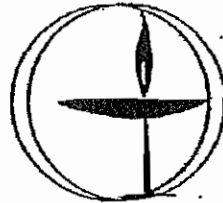


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UNITARIAN UNIVERSALIST SOCIETY  
OF  
IOWA CITY

PROGRAM ANALYSIS REPORT  
MARCH 19, 2002

ARCHITECT

NOVAK DESIGN GROUP, PLC  
3801 RIVER RIDGE DRIVE NE  
CEDAR RAPIDS, IOWA 52402

**UNITARIAN UNIVERSALIST SOCIETY OF IOWA CITY**  
**PRELIMINARY ESTIMATE OF PROJECT COST**

		PROPOSAL "A" NEW BUILDING 13,068 SF	PROPOSAL "B" RENOVATE/ADDITION 16,480 SF
<b>1. SITE DEVELOPMENT</b>		\$ 130,680	\$ 49,440
UTILITIES			
GRADE/FILL			
SITE PAVING			
LANDSCAPING			
<b>2. BUILDING COST</b>		\$ 1,568,160	\$ 1,248,000
<b>PROPOSAL "A"</b>			
NEW BUILDING (13,068 SF X \$120/SF)	\$ 1,568,160		
<b>PROPOSAL "B"</b>			
RENOVATED SPACE (13,088 SF X \$50/SF)	\$ 654,400		
NEW CONSTRUCTION (3,392 SF X \$175/SF)	\$ 593,600		
<b>5. STRUCTURAL ALTERATIONS (16,480 X \$5/SF)</b>		\$ -	\$ 82,400
RESTRUCTURE NORTH WALL OF SANCTUARY			
RESTRUCTURE NORTH WALL OF CLASSROOM BUILDING			
RESTRUCTURE SOUTH & WEST WALLS OF CLASSROOM BUILDING			
<b>TOTAL BUILDING COST</b>		\$ 1,698,840	\$ 1,379,840
		\$130/SF	\$83.75/SF
<b>6. PROFESSIONAL FEES</b>		\$ 178,890	\$ 171,182
<b>PROPOSAL "A" (NEW BUILDING)</b>			
ARCHITECT @ 9.5%	\$ 161,390		
CIVIL	\$ 10,000		
ACOUSTICAL CONSULTANT	\$ 7,500		
<b>PROPOSAL "B" (RENOVATION / ADDITION)</b>			
ARCHITECT @ 11.5%	\$ 158,682		
CIVIL	\$ 5,000		
ACOUSTICAL CONSULTANT	\$ 7,500		
<b>3. FURNITURE</b>		\$ 65,340	\$ 82,400
CHAPEL CHAIRS (250 SEATS)			
OFFICE FURNITURE			
CLASSROOM FURNITURE			
LOBBY SOFT SEATING			
MEETING ROOM TABLE & CHAIRS			
<b>4. FIXTURES &amp; EQUIPMENT</b>		\$ 65,340	\$ 57,680
KITCHEN EQUIPMENT			
AUDIO / VISUAL EQUIPMENT			
<b>5. OTHER COSTS</b>			
<b>PROPOSAL "A" (NEW BUILDING)</b>		\$ (185,000)	\$ 148,992
SOIL BORINGS	\$ 5,000		
PHONE DATA CABLING	\$ 5,000		
RELOCATE & REFURBISH ORGAN	\$ 25,000		
SITE ACQUISITION COST	\$ 350,000		
SALE OF EXISTING PROPERTY	\$ (650,000)		
<b>PROPOSAL "B" (RENOVATION/ADDITION)</b>			
ASBESTOS SURVEY & ABATEMENT	\$ 30,000		
PHONE DATA CABLING	\$ 5,000		
OFFICE RENTAL SPACE (12 MONTHS)	\$ 45,000		
CONTINGENCY FOR UNFORSEEN ITEMS	\$ 68,992		
<b>TOTAL ESTIMATED PROJECT COST</b>		\$ 1,843,410	\$ 1,840,092

## PROPOSAL COMPARISON

ITEM	PROPOSAL -A Renovate & Add	PROPOSAL-B New Building	
<b>SITE</b>	<ul style="list-style-type: none"> <li>A- Maintains present location</li> <li>B- New city parking garage</li> </ul>	<ul style="list-style-type: none"> <li>A- New location</li> <li>B- On site parking</li> <li>C- Future covered drop-off</li> <li>D- Green space</li> <li>E- Single story design</li> </ul>	
<b>ACCESSIBILITY</b>	<ul style="list-style-type: none"> <li>A- New Gilbert Street entrance ADA accessible</li> <li>B- New ADA elevator- all floors are accessible</li> <li>C- New ADA toilet rooms on all floors</li> <li>D- All doorways ADA accessible</li> <li>E- Chancel platform ADA accessible</li> </ul>	<ul style="list-style-type: none"> <li>A- Site 100% accessible</li> <li>B- Building 100% accessible</li> </ul>	
<b>FUTURE GROWTH POTENTIAL</b>	<ul style="list-style-type: none"> <li>A- No future expansion possible</li> </ul>	<ul style="list-style-type: none"> <li>A- Future expansion possible               <ul style="list-style-type: none"> <li>1. Fellowship hall</li> <li>2. Sanctuary</li> <li>3. Classrooms</li> <li>4. Administration-offices</li> </ul> </li> </ul>	
<b>EFFICIENT USE OF SPACE</b>	<ul style="list-style-type: none"> <li>A- Renovation &amp; Addition requires 16,480 S.F.</li> <li>B- Multi-story design</li> <li>C- 5 stairs and elevator</li> </ul>	<ul style="list-style-type: none"> <li>A- New building requires 13, 068 S.F.</li> <li>B- Single story design</li> <li>C- No stairs or elevator</li> </ul>	
<b>PHASING OF PROJECT</b>	<ul style="list-style-type: none"> <li>A- No phasing possible</li> <li>B- Congregation must relocate for 12-15 months during construction</li> <li>C- Need to rent space for administration offices</li> </ul>	<ul style="list-style-type: none"> <li>A- Project can be phased for budget limitations</li> <li>B- Congregation can remain at present location during construction</li> </ul>	
<b>ENVIRONMENTAL</b>	<ul style="list-style-type: none"> <li>A- ASBESTOS</li> <li>B- HVAC</li> <li>C- ELECTRICAL</li> <li>D- TECHNOLOGY</li> <li>E- BUILDING MAINTENANCE</li> </ul>	<ul style="list-style-type: none"> <li>A- Survey &amp; Abatement required</li> <li>B- Upgrade exist HVAC-building will be 100% air conditioned</li> <li>C- Upgrade lighting design -provide new multi level lighting at sanctuary</li> <li>D- A/V technology at sanctuary, classrooms and meeting room</li> <li>E- Still a 1908 and 1962 building</li> </ul>	<ul style="list-style-type: none"> <li>A- N.A</li> <li>B- 100% new mechanical system high efficiency HVAC units 100% insulated building envelope</li> <li>C- Indirect lighting with multi-level lighting capabilities</li> <li>D- A/V technology throughout</li> <li>E- Minimal maintenance facility</li> </ul>
<b>DESIGN APPROACH</b>	<ul style="list-style-type: none"> <li>A- Intended to maintain the style &amp; character, to complement the original 1908 church building</li> </ul>	<ul style="list-style-type: none"> <li>A. Maximum flexibility</li> <li>B. Transitional design reminiscent of original 1908 church design</li> <li>C. Contemporary design which reflects UU principals</li> </ul>	

## 8. BUILDING PROGRAM

### A. SANCTUARY

- A- Infills court at Iowa Street  
Flexible seats 230-240
- Increased chancel platform-ADA accessible
- Increased choir area- flexible arrangement seats 25-30
- Organ to remain in present location
- Sound booth design for A/V technology

- A- Seats 250 in movable chairs  
Flexible arrangement
- Large chancel platform-ADA access
- Choir area seats 25-30-flexible arrangement
- Refurbish and reuse existing tracker organ
- Sound booth design for A/V technology

### B. CLASSROOMS

- B- (3) Classrooms sized to seat 12-15
  - Casework with sinks
  - New multi-purpose meeting space to serve as 4<sup>th</sup> classroom
  - Music Practice Room serves as 5<sup>th</sup> classroom

- B- (4) Classrooms sized to seat 12-15
  - Casework with sinks
  - Movable partitions for multi-use arrangements
  - Music Practice Room is 5<sup>th</sup> classroom

### C. PRESCHOOL-NURSERY

- C- Provides casework with sinks
  - Individual toilet rooms

- C- Provides casework with sinks
  - Individual toilet rooms
  - Direct exits to exterior
  - Exterior play area

### D. MULTIPURPOSE ROOM

- D- Seats 120 at banquet tables
  - Table and chair storage
  - Provides audio-visual capabilities

- D- Sanctuary doubles as multi-purpose room
  - Seats 160 at banquet tables
  - Table and chair storage
  - Provides audio-visual capabilities

### E. OFFICE SUITE

- E- Office Suite Concept
  - Reception workspace
  - Volunteer workspace
  - Large work-copy room
  - Minister office
  - Intern minister office
  - RE office

- E- Office Suite Concept
  - Office Lobby
  - Reception workspace
  - Volunteer workspace
  - Large work-copy room
  - Minister office
  - Intern minister office
  - RE-office
  - Small Conf. Room

### F. GATHERING SPACE

- F- Infills courtyard between church and classroom building for new gathering space
  - Half level above entry

- F- Provide building lobby for gathering before services
  - At entry level

### G. MUSIC PRACTICE ROOM

- G- Choir & musicians practice room seats 25-30
  - Locked storage
  - Doubles as 5<sup>th</sup> classroom

- G- Choir & musicians practice room seats 25-30
  - Locked music library
  - Locked robe - instrument storage.
  - Doubles as 5<sup>th</sup> classroom

## 9. PROJECT COST

\$ 1,840,094

\$ 1,843,410

**UNITARIAN UNIVERSALIST SOCIETY OF IOWA CITY**

**PROPOSAL "A" - NEW FACILITY  
SQUARE FOOTAGE SUMMARY**

<u>SPACE</u>	<u>SF</u>	<u>QTY</u>	<u>TOTAL</u> <u>SF</u>
1 Entry Vestibule	64	2	128
2 Gathering Space	500	1	500
3 Coat Room	108	1	108
4 Toilet rooms	432	2	864
5 Hospitality Area	80	1	80
6 Sanctuary (Seats 250)	2,389	1	2,389
7 Chancel Platform	280	1	280
8 Chancel / Music Storage	90	1	90
9 Choir	432	1	432
10 Organ	144	1	144
11 Sound Booth	64	1	64
12 Video Projection room	144	1	144
13 Administration Office Lobby	80	1	80
14 Reception	80	1	80
15 Reception / Volunteer Support	64	1	64
16 Copy / Workroom	288	1	288
17 Storage / Supplies	90	1	90
18 Ministers Office	240	1	240
19 Intern Minister	120	1	120
20 Religious Education Office	120	1	120
21 RE Teachers Workroom	192	1	192
22 Education / Art Supply Storage	72	1	72
23 A/V Closet	30	1	30
24 Classrooms	432	4	1,728
25 Preschool (w/ toilet)	432	1	432
26 Nursery (w/toilet)	432	1	432
27 Table & Chair Storage	120	1	120
28 Serving Kitchen	352	1	352
29 Music Practice Room	352	1	352
30 Music Library Storage	72	1	72
31 Choir Robe / Instrument Storage	72	1	72
32 Library / Fireside room	384	1	384
33 Archive File Storage	72	1	72
34 Janitors Closet	25	2	50
35 Mechanical Room	80	1	80
36 Electrical Room	80	1	80
37 Communications Closet	80	1	80
<b>SUBTOTAL</b>			<b>10,905</b>
Circulation @ 20%			<b>2,181</b>
<b>TOTAL</b>			<b>13,086 *</b>

\* Assumes a Single Story Design

**UNITARIAN UNIVERSALIST SOCIETY OF IOWA CITY**  
**NEW "VS" REMODELED CONSTRUCTION**

**NEW CONSTRUCTION**  
**PROPOSAL "A"**

**FEATURES**

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- Single Story-100% ADA Accessible
- Air Lock Entries
- Central Lobby-Gathering Space
- Coat Storage & Hospitality Kitchen
- Flexible Sanctuary - Seats 250
- Integrated AV Technology with Sound Booth
- Music-Choir Area with Relocated Tracker Organ
- Sanctuary Converts to Multi-Purpose Meeting Room - Seats 125
- Serving Kitchen & Table/Chair Storage
- Office Suite with Large Work Room
- Library/Fireside Meeting Room
- 4 Large Classrooms with Casework & Sinks
- Flexible Classroom Sizes with Movable Walls
- Music Practice Room with Locked Storage
- Preschool & Nursery with Toilets & Direct Exits
- More Efficient Layout

**ADVANTAGES**

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- Phase Project Cost
- Future Growth Potential
- Future Covered Drop-Off
- Onsite Parking
- Green Space
- 100% ADA Accessible
- Lower Maintenance Facility
- More Efficient HVAC System
- More Efficient Use of Space
- Better Configuration of Worship Space
- Integrated Technology - Audio / Visual
- Same Cost as Remodeling Option

**DISADVANTAGES**

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- Loss of Downtown Location
- Loss of Existing Church

**RENOVATE & ADD TO EXISTING FACILITY**  
**PROPOSAL "B"**

**FEATURES**

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- New Lobby-Gathering Space
- New ADA Elevator - All Floors Accessible
- Expanded Sanctuary - Seats 240 with Movable Chairs
- Larger Chancel Platform
- Music Choir Area for 25-30 People
- Meeting Hall - Seats 120
- Serving Window for Kitchen
- ADA-Accessible Toilets - All Levels
- Expanded Office Suite with Workroom
- Music Practice Room with Locked Storage
- 4 Large Classrooms with Casework & Sinks
- 2 Meeting Rooms
- Nursery & Preschool with Toilets
- Updated HVAC - 100% Air Conditioned
- Updated Electrical & Lighting
- Repair & Rebuild Floor at Channing Hall
- Repair Roof & Water Problems

**ADVANTAGES**

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- Maintains Downtown Location
- Maintains Existing Church Building

**DISADVANTAGES**

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- Non-Phase Project
- No Future Growth Potential
- No Onsite Parking
- No Covered Drop-Off
- No Green Space
- Site Not 100% Accessible
- Higher Maintenance Facility
- Less Efficient HVAC System
- Less Efficient Use of Space
- Configuration of Worship Space
- Limited Integration of Audio / Visual Technology
- Congregation is Displaced during Construction