

St. Paul Episcopal Church Strategic Master Plan



The Collaborative Inc

The Collaborative Inc

- Over 50 year legacy (38 as TCI)
- 45 people
- Multi-disciplined
- Consensus builders
- Values-based approach



The Collaborative Inc



Paul Hollenbeck, AIA

Partner Emeritus / Architect / Planner

- 37 years @ TCI
- Focus on non profit, civic & community projects
- Enjoys children & grandchildren



Jim Sarks, AIA

Associate / Architect / Project Manager

- 27 years experience
- Experience includes new construction & renovation projects for liturgy
- Spends free time cycling & backpacking

Related Experience

Blessed Sacrament, Toledo, Ohio
Cathedral of Praise, Maumee, Ohio
Christ the King Church, Ann Arbor, Michigan
Church of St. Bede, Southfield, Michigan
Collingwood Presbyterian Church, Toledo, Ohio
Community of Christ Lutheran Church, Whitehouse, Ohio
Corpus Christi Parish, Toledo, Ohio
Epiphany Lutheran Church, Toledo, Ohio
Epworth United Methodist Church, Toledo, Ohio
First Baptist Church, Holland, Ohio
First Presbyterian Church, Maumee, Ohio
First Unitarian Church, Toledo, Ohio
First United Methodist Church, Bowling Green, Ohio
Friendship Baptist Church, Toledo, Ohio
Gesu Parish, Toledo, Ohio
Grace United Methodist Church, Perrysburg, Ohio
Holy Angels Church, Sandusky, Ohio
Holy Family Parish, Novi, Michigan
Holy Spirit Roman Catholic Church, Hamburg, Michigan
Hope Lutheran Church, Toledo, Ohio
Little Flower Catholic Church, Toledo, Ohio
Mayfair-Plymouth Congregational Church, Toledo, Ohio
McCord Road Christian Church, Sylvania, Ohio
Mount Union College, Alliance, Ohio
Olivet Lutheran Church, Sylvania, Ohio
Point Place United Methodist Church, Toledo, Ohio
Rosary Cathedral, Toledo, Ohio

Sacred Heart Parish, Toledo, Ohio
Seventh Day Adventist, Toledo, Ohio
St. Alfred Parish, Taylor, Michigan
St. Alphonsus Church, Deerfield, Michigan
St. Ignatius Church, Oregon, Ohio
St. John Lutheran Church, Williston, Ohio
St. John Neumann Parish, Canton, Michigan
St. John's Church, Continental, Ohio
St. John's Parish, Point Place, Toledo, Ohio
St. Kieran Catholic Church, Shelby Township, Michigan
St. Joseph Church, Adrian, Michigan
St. Joseph Church, Monroe, Michigan
St. Joseph Church, Fort Jennings, Ohio
St. Martin de Porres, Toledo, Ohio
St. Mary's Catholic Church, Monroe, Michigan
St. Mary's Church, Tiffin, Ohio
St. Patrick Church, Providence, Ohio
St. Patrick Church, Bryan, Ohio
St. Paul Evangelical Lutheran Church, Clyde, Ohio
St. Pius X Parish, Toledo, Ohio
St. Wendelin Church, Fostoria, Ohio
Trinity Episcopal Church, Toledo, Ohio
Wilmington College, Wilmington, Ohio
Wittenberg University, Springfield, Ohio
Zoar Lutheran Church, Perrysburg, Ohio

50+ Projects for Liturgy

Guiding Principles

- The Worship Space will...
 - Allow **Word and Sacrament** to be celebrated
 - Allow full participation in the **Story, Ritual and Symbol**
 - Have a sense of the **Holy**
 - Enable and support **all ministries**
- The Church Community will...
 - Have ability, space and resources to fulfill **educational, social and outreach ministries**
 - Be Good Stewards of their own and the **earth's resources**

LEED Projects – The Collaborative Inc

LEED® CERTIFIED

Advocates for Basic Legal Equity, Toledo, Ohio

- Historic renovation; LEED® Gold Certified

Alma College, Alma, Michigan

- Hogan Athletic Center; LEED® Silver Certified

Lucas County Commissioners, Lucas County, Ohio

- Huntington Center Multi-Purpose Arena; LEED® Gold Certified

Edison Community College, Piqua, Ohio

- AmeriSon Regional Center for Excellence; LEED® Certified

The Lathrop Company, Maumee, Ohio

- Corporate Offices renovation; LEED® Certified

United Way of Greater Toledo, Toledo, Ohio

- New headquarters; LEED® Silver Certified

LEED® REGISTERED

Centenary College, Hackettstown, New Jersey

- Littell Academic Center Renovation/Addition

Bowling Green State University, Bowling Green, Ohio

- Wolfe Center for the Collaborative Arts

Kent State University, Kent, Ohio

- Office of the University Architect / Facilities Planning

Lakeland Community College, Kirtland, Ohio

- University Partnership Center

Ohio University, Athens, Ohio

- College of Communication Ren/Exp

Ohio Wesleyan University, Delaware, Ohio

- Meek Recreation Center

Siena Heights University, Adrian, Michigan

- University Center

Hollywood Casino Toledo, Rossford, Ohio

- 225,000 SF Casino TCI responsible for LA Design / LEED

Toledo Public Schools, Toledo, Ohio (w/OSFC)

- Hawkins Elementary School

- Beverly K-8 School

- Old Orchard Elementary

Widener University, Chester, Pennsylvania

- Academic Building Landscape

Wilmington College, Wilmington, Ohio

- Kettering Science Building Ren/Exp

6 LEED Certified + 13 LEED Registered

LEED Projects – The Collaborative Inc



Culture of Sustainability

- Champions in the Community
 - Lake Erie Western Alliance for Sustainability (LEWAS) Founders
 - NWO USGBC Chapter Founders
 - Author of LEED Regional Credits
- Education & Innovation
 - Team w/Schools to educate students
 - Seek alternative systems, improved industry standards for design
 - Explore solutions to global climate & food production challenges
 - Urban Ag Centers
 - Experimental learning: College & K-12



St. Paul's Episcopal Church
Vestry

Strategic Master Plan & Facilities Condition Assessment
Strategic Planning Committee

CHRISTINE REINHARD
Liturgical Design Consultant

**ST. PAUL'S
STAKEHOLDERS**


the **COLLABORATIVE** *inc*

Paul R. Hollenbeck, AIA
Partner Emeritus

Jim Sarks, AIA
Project Manager

Dorey K. Fox, IIDA
Interior Designer

Ray D. Micham, AIA, LEED®AP
Design Team / LEED

**COMMUNITY
RESOURCES**

STRUCTURAL

LKL Engineers
Mark Kennedy, PE

M/E/P ENGINEERING

MDA Engineering
Larry Scharf, PE
Craig Kohring

COST ESTIMATING

W. I. Strieter
Joe Strieter, PE

**CIVIL ENGINEERING /
LANDSCAPE DESIGN**

Jeff Smith

St. Paul's Episcopal Church Proposed Project Timeline & Compensation

- Field Recon
 - Program Refinement
 - Code / Zoning Search
 - CBD Site Visits
 - SF Estimates
 - 4 Concepts to 2
- Fine Tune Program
 - Refine 2 Concepts
 - SF Estimates
 - 2 Concepts to 1
- Fine Tune Concept
 - Site Plan, Floor Plan, 3D Views
 - Take-off Estimate
 - Final Approval



Lump Sum Fees - Phase I

The Collaborative Inc	\$13,500
Joe Strieter, Professional Estimator	2,500
MDA Mechanical & Electrical Engineers	2,000
Jeff Smith, Civil Engineer & Landscape Design	0
Total	\$18,000
Reimbursable Allowance - billed at cost	\$ 1,000

Phase II

- Complete Schematic Design, Basic Services, through Construction Administration not to exceed 8.5% of construction cost, estimated at completion of Phase I
- Schematic Design completion through Bidding Phase - 75% of Phase II fee
- Construction Administration Phase - 25% of Phase II fee

St. Paul's Episcopal Church –Program of Space Needs

St. Paul Episcopal Church-Brighton, MI

SPACE REQUIREMENTS PROGRAM		Comments
Worship		
Gathering Space	800	Central to all
Worship Space	4,000	300 seats, includes choir of 30 and 10-12 Musicians
Work Sacristy	120	Near Sanctuary, Piscina
Vesting Sacristy	120	Near entry
Coats	100	
Kitchenette	50	Near Gathering
Worship Spaces TOTAL	5,170	
Education and Outreach		
Consider community use of these spaces		
Choir room	600	Also for meetings with secure storage; remote from classrooms
Kitchen and Pantry	300	Adjoining community room. Seperate ammenties list to be prepared
Shower and Laundry	150	Support guest ministry
Nursery	250	Adjacent Toilet Room Near Worship
Youth Room/Office	600	Jr./Sr. High Classroom, Storage cabinets and sink
Community Room	1,800	Seats 100 at Round tables; expand into 3 classrooms below
Pre k-k Classroom	300	Adjacent to Nursery for shared toilet, appropriate furniture
Early Elementary Classroom	300	Storage cabinets and sink; appropriate furniture
Late Elementary Classroom	300	Storage cabinets and sink; appropriate furniture
Jr. High Classroom/Office	0	Storage cabinets and sink
Adult Classroom	250	Library, Brides, Bereavement, Counseling, Projector screen (Ceiling projector?)
Education and Outreach Spaces TOTAL	4,650	
Parish Office		
Rector Office	240	
Meeting Room	140	Adjacent to Rector, Available as future office
Parish Coordinator office	150	Galekeeper of Rector, waiting area
Flex Office	120	Close/wardrobe
Work Room	100	Copy machine, safe, shredder, also used for counting
Parish Office TOTAL	750	
TOTAL PROGRAM (NET SQUARE FOOTAGE)		10,570
Gross Square Footage - factor 1.6 x NSF		
Circulation (hallways, stairs & elevator), Mechanical, Toilet rooms, Storage and Walls	6,342	60% of net spaces
Building Support Spaces TOTAL	6,342	
TOTAL PROGRAM (GSF)		16,912

St. Paul's Episcopal Church –Program of Space Needs - Reduced

St. Paul Episcopal Church-Brighton, MI

SPACE PROGRAM POSSIBLE REDUCED OPTION		Comments
Worship		
Gathering Space	800	Central to all, 50 overflow seats
Worship Space	3,500	250
Work Sacristy	120	Near Sanctuary, Piscina
Vesting Sacristy	120	Near entry
Coats	0	Portable racks
Kitchenette	50	Near Gathering
Worship Spaces TOTAL	4,570	
Education and Outreach		
Consider community use of these spaces		
Choir room	400	Also for meetings with secure storage, remote from classrooms
Kitchen and Pantry	300	Adjoining community room. Separate amenities list to be prepared
Shower and Laundry	150	Support guest ministry
Nursery	250	Adjacent Toilet Room Near Worship
Youth Room/Office	500	Jr./Sr. High classroom, storage cabinets and sink
Community Room	1,500	Seats 100 at Round tables; expands into 3 classrooms below
Pre k-k Classroom	250	Adjacent to Nursery for shared toilet, appropriate furniture
Early Elementary Classroom	250	Storage cabinets and sink; appropriate furniture
Late Elementary Classroom	250	Consider using another space (Choir, Youth, Community)
Jr. High Classroom/Office	0	Storage cabinets and sink
Adult Classroom	250	Library, Brides, Bereavement, Counseling, Projector screen (Ceiling projector?)
Education and Outreach Spaces TOTAL	4,100	
Parish Office		
Rector Office	240	Adjacent to Adult Classroom for meetings
Meeting Room	0	Adjacent to Rector
Parish Coordinator office	150	Gatekeeper of Rector; waiting area
Flex Office	120	Closet/wardrobe
Work Room	100	Copy machine, safe, shredder, also used for counting
Parish Office TOTAL	610	
TOTAL PROGRAM (NET SQUARE FOOTAGE)		9,280
Gross Square Footage - factor 1.6 x NSF		
Circulation (hallways, stairs & elevator, Mechanical, Toilet rooms, Storage and Walls)	5,568	60% of net spaces
Building Support Spaces TOTAL	5,568	
TOTAL PROGRAM (GSP)		14,848

St. Paul's Episcopal Church – Guiding Principles / Values

Joyfully speak to & embrace a diverse & bigger community

- Beacon on the hill heritage
- Dignified accessibility for all
- Complete inside and outside experience

Be good environmental stewards

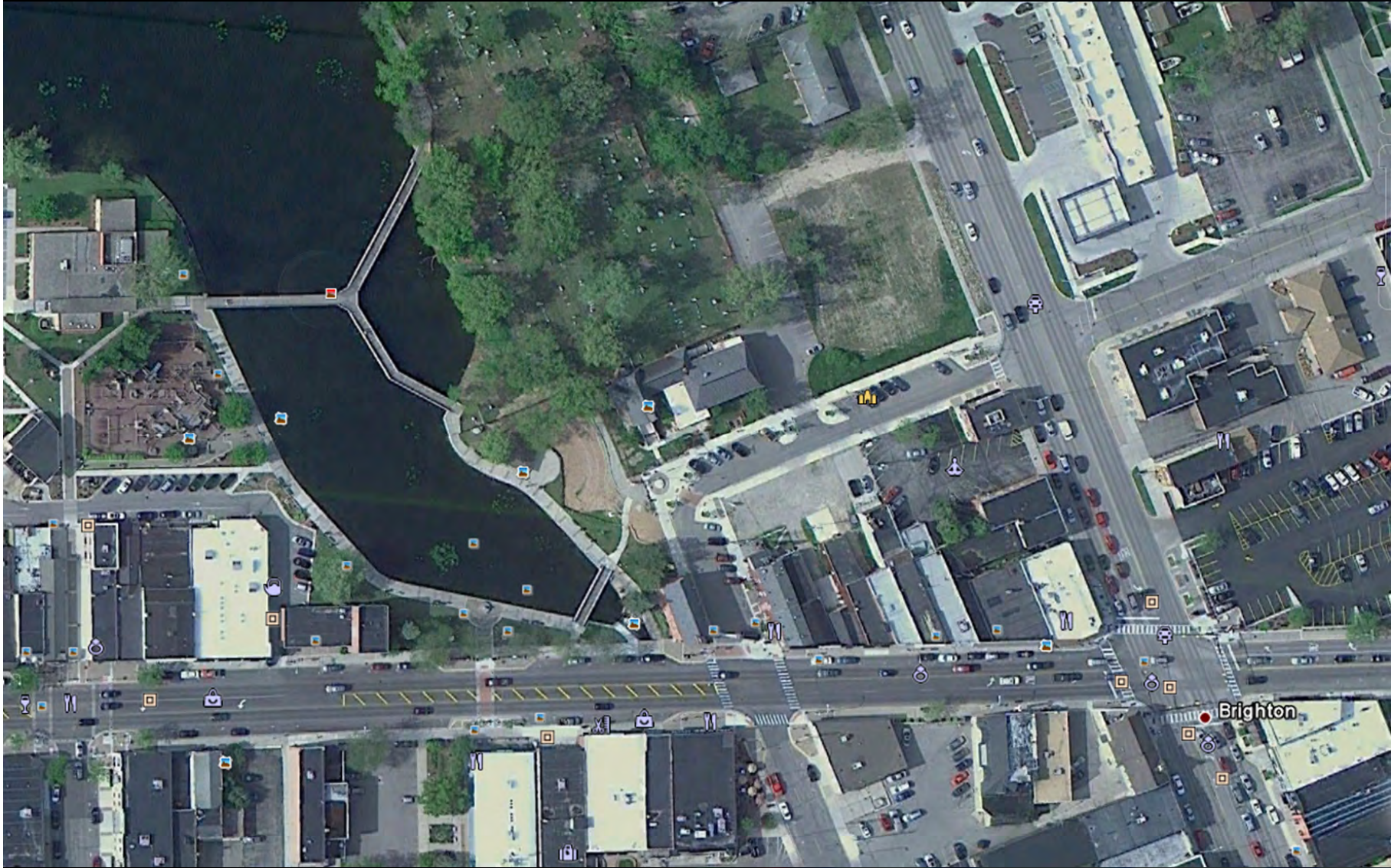
- Re-new, Re-use & Re-purpose first
- Maximize space utilization flexibility
- Use sustainable design principles

Be economically viable

- Pragmatic stretch
- Initial cost
- Long-term operating costs & debt



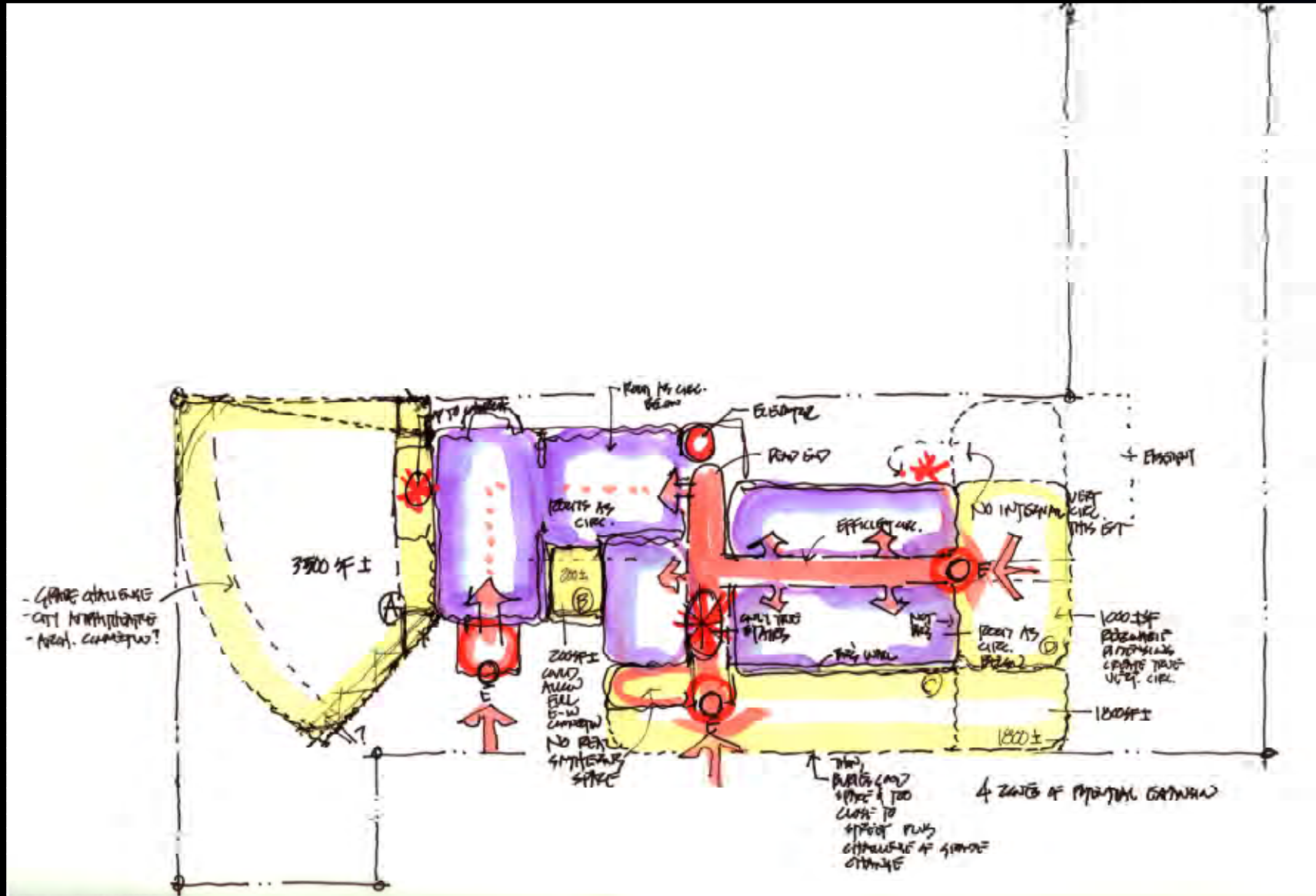
St. Paul's Episcopal Church – Context



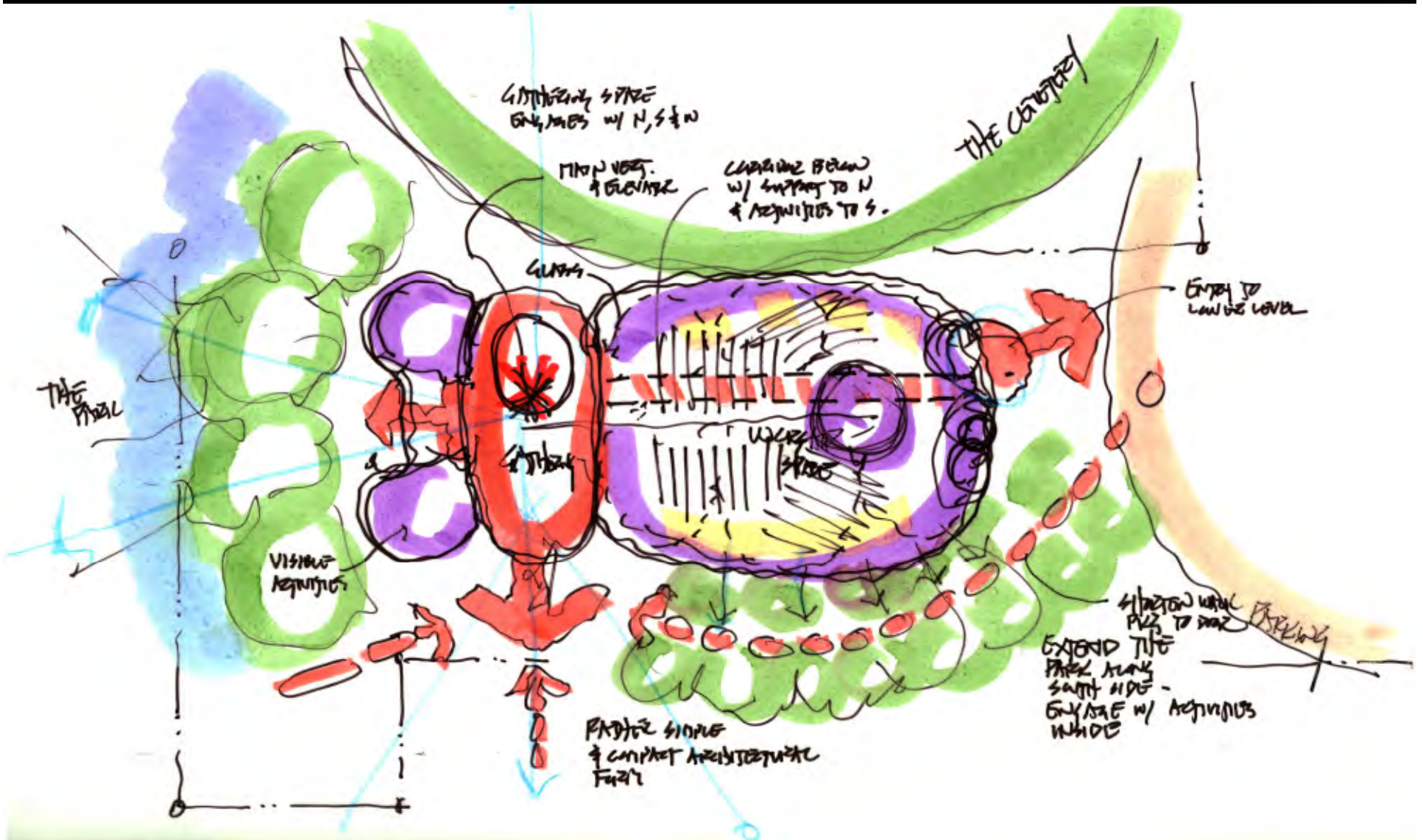
St. Paul's Episcopal Church – Existing with Proposed Expansion



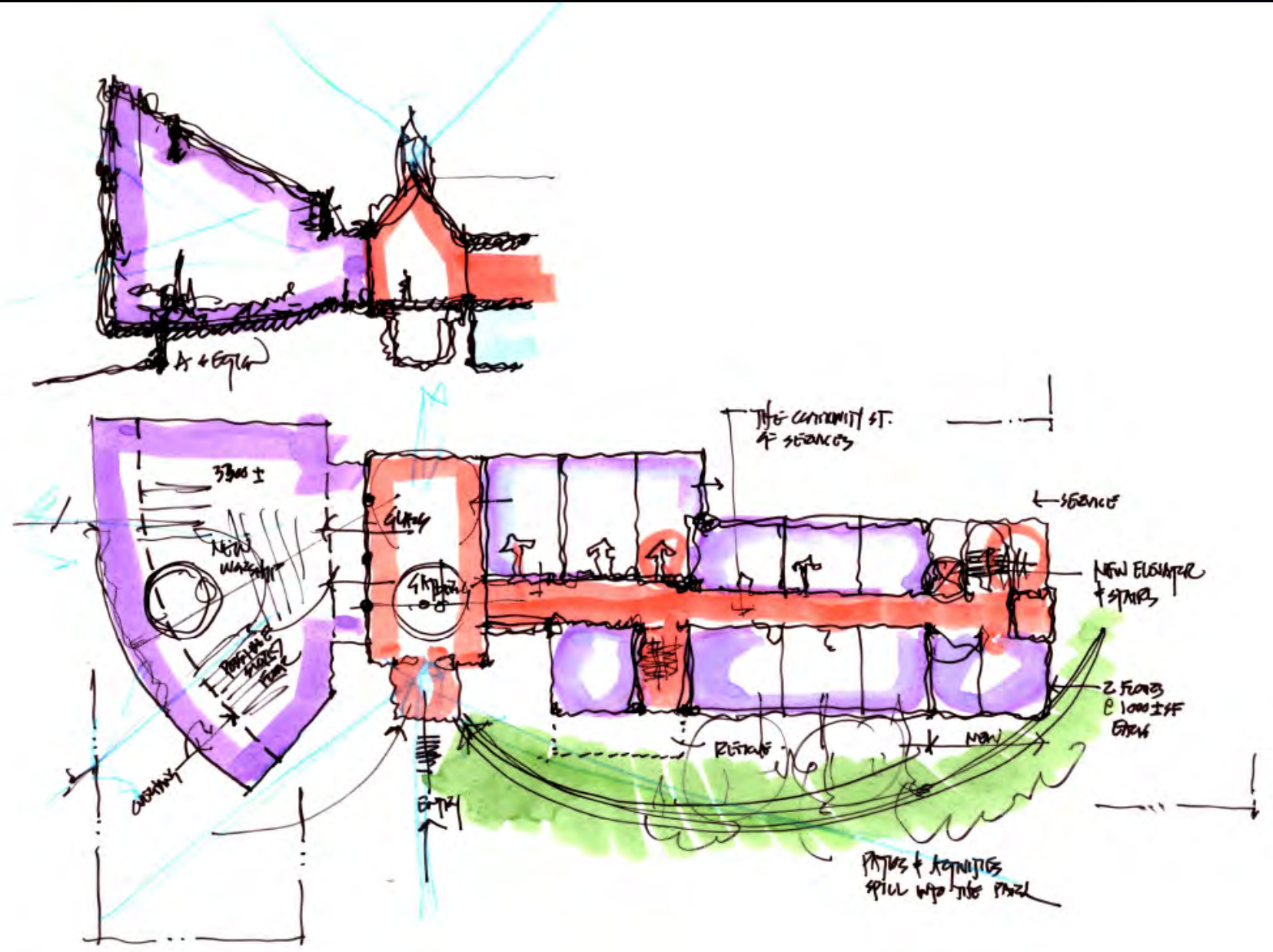
St. Paul's Episcopal Church – Some First Impressions



St. Paul's Episcopal Church – A Zero Constraints Idea



St. Paul's Episcopal Church – A Working with the Grain Idea



Greenfield Site Analysis

- Site Costs

- Property acquisition \$600,000
- Site Improvements \$720,000

- Building Costs

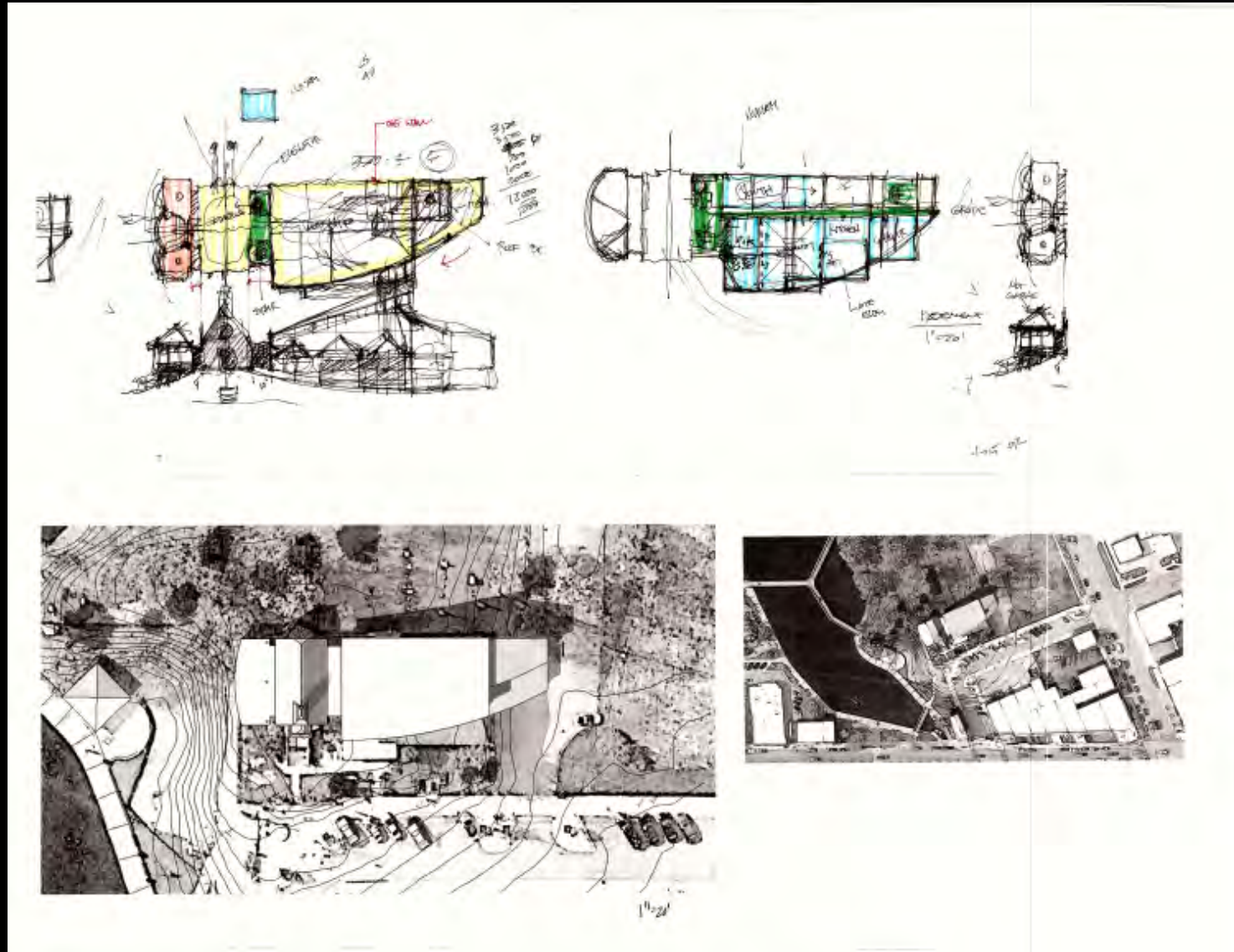
- 15,000 SF at \$170/SF = \$2,550,000
- Have a sense of the Holy
- Enable and support all ministries

- Soft Costs

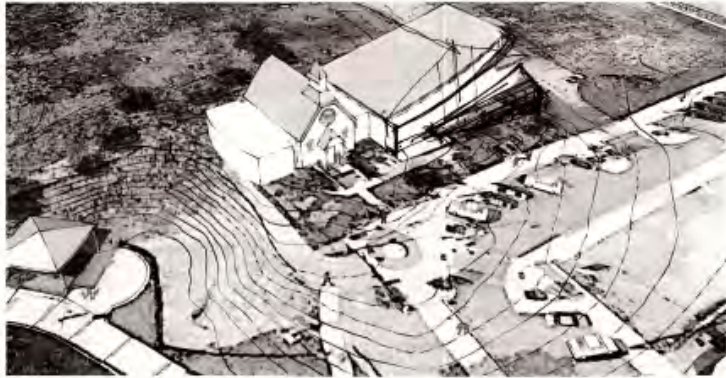
- A/E \$250,000
- Furniture & Equipment \$125,000
- Worship Furniture & Art \$110,000

Total Cost Greenfield \$4,355,000

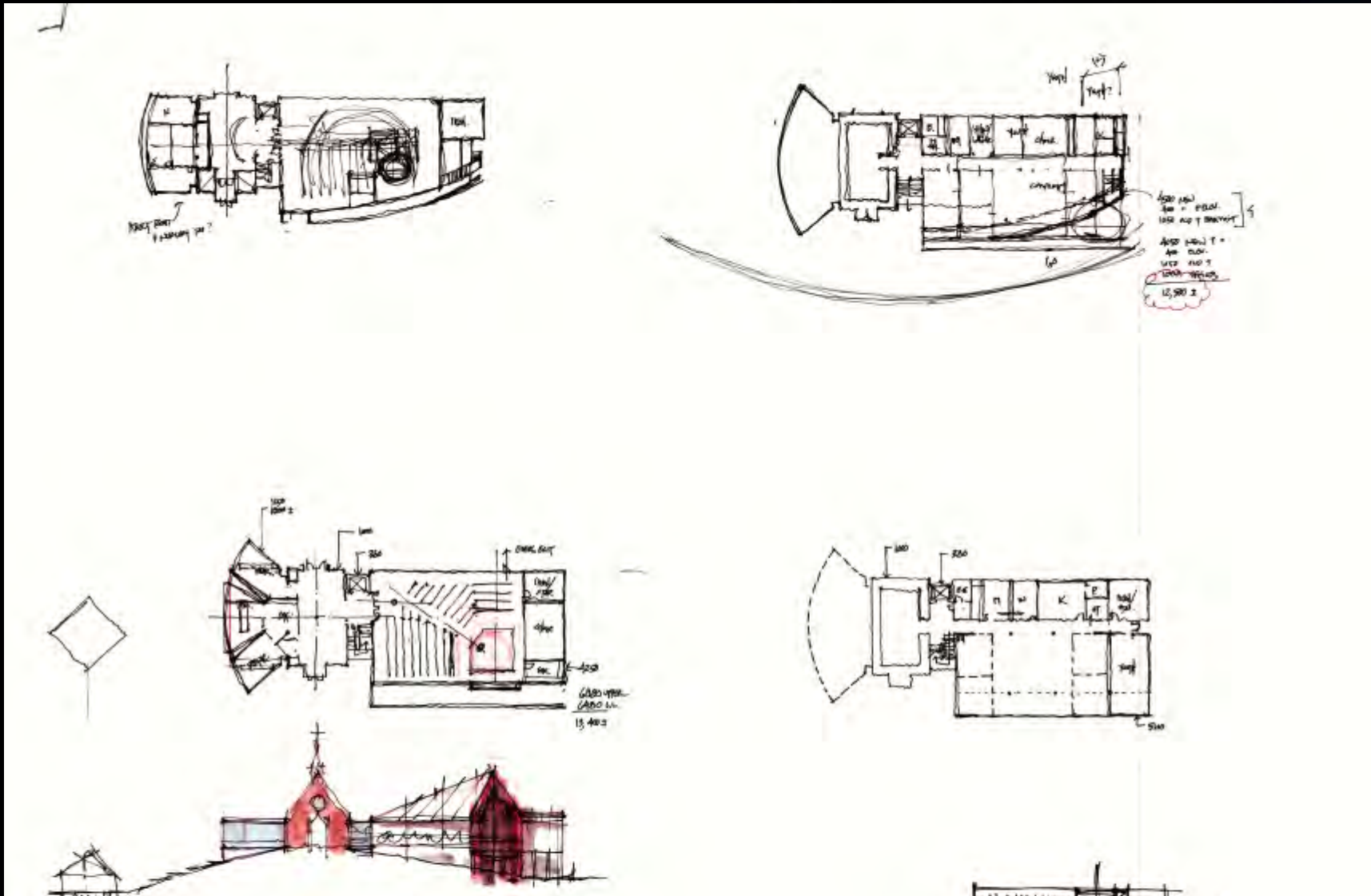
St. Paul's Episcopal Church – Process Concept Sketches



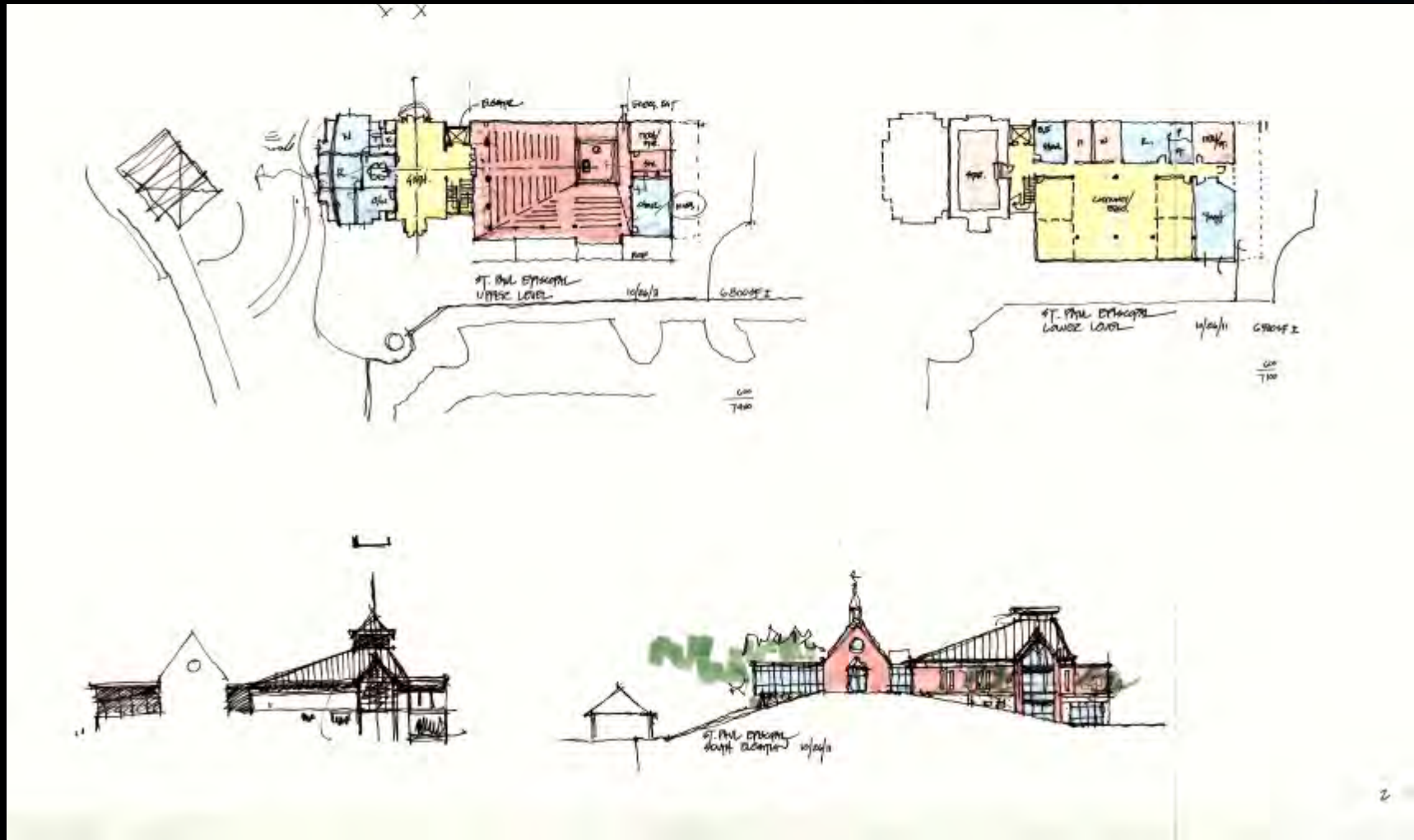
St. Paul's Episcopal Church – Process Concept Sketches



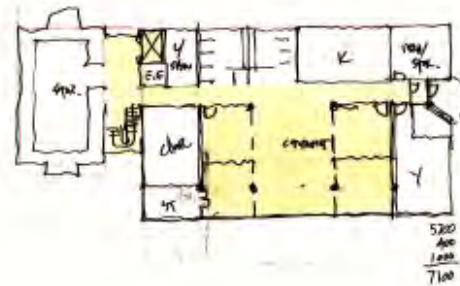
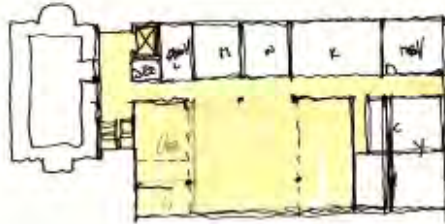
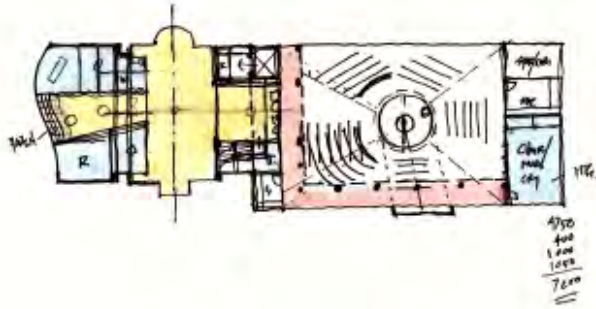
St. Paul's Episcopal Church – Process Concept Sketches



St. Paul's Episcopal Church – Process Concept Sketches



St. Paul's Episcopal Church – Process Concept Sketches



St. Paul's Episcopal Church – Renovate/Addition Estimate

St. Paul Episcopal Church
Brighton, MI
Project #106060



Opinion of Probable Cost

Site improvements	\$150,000	
General Trades	\$1,600,000	
Plumbing	\$85,000	
Fire Protection	\$45,000	
HVAC (base)	\$250,000	Forced Air Rooftop Units (RTU's)
Electrical	<u>\$185,000</u>	
Construction Total	\$2,315,000	
ME/Specialty Consultants/Reimbursables @ 10%	\$231,500	
Furniture (non-worship)/Equipment/Kitchen	<u>\$125,000</u>	
Worship Space Furnishings and Art	\$110,000	
Subtotal	\$2,781,500	
Contingency @ 7½%	<u>\$208,613</u>	
Project Total	\$2,990,113	

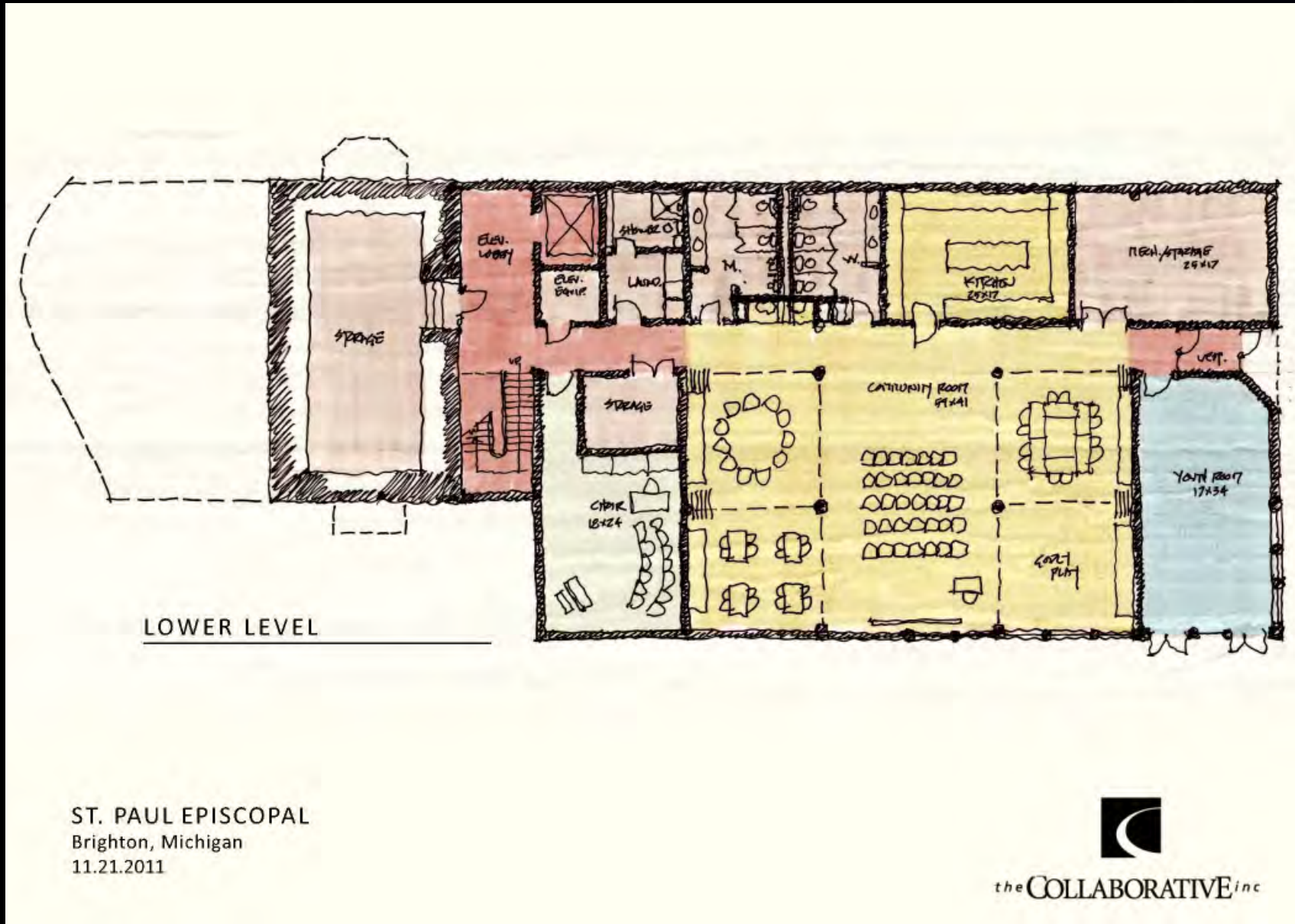
Add \$120,000 for HVAC with hot water boiler system and single zone RTU's

Add \$200,000 for Geothermal system utilizing the mill pond. Includes indoor Air Handling Units (AHU's) for large assembly spaces and ceiling located heat pumps for the balance of the building

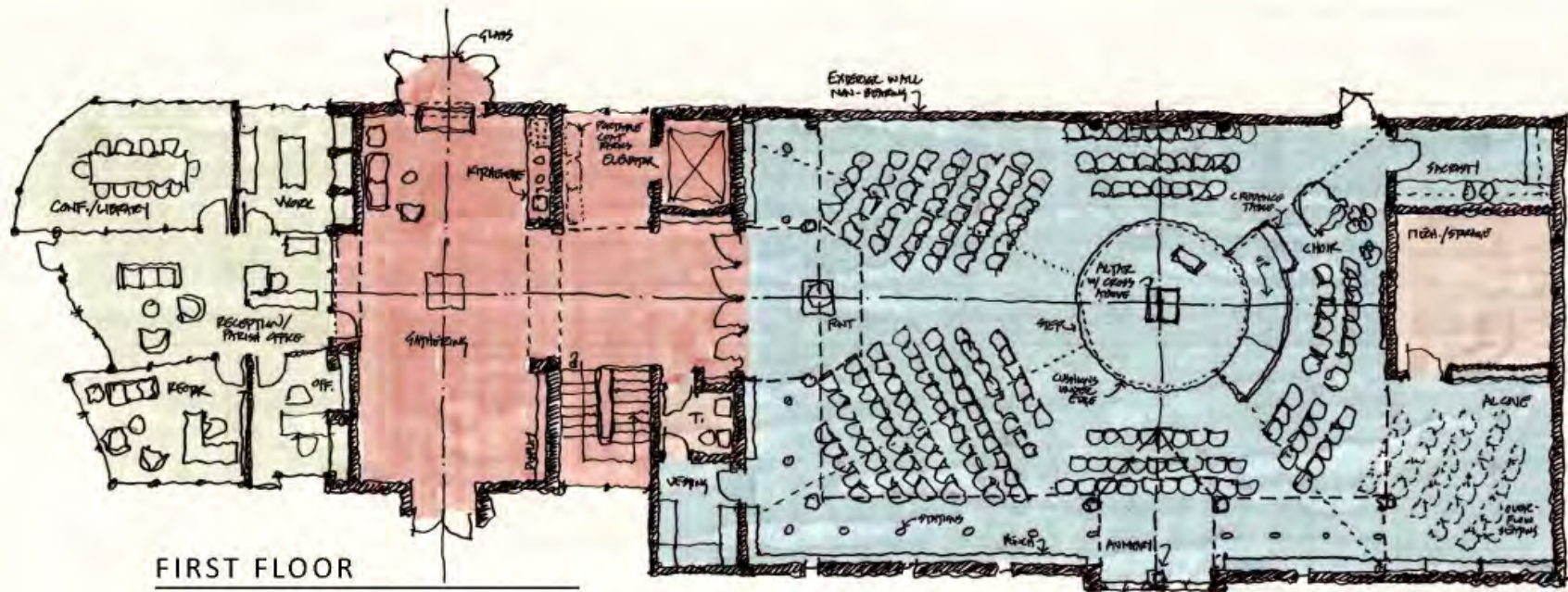
St. Paul's Episcopal Church – Proposed Site Plan



St. Paul's Episcopal Church – Proposed Lower Level Plan



St. Paul's Episcopal Church – Proposed First Floor Plan



ST. PAUL EPISCOPAL
Brighton, Michigan
11.21.2011



the COLLABORATIVE inc

St. Paul's Episcopal Church – Exterior from South



St. Paul's Episcopal Church – Exterior from Mill Pond

