

April 16, 2010

Comments & Questions submitted by the congregation of Christ Lutheran to the Facility Task Force

1. What \$/square foot was used in the cost estimate?
 - o Office and Classroom Addition ML: \$225
 - o Youth Room : \$130
 - o Courtyard Infill: \$190
 - o Gathering Space: \$210
 - o Office Remodeling: \$40
 - o Multi-purpose Room Remodeling: \$40
 - o Nursery Remodeling: \$50
 - o Music Addition: \$210
 - o Classroom addition UL: \$180
 - o Sprinklers: \$3

2. What is the cost of the entire Master Plan?

\$2.7-2.8 million not including a new multi-purpose room and kitchen.

3. Can we put a basement under the northwest and northeast portions of the new Master Plan footprints?

Sure, but they would need to be accessible and that would mean connecting them to other basement areas which could be costly.

4. We should present a little more information on the Needs Assessment such as
 - o number of new people predicted in Lake Elmo.
 - o 2030 – total 24,000 (14,048 new)
 - o number of new people that might be Lutheran.
 - o Assumptions: 40% of new residents become church members - $.40 \times 14,048 = 5,620$ - 30% of new church members attend an ELCA Lutheran Church. $.30 \times 5,620 = 1,686$
 - o number of new Lutherans in Lake Elmo that might come to CLC. 30% of new Lutheran Church members want to stay in Lake Elmo for church. $.30 \times 1,686 = 506$ new members at Christ Lutheran Church

Is sanctuary big enough? Why not add to it?

- o **Sanctuary capacity:** 213 worshipers x 2 services = 426 on a Sunday morning.

- o 30% of a congregation worships on any given Sunday – $30\% \times 598 = 180$ average attendance or 90 each service.

- o If congregation were to expand to 1,200 members (double in size)
- o $.30 \times 1,200 = 360$ members would worship on a Sunday.

- o Sanctuary capacity (assuming equal numbers at two services)
- o $.30 \times TG = 426$ $426 / .30 = 1,420$ members possible without changing Sanctuary size.
- o $1,420 - 598 = 822$ **growth** in congregation without needing additional worship facilities.

5. Where are the existing walls shown on the Master Plan?

They are light gray in color.

6. Are courtyard and sanctuary included in Phase I?

To enclose the courtyard is \$347,430. The sanctuary may or may not be changed as this is not one of our top priorities.

7. Why a 20 year look forward? We should build for more current needs, if we build at all. The principal should be to build only what we need, no more.

It has been delegated by the Long Range Plan to consider our needs in 20 years.

8. No accommodation for additional parking is shown. What is the plan for parking if the church census increases?

Some exploratory plans were prepared and the topic was discussed but no conclusions have been drawn.

9. The assurances about the sewer system do not sound very realistic. I think further research into this area is needed.

We will need to have additional conversations with the City staff and City Engineer prior to committing to a project.

10. If there is no new sewer, then we will have to go with a holding tank when the drain fields are disrupted or wear out. What is the cost to have them pumped? What frequency of pumping can be expected?

The cost to install two-2,000 gallon tanks is \$5,000. The cost to pump the tanks ranges from \$7,000 - \$9,000 (based on two different companies).

11. It appears that considerable landscaping and curb & gutter work would be required to establish the new site layout including the drop off and handicap parking areas.

We will look into this in more detail as the process unfolds.

12. I would be concerned about the removal of the trees from around the church.

We would try to minimize removal of trees and would also upgrade the landscaping.

13. The piano is not shown in the naive. Where is it going to go?

We will add that to the next plan – there was no intention or suggestion that it not be in the naive.

14. What other modernization of the church itself are proposed? The decoration is circa 1965, it is badly dated. I also would like improved lighting and all the controls for stuff moved off the main floor.

Each area that undergoes remodeling will be improved. Other areas can be included if the money is there and they are brought to our attention.

15. Has any thought been given to modernizing the organ? It probably is due some significant maintenance! Will it need to be re-voiced after changes are made in the sanctuary and nave areas?

This is not currently part of the mission of the Facility Task Force.

16. Covering the courtyard is essential in these plans. The structural and drainage problems are significant and must be addressed as a part of the project scoping.

The architectural team has thought through both issues and feels each can be handled with no significant costs.

17. I would like to see a comparison of the building efficiency [current vs. proposed] and how it is calculated.

This can be done.

18. What program changes will increase use by the community?

Our new space can be promoted to the community upon deciding what we will build.

19. What are the project phases that were discussed?

Phase I includes the East addition to expand the youth room in the lower level, the narthex and office space as well as cover the courtyard on the mail level and expand classrooms on the upper level.

A second and/or third phase would include an addition on the West side of the building adding classrooms.

There is renovation and remodel work as well as bringing our current building up to code (sprinklers for example) in each phase.

Ultimately we need to coordinate the phasing with the Capital Campaign Committed to determine what CLC can afford to build.

20. How will the appearance of the existing church be integrated with the new construction?

That is yet to be decided upon but there are at least a few options to consider. The exterior will be looked at closely to make certain the old and new are integrated as closely as possible. Suggestions have been given and these will be considered when the design development phase advances.

21. Are there any code issues that need to be resolved? I am thinking about the energy code, but there may be some others. My sense is that there are some exiting problems that are not resolved, for example.

Any remodeled areas will be brought up to code. New areas will be designed to code. The overall building construction type and the exiting will be reviewed as part of the design process – we don't expect anything major – fire sprinklers will relieve some of the requirements.

22. I think the mechanical and electrical systems are getting short shrift and need to be looked at more thoroughly.

Agreed – we will look at these systems more closely in the Design Development Phase of the design process.

23. What is proposed in the mini-sanctuary? I think this is a good idea, and would like to see it developed.

This area will be further developed in the Design Development phase.

24. Where can there be a quiet space on the property for outdoor contemplation? This is something that could be encouraged in the courtyard, for example.

This could be added to the Program.

25. What is the project plan? If this project goes ahead, I would suggest that construction start in May and be done by September.

5 Months may be a little tight but the summer time period would be good.

26. What kinds of finishes are being proposed in each area?

We haven't discussed this too much as this is a question that will be addressed in the Design Development phase of the design work. Good to start thinking about it now.

27. What other operating cost changes will result from this project?

We will be able to answer this once a specific plan is selected in which to move forward.

28. The best the quality of this estimate can be is class 4 [using the AACEI classification method, see www.aacei.org/techcal/rps/17r-97.pdf]. I heard somebody say 5 percent contingency: we need to be looking at more like 25% at this point.

I think were in the ballpark – with the economy and many contractors looking for work it's hard to calculate the economy's affect on bidding – mostly we've seen bid prices go down and if the economy improves how fast will prices go up? At this point we have some control over how and where we spend the budget. Once we get further along with more defined elements a more detailed estimate will be done and adjustments made to the design as necessary.

29. A suggestion was to put in glass window panels on the two outside walls, so walking down the hallway you could see around the corner and make it appear more open. We would then need curtains to cover them for meetings.

Nice idea!

30. Second floor bathroom are not above the first floor bathrooms (easier to do the plumbing?).

True, sometimes they don't stack easily depending on the floor layout and program – can be a little more costly – waste pipe and water pipes to the restroom.

31. New space above East gathering area, bring old roofline out (above the choir loft). Make Narthex glass wall moveable.

Would intent be to create a room behind the choir loft? If so, \$\$\$ and would take away from the proposed Gathering space – ceiling height, light, light into existing stained glass windows.

32. Add a door to the office area to have a shortcut to North entrance.

We will look into this suggestion and will also consider the need for office security.

33. Do everything at once, phases cost more.

Building in phases does cost more but we need to coordinate with the Capital Campaign Committee to see how much CLC can afford to build.

34. I like the drive up drop off lane on the east side.

We do too.

35. Why not expand to the south of the congregational seating area (west of the south door).

This is a good idea and something to look at in the long-term. However, based on the Needs Assessment we don't believe that increasing the Sanctuary seating is needed in the foreseeable future. Also, the south side causes some issues with handicapped accessibility – and the existing south entrance.

36. The east side of the building looks long (the church is going to look different).

We will continue to study the look of the building as we continue through the schematic design process so that may change during the process.

37. Where is the suggestion box?

A suggestion box is something we probably should have had. However, we gathered verbal comments from the congregation and then wrote them down ourselves.

38. Can projects be done separately or all together?

The project could be done in phases or all at once. We need to coordinate the phasing with the Capital Campaign Committed to determine what CLC can afford to build.

39. Is there a net gain on church pews?

The number of seats is about the same as before but seating location and configuration has changed.

40. Could the back wall of the church naïve be taken out or moved so we can gain seating space?

Possibly, that could be looked at.

41. Where is the healing room?

We plan to have an office space for the Parish Nurse and will look into whether this space could be a healing room.

42. Could the bank building be torn down and used for parking?

Yes, however the bank building is a very well built structure with significant value and it may not make good financial sense to tear it down.

43. What was the cost of the last addition?

CLC's last construction was in 1996 when we added the elevator and connected the choir loft to the 1967 building. The cost was approximately \$750,000.

44. How long will it take to pay off the new addition(s)?

It will depend on how much we decide to construct and/or renovate as well as how much is raised by the Capital Campaign.

45. How is the Growth Fund being distributed for this project and is it being used for this project? If people are giving specifically to the Growth Fund it should be stated how the Growth Fund is being used for this project/new building.

The Growth Fund comes from the Bank Building and in 2009 \$30K has been given to the FTF and used to hire the architect as well as go through the Schematic Design Phase of the process.

46. Make certain lighting is addressed and that it is appropriate for all ages and a variety of activities.

Yes, we agree – thank you!

47. If the youth room is expanded could it also be used for the Sauerkraut Supper?

Sure!

48. Are there going to be egress windows in the youth room?

Code wise we wouldn't need them as long as we have two functioning exit doors.

49. Bigger windows would be nice from the courtyard into the lower level to bring in additional light.

That could be done.

50. The youth room needs good ventilation.

That can be done.

51. Make certain all flooring is easily cleanable.

Although there might be differing opinions about cleanability of floors, we would have a discussion and invite the present cleaning staff before we decide. We would also want to include as criteria in flooring selection safety, slip-resistance, acoustics, and aesthetics.

52. Sound proofing in a "cry room" area.

Walls, doors, and windows in a "Cry Room" can be constructed of materials that minimize sound transfer.

53. Why isn't the covered courtyard going to be 2 stories?

It could still be designed to be two stories – but our present thinking is that having a high ceiling roof in this area would allow for a better connection between the west side of the building and the east side. It would also allow continued use of the windows in the second story classrooms. It would also minimize the structural overlap of the new roof over the existing sanctuary roof.

54. Make certain all restrooms are HC accessible. Any new restroom would be made accessible.

An existing one would be made accessible if required by code or if funds are available.

55. Have changing stations in the men & women's restrooms and/or have a family restroom.

We would plan on doing that.

56. Could it be excavated under the courtyard from the basement for additional table and chair storage?

Yes!

57. Has it been considered that CLC may offer pre-school in the future?

This has been considered and depending on what phase is approved and how we as a congregation decide to move forward we will look at the details of this more closely.