

Vision for Mission

Option 3 Report

To: **Members of St. John's**

From: Option 3 Committee, Chris Bosch, Ron Wirth, Lowell Rothenberger, Craig Cooley, Rick Lipka, Dick Stover, & Jim Steiner.

Date: April 16, 2009

Re: **New Church Building**

This committee was given the task of looking into a new church building as an option for our current church structural problems. Attached is a brief description, along with a cost estimate, to demolish the existing church building and build a new church structure.

On March 7th the group met with Peter Norgren, Staff Architect for the ELCA. After a good exchange of thoughts, Peter took the information back to his office and has come up with a concept for a new church building. The attached proposed plan was used in pricing a new structure based on \$200.00 per square foot. The \$200.00 per square foot includes heating, electrical, and Architectural and engineering costs.

The committee looked into various shapes and sizes of buildings. A hexagon shape building was chosen by the committee during this concept phase but the final design would be chosen by an architect and the congregation. The hexagon shape option allows for good acoustics and very versatile seating options for service, recitals, choirs, or graduation ceremonies. A light well at the top will provide an abundance of natural light into the space.

A small office addition would be added off the existing foyer. Moving the offices up front would give them more visibility for guest and create a true business area for the church. The existing offices would be remodeled to convert them to a second fellowship room or chapel area. With direct access from the outside a chapel would be open 24/7 via a pass code provided only to our congregational members. A portico would be added to the existing foyer creating a covered drop off point for the congregation and visitors along with widening the current doors to provide real handicap access.

If a new church is decided, selected materials from the old church would be incorporated to maintain the atmosphere of the existing church building.

Option 3 allows for phasing the project as funds are available. The office complex, hall renovation & portico could be phase one along with a small bump out of the now Altar area, would also be installed. This would push the Altar area back further so that an unobstructed parish hall could be used for the church suppers and other functions. The bumped out area would not be in waste as it would be part of the Narthex in the total scheme, when phase two, the new church is added. (See Figure 1)

The committee feels this is the best option for our church and use of funds. This would make our church complex completely handicap accessible to all. The main complex would be at grade level, eliminating any use of stairs or elevators. The church could be sized for what we need, cutting back on the utility costs during the week of non usage time. Overflow seating would be accommodated in the parish hall. We would maintain the history of St. John's at the current location for which we've known for over 100 years.

The current organ must be dismantled, stored and reassembled for all of the options presented at an estimated cost of \$50,000. Option 3 allows us the opportunity the assembly and use the organ in the parish hall eliminating storage fees. The cost to assembly the pipe organ in the hall is \$15,750.

The following is a breakdown of projected project costs:

Demolition		\$131,580
• General conditions included for demolition of entire church structure		
• Allowance included for asbestos survey and possible abatements		
• Salvage art glass, pews, furniture, fixtures, miscellaneous		
• Safe-off water, electric, plumbing, gas		
• Demolish church and salvage any reasonable-to-reuse structural components		
• Remove foundations and backfill with clean fill		
• Site ready for new construction		
	Contingency 8%	\$10,527
	Architect & Engineering (A & E) 5%	\$ 6,579
	Total Demo	\$148,686
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New Church attached to parish hall with new office complex Based on \$200.00/ SF (includes A & E fees)		\$1,033,200
Renovate parish hall		\$100,000
	Contingency 8%	\$8,000
	A & E 5%	\$ 5,000
	Total including Demo	\$1,294,886

This project could be phased as funds are available.

Phase 1 - New office complex, update parish hall, and add Portico and small Altar addition (part of future Narthex).

Building Budget: \$500,000

Organ Budget: \$50,000

Phase 2 - New church building

Budget \$800,000

The following are additions to the proposed budget as maintenance items that must be addressed if we remain at this current location:

New Parking lot: \$120,000

New Parish hall & Education building heating system: \$30,000 each

OPTION 3 PLAN (Figure 2)

