

# Building Expansion Exploratory Committee BEEC2

Contact BEEC2 to volunteer to assist with plans, offer suggestions or ask questions:

[beec@uuannapolis.org](mailto:beec@uuannapolis.org)

# Expansion and Renovation Plans



# Congregational Priorities for Expansion and Renovation

- Replace the Fahs House and create enhanced Faith Formation classrooms
- Create new enhanced socialization spaces for coffee hour, banquets, choir practice, chapel area for smaller events
- Renovate existing main floor to provide larger kitchen, restrooms, and Lobby area
- Provide more multi-purpose meeting room spaces
- Enhance the welcoming experience for visitors
- Add shower to lower level restroom
- Increase number of parking spaces (Already completed)
- Balance needs with cost

# BEEC Guidelines

- 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

## BEEC2 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

# Construction Phase I

BEEC2 has proposed that the following can be constructed using the available Capital Funds.

- ADA Ramp leading to stage
- Shower in the ADA downstairs restroom
- New Entrance
- Expanded and Enhanced Lobby
- Expanded and Modernized Catering Kitchen
- Addition of County Water and Sprinklers.

# Is This a Good Time for Starting our Building Enhancement— Why Now?

The committee believes that if managed carefully this is a good time to start work on Phase I because:

- We can negotiate better costs;
- An empty building make construction faster and easier;
- The Capital Account Funds are adequate;
- Supports the local economy.

# Ethical Aspects of Building Enhancement During this Economic Crisis?

## Points to consider:

- As a church and as individuals we need to support organizations as ACT of Anne Arundel County, The Maryland Food Bank, as well as to volunteer in various ways.
- The Committee is committed to the 8th principle and will use and encourage minority contractors.
- The Capital Fund contributions were made for the purposes of enhancing and upgrading the building and can only be used for these activities.
- Leaving cash in our Capital Fund does not help anyone.
- Using local minority contractors will enhance the local economy and give jobs to those in need.



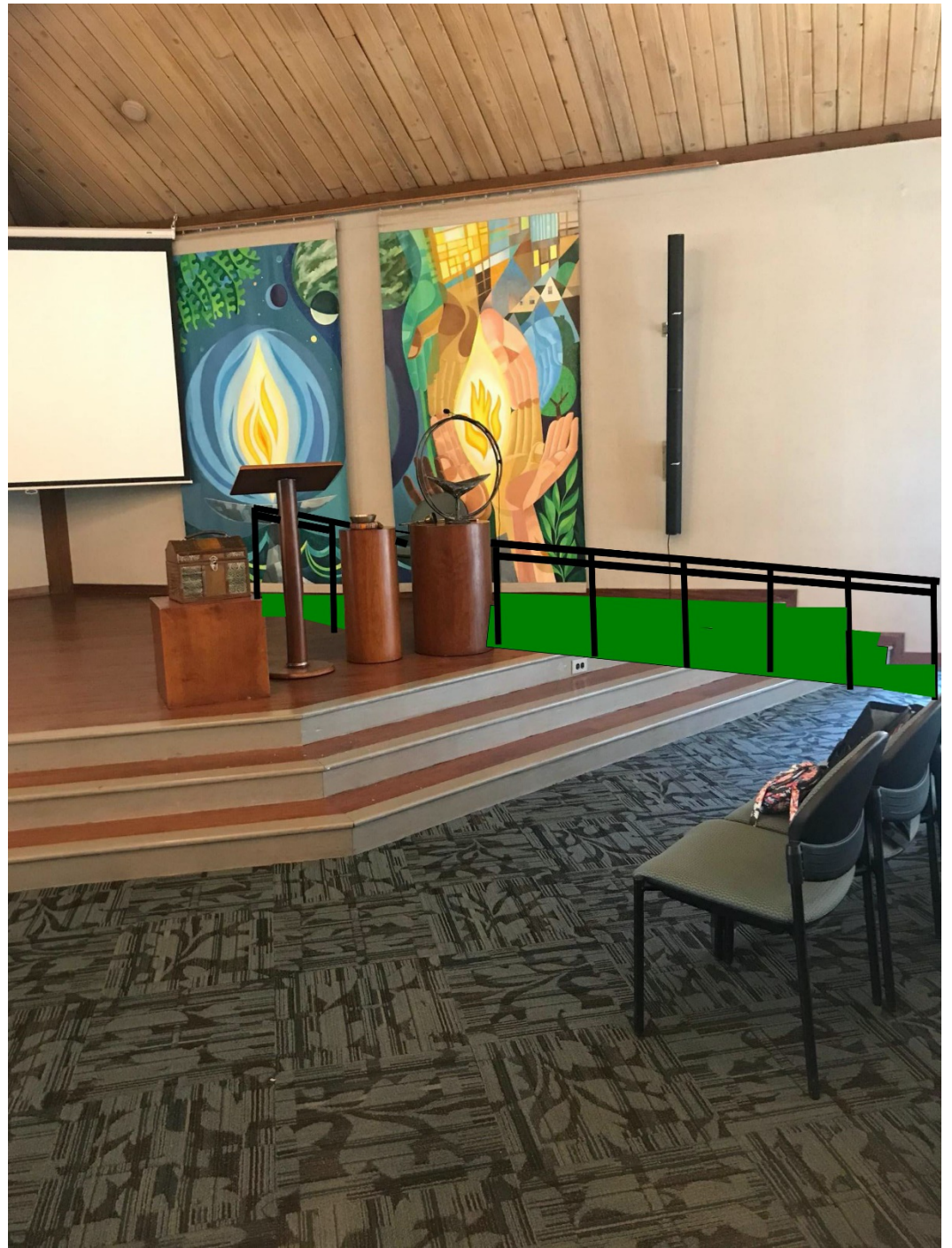
# Design-Build Methodology

- BEEC2 has recommended that we use a Design-Build Construction Method as opposed to a Bid Spec Design Method.
- Design-Build 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 Design-Build contractors before moving forward;
  - Select Design-Build contractor to achieve Guaranteed Maximum Cost;
  - Work only with the Design-Build contractor on project execution.
- A bid Spec design pays an architect for construction drawings followed with bidding by contractors.
- Design-Build postpones the upfront architect fees and puts the onus on the Design-Build contractor to design and execute the conceptual design.

# Construction Phase I Proposal

- ADA Ramp leading to stage
- Shower in the ADA downstairs restroom
- New Entrance
- Expanded and Enhanced Lobby
- Expanded and Modernized Catering Kitchen
- Addition of County Water and Sprinklers.

# ADA Ramp to Stage



# Lower Level ADA Restroom with Shower



# Enhanced Entrance



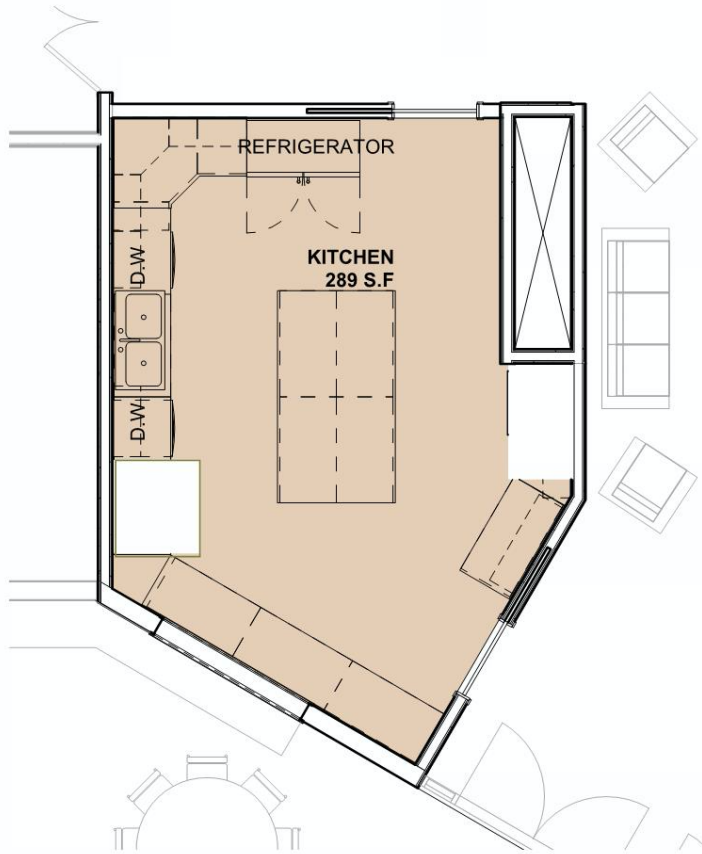
# Expanded and Enhanced Lobby



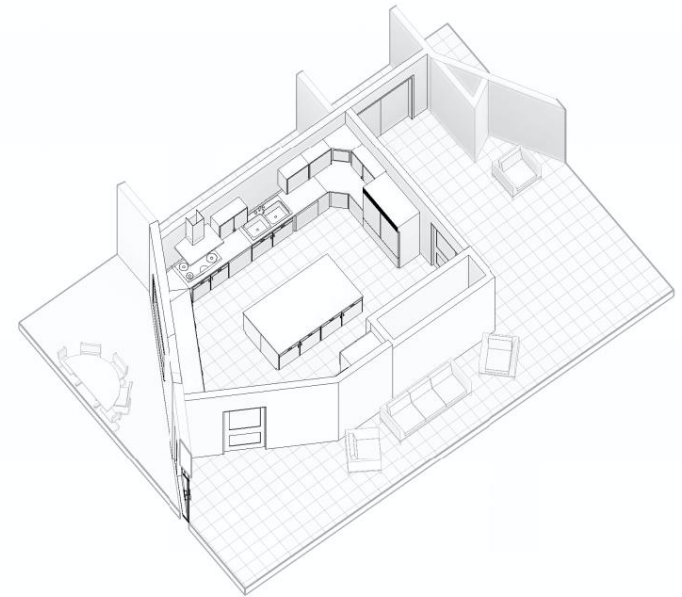
# Expanded and Enhanced Lobby



# Expanded Catering Kitchen



① ENLARGED KITCHEN PLAN  
1/4" = 1'-0"



② KITCHEN EXPLODED AXON

11/04/2019



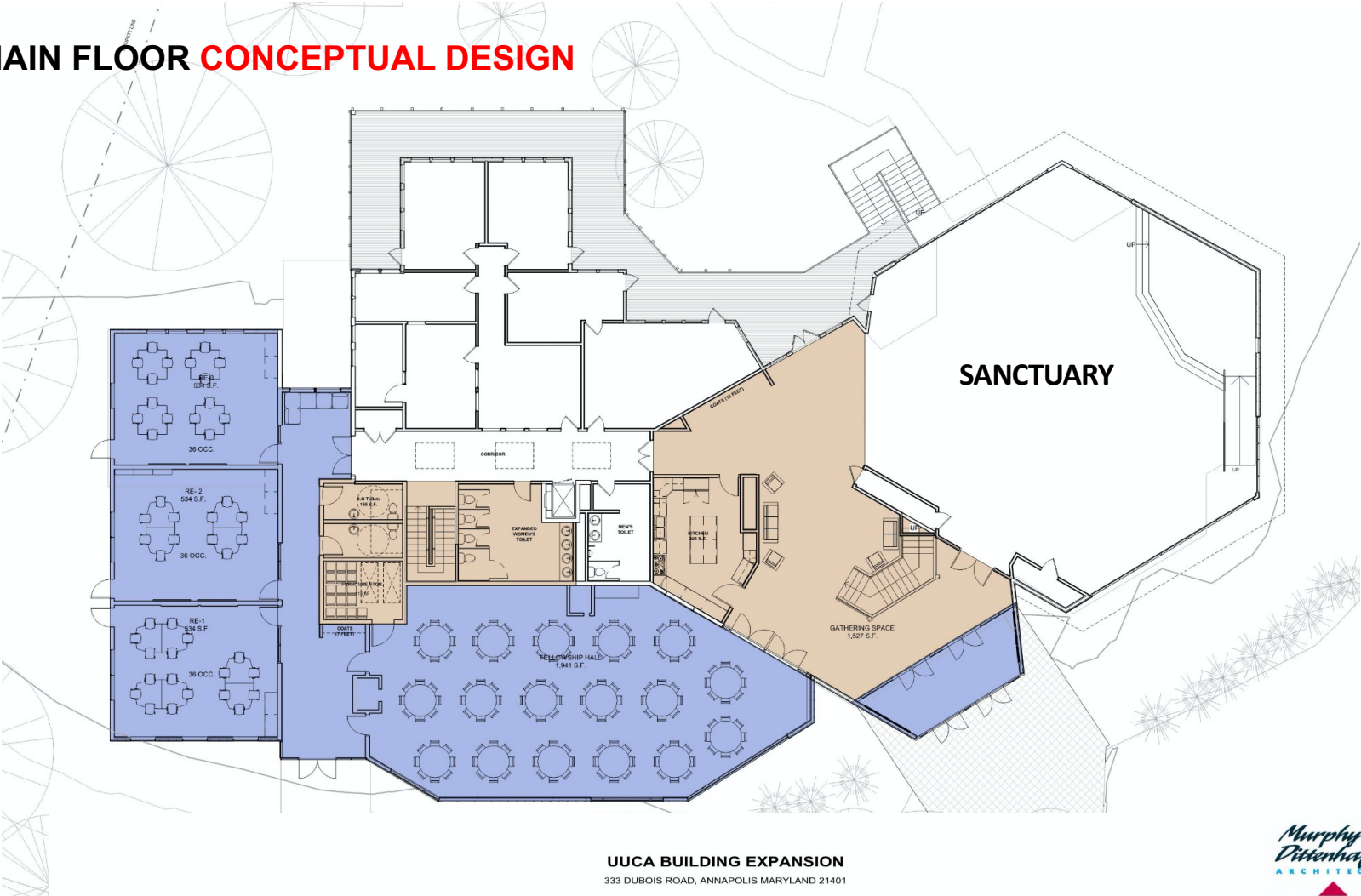
# Expanded Catering Kitchen



# The Larger Project: Phases 2 and 3

- Fellowship Hall
- Addition of 4 classrooms, 3 on the main level and 1 on the lower level
- Addition of 2 ADA restrooms

# MAIN FLOOR CONCEPTUAL DESIGN



**UUCA BUILDING EXPANSION**  
333 DUBOIS ROAD, ANNAPOLIS MARYLAND 21401



## Fellowship Hall (1900 sq feet)



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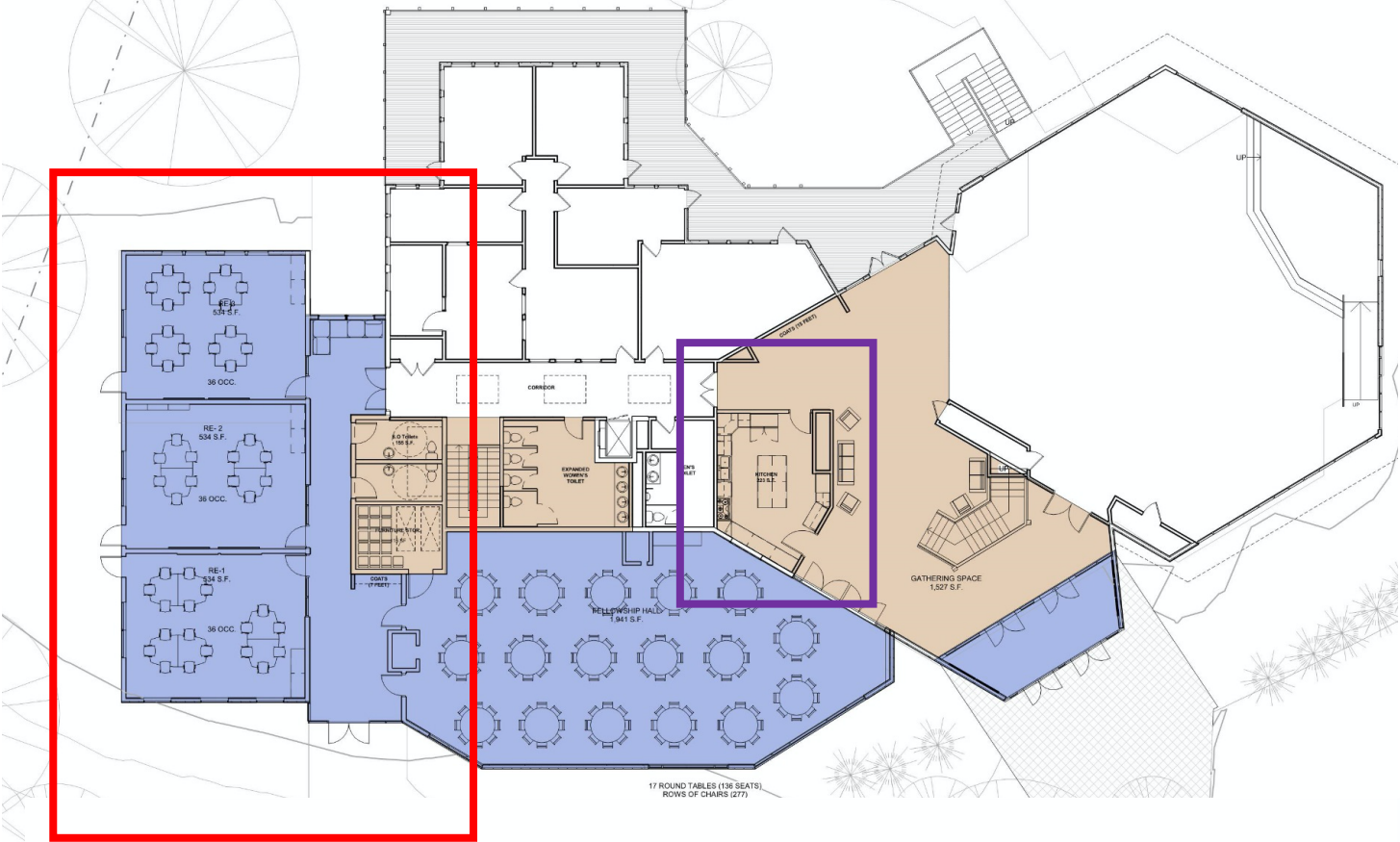
## Coffee Hour Room Configuration



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# MAIN FLOOR CONCEPTUAL DESIGN



**UUCA BUILDING EXPANSION**  
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# Classroom



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# The View From Above



## UUCA BUILDING EXPANSION

333 DUBOIS ROAD, ANNAPOLIS MARYLAND 21401





## BEEC 2 Committee Members

- Paul Jorgensen, Chair
- Joe Jehl
- Jeanne Jehl
- Thora Burkhardt
- Rob Wallace
- Jan Bird
- Charlie Gross
- Craig Beyler

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**Additional Capital Fund Contributions**

The Capital Fund is open to receive contributions. However, the most important financial contribution you make to UUCA is **paying your pledge**. This is how we pay for the operating costs of staff, programs and facilities. BEEC2, a dedicated group of talented and knowledgeable members, has been working diligently to examine the facility needs for now and the future and to prepare plans to renovate and expand our building to meet these needs. *If you are prepared to encourage and support their work*, feel free to make contributions to the Capital Fund by check, credit or debit card or electronically on line. **Remember, this Capital Fund contribution is in addition to your regular pledge payment which is the most important revenue source to support UUCA.**