

New Building Concerns and Questions

(V4)

Q. Who, in the building trades, has the committee worked with:

- Architect: Glenn Corley – Corely, Redfoot & Zack
- Builders: Ward Selzer – Patriot Builders, Van Thomas - Van Thomas Builders
- Susan Mellott – Chief Building Inspector – Orange County
- Richard Lawrence – Commercial Upfitting
- Bob Greene – Johnson Controls
- Eddy Williams – Buckner Steel Erection
- Bill Stone – Stone Services (HVAC & Electrical)

Q. Which churches have been visited?

A. Various members of the building committee have visited the following churches:

- Orange Methodist, Airport Rd., Chapel Hill
- Union Grove Methodist, Chapel Hill
- Christ United Methodist, By Lumina Theater, Chatham County
- Hillsong Baptist, Mt. Carmel Church Rd., Chatham County
- Good Hope Church, Cary
- Westwood Baptist Church, Cary
- Farrington Road Baptist Church, Rt. 54 and Farrington Rd., Durham
- Winterville Baptist Church, Winterville
- St. Phillips, Durham
- Antioch, Carrboro
- University Baptist, Chapel Hill
- Friendship United Methodist, Burlington

Q. How much groundwork, paving and tree removal will be required to accommodate the new structure?

A. The outline of the proposed building is shown with colored tape placed on the ground in the approximate location of the building. The trees within the outline would be removed. Some additional trees within a few feet of the outline would also be removed. The details of the drive-around-the-building lane have not been determined, but it would be a reasonable assumption that the lane would be placed as close to the building as possible, in the shape of current lane.

Q. Will the existing fellowship hall and kitchen be unusable during construction?

A. Portions of the fellowship hall will be unusable during some of the construction. It is likely that during most of the construction phase, the existing fellowship hall will be usable. The kitchen may not be useable for several months during part of the construction phase. The construction committee and the architect will work with the builder to minimize the disruption.

Q. How will the choir and music ministry needs be determined?

A. The Minister of Music and the music committee will be engaged to provide requirements.

Q. How will the nursery and children's ministry needs be determined?

A. The preschool and children's committees will be engaged to provide requirements. Members will be surveyed, exemplary churches will be visited, building codes will be examined, State Baptist resources will be consulted, etc.. Given that the children's area is a key factor in determining if families with small children choose to join with us, it is critical that comprehensive information be obtained.

Q. Why does the proposal have an Atrium?

A. The committee did not initially imagine an Atrium. It was created as a by-product from the practicalities of new and old roof lines and the connections to the current fellowship hall.

Q. In addition to a protected garden space itself, are there any other benefits from an Atrium.

- The atrium allows sunlight into the interiors walls of both the current and new building. This enables the new fellowship hall to have natural light on both sides of the structure.
- The atrium could become a publicly recognized hallmark of our church with an area that is both distinctive and elegant.
- The atrium gives the church design (the layout of the rooms and halls) flexibility and could well lower the cost of the structure due to building and fire code requirements, e.g., it can be advantageous to have outside wall space, as this is treated differently than inside space. This could result in significant construction cost savings.

Q. Will the Atrium have to be kept up?

A. Yes. It is noted that because the Atrium is in a protected location, damage from storms and vandalism will be less than for a similar garden located in an open area. The plant selection, stone walkways, benches, etc. can be selected to be low maintenance and beautiful.

Q. Are there other Atriums in the area that can be visited?

A. Rex, Duke and UNC hospitals have atriums. In addition, several private companies (Nortel, Glaxo) have atriums.

Q. Could the space that the Atrium occupies be turned into classroom space?

A. Not cost effectively, due to the roof line considerations and the likely increase in cost of other parts of the structure due to fire and building code ramifications.

Q. Will the Atrium have drainage problems?

A. The architect and a builder indicated that given proper design and construction, drainage should not be a problem. In addition, a measurement of the land's slope (fall) was completed and there is more than enough "fall" for proper design and operation of a natural gravity drain system.

Q. How was the estimated ballpark cost of the building calculated?

- The cost per square foot of classroom, bathroom, hall, kitchen, storage space build on slab (the least expensive option) was estimated at \$100 per square foot, based on information from the architect and builder. The approximate size of this space is 5450 ft square, yielding a cost of \$545,000. This cost includes a "nominal" amount for parking.
- The cost per square foot of fellowship hall space was estimated at \$125 per square foot, assuming that the cost of the ceiling structure was minimized. The approximate size of this space is 4150 ft. square, yielding a cost of \$520,000. This cost includes a "nominal" amount for parking.

- The sum of these two spaces is \$1,065,000. Per the builder, this includes some allowance for parking.
- The cost of building will be more in the coming few years, thus a 15 percent increase seems a minimum prudent number, assuming the building construction can start within a year and takes between 6 months and a year for completion. This brings the cost of the space to \$1,225,000.
- Add an ADDITIONAL \$50,000 for kitchen needs and \$50,000 for renovation of the existing buildings. This brings the costs to \$1,325,000.
- Add an additional \$75,000 for additional parking improvements. This brings the cost to 1.4 M\$.
- Given that this is a ball park estimate and we may be able to reduce some costs by working with the builder and architect it seemed a reasonable estimated range of cost would be between 1.2 and 1.5 M\$.

Q. How accurate is the estimated range of cost?

A. It is as accurate as the building committee, architect and consulted builders can make it at this time. Creation of detailed drawings is the next step in the process. From that, a more detailed costing will become known. At the time, the congregation will determine whether to continue the project as planned, expand or reduce the project. This range we have now is the best estimate that we could come up with.

Q. What happens if the detailed costs are substantially higher than estimated range?

A. The building committee, in consultation with the architect and builder will develop alternatives for the church to consider. The church would then decide how to proceed.

Q. How does a single level building compare to a 2 level building approach?

A. *Cost considerations:* The size of the building footprint would be driven by the fellowship hall, storage, bathrooms and kitchen. This is approximately 6100 square feet, i.e., this is the minimum size of a floor which contains the fellowship hall. To be useable as a fellowship hall, a room of this size requires a ceiling higher than 8', thus the most economical approach would place the room on the 2nd floor, with additional classroom space under the fellowship hall. The cost of building a 2nd floor is more than slab construction, due primarily to the increased cost of the floor and working off of the ground for the 2nd floor. Per our building contractor consultants, a reasonable estimate of the increased cost is \$10 per square foot more than slab construction using the total square footage of the building. An estimated cost of this approach, using the same calculation method used for the current proposal (apples to apples comparison, see prior question for method of calculation) is between 1.7M\$ and 2.0M\$ or about \$500,000 dollars more than the current proposal. In addition, the fellowship hall would be on the 2nd floor of the building. To accommodate mobility needs, an elevator could likely be added for \$60,000. The fellowship hall could be placed on the first floor, with classroom space above it, but this would substantially raise the cost of the 2nd floor, as that floor, the people loading and the roof would have to be supported across the 50 foot open span of the 1st floor fellowship hall. This could add \$250,000 to the cost of the building. In comparison:

- Single floor, slab construction - 1.2M\$-1.5M\$
- 2 floor, fellowship hall on 2nd floor - 1.7M\$ - 2M\$
- 2 floor, fellowship hall on 1st floor - 1.9M\$ - 2.2M\$

Design Considerations: This may well be the only opportunity to substantially enhance the appearance of the church with a new building addition for a number of years. The fellowship

hall and associated building will substantially define the church's image and appearance. A potential placement of a 2 story building could be behind the current educational building. Due to space constraints for the building footprint, the building would have to be build directly against the back of the existing structure; resulting in a significant number of classrooms in both the new and the current educational building have no windows and for the most part, hidden from view of the road and the elimination of the current drive around the building lane. This is a significant difference when compared to the current proposal.

Code Considerations: There appears to be substantial fire and building code considerations that could limit the functionality of the structure and substantially increase the cost beyond the above ranges.

Q. Why don't we tear the current fellowship hall down?

A. The architect and builder were asked if this should be done. They indicated that it could be done, but that the current fellowship hall building was sound and could be renovated. They placed a value of \$200,000 on the building. The building committee's recommendation for a 10,000 square foot building was made with the assumption that the 1,600 square feet within the current fellowship hall would be used.

Q. Is the floor of the current fellowship hall sound?

A. The current floor is sound. However, there has been some damage that has been repaired in the past and improvements can be made to better control moisture under in the crawl space. As part of the renovations to the current fellowship hall a detailed analysis of the current floor and the options for improvements will be determined. Foreseeable options include repair of the existing floor if needed where needed, remove and replace the floor with a wooden, joist-based floor, or removal and replacement with a concrete floor.

Q. How many bathroom fixtures will the bathrooms have?

A. The minimum number of toilets/urinals is defined by the building code, dependent on the number of people and the building's defined usage. The building committee anticipates working with the architect to have more than the number of toilets/urinals required by the building code.

Q. What are the parking lot options?

A. There are three options:

- Maintain the existing crushed stone, or upgrade to a better quality crushed stone, all of the drives and parking areas (our existing approach).
- Pave the drives and use crushed stone for car parking areas.
- Pave the drives and the car parking areas.

The congregation will be consulted and surveyed during the detailed planning period to determine what option to recommend.

Q. Can most expense parking lot option (pave drives and car parking areas) be contained within the current estimated ball park cost range?

A. Potentially, this can not be known until detailed drawings have been created and bids have been obtained.

Q. Is the cost moving the drive-around lane included in the estimated ball park cost range?

A. Yes

Q. Can a covered drop-off place be part of the plan?

A. Yes, it will be considered.

Q. Can an exterior, covered walkway along the front of the new building connecting with the sanctuary building be part of the plan?

A. Yes, it will be considered.

Q. Can relocatable partitions be used between the classrooms?

A. Yes. This will be investigated with the architect. Concerns have been raised that noise from one room will intrude into the adjacent room.

Q. Are these all of the questions and answers?

A. No. As more questions and concerns are identified, the building committee will add them to this list and republish the list.

Q. Where can I get a copy of these Q&As.

A. This list will be posted on a board within the church and will also be placed on the church's web site.