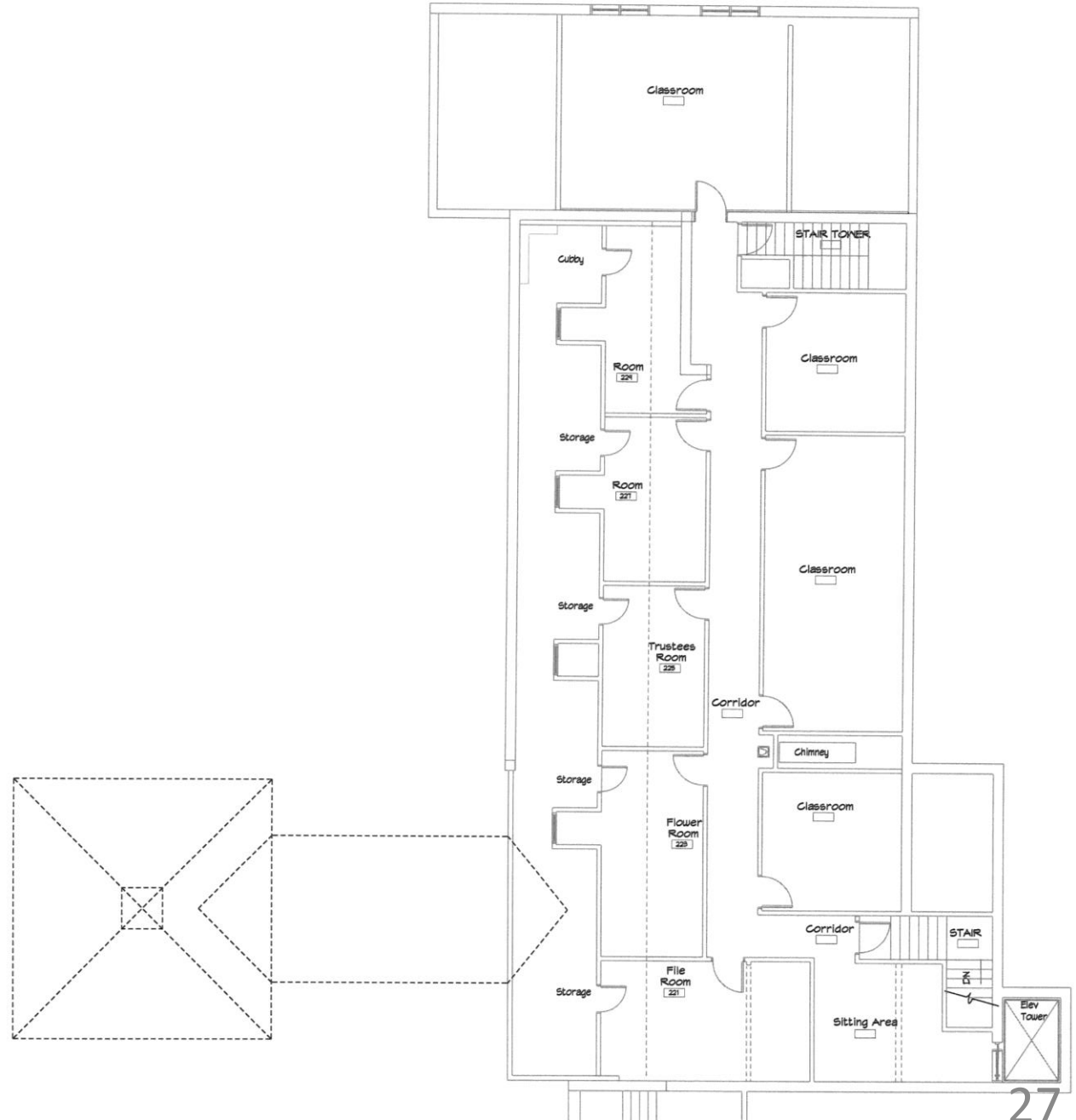
Existing Floor Plan Lower Level (Noah's Ark Lane)



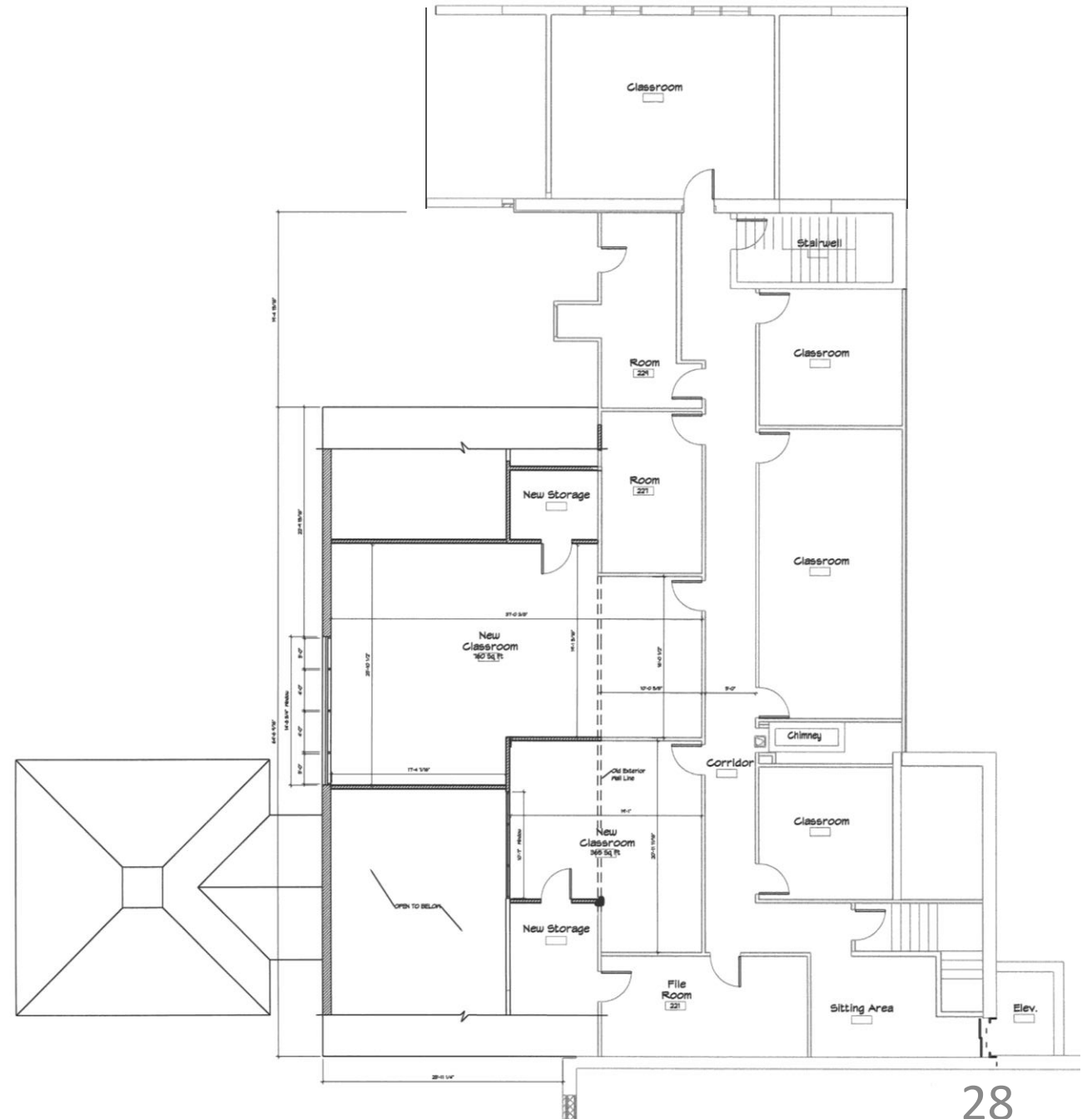
Proposed Floor Plan Lower Level (Noah's Ark Lane)



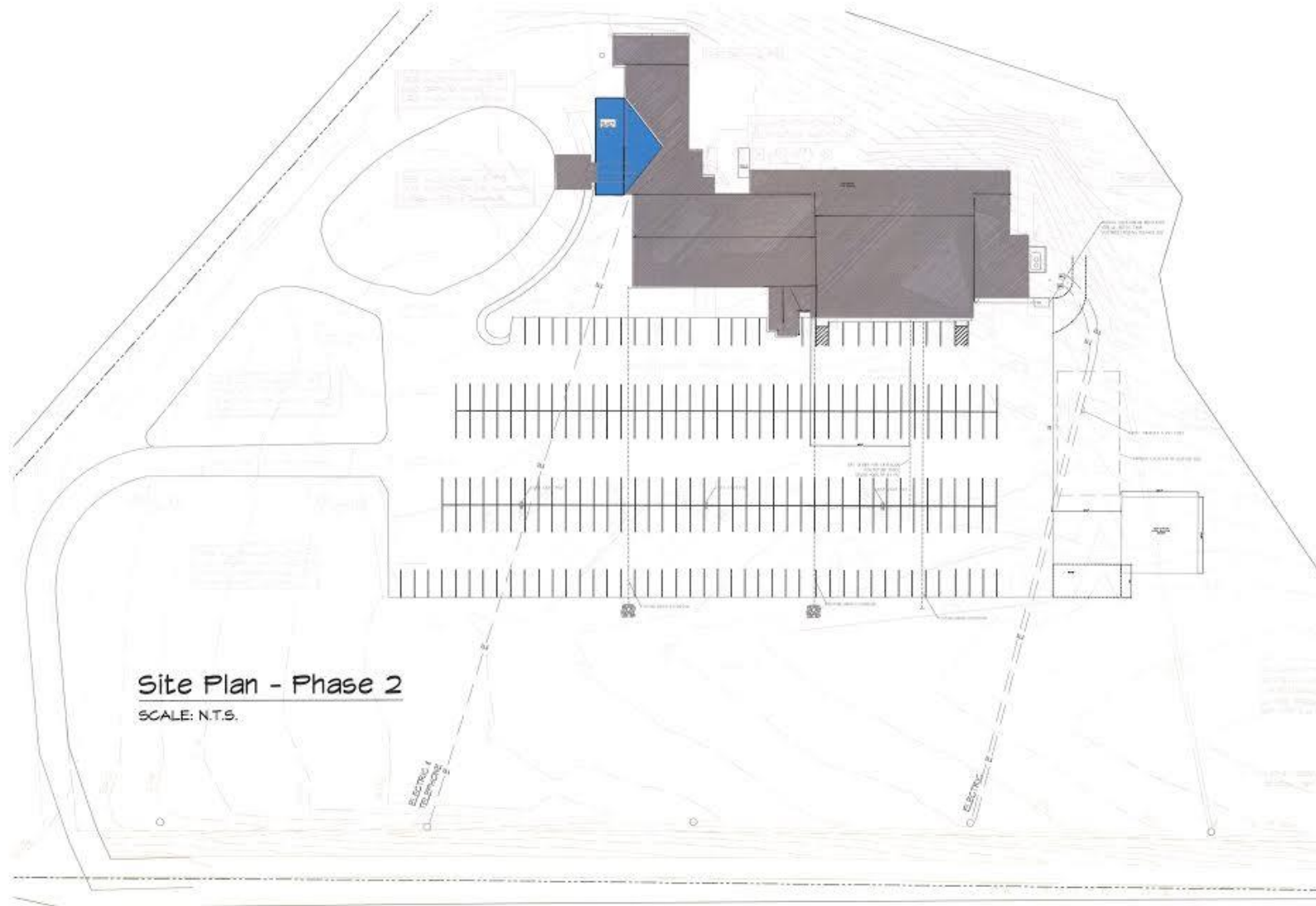
Existing Floor Plan Upper Level



Proposed Floor Plan Upper Level



Proposed Site Plan – Phase 2



Phase 2 – Summary of Costs - \$630,675

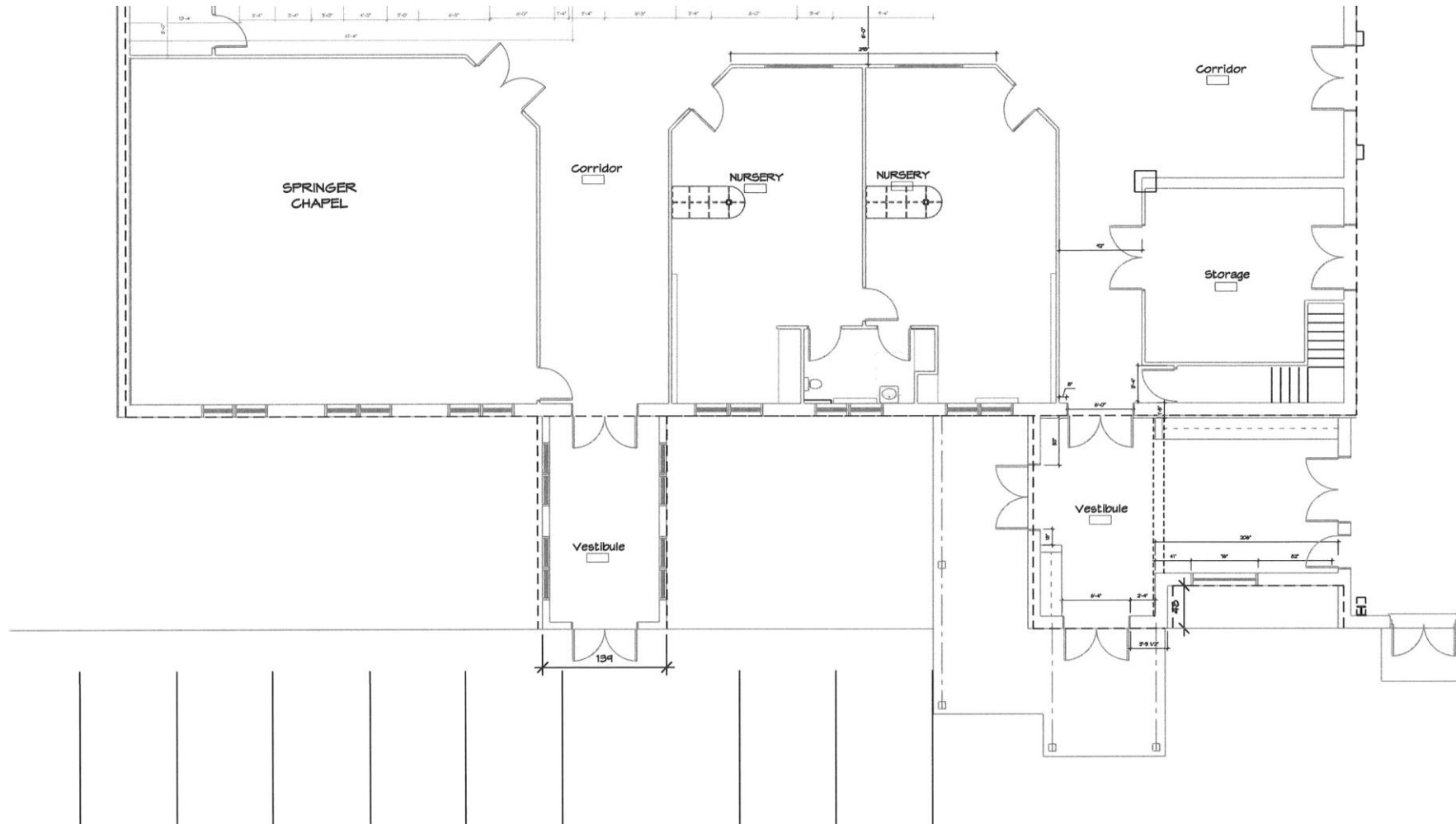
- Foyer (narthex) addition, office addition and 3 new classrooms - \$429,525
 - includes raising porte-cochere & electrical subpanel
- Fire alarms and fire walls/doors - \$162,000
- Furnishings (allowance) - \$12,000
- Architectural and engineering fees - \$27,150 (net)
- Building Permits - \$??

Phase 3

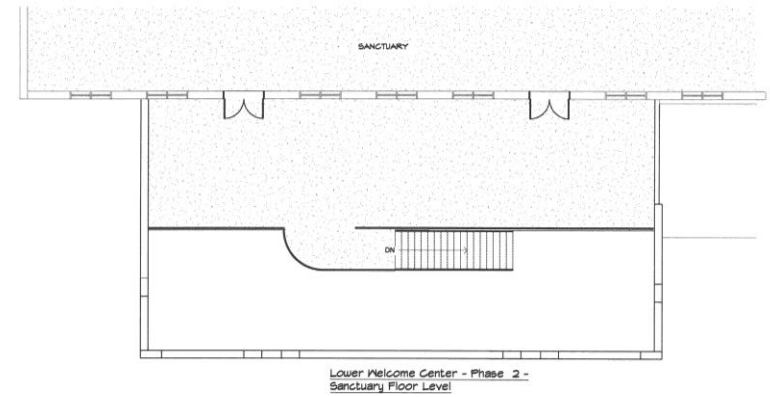
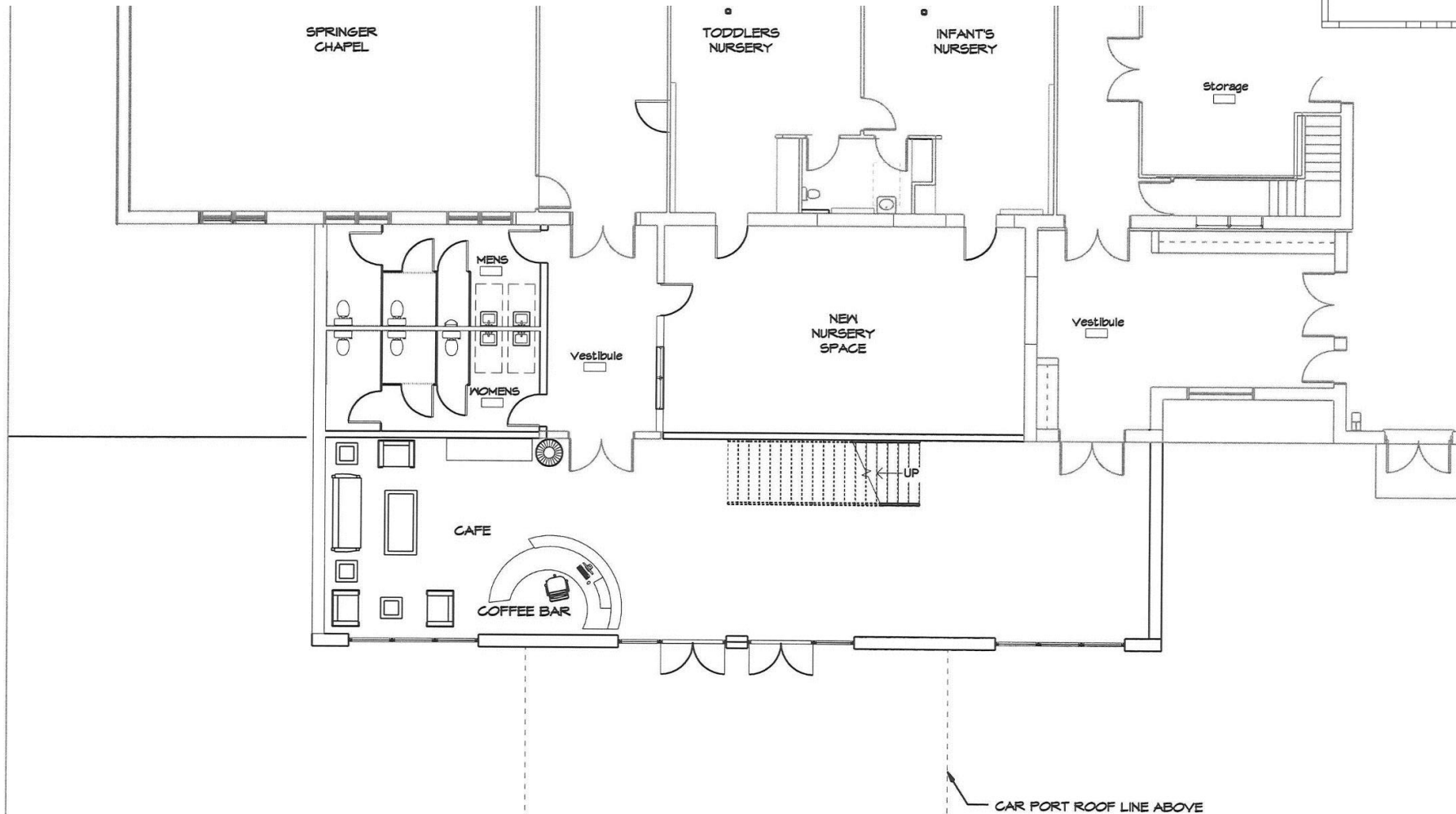
Project Elements:

- Lower Level Welcome Center (including drive-under canopy, additional public restrooms and nursery expansion)
- Youth Center addition
- Library/Kitchen air conditioning
- Parking lot expansion
- Building system upgrades (boiler replacement)
- Walkway from foyer to sanctuary (optional)
- Picnic pavilion (optional)
- Emergency generator (optional)
- Additional on-site domestic water well (optional)

Existing Lower Level Entries



Proposed Lower Level Welcome Center, Public Restrooms, Nursery Expansion



**New Mezzanine
adjacent to Sanctuary**

Proposed Lower Level Welcome Center

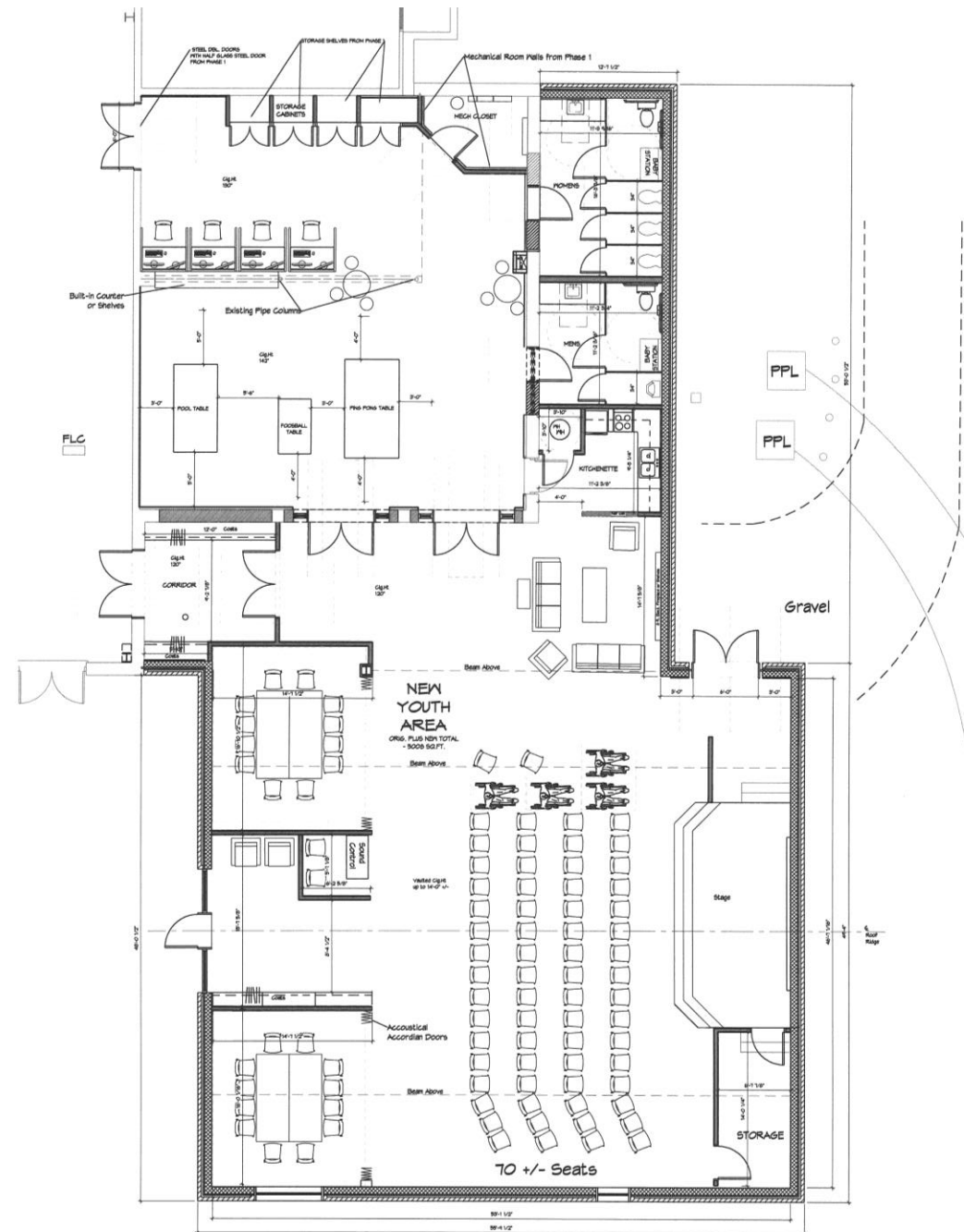


Inside Lower Welcome Center

Displays stair access to upper mezzanine level
outside of Sanctuary



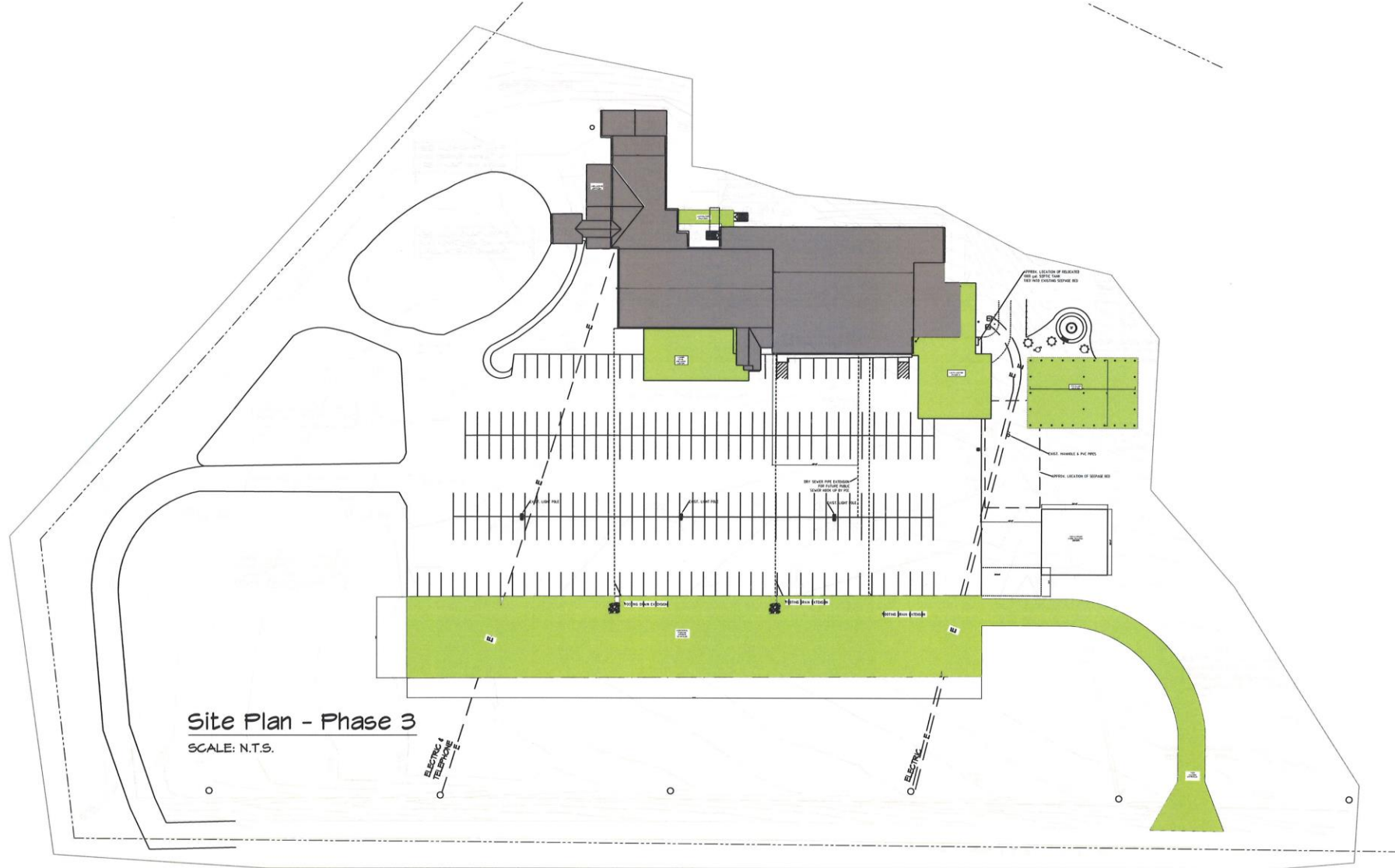
Proposed Youth Center Addition



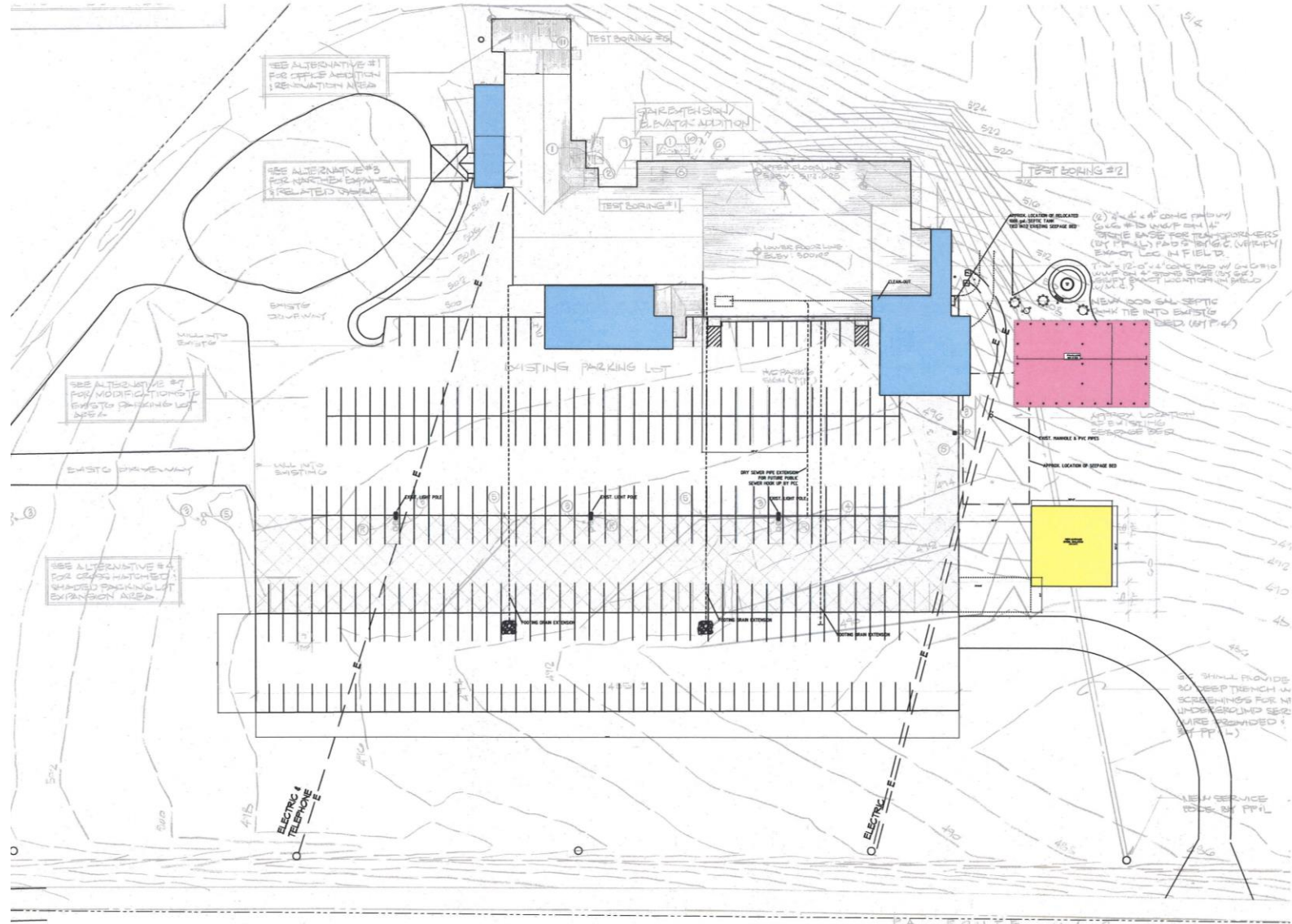
Proposed Youth Center Addition



Proposed Site Plan – Phase 3



Proposed Site Plan – 3 Building Additions (blue), Storage Building (yellow) and Picnic Pavilion (pink)



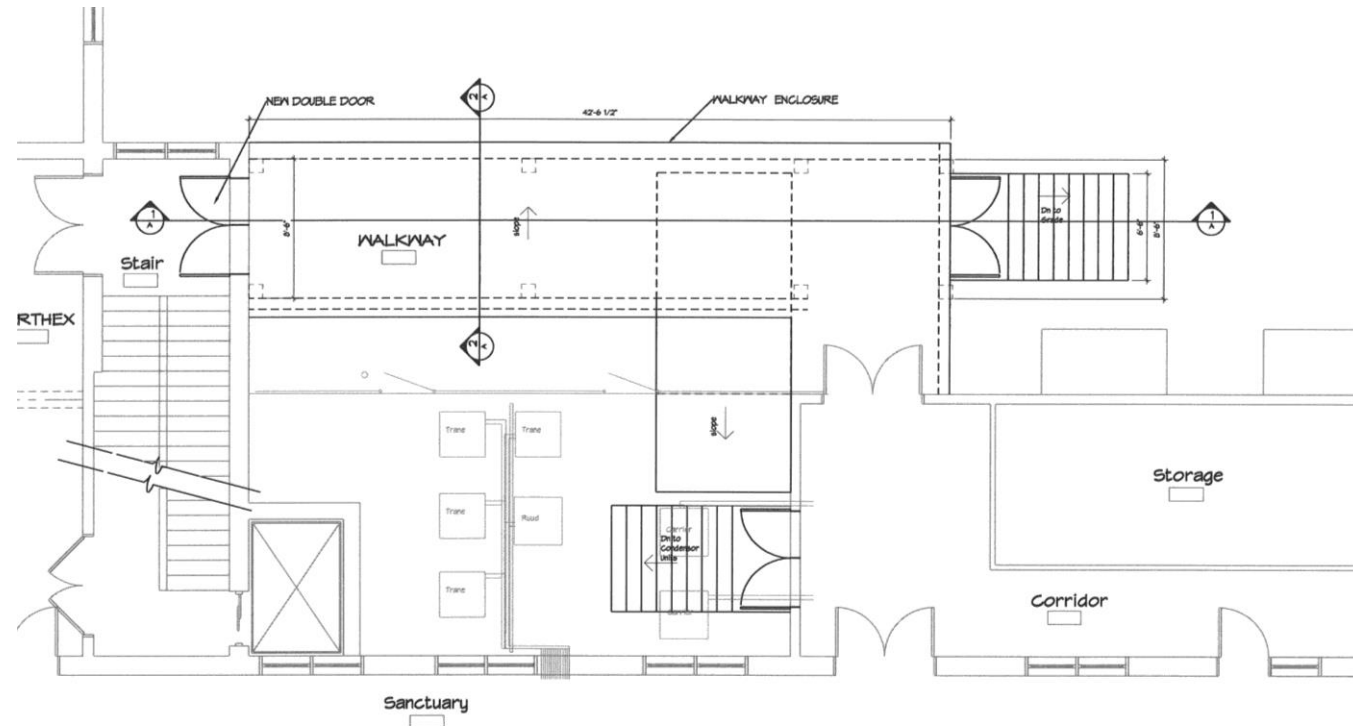
Phase 3 Alternate Options:

- Walkway from Foyer (landing at top of main stairs) to Sanctuary (doors adjacent to grand piano) - \$48,000
- Picnic Pavilion - \$80,000
- Emergency generator - \$85,000 (partial) - \$125,000 (entire building)
- Additional on-site domestic water well - \$??

Phase 3 Alternate Option

Walkway between Main Foyer and Sanctuary

(Connects landing at top of main stairs to Sanctuary doors adjacent to the piano)



New Connector Walkway Plan

Phase 3 - Summary of Costs – \$2,004,950

1. Lower level Welcome Center - \$788,500
 - includes electrical sub-panel feeder
1. Youth Center addition - \$713,850
2. Library/Kitchen air conditioning - \$37,000
3. Parking lot expansion (allowance) - \$200,000
4. Boiler replacements - \$75,000
5. Furnishings (allowance) - \$19,000
6. Architectural & engineering fees - \$129,100 (net)
7. Civil engineering fees (site) - \$42,500
8. Building permits - \$??

Combined Project Cost Comparisons

April 2018 Preliminary Estimates:

Phase 1 - \$505,000

Phase 2 – 2,525,000

Total - \$3,030,000

December 2018 Schematic Design Estimates:

Phase 1 - \$690,250

Phase 2 - \$630,675

Phase 3 - \$2,004,950*

Total - \$3,325,875 (9.8% increase)

*(excludes Phase 3 Options)

Funding Available for Phase 1:

- Building/Memorial Funds \$300,000
 - General Fund Surplus \$300,000
 - Total Available Funds \$600,000
-
- Plus anticipated offerings over the next six months while Phase 1 is under construction

Current Status

- Building Committee recommendations were presented to the Board of Deacons and Board of Trustees. Both approved and recommend approval by the congregation
- The architect/engineers are finalizing construction documents for all Phase 1 project elements, including the garage conversion to Youth Center, BFCLC mechanical system upgrade, new storage building, sewer line, refrigerator/freezer, and potentially balcony seating

Proposed Next Steps

1. Continue to pray and seek God's direction
2. Present recommendations to the congregation for their review and approval to:
 - Proceed with Phase 1 construction elements at an approximate cost of \$690,250 (listed on slide #17)
 - Allocate \$300,000 from the Building/Memorial Funds and \$300,000 from the General Fund to fund Phase 1
 - Initiate a "Forever Being Changed" capital campaign with a target of \$720,000 to fund the remaining balance needed for Phase 1 (approximately \$90,000), and all of Phase 2 (approximately \$630,000)(listed on slide #30)
 - Allocate the first \$90,000 received to Phase 1
 - Upon receipt of the next \$300,000 (50% of the funds needed for Phase 2), complete the construction documents for Phase 2
 - Upon receipt of the balance of the needed funds (approximately \$330,000), proceed with construction of Phase 2
 - Once Phase 2 is under construction, reevaluate the elements and timing of Phase 3 (listed on slide #42) and the potential options (listed on slide #40)