

UUCA Building Expansion Exploratory Committee 2.0

An introduction to what we have been doing
and thinking



Major Issues to Be Addressed

- Not enough parking
- Overcrowding in the Narthex after services
 - Not welcoming to visitors, hard to navigate, poor acoustics
- Overcrowding in the Sanctuary on several one-service Sundays and for future growth
- Fahs House limited lifespan and substandard spaces
- Not enough RE and meeting space during Middle Hour

Focus of BEEC 2 Committee

- Analyze current and future parking needs and short term remedies
- Analyze future Sanctuary needs based on projected membership changes
- Develop Fellowship Room requirements to relieve crowding in Narthex
- Develop plan to replace the Fahs House RE and meeting spaces
- Provide additional meeting room space for our needs as well as for rental income
- Develop recommendation for future Intern Minister needs

BEEC Guidelines and Philosophy

- Study all previous building expansion designs and Master Plans
- Utilize previous building expansion designs consistent with current needs analysis
- Determine specific space and functional needs
- Do not duplicate spaces which are not used concurrently
- Create spaces which can be multi-use and flexible where possible

BEEC Guidelines and Philosophy

- Enhance the beauty and attractiveness of the facility and grounds to attract visitors and new members
- Learn from other churches
- Plan for an achievable and successful Capital Campaign
- Use best Construction Management practices to deliver a project which meets the requirements agreed to by the Congregation at the projected cost using a Design-Build project delivery strategy

Design-Build Methodology

- Design-Build (D-B) Process
 - Pay nominal fee to hire an architect to produce a conceptual design and minimal renderings showing general footprints and spaces
 - Validate cost estimate with D-B contractors before moving forward
 - Select D-B contractor to achieve Guaranteed Maximum Cost
 - Work only with the D-B contractor on project execution
- Traditionally all the design (architect expenses) were paid upfront for detailed drawings
- Design-Build postpones that expense and puts the onus on the D-B contractor to design and execute

Parking Improvements

Thora Burkhardt, Charlie Gross, and Joe Jehl



Existing Parking Conditions

- UUCA currently has about 95 formal permitted parking spaces
- Approximately 55 informal spaces are used on the Lawrence property, the area beyond the Fah's lot and along the entrance from Dubois
- Current code requirements are met (i.e., 1 space per 3 sanctuary seats)
- Middle Hour events and other special events often result in a shortage of parking
- The absence of adequate signage often results in newcomers or visitors not knowing where to find additional parking

Immediate Parking Improvement Steps

- Design and install signage to direct visitors to additional parking areas
- Clear brush and scrub trees in the locations shown on the map on next slide to allow an additional 20 to 25 informal spaces
- Meet with County Inspections & Permits to understand the permitting requirement necessary to create more formal spaces as shown
- Engage a civil engineer to create permit drawings based on County meeting, previous design work performed in 2012, & BEEC input
- Request authorization from the congregation to expend up to \$20,000 from the existing Building fund for activities outlined above



Potential Additional Informal Parking Areas

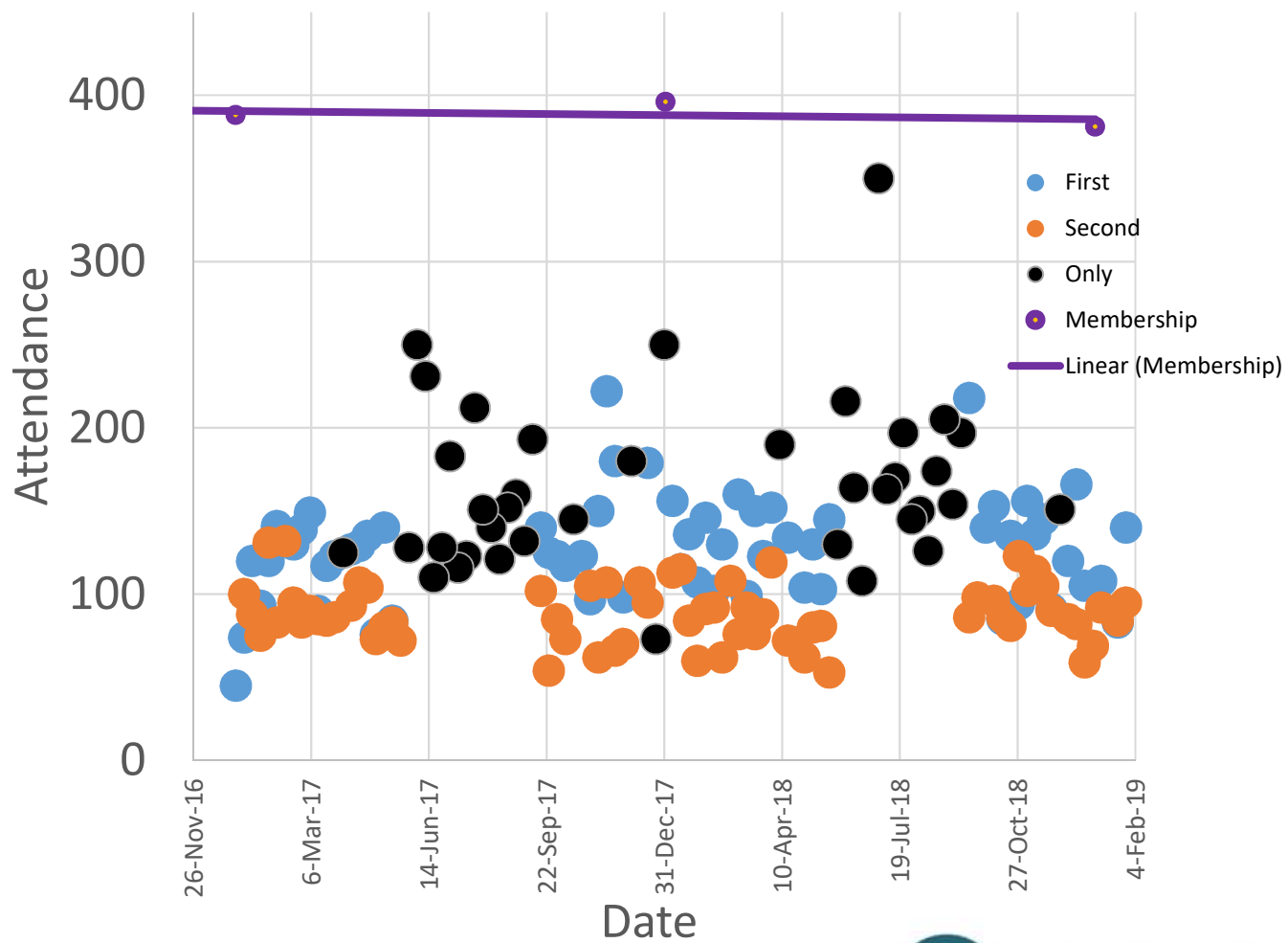


Sanctuary Analysis

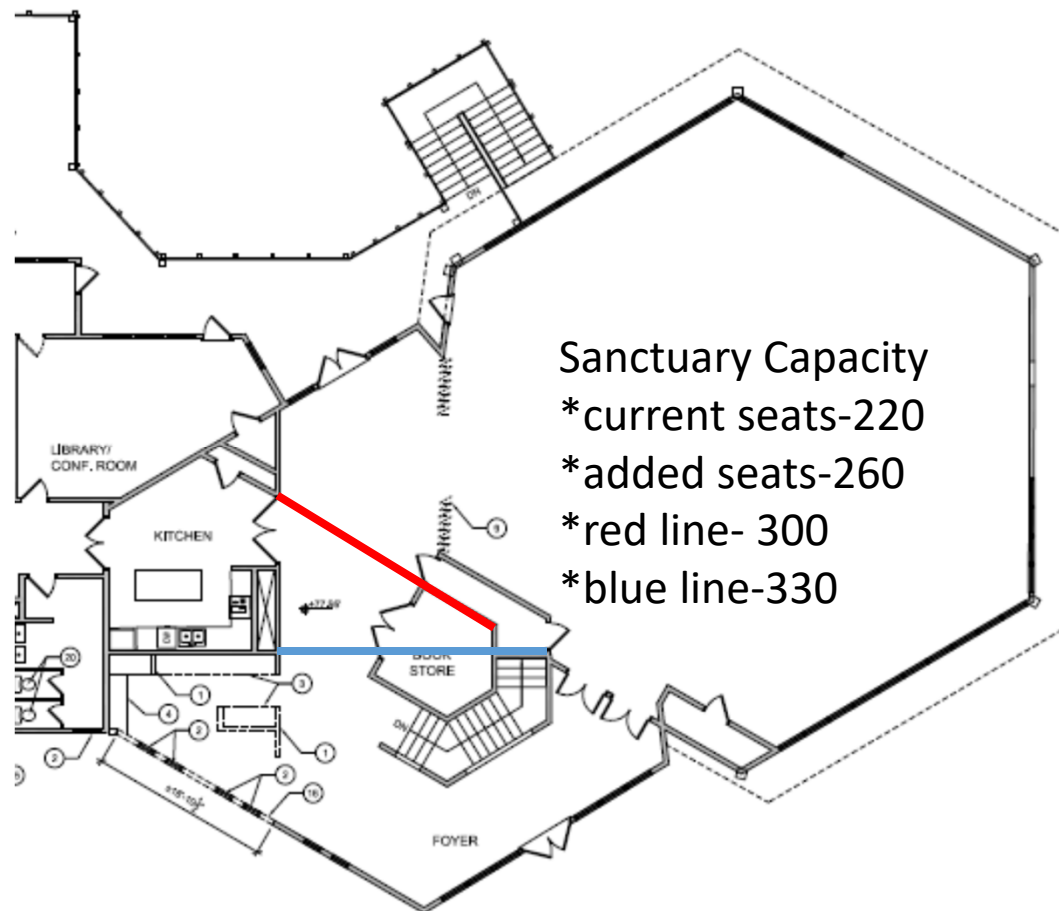
Craig Beyler, Jan Bird, Charlie Gross



Attendance by Service



**Unitarian Universalist Church
of Annapolis**



Sanctuary Capacity Conclusions

- The Sanctuary seating capacity meets our current attendance needs
- If modest growth rates of 2-3% for attendance occur, there are relatively simple and inexpensive ways to increase Sanctuary seating capacity.
- Based upon this analysis, the Sanctuary need not be the focus of building expansion plans
 - This assumes that the fellowship area is expanded or relocated

Fellowship Hall Analysis and Needs

Jan Bird, Jeanne Jehl, Paul Jorgensen



Fellowship Hall Requirements

- Existing Narthex space is inadequate
- Expansion would allow for:
 - Gathering space for up to 250 people during coffee hour between services, and performances/events
 - Seating for up to 200 people in banquet configuration to complement Sanctuary for events such as weddings
 - Partitioning for smaller space use
 - Provide alternate choir practice area
 - Provide a chapel like arrangement to seat 75 people
 - Additional Middle Hour presentations
 - Additional rental spaces/income
 - Direct access to a larger kitchen
 - Storage area for tables and chairs

• Fellowship Hall Size Analysis

- What do other UU churches do?
- The 2012 UUCA Master Plan recommended 2200 S.F.

Church	Membership	Sanctuary Size Capacity	Fellowship Hall Size
UU Columbia	446	?	1350
UU River Road	541	3020/285	1900
UU San Diego	648	? /500	2800
UU Rockville	401	3400/	2500
UU Annapolis	380	3500	2200 Proposed



Space Needs Analysis

Jeanne Jehl, Rob Wallace, Paul Jorgensen



Fahs House Space Replacement

- The 1,575sf and 4 rooms at the Fahs House are vital to support both meeting spaces and RE programs.
- These spaces need to be retained until replacement spaces are constructed
- There is general agreement that they are not adequate for our YRUU and COA needs
- Spaces are also rented by several local support groups such as AA
- Spaces are not sufficiently attractive or suitable for meeting spaces or for additional rentals
- Many in the congregation believe the house should be demolished and/or not used

Space Planning Work Sheet

Analysis and Conclusions

- New meeting and RE rooms should be at least 550sf
- Rooms should have adequate space for RE storage and seating
- At least two rooms should be partition-able for a larger space adequate for at least 50 people in a classroom format
- Rooms should be furnished and maintained to be used as rental space
- Rooms on the lower level can be used for events of special need and should include restrooms and two showers



Master Space Planning Worksheet

Function	Current Size (sf)	Current Capacity (people)	Proposed Size (sf)	Proposed Capacity (people)	Comments
RE / Group Meeting Space	5,213	261	7,238	347	
RE Sanctuary/Channing	1,148	57	1,148	57	No change
Clara Barton	500	25	500	25	No change
Louise May Alcott	300	15	300	15	No change
Theodore Parker	340	17	340	17	No change
Angebrannt	450	23	450	23	No change
Wright (full)	400	20	400	20	No change
Young	500	25	500	25	No change
RE Storage	NA	NA	NA	NA	No change
RE Kitchen	NA	NA	0		not required if kitchen upgraded on main level
Anthony (Fahs)	264	13	0		Demo Fahs House
Reeb (Fahs)	307	15	0		Demo Fahs House
Emerson (Fahs)	410	21	0		Demo Fahs House
Brown (Fahs)	594	30	0		Demo Fahs House
Fahs Kitchen	NA	NA	0		Demo Fahs House
New Anthony			550	28	
New Reeb			550	28	partitioned with Emerson
New Emerson			550	28	partitioned with Reeb
New Brown			550	28	partitioned with Extra Room
New Extra Room			550	28	partitioned with Brown
New Extra Room (Optional)			550	28	
Bathroom w/ shower (Optional)			300	NA	
Current Total RE / Meeting Space		5,213			
Proposed Total RE / Meeting Space		7,238		(6,388 if we can't afford optional space)	
Current Fah's RE / Meeting Space		1,575			
Proposed New RE / Meeting Space		3,600		(2,055 to 1,175 of new RE / Meeting Space)	



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Space Analysis Worksheet

Location	Size (sq ft)	Attendance	Recommended Area @20 sq ft/person	Meets Standards?
Theodore Parker (6 mos - 2 years)	340	22 registered; attendance varies*	440	yes
Clara Barton (2-4 yrs)	500	peak attendance 18	360	yes
Louisa May Alcott (older 4s and 5 yrs)	300	peak attendance 22; average 12-20	440	no
Downstairs Spaces				
Wright (full) (6-7 yrs)	400	average 20/maximum 25; plus equipment for language school	500	no
Young	500	not used for RE		
Angebrannt (8-9 year olds)	450	25-28; plus piano and other equipment	500+	no
Fahs House				
Reeb (Building Bridges; 5th-6th grades)	307	25 peak	500	no
Anthony (OWL; 7th grade)	264	12 peak	240	yes
Emerson (8th-9th grades; Mindfulness Practice Group)	410	24 peak for RE	480	no
Brown (YRUU)	594	average 16; 42 peak	320 for average	yes

* Plus 2 adults in each class

Options for Intern Living Space

- Provide funding for off-site living space from operating budget—approximately \$ 1000 per month
- Encourage membership to house interns at minimal cost to the church
- Refurbish Fahs House to house interns rather than demolish the house
- Use the Lawrence St. property for construction of minimal new housing
- Incorporate adequate living space in new building expansion design

April 7 BEEC Resolution

The congregation approves the expenditure of up to \$30,000 from the Capital Funds account raised during the last Capital Campaign (1-805110 - Capital Contributions) for the BEEC to:

1. Develop approximately 20 additional informal parking spaces and signage during summer of 2019 (~\$15,000)
2. Engage our previous architect to review space programming and create conceptual 3D designs in accordance with BEEC design specifications (~ \$10,000)
3. Engage a Civil Engineer to provide preliminary permit drawings for potential new parking spaces and new building locations (~\$5,000)