

***Richland Lutheran Church
Remodeled Facilities Assessment,
Cost Estimate, and Drawings***
Revision 2

Prepared for:

Richland Lutheran Church

May 5, 2015

Prepared by:



8697 W. Gage Boulevard
Kennewick, Washington 99336
(509) 735-1589
(509) 783-5075 Fax

Project No. 14-7448

REMODELED FACILITY ASSESSMENT

Conceptual drawings have been prepared for Richland Lutheran Church (RLC) by Meier Architecture • Engineering (Meier) for the remodel and expansion of the existing facility. The conceptual drawings presented with this assessment under Appendix B were developed incorporating data presented in the Programming Report. A Draft Programming Report was submitted in November, 2014; has been amended per RLC input; and resubmitted in April, 2015.

The existing RLC church facility is 27,665 square feet (excluding the mechanical basement spaces, which are not considered occupied spaces). The Programming report outlined that the ideal building would need to be approximately 33,000 square feet in order to accommodate the programmed criteria. In order to achieve the programmed size, the remodeled building will require at least one fire wall in addition to a fire sprinkler system. The remodel scheme presented with this assessment contains two fire walls located where they can be relatively easily constructed with minimum impact to the remodel process. One fire wall is located between the sanctuary/narthex wing (north wing) and fellowship/office/classroom wing (middle wing). The second firewall is located between the Gloria Dei multipurpose room/preschool wing (south wing) and the middle wing. The fire walls will have wide, magnetically held open doors to allow free flow through the various wings of the building without impacting circulation.

The remodel scheme presented requires extensive remodeling and expansion to the narthex and middle wing of the building; but only modest remodel work to the sanctuary building (the rooms north of the pulpit) and the south wing of the facility. The majority of the building expansion involves infilling the underutilized courtyard space, and adding approximately 20' along the west end of the building. In addition to the building remodel, the program outlined a need for approximately 125 parking stalls versus the 87 paved and 16 gravel overflow parking stalls presently available at the facility. The program criteria also included improved safety within the parking area, as well as landscape features such as a prayer garden and a secure playground area. The remodel scheme accommodates these features by expanding parking into most of the adjacent church owned properties; with only the parsonage remaining largely untouched.

A rough order of magnitude (ROM) cost estimate is included as part of this assessment as Appendix A. The estimate utilizes the spreadsheet included within the Programming Report, with a few minor adjustments. The remodel drawings and estimate incorporate a phased construction option that will enable the church to remain operational throughout the remodel process. There is more than one way to phase the construction process, and endless variables to consider during a detailed design process. The intent of this assessment is to present at least one viable phased construction approach for consideration to demonstrate that the church can remain operational throughout the remodel process. Please note that the existing building does not comply with current building codes. Because of this, once a building permit is obtained, the remodel will need to be executed as one continuous project in order to bring the building in compliance with the current building codes. Following is a brief description of one phased construction process (please see drawings and estimate for further clarification):

PHASE 1

- Remodel the east end of the middle wing. This will require temporarily relocating some church staff and the nursery. Suggest that nursery is relocated to a 1st floor classroom and office staff either to underutilized 2nd floor spaces and/or to one or more of the church owned buildings south of the primary church grounds.
- Construct the new handicap accessible lift, and install the fire riser in the new fire riser room as part of phase 1 remodel.
- Only minor modifications to the existing electrical and HVAC systems should be required as part of phase 1.
- Exterior parapets and finishes tied to the phase 1 area, including repositioning of the old steeple over the new office entry, can be incorporated during phase 2 or phase 3 provided that there is not too long of a time span between these phases.
- Phase 1 work should have very little impact circulation throughout the existing building.
- Move all staff into their new offices once this phase of work is complete. This will free up the offices north of the sanctuary.

PHASE 2

- Remodel and repurpose the rooms at the north end of the sanctuary building.
- Additional phase 2 work can include new construction and interior remodel between the middle wing and south wing.
- Phase 2 work should be able to be completed in a fairly short time frame, with only minor modifications to the existing electrical and HVAC systems.
- Phase 2 can occur simultaneously with the much more extensive phase 3 scope of work.
- Phase 2 work will have virtually no impact on the existing building circulation.

PHASE 3

- Infill courtyard and construct west end narthex, nursery, adult classroom, and music ministry rooms.
- Phase 3 will include constructing the expanded mechanical/electrical basement space, and installing new electrical service and HVAC units. The extent to which the new electrical and HVAC will need to replace the existing will be determined more extensively during a detailed design process; but new systems will need to at least be added to serve the new additions to the building, and will likely also replace many of the existing building systems. The existing building systems can remain intact until the new services are ready to be connected and scheduled to negligibly impact church operations. The ROM estimate assumes 100% replacement of HVAC and 75% of electrical systems.
- Phase 3 work will require temporarily decommissioning of the kitchen at some point in order to remodel, expand, and bring the new kitchen into operation.
- Phase 3 will also include construction of the new, larger public restrooms off of the narthex, and installation of a second exit from the sanctuary into this expanded narthex; effectively preparing the narthex expansion to act as the temporary main church entry while the existing narthex remodel is underway under phase 4.
- Phase 3 work will have very little impact to the existing church circulation, and will prepare alternate circulation paths for when phase 4 work is underway.

PHASE 4

- Rebuild existing narthex and refinish the fellowship hall.
- Entry into the sanctuary will need to be through the new, west narthex addition. Access to the west end narthex can be from Van Geisen, or from the new south office entry via the south classroom wing and into the new phase 3 west end corridor.
- Refinishes that may be desired within the sanctuary or south wing rooms can take place during this phase, or phase 5.
- The existing church owned buildings (except the parsonage, and shed) can also be removed during phase 4 and these areas graveled for new parking. New and repaved surfaces should occur towards the end of phase 5.

PHASE 5

- Remodel the existing two story classroom wing, add the entry canopies, reconfigure and repave the entire parking lot, and add playground, prayer garden, and modify landscaping as required.
- The classrooms impacted by the phase 5 remodel will need to temporarily be located within the phase 3 adult and fellowship rooms during Sunday and weekly services. If additional classroom space is needed, the southwest building slated for removal during phase 4 can occur during phase 5 instead.

APPENDIX A
FACILITY REMODEL ROM COST ESTIMATE

APPENDIX B
FACILITY REMODEL CONCEPTUAL DRAWINGS

Richland Lutheran Church - Remodel Design Scheme

7/15/2015

	A	B	C	D	E	F	G	H	I
	Department	Group	Staffing or approx capacity	Space Description	Program size (SF)	Design Scheme size (SF)	Primary Adjacency	Notes (see drawings for additional notes)	ROM cost
2	Sanctuary/Worship	Existing sanctuary	400	auditorium room	5500	5500	Narthex	exst is 8300sf	
3		Sacristy	80	room	105	105	Sanctuary	minor mods, improve room systems & safety	
4		Prayer, Wedding, Pastor Prep	40	room	600	404	Sanctuary	new casework & plumbing	
5		GNNM rooms	250	room	362	362	Sanctuary	combined music room moved to new addition	
6		Storage	200	room	250	250	Sanctuary	includes 142 sf studio & 40 sf closet	
7		Common areas	570	space	579	579	Prep/GNNM	worship accessory storage	
8		Existing chapel	40	room	1100	1100	Sanctuary	hall, restroom, JC, mech basement access	
9			480		8300	8300		improve acoustics at doors into Sanctuary	
10	TOTAL Sanctuary							\$34/sf - remodel; pews remain, new finishes	\$282,200
11									
12									
13	Narthex/Entry	Interior Narthex/lobby	650	lobby rooms	3000	4540	Sanctuary	existing Narthex space is 1900sf	
14		Main restrooms	400	rooms	400	425	Narthex	practical capacity=650 (code=900)	
15		Welcome center		space/counter					
16		Cry room	200	room	200		Narthex	approx 100 sf within Narthex	
17		Entrance vestibule	200	spaces	200	130	Narthex	chapel can double as cry room	
18		Covered exterior entries	300	exterior space	300		Narthex	moved to Sitework category	
19									
20	TOTAL Narthex		650		4100	5095		\$106/sf - new	\$540,070
21									
22	Church/Ministry Offices	Ministry Leads							
23		Lead Pastor - Service Lead	1	Office	200	215	assistant	small mtg space	
24		Assoc Pastor - Spiritual Tr	1	Office	150	130	assistant		
25		Dir of Admin - Stewardship	1	Office	150	130	assistant		
26		Director of Music & Worship	1	Office	150	130	assistant		
27		Assoc Pastor for Visitation	1	Office	150	130	assistant	no current office	
28		Future	1	Office	150	130	assistants	no current office	
29		Property & Grounds Coord	1	Office	150	0	grounds	moved to new shop facility; includes HVAC	
30		Ministry assistants & reception	1	Office	100	60	ministry lead		
31		Christian service	1	shared	100	60	ministry lead		
32		Spiritual transformation	1	shared	100	60	ministry lead		
33		Biblical stewardship	1	shared	100	65	ministry lead		
34		Worship	1	shared	100	65	ministry lead		
35		Reception area	1	space	120	0	assistants	reception included within Narthex	
36		Small waiting area	1	space	120	0	reception	waiting area included within Narthex	
37		Misc. Office Support							
38		Server room	80	room	80	80	church staff		
39		Work / Copy room	200	room	200	120	church staff		
40		Conference room	29	room	300	441	church staff	fireside room; 15 sf/person	
41		Hospitality / Breakroom		room	300	0	church staff	can use fireside room, or fellowship hall	
42		Supply storage	100	1 or more rooms	100	60	church staff		
43		Food pantry	200	room	200	119	church staff	can also use pantry across from kitchen	
44		Shop	800	separate building	800	850	grounds	includes prop coord office & restroom	
45		Hallways	400	space	400	1050	church staff	hall also used for general church circulation	
46	TOTAL Administration		41		4120	3835		\$33/sf - remodel	\$126,555
47									
48									
49									

Meier Architecture Engineering
www.meierinc.com
8697 Gage Blvd
Kennewick, WA 99336
(509) 783-1589

Richland Lutheran Church - Remodel Design Scheme

7/15/2015

	A	B	C	D	E	F	G	H	I
	Department	Group	Staffing or approx capacity	Space Description	Program size (SF)	Design Scheme size (SF)	Primary Adjacency	Notes (see drawings for additional notes)	ROM cost
2	Education								
50		*Nursery	17	room	600	738	Narthex	*new construction	
51		Elementary rooms	67	4 rooms	1600	1352	education	remodel 2nd story rooms; 4x338 sf each	
53		Preschool rooms	35	4 rooms	1200	1216	education	remodel lower level rooms; 4x304 sf each	
54		Children's chapel	18	room	1200	273	education	remodel existing lower level space	
55		*Middle school room	30	room	600	589	education	*new construction	
56		High school room	43	room	1200	860	education	remodel, combine former Jr High & Sr High	
57		*Music Ministry	30	room	600	589	education	*new construction	
58		Gloria Dei Multipurpose room	76	room	1521	1521	education	refinish existing room; multiple uses	
59		*Adult meetings & classrooms	60	3 rooms	1600	1378	fellowship	*mostly new construction; 1 potential adult room in office area & 2 in Fellowship area	
60		*Media/Resource area	7	room	400	315	edu/office	*new construction	
61		Prayer room	2	room	200	130	education	remodel: could be 1st fl edu sig/prep room	
62		Educational storage/prep		closet or room	400	596	education	remodeled space	
63		Restrooms/showers/Laundry		rooms	400	485	education	remodeled space	
64		Janitorial		rooms	80	82	education	remodeled space	
65		Hallways/stairs in existing bldg		space	n/a	2336	education	remodeled space	
66		*Hallways in new addition		space	1500	919	education	new construction	
67		Total Remodel			n/a	8851		\$33/sf - remodel	\$292,083
68		*Total New Construction			n/a	4528		\$106/sf - new	\$479,968
69		TOTAL Educational	248		13101	13379			\$772,051
70									
71		Fellowship/Kitchen							
72		Existing Fellowship room	202	room	0	3024	Narthex	\$33/sf-remodel;15sf/person w/tables & chairs	\$99,792
73		Fellowship/mtg room expansion	73	2 rooms	4000	1092	Narthex	\$106/sf - new construction; 15 sf/person	\$115,752
74		Commercial kitchen	4	room	700	790	fellowship	\$400/sf - new; includes new eqpt & MEP	\$316,000
75		Storage room & closets		rooms / closets	500	485	fellowship	\$80/sf - new	\$38,800
76		TOTAL Fellowship/Kit	279		5200	2367			\$570,344
77									
78									
79		TOTAL Occupants & SF	1698		34821	32976			
80									
81									
82		Building Systems							
83		ADA Lift					education	lift may be allowed for remodel in lieu of elevator	\$35,000
84		Folding Partitions					fellowship	\$150/linear foot (lf) x70lf	\$10,500
85		New HVAC systems					building wide	\$23/sf; excluding kitchen	\$758,448
86		Electrical upgrades throughout					building wide	\$8/sf; excluding kitchen	\$263,808
87		Plumbing upgrades throughout					building wide	\$6/sf; excluding kitchen	\$197,856
88		New Fire sprinkler system					building wide	\$4/sf; includes riser room	\$131,904
89		Asbestos abatement anticipated					building wide	req'd for demo or remodel; \$1/sf	\$32,976
90		Basement for mech/elec eqpt					MEP eqpt	\$25/sf	\$75,000
91		New Sound & AV systems					Assembly	\$2/sf; includes sanctuary & fellowship	\$19,232
92		Acoustic improvements					Assembly	\$1/sf; includes sanctuary & fellowship	\$9,616
93		Insulate sanctuary/chapel roofs					Sanctuary	\$10/sf	\$83,000
94		TOTAL Systems							\$1,617,340
95									
96									

Meier Architecture Engineering
www.meierinc.com
8697 Gage Blvd
Kennewick, WA 99336
(509) 783-1589

Richland Lutheran Church - Remodel Design Scheme

7/15/2015

	A	B	C	D	E	F	G	H	I
	Department	Group	Staffing or approx capacity	Space Description	Program size (SF)	Design Scheme size (SF)	Primary Adjacency	Notes (see drawings for additional notes)	ROM cost
2									
97	Sitework								
98		Parking & Site improvements	149 stalls	exterior space	94857	94857	building	\$4/sf; includes paving, landscape & playground	\$379,428
99		Remove accessory buildings		ext bldgs	7500	7500		\$7/sf; assumes asbestos; parsonage remains	\$52,500
100		Kimball covered exterior entry	45	exterior space	300	1500	Narthex	\$20/sf; practical capacity=60 (code=140)	\$30,000
101		Stevens covered entry	15	exterior space	300	330	Narthex	\$20/sf; practical capacity=25 (code=45)	\$6,600
102	TOTAL Sitework								\$468,528
103									
104									\$4,377,088
105	Construction Subtotal								
106									
107	10% Permit & A/E Fees								\$437,709
108	Subtotal								\$4,814,797
109									
110	25% Contingency								\$1,094,272
111	10% Escalation							2.5% per year for four years	\$437,709
112								includes built-in equpt & kitchen equpt but excludes furnishings	
113	TOTAL ROM ESTIMATE								\$6,346,778
114									
115									
116									
117									
118									
119									
120									
121									
122									
123									
124									
125									
126									
127									
128									
129									
130									
131									
132									
133									
134									
135									
136									
137									
138									
139									
140									
141									
142									
143									

Meier Architecture Engineering
www.meierinc.com
8697 Gage Blvd
Kennewick, WA 99336
(509) 783-1589

Richland Lutheran Church - Remodel Design Scheme

7/15/2015

	A	B	C	D	E	F	G	H	I
	Department	Group	Staffing or approx capacity	Space Description	Program size (SF)	Design Scheme size (SF)	Primary Adjacency	Notes (see drawings for additional notes)	ROM cost
2									
144	Phased Construction								
145									
146	PHASE 1	east office area remodel							
147	Permit & A/E fees								
148	Remodel cost					1760		full project design & permit costs in this phase	\$428,435
149	New Construction					285		\$69/sf; includes M/E, sprinkler, abatement	\$121,440
150	ADA Lift							\$141; includes M/E, sprinkler	\$41,895
151	Subtotal								\$35,000
152	25% Contingency								\$626,770
153	PHASE 1 TOTAL								\$156,693
154									\$783,463
155	PHASE 2	north end of sanctuary+							
156	Remodel cost					1677		\$75/sf; includes MEP, sprinkler, abatement	\$125,775
157	New Construction					370		\$147; includes MEP, sprinkler	\$52,170
158	Subtotal								\$177,945
159	35% Contingency								\$62,281
160	PHASE 2 TOTAL							includes escalation	\$240,226
161									
162	PHASE 3	west addition, courtyard infill, kit							
163	New Construction					7734		\$147; includes MEP, sprinkler	\$1,136,898
164	Commercial Kitchen					790		\$400/sf	\$316,000
165	Basement for MEP eqpt					3000			\$75,000
166	Folding Partitions								\$7,800
167	Subtotal								\$1,535,698
168	35% Contingency							includes escalation	\$537,494
169	PHASE 3 TOTAL								\$2,073,192
170									
171	PHASE 4	narthex, fellowship, south site+							
172	Remodel cost					2960		\$75/sf; includes MEP, sprinkler, abatement	\$222,000
173	New Construction					2560		\$147; includes MEP, sprinkler	\$376,320
174	Remove Accessory Bldgs					7500		\$7/sf	\$52,500
175	Sanctuary Roof					8300		\$10/sf	\$83,000
176	Sound/AV Improvements					9616		\$2/sf; includes sanctuary & fellowship	\$19,232
177	Acoustic Improvements					9616		\$1/sf; includes sanctuary & fellowship	\$9,616
178	Sitework					33400		\$4/sf	\$133,600
179	Subtotal							includes escalation	\$896,268
180	35% Contingency								\$313,694
181	PHASE 4 TOTAL								\$1,209,962
182									
183	PHASE 5	balance of bldg & site							
184	Remodel cost	classroom wing				6720		\$75/sf; includes MEP, sprinkler, abatement	\$504,000
185	Update Balance of Bldg	sanctuary, multi-purpose, etc				9915		\$75/sf; includes MEP, sprinkler, abatement	\$743,625
186	Kimball Covered Entry					1500		\$20/SF	\$30,000
187	Stevens Covered Entry					330		\$20/SF	\$6,600
188	Sitework					61457		\$4/sf	\$245,828
189	Subtotal								\$1,530,053
190	35% Contingency							includes escalation	\$535,519
191	PHASE 5 TOTAL								\$2,065,572

Meier Architecture Engineering
www.meierinc.com
8697 Gage Blvd
Kennewick, WA 99336
(509) 783-1589