

Approved

**Authorization to Proceed with the Schematic Design
for the
Campus Master Plan and Big House
Council Meeting of September 27, 2018 / Board of Stewards October 7, 2018**

Christ UMC has been engaged in a Campus Master Planning Process since February 2018. The planning effort has been guided by GFF Architects, with broad participation from Staff, all areas of ministry within the church and the Facilities Planning Team. Input has been solicited through a variety of interchanges, most broadly in the Needs Analysis Workshop of April 4-5, which included staff and lay counterparts representing each area of ministry, as well as general leadership representatives of the congregation.

The Large Group Meeting of August 20 was given a presentation that included an overview of the planning process, the recommendation to adopt one of the five Schemes evaluated and a specific recommendation for a Phase 1 program. The feedback from the group expanded the recommendation to include a larger Gathering Space, and the revised Plan was presented to Town Hall Meetings on September 20 and 23, at which attendees numbered 42 and 67, respectively. Feedback comments at all three venues were positive in the adoption of the Scheme 1 that consolidates ministries in the Annex. This alignment then defines the purpose of the Big House to be a multipurpose space, rather than, say, a contemporary worship space.

The next step for both the Master Plan and Big House is to proceed with Schematic Design so that the design can be further defined, enabling better construction costs estimates and thereby presenting to the congregation more realistic definitions and costs of various design and construction alternatives. A second key product of the SD process is architectural perspectives that will aid the congregation in visualizing the facilities being designed and assisting in fundraising efforts to support the Plan.

To achieve the above ends, the FPT offers three Resolutions for approval by the Council, and as Council determines, approval by the Board of Stewards:

RESOLUTION 1

BE IT RESOLVED that the Campus Master Planning process has solicited input and received congregational feedback that broadly supports the Master Plan Scheme 1 to consolidate programs and ministries in the Annex. By affirming consolidation in the Annex, the purpose of Big House is hereby affirmed to be rebuilt as a multipurpose space, allowing the design of Big House to begin immediately.

RESOLUTION 2

BE IT RESOLVED that Christ UMC proceed with the Schematic Design phase of the Master Plan by contracting with the architectural firm GFF for the building design services. GFF will provide the Schematic Design services specifically detailed in their Proposal of September 25, 2018 so that deliverables from this phase of the work can be utilized by Christ UMC to

1. Market the Plan to the Congregation and support fund-raising efforts.
2. Develop preliminary cost estimates by a General Contractor or third-party cost estimator.

GFF will provide the basic services of Interior Architecture for the Fixed Sum of \$65,000, and Structural Engineering and MEP Engineering for the Estimated Sums of \$5,000 and \$6,820,

respectively, all for the Schematic Design Phase, totaling an Estimated \$76,820 plus Reimbursable Costs estimated at \$5,000.

Known Specialty Consultants to be needed in Schematic Design that are not included in the GFF Basic Services include:

1. Audio, Video, Lighting and Acoustics for the Contemporary Worship venue and the Back-of-house space. [Preliminary Estimate \$10-15,000 from GFF]
2. Civil Engineering for access and parking. [Preliminary Estimate of \$4,000 from Mitchell & Morgan]
3. Landscape Architecture for the Outdoor Plaza space. [Preliminary Estimate of \$5,000 from GFF]

A 20% Contingency is included given that all but the \$65,000 Fixed Sum is Estimated and not based on actual proposals.

The Facilities Planning Team is authorized to proceed with engaging GFF and the Specialty Consultants with a funding authorization up to \$126,000 with the forms of the contracts with GFF and such Specialty Consultants to be approved by the Trustees.

RESOLUTION 3

BE IT RESOLVED that Christ UMC proceed with the Schematic Design phase of the Big House reconstruction by contracting with the architectural firm GFF for the building design services. GFF will provide the Schematic Design services specifically detailed in their Proposal of September 25, 2018 so that deliverables from this phase of the work can be utilized by Christ UMC to

1. Market the Plan to the Congregation and support funding efforts.
2. Develop preliminary cost estimates by a General Contractor or third-party cost estimator.

GFF will provide the basic services of Interior Architecture for the Fixed Sum of \$15,000 and MEP Engineering [no Structural Engineering requirement expected] for the Estimated Sum of \$3,300, totaling an Estimated \$18,300, all for the Schematic Design Phase, plus Reimbursable Costs estimated at \$2,000.

Known Specialty Consultants to be needed in Schematic Design that are not included in the GFF Basic Services include:

1. Audio, Video, Lighting and Acoustics for the multipurpose space. [Preliminary Estimate \$3,000 input from GFF]
2. No others identified to date.

A 20% Contingency is included given that all but the \$15,000 Fixed Sum is Estimated and not based on actual proposals.

The Facilities Planning Team is authorized to proceed with engaging GFF and the Specialty Consultants with a funding authorization up to \$27,600 with the forms of the contracts with GFF and such Specialty Consultants to be approved by the Trustees.

Respectfully submitted,

The Facilities Planning Team