



Big House Renovation Recommendation

Joint Meeting Trustees, Finance & Council
February 19, 2019

Presentation Objectives

1. Briefly review background of Big House.
2. Update progress and current status.
3. Review the Design, Schedule and Budget Authorization Request.
4. Gain approval to proceed with detailed design and construction.

Update on Progress and Status

1. Background and approach are included in Resolutions approved by BOS 10/7/18.
2. Make Big House available for use ASAP.
3. Approval by Trustees of CMAR and Pre-Construction approach 1/22/19.
4. Schematic Design was received 1/25/19.
5. Construction Estimate was received and reviewed 2/13/19.

Leadership Team Members for BHRP

Clergy: Jerry House, Daniel Lumpee

Ministry Leaders: James Faith, Heather Normand, Karlene Hendershot [PT],

Technical Input: Zach Castillo [PT], Doug Haffner [PT]

FPT: Richard Oates, Les Swick

Big House Utilization

1. Big House will remain a multipurpose space, as it has the last 10 years, as an asset to SFLP which uses it 4 days a week when in session.
2. Potentially expanded Big House uses: *[MPP1 staging]*
 - a. Basic space with flexibility for setup / usage
 - b. Vacation Bible School
 - c. Receptions
 - d. Rental space for parties/ community activities
 - e. Performance Hall for Camp Narnia, Theater Troops...
 - f. Venue for Speakers / Lectures
 - g. Gym usage, with softer floor than tile or concrete
 - h. Accommodating a bounce house inside
 - i. Men's and Women's Ministry activities
 - j. Youth Lock-Ins
 - k. Hosting U.M. ARMY

The Youth Space is an example of expanded multipurpose use.

Big House Utilization [cont'd]

3. The Budget for the Repair is not a Master Plan item.
 - a. Invitation to Bid for Phase 1 Truss Remediation Package is set for this week, with construction completion before Christmas.
 - b. Phase 2 Structure repair is dependent upon GFF Schematic Design for Big House use; both ASAP.

4. Design and buildout can progress as soon as the Master Plan Recommendation is approved, confirming the long-term use.
 - a. The Goal is to reactivate Big House ASAP, on a separate schedule from the Master Plan.
 - b. Preliminary Plan – Move-in 1Q 2020 *Current Target 8/30/19*

Schematic Design

Objective: Restore BH after structural repairs



Original Schematic Design Intent

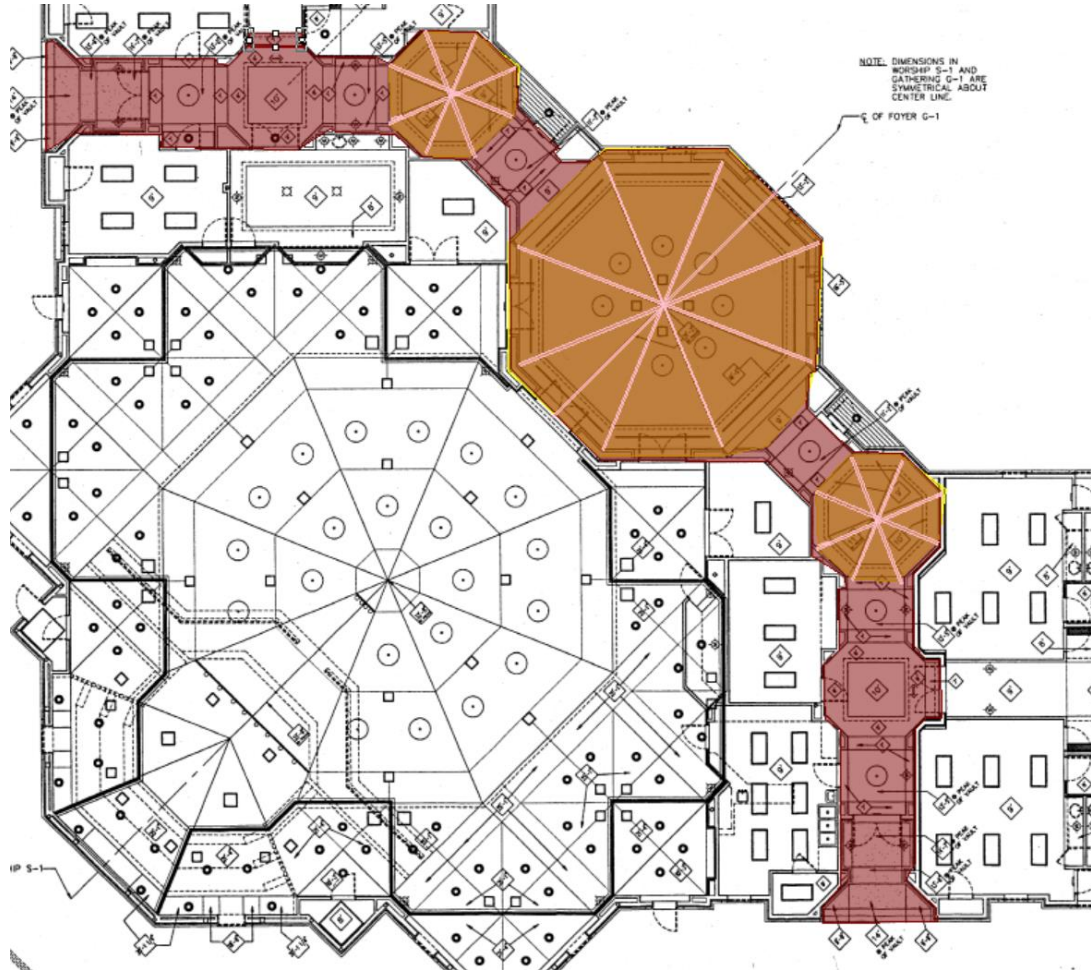
1. Restore architectural finishes in the BH space, including replacing the ceiling.
2. Restore the HVAC system, including replacing units #10 & 11 identified as a \$70,000 “priority” replacement items in July 2017. [Also includes unit #12.]
3. Replace lighting system.

Enhanced Schematic Design Items

1. Audio/Video/Lighting system.
2. Upgrade finishes and lighting in the Narthex and corridors outside the Big House.
3. Sports floor [basketball court and goal].
4. Wood slat ceiling [architectural feature].

[Show architectural drawings for design]

Upgrade Finishes and Lighting: Narthex & Corridors



Renovation Budget

Full Scope

Construction	\$903,713
Design / Const Admin	63,215
AVL	121,000
Narthex Upgrade	46,100
FF&E	35,500
Misc Items	26,375
Contingency	<u>48,241</u>
TOTAL	\$1,244,144

Renovation Budget

Recommended Scope

Cuts: Basketball court/goal/sports floor
Wood Slat Ceiling
Ceiling framing/light cove
Furrdowns at window shades

Construction	\$604,874
Design / Const Admin	63,215
AVL	121,000
Narthex Upgrade	46,100
FF&E	35,500
Misc Items	21,375
Contingency	<u>33,299</u>
TOTAL	\$925,363

Schedule Milestones

Council Approval	2/19
BOS Approval	3/3
Release the Architect for Design [CP Activity]	3/4
File for Building Permit [CP Activity]	4/1
Finalize Construction Documents	4/26
Issue Notice to Proceed to Contractor	4/26
Construction Completion [16 weeks]	8/14
Move-in	8/23

Big House Renovation Resolution

BE IT RESOLVED that Christ UMC authorizes

1. a Project Budget of \$925,000 to complete the BH Renovation with a targeted completion of August 30, 2019, per the approved scope:
 - a. Architectural finishes upgrade for BH and Narthex/Corridor
 - b. HVAC system and upgrades for BH
 - c. Lighting fixtures upgrades for BH and Narthex/Corridor
 - d. AVL for projection, sound system, theater lighting & simplified controls
 - e. FF&E for Narthex, Corridor & BH

Big House Renovation Resolution

2. the FPT to execute the Project and necessary contracts to deliver the approved scope, to include:
 - a. Detailed design and Construction Administration by GFF
 - b. Construction by JaCody Construction
 - c. AVL by a vendor TBD, likely Custom Sound Design
 - d. FF&E by a vendor TBD
 - e. Other minor vendors and subcontractors as may arise...
 - i. TEAM Solutions EMCS System
 - ii. Inspection for ADA conformance

with the forms of contracts with the Architect, General Contractor and Major Vendors to be approved by the Trustees.