

**6 Final Master Plan Presentaion - January 12, 2014**



# The West Acton Baptist Church

*Master Plan – January 12, 2014*



omr architects

# Master Plan Process

## Groundwork

- Prepare Contract
- Obtain all available/pertinent documents & codes
- Prepare draft of schedule and work plan

## Step # 1

### Project Start-Up

Meeting #1 – June 3, 2013

#### Objectives

- Review budget, schedule and process
- Discuss goals, values, priorities, & other issues
- Discuss possible community usages

#### Follow-up

- Perform building walkthroughs and prepare analysis narratives
- Meet with selected user groups and congregation prior to mid-June
- Prepare draft program & inventory existing space
- Develop organizational diagram

## Step # 2

### Review Program & Existing Conditions

Meeting #2 – July 22, 2013

#### Objectives

- Review goals & values
- Review draft of program and space needs
- Review organizational diagram
- Present building analysis

#### Follow-up

- Finalize program
- Identify and prepare Master Plan options
- Prepare evaluation of options

## Step # 3

### Present Master Plan Options

Meeting #3 – Sept 9, 2013

#### Objectives

- Present Master Plan options
- Review, evaluate, and compare options
- Agree on approach/select best option

#### Follow-up

- Develop selected option into final Mater Plan
- Prepare phasing and implementation strategies
- Prepare budget estimates
- Oct. *T.B.D.* – Meet with Committee to discuss final option decisions

## Step # 4

### Present Final Master Plan

Meeting #4 – November 4, 2013

#### Objectives

- Review final Master Plan
- Review phasing, budgets, and implementation strategies
- Discuss final graphics

#### Follow-up

- Prepare final graphics
- Present final Master Plan report
- Discuss next steps
- January 12<sup>th</sup> - Presentation to Congregation

# Goals and Values

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## A Welcoming Congregation

- Create an experience that embraces West Acton Baptist's **commitment to represent different communions, but one fellowship**; varied beliefs, but one faith; many viewpoints, but one Christ
- Demonstrate the ways in which **West Acton Baptist's programs are unique** – showcasing the mission, the history, and the faith that are part of the inspiration for the congregation.
- Include **inspirational displays of events and missions**
- Design a place that is warm, inviting, and which creates **a sense of welcome** to young children and possible new families.
- Create a long range plan for **how to use all the spaces more effectively** to allow the Church to thrive and move forward.

# Goals and Values

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## A Building that Works

- **Improve signage, security and wayfinding** to make the building a safer, more visible, more understandable place
- **Explore bringing the building up to code** and improving accessibility (and identify triggers that would require code or ADA upgrades)
- Evaluate **building systems** and propose options to provide for healthier air, better energy efficiency and lighting, and long term ease of maintenance and reliability.
- **Upgrade existing spaces:** by resolving the technical issues that currently limit possible uses and impede the congregation from doing their work.

# Goals and Values

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## Fiscal Responsibility & Development

- Develop options to allow the Church to understand how to get the **best value for money spent** and maximize CPC funding.
- Consider phasing to **ensure the projects can succeed** with various levels of fundraising and prioritize work to meet project goals.
- Develop ways the project can help to **generate revenue** through renting out spaces and enabling growth in Community programs.
- Make the Church Building **more efficient, sustainable, and less expensive to maintain** by utilizing efficient systems and fixtures, and low VOC, renewable, recycled, and local materials.
- Create a shared vision of transformation to energize and unite the West Acton Baptist Church Community and **provide strong direction for future planning** and fundraising.

# Existing Space/Program Summary

Program Element	Existing Area (Net Square Feet)	Proposed Area (Net Square Feet)	Variance req'd (-over)	Comments
Date: July 19, 2013				
1.0 Lower Entry	223	223	0	Provides Handicapped access, elevator, and bathroom
2.0 Fellowship Hall	1314	1314	0	Also used by school (has 194 SF of storage attached)
3.00 Library	483	483	0	Used by various WABC groups, Coop school , also AA, Brazilian church
4.0 Kitchen	359	359	0	Currently used by school and church
5.0 Church Offices	275	275	0	
6.0 Chapel/ Meeting Room/Classroom	323	323	0	Multipurpose: Pastor Meetings, Deacons Meetings. CE Classrooms for grades 1-6,
7.0 Upper Entry/Vestibule	222	222	0	Does not include stairs
8.0 Sanctuary w/ balcony	1835	1835	0	Balcony Area is included
9.0 Pulpit/Choir/Baptismal Area	367	367	0	Includes area which currently houses organ and drumset
10.0 Choir Room/Music Storage	381	381	0	Includes storage closet
11.0 Nursery	254	534	280	Proposal for WABC reclaiming the small 280 SF classroom on the lower level (larger 1162 SF classroom would remain part of COOP)
<b>TOTAL</b>	<b>6036</b>	<b>6316</b>	<b>280</b>	<b>Net Square Footage</b> (does not include hallways, stairs, restrooms, etc)

# Program Priorities

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## **Worship: Provide a better experience**

- Better lighting and sound systems for sanctuary
  - Ability to use audio and video for services and also to record services
- More flexible space for services
  - Ability to reconfigure for various music and presentation options
- Restoration of sanctuary (Steel ceiling, floor, and walls)

## **Education: Be more welcoming to children (high priority!)**

- Dedicated space for nursery and preschool space
- Space for Upper level CE closer to kitchen and bathrooms
- Space for teen programs
- Space for people with infants to participate in events (crying room)

# Program Priorities

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## **Music – Provide higher sound quality and more flexibility**

- Better lighting and sound systems
- Better storage space
- More flexible space for choir, handbells, pageants etc

## **Community – Support current programs**

- Updates to fellowship hall and library (improve acoustics)
- Renovations to kitchen: aim for total rehab so that space can be used by a licensed caterer
- Improved accessibility
- Improved entry/presentation to welcome in new members

# Program Priorities

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## **Outreach – increase Revenue Generating Opportunities**

- Better lighting and sound/video systems for possible rentals
- Updates to fellowship hall to make it more attractive for rentals
- Updates to kitchen to allow for more functions
- Improved acoustics to improve flexibility of meeting spaces
- Explore better signage to advertise events

# ADA Triggers

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## **Work under \$100,000**

- Only current work needs to comply w/ ADA standards

## **Work between \$100,000 and 30% of the full and fair cost of the building**

- Need accessible entry and toilet

## **Work greater than 30% of the full and fair cost of the building**

- Entire building must comply with ADA standards

Note: For religious buildings assistive listening systems are required by ADA

# Master Plan Options

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## **Base Renovation – Building Systems**

- Mechanical
- Electrical
- Fire Protection
- Plumbing
- Structural
- Audio Visual

## **Base Renovation – Architectural Elements**

- Lower Level
- Main Level
- Upper Level

## **Layout / Reconfiguration Options**

- Options A – D

## **Possible Phasing**

# Base Renovation: Building Systems

## Mechanical System Options

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### Repair Option (Recommended Repairs)

- **Provide 1-1/2" fiberglass insulation on all piping** in the boiler room, crawl space, and within each space. An insulation cover should be provided in spaces where the piping system is exposed to prevent damage to the insulation.
- **The entire control system should be modified to new electronic control valves** which provide accurate temperature control. A standalone electronic control system can be provided which would include new wall-mounted thermostats and control valves. The accuracy and effectiveness of the newer style valves and thermostats would provide better temperature control throughout.
- Areas utilizing cast iron radiators should be **upgraded to fin tube radiation**. This would provide a more even heat distribution throughout the space and allow exterior infiltration to be captured at the wall.
- **Clean, Repair and/or replace existing Toilet Exhaust Fans.**

### Option 1 - Heating System Upgrade (Optional)

- **Conversion of the entire steam system to hot water.** The current boilers can be converted, however, new pumps, expansion tank, air separator and hydronic accessories would be required for hot water circulation and hot water expansion. All steam traps would have to be removed from the piping system to allow flow throughout the piping system. The existing condensate piping system would need to be replaced in sections for conversion to hot water return duty. The existing steam piping could be used for hot water supply service.
- **Upgrade Piping Insulation, Control System, and terminal radiation equipment** as identified in Repair Option above.

*\*Note: 3% Escalation should be added to estimated costs  
Professional fees are not included in estimated costs – assume 20-30%*

# Base Renovation: Building Systems

## Mechanical System Options

### Option 2 - Mechanical Ventilation System (Optional)

*Provide new mechanical ventilation system to serve the Sanctuary, Fellowship Hall, Library/Multi-Purpose Room areas. The mechanical ventilation system should include supply and exhaust ductwork distribution, energy recovery air handling unit, associated power wiring and controls. It is estimated that the Mechanical Ventilation unit would have a capacity of approximately 3,500 CFM. Existing perimeter offices and classrooms with operable windows would still utilize operable windows for natural ventilation.*

- Sanctuary
- Fellowship Hall:
- Library/Multi Purpose Room

### Option 3 - Air Conditioning Option (Optional)

**Provide air conditioning for the Sanctuary, (Fellowship Hall, Library/Multipurpose Room, and Office areas).** The Air conditioning system will be of a high efficiency split system design, consisting of outdoor condensing units, indoor evaporator AC units, ductwork (for non-DCU (ductless cooling units)), refrigeration piping, power wiring and associated controls. It is estimated that the following system capacities are required:

- Sanctuary:(2) 2000 CFM AHU Units connected to (2) 6 Ton ACC Units
- Fellowship Hall: (1) 2800 CFM Unit connected to (1) 7.5 Ton Unit
- Library and Offices: The Library, Multipurpose and Offices will have individual ductless AC units (estimate a total of 9 DCU Units) that will be connected to (1) 7.5 Ton ACC Unit. The AC system that serves these areas shall be a high efficiency Variable Refrigerant Flow (VRF) System.

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Professional fees are not included in estimated costs – assume 20-30%*

# Base Renovation: Building Systems

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## Electrical System Options (Preliminary)

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### Option 1 (Some Exit Lighting Elements May be Required)

Provide new emergency battery system with capacity to serve emergency lighting and exit signs and provide LED exit signs at all egress locations

Provide new emergency light fixtures at all egress corridors, intervening spaces, exterior doors & toilet rooms

New ADA compliant addressable fire alarm panel with speakers and strobes in assembly areas and upgrades to the electrical panel as required.

Upgrade existing pendant light fixtures in sanctuary

### Option 2 (Optional)

New three phase service with new pole-mounted transformer

Update all receptacles and switches in spaces being renovated (provide new code compliant MC cable)

Provide new lighting in renovated areas

### Option 3 (Optional)

*Complete upgrade of main electrical service (50 l.f. primary / 100 l.f. secondary)*

*\*Note: 3% Escalation should be added to estimated costs  
Professional fees are not included in estimated costs – assume 20-30%*

# Base Renovation: Building Systems

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## Fire Protection System Options (Preliminary)

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### **Option 1 ( If Required)**

Provide new sprinkler heads  
Install sprinklers in unprotected areas

### **Option 2 (Optional)**

*Install new backflow preventer*

### **Option 3 (Optional)**

*Full replacement of sprinkler system*

## Plumbing System Options (Preliminary)

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### **Option 1 (Optional)**

*New high efficiency low flow plumbing fixtures throughout building.  
Install backflow prevention in custodial sink*

### **Option 2 (Optional)**

*New domestic water distribution piping throughout*

### **Option 3(Optional)**

*New gas fired high efficiency condensing water valve and expansion tank*

*\*Note: 3% Escalation should be added to estimated costs  
Professional fees are not included in estimated costs – assume 20-30%*

# Base Renovation: Building Systems

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## Structural System Options (Preliminary)

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### Option 1 (Optional)

Provide hangers at all Main and Upper Level joist/beam connections.

### Option 2 (Optional)

Add additional supplemental beam support to crawl space to increase the load capacity

### Option 3 (Optional)

Test sill plates and repair as required

### Option 4 (Optional)

Mechanically clean and evaluate base plates of steel columns in crawl space, replace as required

## Audio / Visual (Optional)

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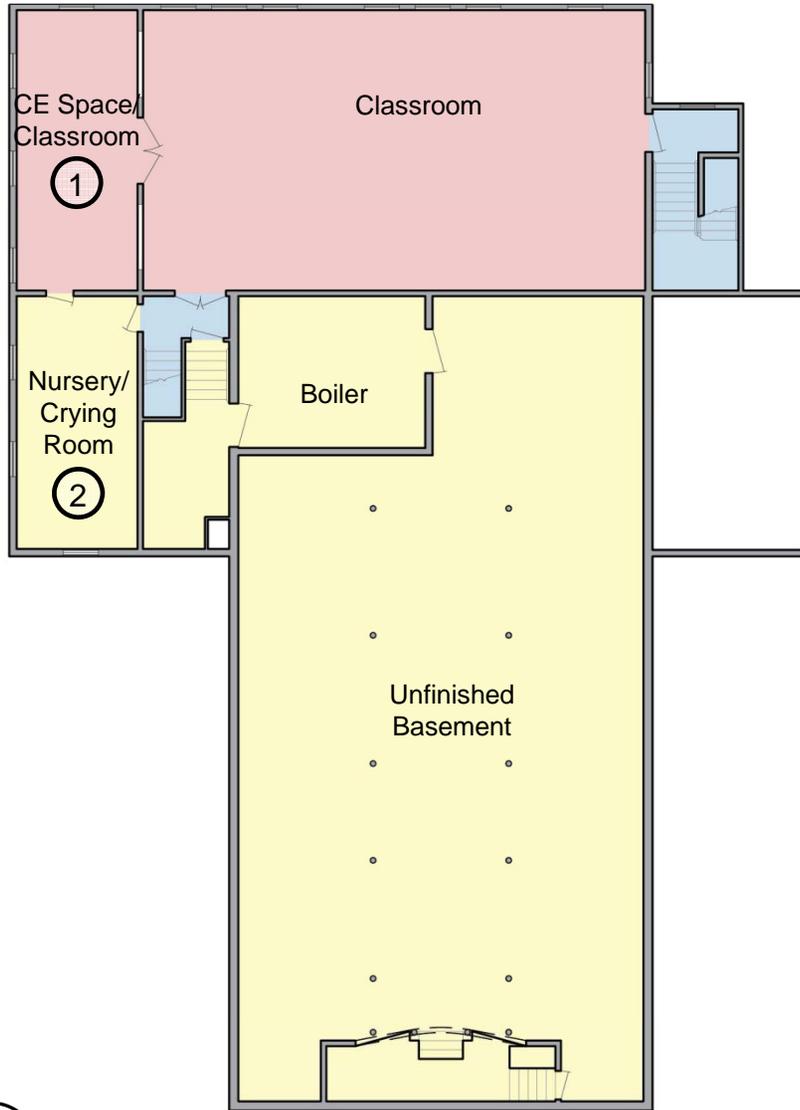
**Sanctuary:** Install steerable loud speakers for speech reinforcement, assistive listening system, portable loud speakers with stands, digital mixing console for music reinforcement, large projection screen and video projector

**Fellowship Hall:** Ceiling speakers for speech reinforcement and audio playback, assistive listening system.

**Nursery:** Monitors for live worship and baby monitors for parents

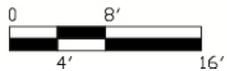
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# Base Renovation: Lower Level

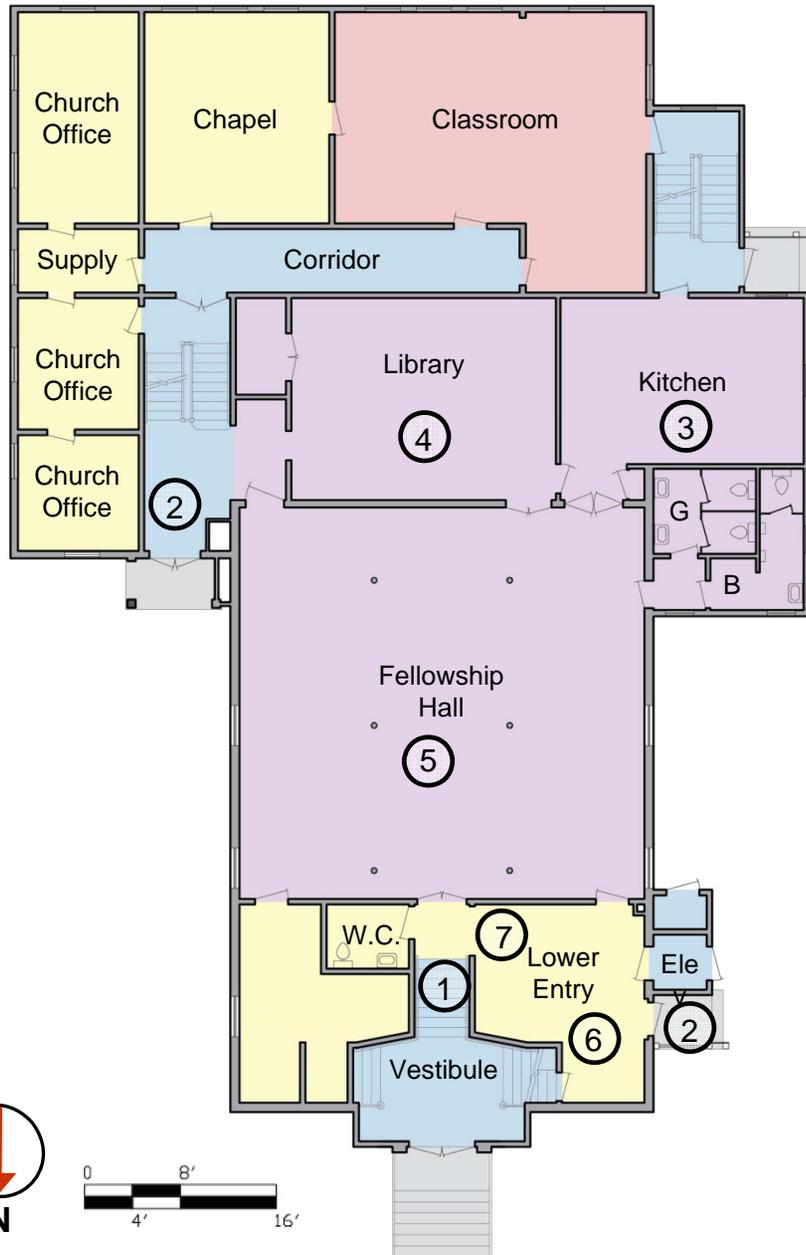


## Item

1. Renovation of CE Space (shared with preschool)
2. Add Video feed and Monitor to Nursery/Crying Room



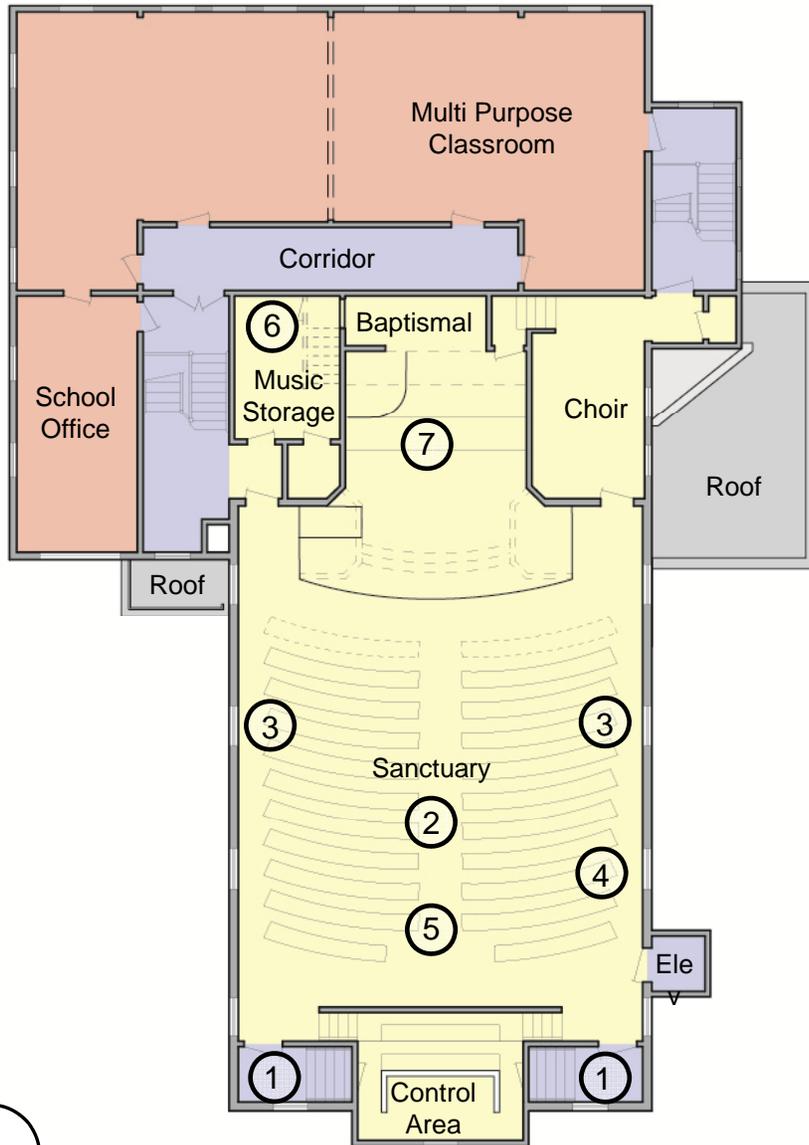
# Base Renovation: Main Level



## Item

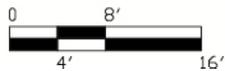
1. Repair Handrails where loose (Required)
2. Provide New Entry Doors at West Entry
3. Renovate Kitchen w/ New Cabinets, Appliances, Ceiling and Wall Coverings
4. Renovate Library w/ New Finishes and Acoustical Wall Panels
5. Renovate Fellowship Hall w/ Finishes and Acoustical Wall Panel
6. Renovate West Side Entry Lobby w/ New Paint & Display, Relocated Pew, Woodwork to Match Sanctuary
7. New Wayfinding Signage

# Base Renovation: Upper Level



## Item

1. Repair Handrails where loose (Required)
2. Rehabilitate Steel Ceiling
3. Rehabilitate & Clean Stained Glass Windows
4. Rehabilitate Wall Finishes in Sanctuary
5. Replace Flooring over Wood Floor and Replace Carpet at Aisles
6. Modify Storage Room for Music (Demo stair, infill wall, and add shelving as required)
7. Create Flat Altar Area, Add Ramp for Access



# Potential Phases

<b>2014</b>	<b>*Estimated Costs</b>
• Sanctuary – Rehabilitate Steel Ceiling	\$43,000
• New ADA Compliant Fire Alarm Panel w/ Speakers/Strobes and upgraded electrical panel	\$50,000
• Renovation of CE/ Shared COOP Space	\$12,000
• Rehabilitate West Side Lobby (Paint, Display & Woodwork)	\$15,000
• Rehabilitation to Narthex	\$15,000
• Sanctuary- Rehabilitate Walls	\$43,078
• Repair Handrails	\$14,400
• New Wayfinding Signage	\$7,500
<b>2014 Total:</b>	<b>\$199,978</b>
<b>2015</b>	<b>*Estimated Costs</b>
• Sanctuary & Choir – Rehabilitate Existing Lighting Fixtures	\$22,000
• Upgrade electrical receptacles & switches	\$50,000
• Renovate Kitchen – New Cabinets, Appliances & Finishes	\$31,844
• Renovate Library – New Finishes & Acoustical Panels	\$31,518
<b>2015 Total:</b>	<b>\$135,362</b>
<b>2016</b>	<b>*Estimated Costs</b>
• Sanctuary – Restore Wood Floor with Carpeted Aisles	\$70,000
• Accessible East & West Entries w/ Ramps	\$18,000
• Renovate Choir and music storage Rooms	\$15,315
• Create Level Altar Area with Accessible Ramp	\$25,000
<b>2016 Total:</b>	<b>\$128,315</b>

*\*Note: Estimated Costs developed independently by WABC (based on initial cost ranges by OMR and D.G. Jones)*

*3% Escalation should be added to estimated costs. Professional fees are not included in estimated costs – assume 20-30%*

# Potential Phases

<b>2017</b>	<b>*Estimated Costs</b>
• New 3-phase electrical service w/ pole mounted transformer	\$32,221
• Sanctuary - Install Air Conditioning	\$72,656
• Sanctuary – Install A/V recoding system, assistive listening and digital mixing console	\$120,000
• Fellowship Hall – Install speakers for speech reinforcement/ assistive listening	\$40,000
<b>2017 Total:</b>	<b>\$264,877</b>
<b>2018</b>	<b>*Estimated Costs</b>
• New Emergency Light Fixtures, Exit Signs & Battery System	\$23,239
• Sanctuary - Rehabilitate & Clean Stained Glass Windows	\$39,795
• Fellowship Hall – Renovate w/ Acoustic Panels and Finishes	\$49,596
• Test Sill Plates & Structure for Greater Load	\$32,500
<b>2018 Total:</b>	<b>\$145,130</b>

*\*Note: Estimated Costs developed independently by WABC (based on initial cost ranges by OMR and D.G. Jones)  
3% Escalation should be added to estimated costs. Professional fees are not included in estimated costs – assume 20-30%*



**Thank You!**

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