

***Richland Lutheran Church
Rebuild Facilities Assessment,
Cost Estimate, and Drawings***
Revision 0

Prepared for:

Richland Lutheran Church

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Prepared by:



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Project No. 14-7448

REBUILD FACILITY ASSESSMENT

Conceptual drawings have been prepared for Richland Lutheran Church (RLC) by Meier Architecture • Engineering (Meier) for the rebuild/new construction scheme, which involves all new construction except for within the existing sanctuary and chapel buildings, which will have some remodel work done. 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. The Programming size was adjusted from 33,000 to 34,821 during the Remodeled Facility Assessment in order to account for the Gloria Dei Room, which was left off of the original Programming report.

The proposed new construction plan is 41,670 square feet. Approximately 3,000 of the square foot increase between proposed drawings and the programmed size is tied to the narthex/entry area. The additional area increase is included within the new two story office/classroom/fellowship building (main building). The new main building is positioned to enable the existing main building, narthex, and sanctuary to be operational during construction. by positioning the new main building towards the east edge of the property, and connecting this to the existing chapel west of the sanctuary, the narthex needed to increase in size over the programmed size. In addition to an increased narthex, the educational wing has about 3,500 more square feet tied up in hallways and stairways than originally programmed. For the most part, the rooms within the new plan match, or nearly match the programmed room sizes.

The building code allows for this building to be 35,625 square feet if designed as construction type IIB and if fully sprinkled. In order to accommodate the 41,670 square feet one fire wall can be constructed where shown on the floor plan, effectively separating this building into two buildings. By using double doors with magnetic door hold opens the separation should not be noticeable and should not interfere with normal church functions.

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 new construction drawings and estimate incorporate a phased construction option that will enable the church to remain operational throughout the construction process. This new construction approach is designed to enable the nearly all of the new building to be constructed while the existing building remains intact and fully operational. This simplifies the construction phasing, providing for one-time moves from the existing to the new building, instead of multiple adjustments that are required in the remodeled facilities approach. Construction time for the new construction scheme will likely take about half of the time of the remodeled approach. Please note that the existing sanctuary building does not comply with current building codes. Because of this, once a building permit is obtained, the construction 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

- Remove auxiliary church properties (except for parsonage); provide new curb cuts off of Kimball and Stevens; grade, gravel, and pave the south end of the church properties to accommodate approximately 91 new parking stalls, plus maintain the 10 angled stalls located near the Steven's driveway. Four or five stalls will need to temporarily be designated as handicap stalls until Phase 5 work is complete and these stalls are relocated to near the main entry.

PHASE 2

- Close off the existing northeast Kimball parking drive for other than construction vehicles.
- Construct the new office/classroom/fellowship hall building (main building), and the east third of the new narthex. This portion of the narthex includes the elevator and stairs, as well as a new set of double doors between the sanctuary and the eastern portion of the narthex.
- The new maintenance building, including the facilities office, can be part of phase 2 work.
- The existing east (Kimball) narthex entry will need to be closed off to accommodate new construction.

PHASE 3

- Once the new main building and the eastern third of the new narthex are constructed; staff can be moved to the new building, and worship services can be held in the new fellowship rooms. This will free up the sanctuary for remodel and improvements to be accomplished without interfering with weekly worship services. The sanctuary remodel and improvement work includes remodeling of the north end office area; improved sound and AV, improved acoustics, installation of fire sprinkler system, plus insulating and reroofing the sanctuary and chapel.
- Phase 3 will include demolition of the existing office/classroom/fellowship building.

PHASE 4

- Construct the remaining narthex area, including an additional set of doors from the sanctuary to the narthex.
- Construct the covered drop-off and entry canopies along the southwest side of the new narthex, and the west side of the new main building.

PHASE 5

- Grade, pave, and landscape the remaining site as indicated on the drawings.

APPENDIX A
FACILITY REBUILD ROM COST ESTIMATE

Richland Lutheran Church - Rebuild Design Scheme

	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
1									
2	Sanctuary/Worship	Existing sanctuary	400	auditorium	5500	5500	Narthex	extst is 8300sf	
4		Sacrity	80	room	80	105	Sanctuary	minor mods, improve room systems & safety new casework & plumbing	
6		Prayer, Wedding, Pastor Prep	40	room	600	404	Sanctuary	combined music room moved to new addition	
7		GNNM rooms		room	250	362	Sanctuary	includes 142 sf studio & 40 sf closet	
8		Storage		room	200	250	Sanctuary	worship accessory storage	
9		Common areas		space	570	579	Prep/GNNM	hall, restroom, JC, mech basement access	
10		Existing chapel	40	room	1100	1100	Sanctuary	improve acoustics at doors into Sanctuary	
11	TOTAL Sanctuary		480		8300	8300		\$34/sf - remodel;pews remain, new finishes	\$282,200
12									
13	Narthex/Entry	Interior Narthex/lobby	650	lobby	3000	5550	Sanctuary	existing Narthex space is 1900sf	
14		Main restrooms		rooms	400	780	Narthex	includes coffee bar area, coats, and mail boxes	
15		Welcome center		space/counter					
16		Cry room		room	200		Narthex	approx 100 sf within Narthex	
17		Entrance vestibule		spaces	200	586	Narthex	chapel can double as cry room	
18		Covered exterior entries		exterior space	300		Narthex		
19									
20	TOTAL Narthex		650		4100	6916		moved to Sitework category	\$795,340
21									
22	Church/Ministry Offices	Ministry Leads							
23		Lead Pastor - Service Lead	1	Office	200	200	assistant	small mtg space	
24		Assoc Pastor - Spiritual Tr	1	Office	150	150	assistant		
25		Dir of Admin - Stewardship	1	Office	150	150	assistant		
26		Director of Music & Worship	1	Office	150	150	assistant		
27		Assoc Pastor for Visitation	1	Office	150	150	assistant	no current office	
28		Future	1	Office	150	142	assistants	no current office	
29		Property & Grounds Coord	1	Office	150	0	grounds	moved to new shop facility; includes HVAC	
30		Ministry assistants & reception							
31		Christian service	1	shared	100	75	ministry lead		
32		Spiritual transformation	1	shared	100	75	ministry lead		
33		Biblical stewardship	1	shared	100	75	ministry lead		
34		Worship	1	shared	100	75	ministry lead		
35		Reception area	1	space	120	0	assistants	recept included with work/copy area below	
36		Small waiting area	1	space	120	0	reception	waiting included with work/copy area below	
37		Misc. Office Support							
38		Server room		room	80	80	church staff		
39		Work / Copy room		room	200	360	church staff	includes recept and waiting	
40		Conference room		room	300	462	church staff		
41		Hospitality / Breakroom		room	300	150	church staff	can use fireside room, or fellowship hall	
42		Supply storage		2 areas	100	130	church staff		
43		Food pantry		room	200	142	church staff	can also use pantry across from kitchen	
44		Shop		separate building	800	850	grounds	includes prop coord office & restroom	
45		Hallways		space	400	494	church staff	office area hallways & stair	
46	TOTAL Administration		12		4120	3910		\$106/sf - remodel	\$414,460
47									
48									
49									

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2	Education								
50		Nursery	17	room	600	699	Narthex	includes two restrooms	
51		Preschool rooms	35	4 rooms	1200	1230	education		
52		Elementary rooms	67	4 rooms	1600	1600	education		
53		Children's chapel	18	room	1200	310	education	the program didn't reflect actual chapel size reqt	
54		Middle school room	30	room	600	704	education		
55		High school room	43	room	1200	1258	education		
56		Music Ministry	30	room	600	682	education	includes storage closet	
57		Gloria Dei Multipurpose room	76	room	1521	1524	education	includes storage closets	
58		Adult meetings & classrooms	60	3 rooms	1600	1584	fellowship	includes 3 to 4 rooms, one with folding partition	
59		Media/Resource area	7	room	400	558	edu/office		
60		Prayer room	2	room	200	0	education	extra adult classroom could be a prayer room	
61		Educational storage/prep		closet or room	400	460	education	additional storage in each room's casework	
62		Restrooms/Showers/Laundry		rooms	400	670	education		
63		Janitorial		rooms	80	92	education		
64		2nd Story Hallways		space	n/a	2226	education		
65		1st Story Hallways/stairs		space	1500	2786	education		
66					13101	16383		includes preschool/nursery drop-off, RR & halls	
67	TOTAL Educational		248						\$1,736,598
68									
69	Fellowship/Kitchen								
70		Large Fellowship room	202	room	0	2340	Narthex	\$106/sf - 15sf/person w/tables & chairs	\$77,220
71		Small fellowship/mtg rooms	73	2 rooms	4000	2100	Narthex	\$106/sf - 15 sf/person	\$222,600
72		Commercial kit, pantry, setup	4	room	700	1083	fellowship	\$400/sf - includes new eqpt & MEP	\$433,200
73		Fellowship & ministry storage		rooms / closets	500	638	fellowship	\$80/sf	\$51,040
74	TOTAL Fellowship/Kit		279		5200	6161			\$784,060
75									
76									
77	TOTAL Occupants & SF		1669		34821	41670			
78									
79									
80	Building Systems								
81		Elevator					education	including machine room equipment & shaft walls	\$100,000
82		Folding Partitions					fellowship	\$150/linear foot (lf) x110lf	\$16,500
83		New HVAC systems			34821	41670	building wide	\$23/sf; excluding kitchen	\$958,410
84		Electrical upgrades throughout			34821	41670	building wide	\$8/sf; excluding kitchen	\$333,360
85		Plumbing upgrades throughout			34821	41670	building wide	\$6/sf; excluding kitchen	\$250,020
86		New Fire sprinkler system			34821	41670	building wide	\$4/sf; includes riser room	\$166,680
87		Demolish exst main bldg			19400	19400	exst bldg	\$7/sf; includes asbestos abatement	\$135,800
88		New Sound & AV systems			9500	5500	Sanctuary	\$2/sf; includes sanctuary	\$11,000
89		Acoustic improvements			9500	5500	Sanctuary	\$1/sf; includes sanctuary	\$5,500
90		Insulate sanctuary/chapel roofs			8300	8300	Sanctuary	\$10/sf	\$83,000
91	TOTAL Systems								\$2,060,270
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2									
97	Sitework								
98		Parking & Site improvements	145 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		Stevens covered exterior entries		exterior space	300	4800	Narthex	\$34/sf; includes skylights & sprinklers	\$163,200
101		Kimball covered entries		exterior space	300	446	education	\$34/sf; includes sprinklers & ext steeple	\$15,164
102	TOTAL Sitework								\$610,292
103									
104									
105	Construction Subtotal								\$6,683,220
106									
107	10% Permit & A/E Fees								\$668,322
108	Subtotal								\$7,351,542
109									
110	25% Contingency								\$1,670,805
111	10% Escalation							2.5% per year for four years	\$668,322
112									
113	TOTAL ROM ESTIMATE							includes built-in equpt & kitchen equpt but excludes furnishings	\$9,690,669
114									
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2									
144	Phased Construction								
145	PHASE 1	south lot demolition & paving							
147	Permit & A/E fees							full project design & permit costs in this phase	\$668,322
148	Remove Accessory Bldgs					7500		\$7/sf	\$52,500
149	Grade & Pave for Parking					45000		\$4/sf	\$180,000
150	Subtotal								\$900,822
151	35% Contingency								\$315,288
152	PHASE 1 TOTAL							includes escalation	\$1,216,110
153									
154	PHASE 2	new bldg construction							
155	East third of Narthex								
156	Elevator					2000		\$156/sf; includes MEP, sprinkler	\$312,000
157	Office area					3910		\$147; includes MEP, sprinkler	\$574,770
158	Education					16383		\$147; includes MEP, sprinkler	\$2,408,301
159	Kimball covered entries					446		\$34/sf; includes sprinklers & ext steeple	\$15,164
160	Folding Partitions								\$16,500
161	Fellowship					4440		\$147; includes MEP, sprinkler	\$652,680
162	Storage					638		\$84; includes sprinkler	\$53,592
163	Kitchen					1083		\$400/sf	\$433,200
164	Subtotal								\$4,566,207
165	35% Contingency							includes escalation	\$1,598,172
166	PHASE 2 TOTAL								\$6,164,379
167									
168	PHASE 3	demo exst; remodel sanctuary							
169	Remodel Sanctuary					8300		\$75/sf; includes MEP	\$622,500
170	Sound/AV improvements					5500		\$2/sf; sanctuary	\$11,000
171	Acoustic Improvements					5500		\$1/sf; sanctuary	\$5,500
172	Sanctuary/Chapel Roof					8300		\$10/sf	\$83,000
173	Demolish exst bldg					19400		\$7/sf; includes asbestos abatement	\$135,800
174	Subtotal								\$867,800
175	35% Contingency							includes escalation	\$300,230
176	PHASE 3 TOTAL								\$1,158,030
177									
178	PHASE 4	narthex, covered entries							
179	Remaining Narthex					4916		\$150/sf; includes ME, sprinkler	\$737,400
180	Stevens covered entries					4800		\$34; includes skylights & sprinklers	\$163,200
181	Subtotal								\$900,600
182	35% Contingency							includes escalation	\$315,210
183	PHASE 4 TOTAL								\$1,215,810
184									
185	PHASE 5	balance of sitework							
186	Balance of Sitework					30000		\$4/sf	\$120,000
187	Subtotal								\$120,000
188	35% Contingency							includes escalation	\$42,000
189	PHASE 5 TOTAL								\$162,000

APPENDIX B
FACILITY REBUILD CONCEPTUAL DRAWINGS