



Update April 2016



UUCC Congregational Update

Building Project



Implementing the Project in Stages



We have ideas for each stage of the project. 





Zoning requirements

Changes required to be in compliance with local zoning ordinances

Required: Creating a fire lane on the property

Timeframe: Immediate

- We must have an area around the building that will be marked off as “fire lane” with “no parking” signs. We have to purchase enough signs to make all these areas clearly marked. Cost of signs to be determined.
- As a related activity, we have to move the handicap parking area. The drop-off area will remain available.
- We will put the new handicap parking at the closest possible area of the front entrance and ramp that we can.

Estimated cost:

Required: Avoiding parking on the septic area

Timeframe: Immediate

- We must not park on top of the leach field. The gravel must be pulled back and the edge of the parking area defined with a barrier or fence that is not easily removed.
- We can install concrete bumpers or some kind of fencing. We will be mindful of what we need to accommodate plowing by clearly marking the barrier on the lot.

Estimated cost: \$1000 or more depending on materials

Required: Installing a septic float alarm

Timeframe: Immediate

- We must have an alarm that will indicate that there is a probable septic overflow. This is a float alarm that goes into the septic tank.
- We will install the septic float alarm as soon as possible.

Estimated cost: \$600



Near-term improvements

Things we can do without a lot of structural changes

Near-term: move office area to the basement

Timeframe: summer

- We will clean out a room downstairs that we think is suitable for office computer/printer.
- We may wish to make this room also suitable for pastoral counseling with comfortable seating and adjustable lighting.
- This is a congregational activity. We will have a dumpster day to work on getting rid of junk.
- We will move the office equipment downstairs when the room is ready.

Estimated cost: minimal

Near-term: trial of reorientation of sanctuary

Timeframe: summer

- We will move the extra chairs and audio table to the former office space.
- The speaker area will be moved to the north wall to try out this orientation of the room.
- This is a congregational activity. We will have a moving day.
- After we have tried this for a while, we can decide whether we prefer it or not.

Estimated cost: none

Near-term: improve drainage around building

Timeframe: summer

- We will regrade to improve drainage and eliminate water around the foundation.
- A drainage swale on the northeast and resloped grading will conduct water away from the building.
- We may need a corrugated drainpipe.
- Reseeding will be done after the grading is complete.
- Congregational team can assist with labor.

Estimated cost: materials \$2500 – potential for “sweat equity”

Near-term: improve parking drainage

Timeframe: summer

- We will put in more gravel and regrade to improve drainage and eliminate puddles.
- Our snow plowing contractor may be doing this work, or the gravel company.
- Logically this is done in conjunction with the fire lane and the redefinition of the parking area.

Estimated cost: gravel \$5000

Near-term: remediate basement mold/moisture

Timeframe: summer-fall

- We will probably upgrade the dehumidifier appliance downstairs. The recommended unit will require some drainage.
- We may need a dedicated power circuit/outlet.
- Getting a good solution to moisture problems in the basement is a high priority. We are looking at other options that Bob Stevens has suggested (small duct system) which would be more permanent.

Estimated cost: appliance \$1800 + electrical; small duct system TBD



Longer-term enhancements

Many of these items would be done in the same building project phase. 

Estimated cost:

A decorative border of green grass blades at the bottom of the slide.

Longer-term: wall with archway to sanctuary

Timeframe: summer-fall

- We will engage Bob Stevens' professional expertise to help us design a wall with an archway to separate the entry area from the sanctuary.
- There will be some glass areas and some solid areas in the archway wall.
- We will achieve better control of sound leakage into the sanctuary.
- The sanctuary space will seem more formal.
- We will have a team working on how to organize the hallway, coffee, kitchen and entry areas for better flow.

Estimated cost: TBD

Longer-term: ceiling and lighting in sanctuary

Timeframe: summer-fall

- We will get professional advice on the best combination of soffits, spotlights and light pipes. Skylights may not be feasible depending on what we may want to do with solar panels.
- We need a congregational team to investigate lighting options.
- Changing the lighting should be done in conjunction with the ceiling surface.
- A new ceiling should be designed to accommodate air vents and sound requirements.

Estimated cost: TBD

Longer-term: ceiling insulation and ducts

Timeframe: summer-fall

- We will remove some existing inactive duct work over the first floor where a lot of our building heat is escaping.
- We will put in additional insulation in the ceiling.
- We will get professional advice on the required duct work for proper ventilation and heat.
- Insulation will be eco-friendly and energy efficient.

Estimated cost: TBD

Longer-term: audio/visual in sanctuary

Timeframe: summer-fall

- We will integrate the audio/visual work with sanctuary ceiling and lighting work.
- We will probably move the audio/visual to the back of the sanctuary to the current office space.
- We may invest in better audio equipment.
- A pull-down projection screen on the north wall may be installed.
- We may consider the potential for a computer projection system, especially if we want to expand our use of multimedia.

Estimated cost: TBD

Longer-term: new windows in sanctuary

Timeframe: summer-fall

- We are constrained by the walls which are concrete block all the way up. Changing the windows' size and shape would be expensive.
- Raising the ceiling to get taller windows is not an option due to the cost.
- Therefore, windows will be same size, top-quality replacement windows.
- We will get professional advice on the windows for efficiency/energy. Improved R value and retaining the ability to open the windows are goals to balance.

Estimated cost: TBD

Longer-term: painting and flooring in sanctuary

Timeframe: fall

- We will have opportunities for congregational involvement in deciding on colors and materials.
- Painting and/or papering walls will follow after the lighting, window and ceiling work.
- Carpet versus other flooring materials will be considered, taking durability and acoustics into consideration, and coordinating with wall colors.
- Flooring will be the last work to be done in the sanctuary.

Estimated cost: TBD (including how much will be sweat equity)

Longer-term: solar panels and efficient appliances

Timeframe: fall

- We will have opportunities for congregational involvement in deciding on energy strategies.
- We will not get a payback on solar panels within the probable use life of our current building.
- We can decide about investing in solar as a statement rather than a cost savings.
- We can improve our appliances, insulation and windows/ doors and remove the ducts to gain energy savings.

Estimated cost: TBD

Other suggestions from Charrette process

- Window wells on basement level may be too expensive to do for all windows. We may consider the value in terms of ventilation as well as light.
- Kitchen redesign will be taken up by a congregational team.
- Handicap access to basement: to comply with zoning, we do not need to make this level handicap accessible unless we change the building footprint.
- We can consider improvements in the bathroom fixtures.

Summary



Budget considerations

- The UUCC board plan is to do the work within the current building footprint. This avoids any problem with required zoning variances which would open up the need for a sprinkler system, more parking and handicap access, exterior lighting and possibly a complete new septic system and leach field.
- We think we can do the work without having to take out loans, based on the capital campaign commitments.
- All the proposed work enhances the ultimate salability of the building.
- We have a lot of cost estimates still to gather. We will get information to you as we get it.

Timing considerations

- The required work will start as soon as we can get going on it (septic float alarm, fire lane markings, parking edge barrier).
- We want to carry out most of the outside work this summer (regrading the slope, putting in swale, reseeding, improving the parking lot, moving the handicap parking).
- With your help, we'll get the basement ready and move the office downstairs this summer.
- Additional work on basement bathroom, lighting, floors, walls and bathroom are still to be planned.
- We will work on the sanctuary space starting this summer and probably extending into the fall. We will have a contingency plan for Sunday services during construction.

YOUR involvement makes it all possible

- Please contribute according to your capital campaign commitments.
- If you want something we don't mention, help us find funds and plan the additional work.
- We need people to help on teams for work outside, in the basement and on the sanctuary changes (aesthetic design considerations as well as labor).
- Be involved and help us make it all happen!