

VI. CONCEPT BUDGET & PHASING PLAN  
12.15.11 revised draft

**Overview:**

The concept budget for the master plan includes the following narrative and an itemized cost estimate with supporting documents from consultants. The budget is based on the accompanying 'program' and master plan drawings dated 11.10.11. Future development includes substantive site work improvements, the remodel and expansion of the existing social hall and classroom buildings, the addition of an office/admin building, and a site area allowance for a future sanctuary. All costs included in this budget are based on 2011 construction cost valuation.

We recommend the implementation of three strategies for future development. These include:

- I. Identify autonomous site and building improvements that can occur independent of the primary "core" phases. A quarter of the 'top tier' priority items identified by the congregation questionnaire for (see section II) can be undertaken as separate, discrete projects.
- II. Identify the preferred grouping of site and building improvements for the first Phase that would form the basis for a capital campaign and financial plan. Some items in this 'grouping' could be considered as options to be deducted as necessary in order to meet the budget.
- III. Identify potential time schedule and cost for later phases of implementation of the master plan. The master plan should be updated before proceeding with the later phases.

I. **Autonomous Projects:**

The master plan includes a number of site and building improvements that could occur independent of the "core" phases. These items can provide immediate support and enhancement for the congregation and the use of the facilities, and can provide momentum toward support of a larger project. It is possible to cluster any of these items together or to include them in the first phase in order to gain the efficiency of scale and organization.

**The independent projects are based on not triggering substantive requirements from the local jurisdictions such as the parking lot upgrade for County compliance or new**

**fire protection systems.** Priorities identified by the congregation’s ‘needs assessment’ process should also be considered in selecting the initial, independent projects.

The following is a partial list of such independent projects that represent as much as \$250,000 in expenditures, and could be undertaken over the near-term period as the larger Phase I project is defined. None of these projects would trigger the larger infrastructure expenditures or comprehensive upgrades for code compliance. The requirements for a fire-protection sprinkler system and other code/regulatory compliance items are triggered by “new construction” in the form of new buildings or substantive building additions. The local fire marshal makes a ‘case-by-case’ judgement in dictating when a building addition would pose an increase to the life and safety of the building users to require the installation of a sprinkler system for the entire building. For example, it is possible that some or all of the RE classroom additions could be permitted without triggering the sprinkler requirement for the entire building. On the other hand, the western addition to the social hall would definitely require the addition of sprinklers for the entire building. It is not practical under the fire code standards to sprinkle only a portion of a building unless there is a clear division of building occupancy/use.

1.0 Site:

- 1.1 Complete lot line adjustment with duplex properties
- 1.2 New signage and landscape at Sierra Boulevard entrance
- 1.3 Add shade structure for patio
- 1.4 Improve playground areas
- 1.5 Realign playground fencing and gates
- 1.6 Add bicycle racks
- 1.7 Renovate memorial garden
- 1.8 Add labyrinth
- 1.9 Add contemplative garden area
- 1.10 Improve perimeter fencing and site security
- 1.11 Interim repair/stabilization of the parking area with patching/slurry seal coat (this is considered a short-term treatment until the parking lot can be reconfigured and paved for the longer-term).

2.0 Buildings:

- 2.1 purchase new upholstered (folding or stacking) seats for social hall
- 2.2 remodel kitchen (partial) – add/replace equipment that will improve food/beverage preparation/service, and reconfigure the south end of the kitchen to provide improved service to the foyer and social hall
- 2.3 interior remodel of each RE classroom, to include new floor covering, wall paint, cabinetry, furniture and furnishings
- 2.4 purchase new soft seating for small group discussions in one of the RE rooms
- 2.5 New signage for identification of rooms

- 2.6 Selective additions to the RE classroom that would provide interim expansion for office use and meeting room spaces; remodeling the FAHS portion of the building could provide additional space that would help with the temporary dislocation that would occur with the Social Hall building renovation.

## II. First Phase:

The “first phase” project needs to address a number of key site and building improvements that provide a foundation for the campus and other aspects of the master plan. Some of these improvements will be required by the jurisdictional authorities, and will be “conditions” of the use permit amendment process (**these are given asteriks in the list below**).

The major items relate to: a. the utility system upgrades, b. fire-protection systems, c. and comprehensive treatment of the Social Hall building with a portion of the building addition. A ‘phase one’ project with these elements will be \$2-2.5 million. The necessary ‘coupling’ of improvements to the Social Hall include: a. structural stabilization, b. new roofing, c. new heating/cooling system, and d. interior remodeling. It is also practical to undertake a portion of the Social Hall additions so all of the interior remodeling can be accomplished with the long-term use plan. Priorities established by the ‘needs assessment’ process should also be addressed in Phase I.

Some of the initial steps for Phase I will include:

- a. complete a feasibility study for the capital campaign to establish a probable budget for Phase I. This study would include an assessment of congregational contributions and ability to finance a portion of the costs. It is recommended that a project budget of \$2.5 - 3.0 million be tested in the feasibility study. This project budget would include funding ‘near-term’ projects as well as Phase I.
- b. develop the project design strategy to accomplish the greatest benefit with the probable budget, while recognizing the specific ‘coupling’ of requirements that occur for code compliance.
- c. prepare the preliminary design for Phase I
- d. complete a County planning process to amend the use permit governing the UUSS campus, and address the Phase I scope at a minimum
- e. undertake the capital campaign

A budget for project planning/fees will need to be developed for these initial steps outlined above. It is anticipated that this budget would be approximately 5% of the estimated cost of Phase I. We recommend that the next steps with project design and county use permit application be undertaken AFTER completion of a feasibility study

and BEFORE the capital campaign. This will help assure that the design work addresses the probable scope for Phase I, and provides the illustrative design to assist the capital campaign. A minimum of a 24-month period should be allocated for completion of the initial steps.

Based on the master plan, the following elements are recommended for consideration in Phase I: (the “autonomous projects” are not repeated in this listing, but should be considered for inclusion in Phase I if not completed beforehand)

1.0 Site:

- 1.1 \*Reconfiguration and repaving of main parking lot, including: landscaping, outdoor lighting, curbs, drainage, perimeter fencing
- 1.2 \*Reconfiguration and repaving of service driveway, including moving security gate (to meet setback requirement)
- 1.3 \*Street frontage improvements including: curb, gutter and sidewalk, landscaping
- 1.4 \*Site Utility improvements, including: new underground electrical service, water, sewer, gas lines; additional fire service line, hydrant and fire protection line to buildings
- 1.5 \*New Irrigation system including controller, main lines, and valves for selected areas designated for new irrigated landscaping
- 1.6 \*New site drainage system
- 1.7 \*New walkways and landscaping as needed to support building improvements
- 1.8 Amphitheatre and new lawn area

2.0 Buildings:

- 2.1 \*Remodel social hall building, including: structural upgrade, fire protection system, new HVAC system, new roofing system, and accessibility compliance
- 2.2 Remodel social hall building, including: expansion of seating area, interior and exterior refinish, kitchen remodel, stage remodel
- 2.3 Social Hall building addition on west side for new bathrooms, support spaces, welcome hall and multi-purpose room
- 2.4 Social Hall building addition on east side for custodial and storage support areas
- 2.5 \*Classroom building upgrade with fire protection system and fire alarm system
- 2.6 Classroom building additions as per master plan
- 2.7 New Office/admin building as per master plan

### **III. Additional Phases:**

Additional phases will address priorities as defined by updates to the master plan. Based on this plan, future phases for site and building improvements could include the following:

- Any items in Phase I that are not completed due to budget constraints and that remain priorities for the congregation and program.
- Caretaker quarters.
- Building expansion of the RE facilities to accommodate expanded enrollment and programs.
- Development of sanctuary building addition.
- Development of the duplex properties, if retained by UUSS.

The current master plan has provided areas on the site to accommodate an option for the above items.

### **IV. SUMMARY:**

The 'budget and phasing plan' is critical to implementation of the master plan. This portion of the planning work needs to be integrated into the overall program and operational budget as well. We recommend retaining a consultant to lead the 'feasibility study' that has been discussed as one of the 'next steps'. This study will integrate the facility improvement plan with your current program budget.

In summary, two of the major factors in the implementation of the master plan are:

- Address infrastructure improvements for utilities and the site in a coordinated manner. Most of these improvements will be dictated by regulation when making substantive building additions or adding new buildings to the campus.
- Address the remodel/renovation and building addition(s) to the Social Hall in a coordinated manner. The structural reinforcement work, new roofing, new heating/cooling system, fire sprinkler system, and provisions for additional space and reconfigured usage are all inter-related.

In addition to these two factors, this Phasing Plan is proposing a program of initial autonomous improvements that are smaller in scale but with profound effects for the campus and congregation.

