
ZION⁺_L^D

a HOME for your FAMILY

*Therefore thus says the Lord God,
“Behold, I am the one who has
laid as a foundation in Zion,
a stone, a tested stone, a
precious cornerstone, of
a sure foundation: ‘Whoever
believes will not be in haste.’
- Isaiah 28:16*

Facility Expansion Committee

Exploration of Facility Expansion

Report on Findings

March, 2020

EXPLORATION OF FACILITY EXPANSION

FACILITY EXPANSION COMMITTEE PURPOSE

The Committee has a great responsibility to the Lord and to the congregation. Each committee member must be a responsible person. Each member should approach the situation prayerfully, with an open mind and heart and...above all...with the determination to develop a building appropriate for the congregation's future use.

TIMELINE OF EVENTS

- Committee formed in December 2018
- Site and Facility Analysis performed by Lutheran Church Extension Fund – Early 2019
- Interviews and hiring of an Architect – Spring 2019
- Programming meetings with Architect/Early Concept Drawings – Summer 2019
- Early review of Concept Drawings with Congregation – June 2019
- Further development of Concept Drawings – Summer/Fall 2019
- Review of Concept Drawings with Congregation – November 2019
- Refinement of Concept Drawings – Winter 2019/2020

FACILITY NEEDS

From the 5 year Strategic Plan:

Facility Needs (In Order of Importance)

- Larger Worship Space
- Fellowship Space
- Clearly Identified/Welcoming Entrance
- Bathrooms
- Ground Level Facility

FINDINGS FROM SITE AND FACILITY ANALYSIS

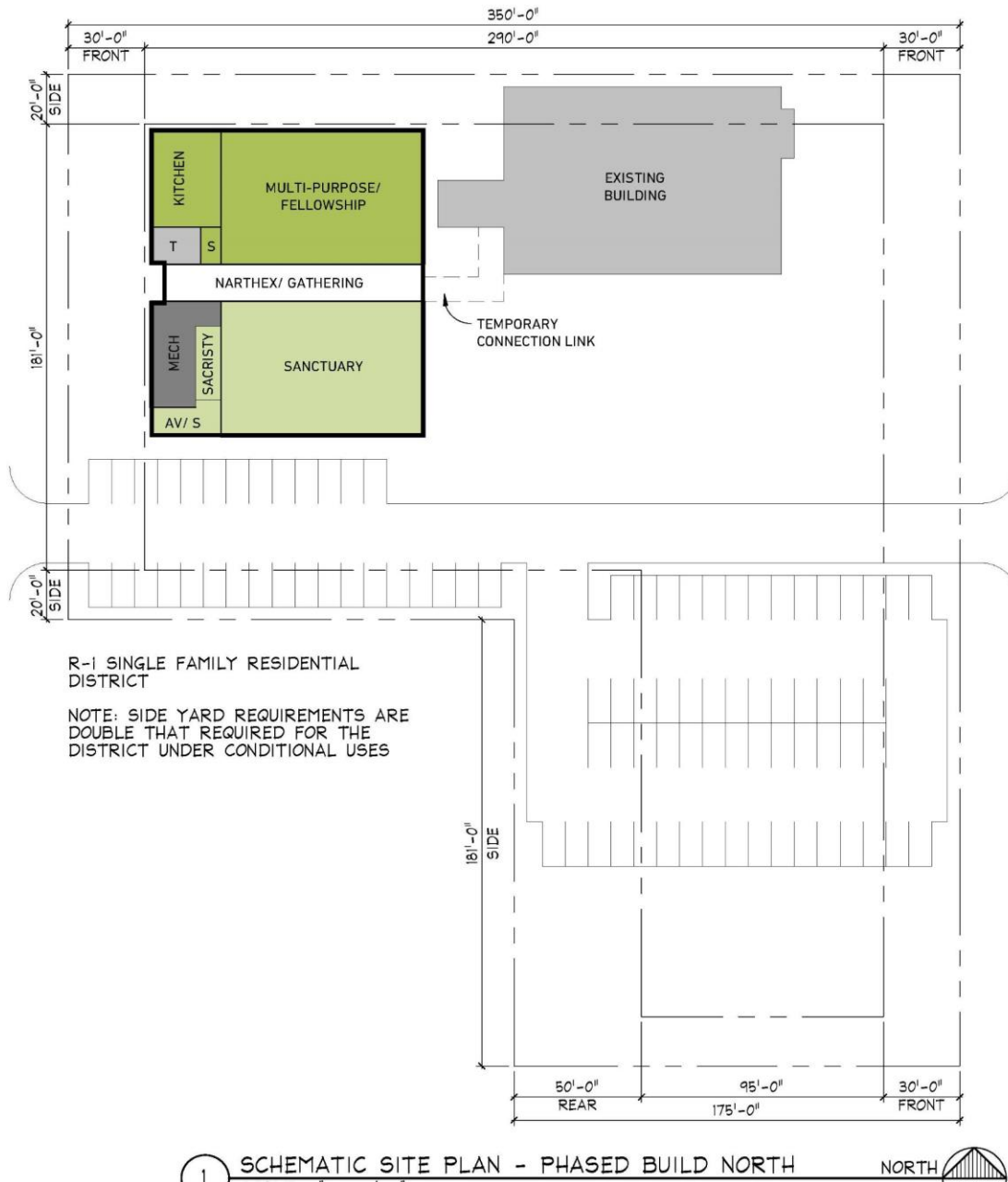
A site and facility analysis performed by an Architect provided through services offered by the Lutheran Church Extension Fund (LCEF) documented the review of various options for expanding our facility within our current site. Options considered: 1) Remodel and Re-purpose of existing spaces, 2) Building Expansion & Renovation, 3) Building Replacement.

The review concluded with the statement: "The best choice to solve the architectural issues observed is to replace your current facility and construct a new building at the far south end of the existing parking lot. Daily activities would continue with little or no interruption, you would have a new facility designed to meet all the current codes for construction and accessibility- it would be a very user-friendly building."

COMPLICATIONS WITH EXPANDING OUR CURRENT FACILITY

When envisioning adding on to the current building, we are confined by primarily extending a building addition to the westerly side of the building where we would have the proper footprint. Concept drawings from the Architect detailed including the following spaces in this addition: Sanctuary, Fellowship, Restrooms, Kitchen, Narthex, Mechanical and Parking.

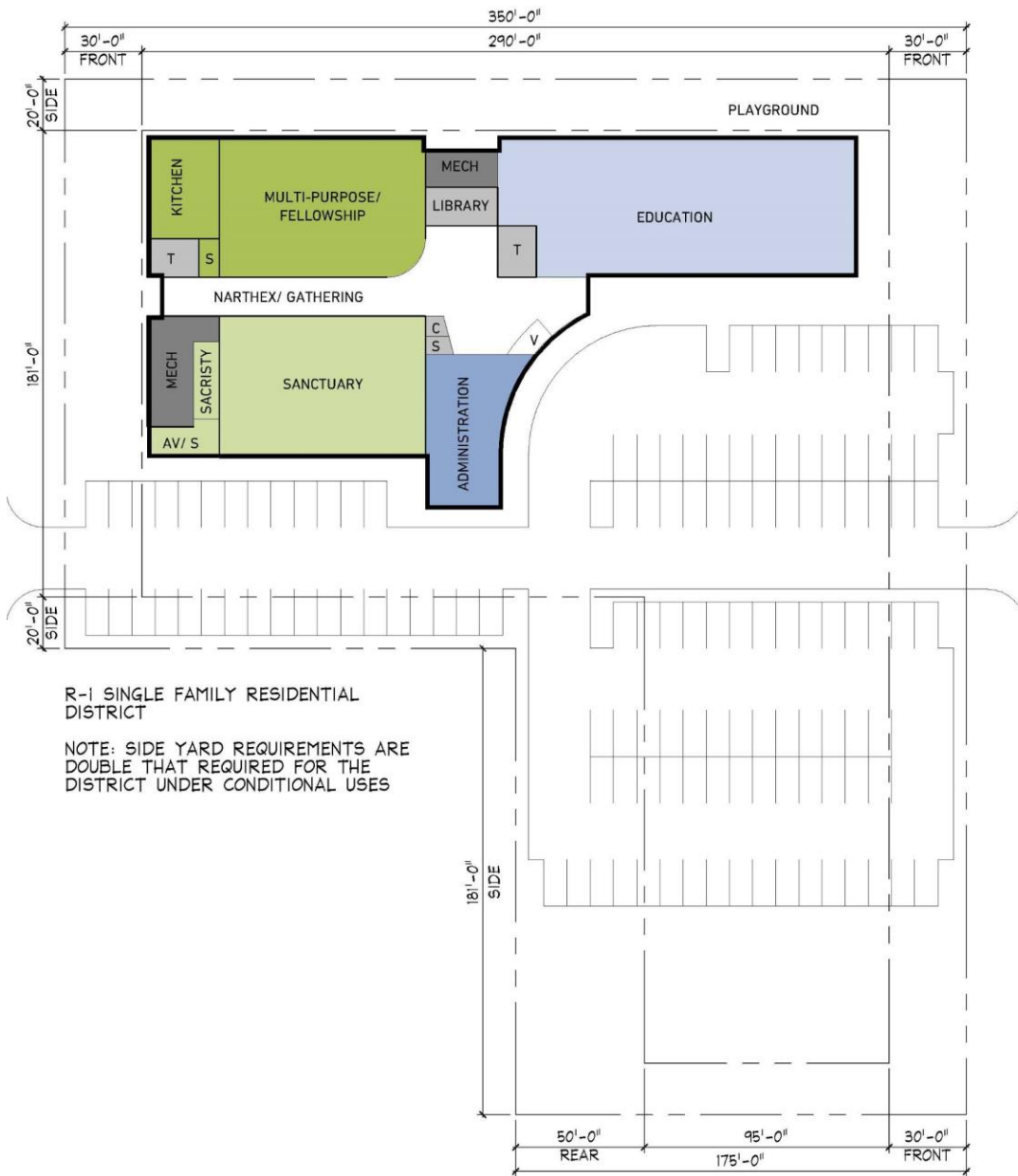
A final future phase of construction would then include the demolition of the current building and the construction of a new addition to accommodate the new entry way, office/admin working areas, education rooms, library, restrooms and mechanical.



Complications with adding on to the west side of the building depend on how we connect into the current building, but would include the following concerns:

- Anticipated abatement of lead paint and/or asbestos at tie in locations to the existing building
- Removal of the drive-thru covered entry (replaced only upon the demolition of the old building and future construction of a final phase)

- Added cost of a temporary connection between new and old structures
- Continued cost of upkeep and heating/cooling of existing sanctuary, fellowship, kitchen areas that are no longer in full use
- Access issues during construction operations
- A need to buy the next house south of the yellow house we just bought, in order to regain parking lost to building area
- Final layout results in an inefficient parking lot layout
- Final future construction phase would require temporary relocation of office/admin working areas
- Cost estimates indicated a higher cost when comparing this phased addition approach to a new stand-alone build on the south area of Zion's lot



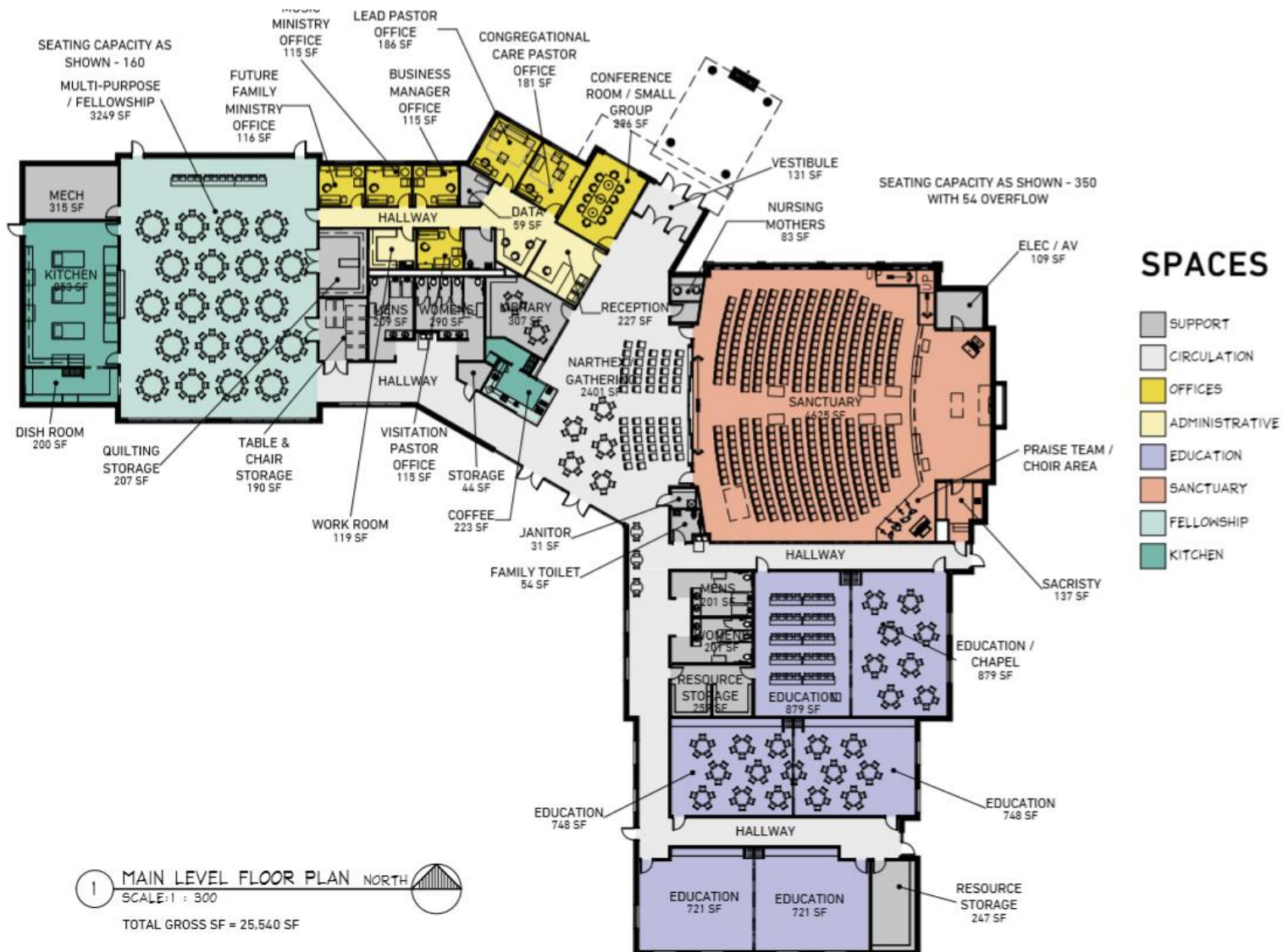
1 SCHEMATIC SITE PLAN - FULL BUILD OUT NORTH NORTH

CONCENTRATING ON THE SOUTH BUILD OPTION

The Facility Expansion Committee then concentrated on the south build option, upon the realization that this option would be the most cost effective approach and would also give us the most flexibility to create a design according to our needs.

A preliminary layout from the Architect in June, 2019 was rejected by a majority of the congregational members because of an inefficient layout that included a long walk from the entrance to the sanctuary.

From these discussions, new ideas were brought forward that helped create the view of our current and widely accepted south build layout. Further discussions in the Fall of 2019 helped further organize the floor plan layout.



A recently completed refinement process on the concept drawing floorplan helped us identify floorspace areas in which we could adequately lower the square footage without impacting our needs for that space. This refined floorplan will in turn lower the anticipated building costs for the proposed new facility. This refinement process resulted in lowering the square footage by almost 2400 square feet, from an overall square footage of 27,900 to a resulting 25,540.

LEVELS OF GIFTING

CREATED VARIOUS LAYOUTS DEPENDING ON GIFTING LEVELS

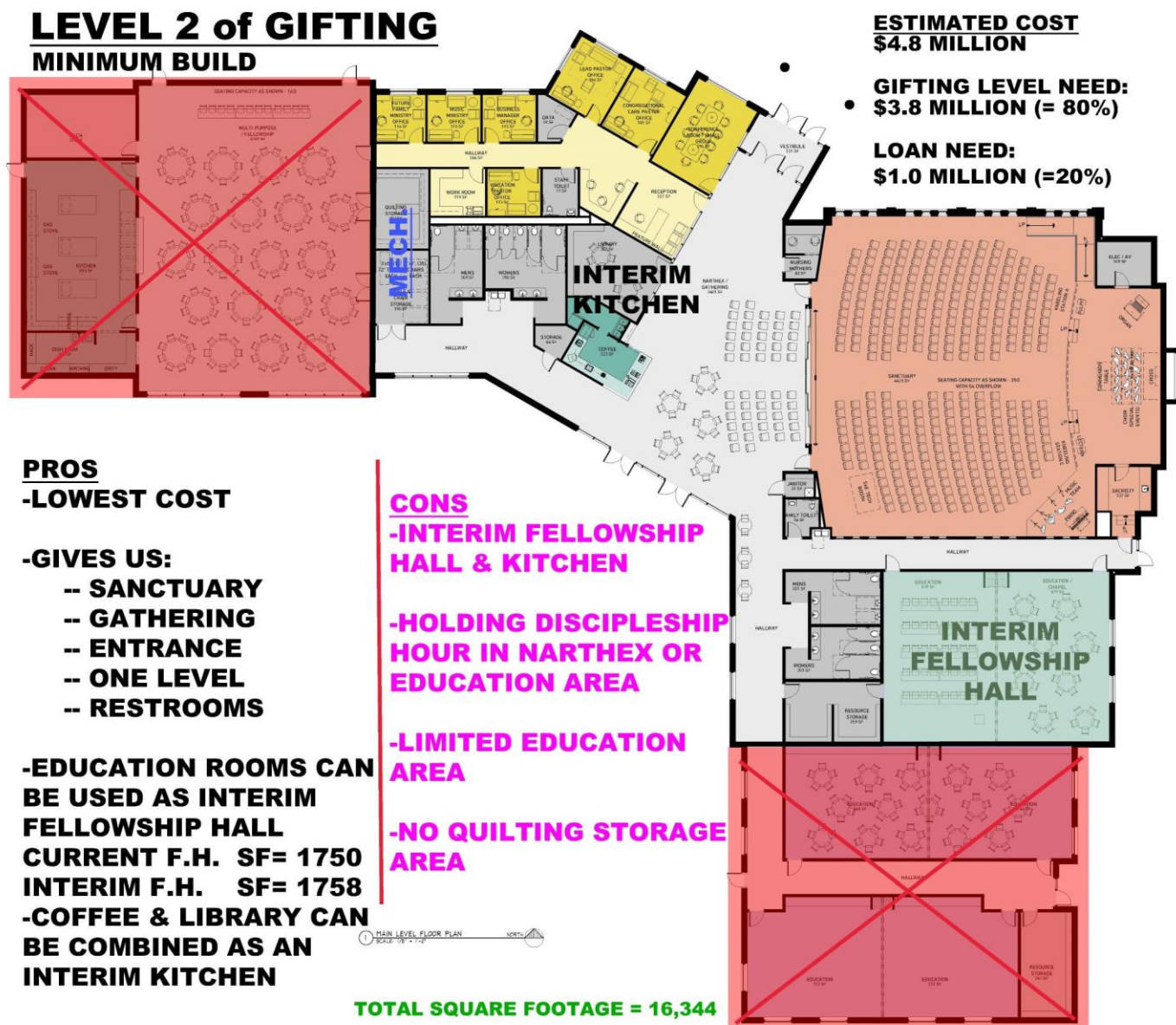
Zion needed a plan that would align with the array of fundraising that could be anticipated. The following levels were developed:

Level 1 – Gifting and Saving

Level 1 will be utilized when the gifts provided do not meet the amount necessary to construct any of the following Levels 2 – 6. Gifts received in the interim will be invested in the Zion Ministry Fund and saved/invested until future gifting levels reach the required goals for building a facility.

Level 2 of Gifting – Minimum Build

Level 2 is the minimum footprint we could build to maintain the necessary functions at Zion.



This layout offers 16,344 square feet (our current building is 16,974). Though about the same square footage, this layout offers much greater usable space than we currently have. The major drawback of this layout is not having a

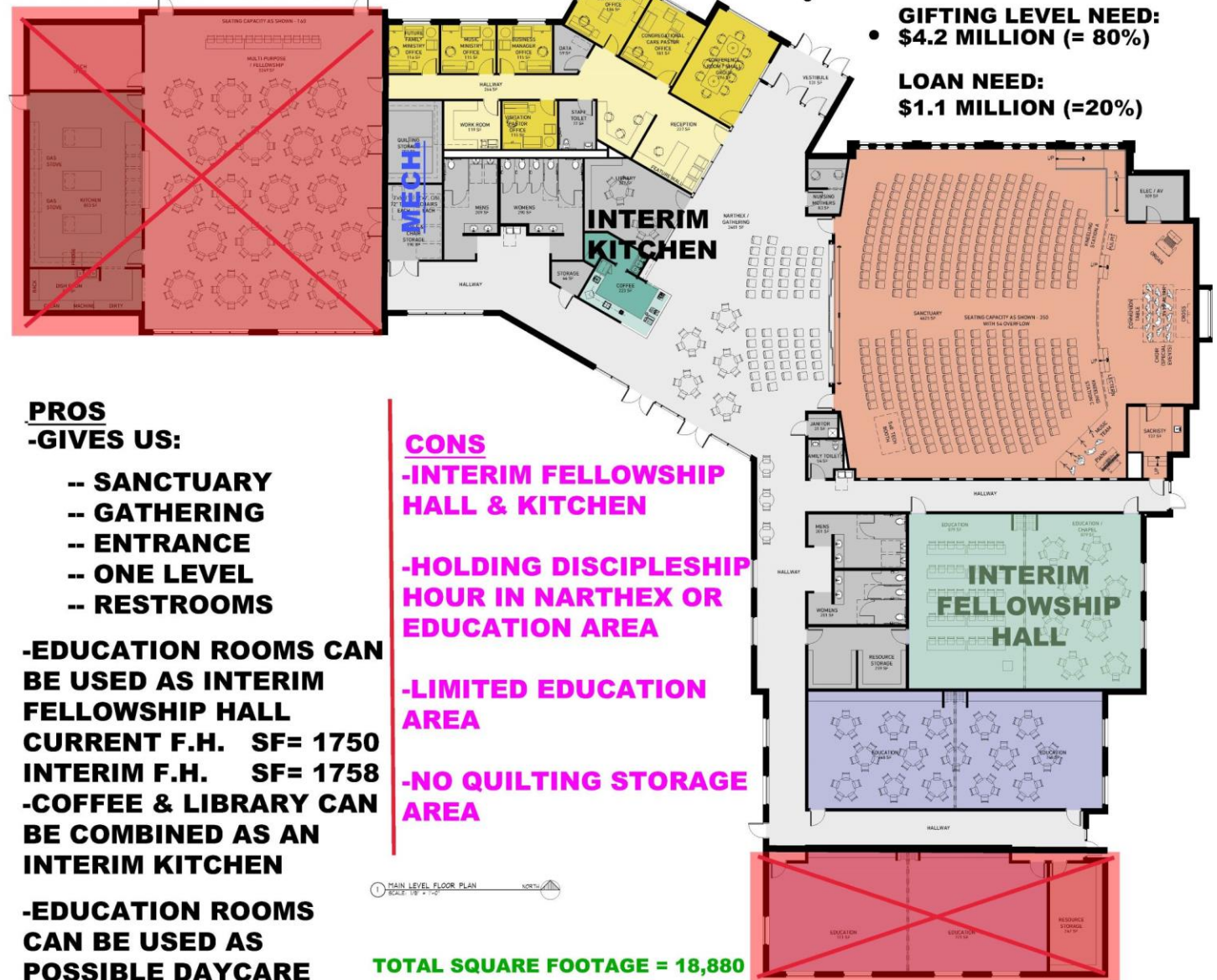
full kitchen and fellowship hall area. An interim kitchen could be developed by combining the library area and coffee bar area. An interim library could utilize the conference room area. An interim fellowship hall area could either use the Narthex or the educational rooms as shown. The educational rooms have a square footage of 1,758 (our current fellowship seating area is 1,750).

The children's educational program would be non-functional for a Sunday program, but efforts could develop a home-based teaching program for parents.

Level 3 of Gifting – Minimum Build plus add half of the south education wing

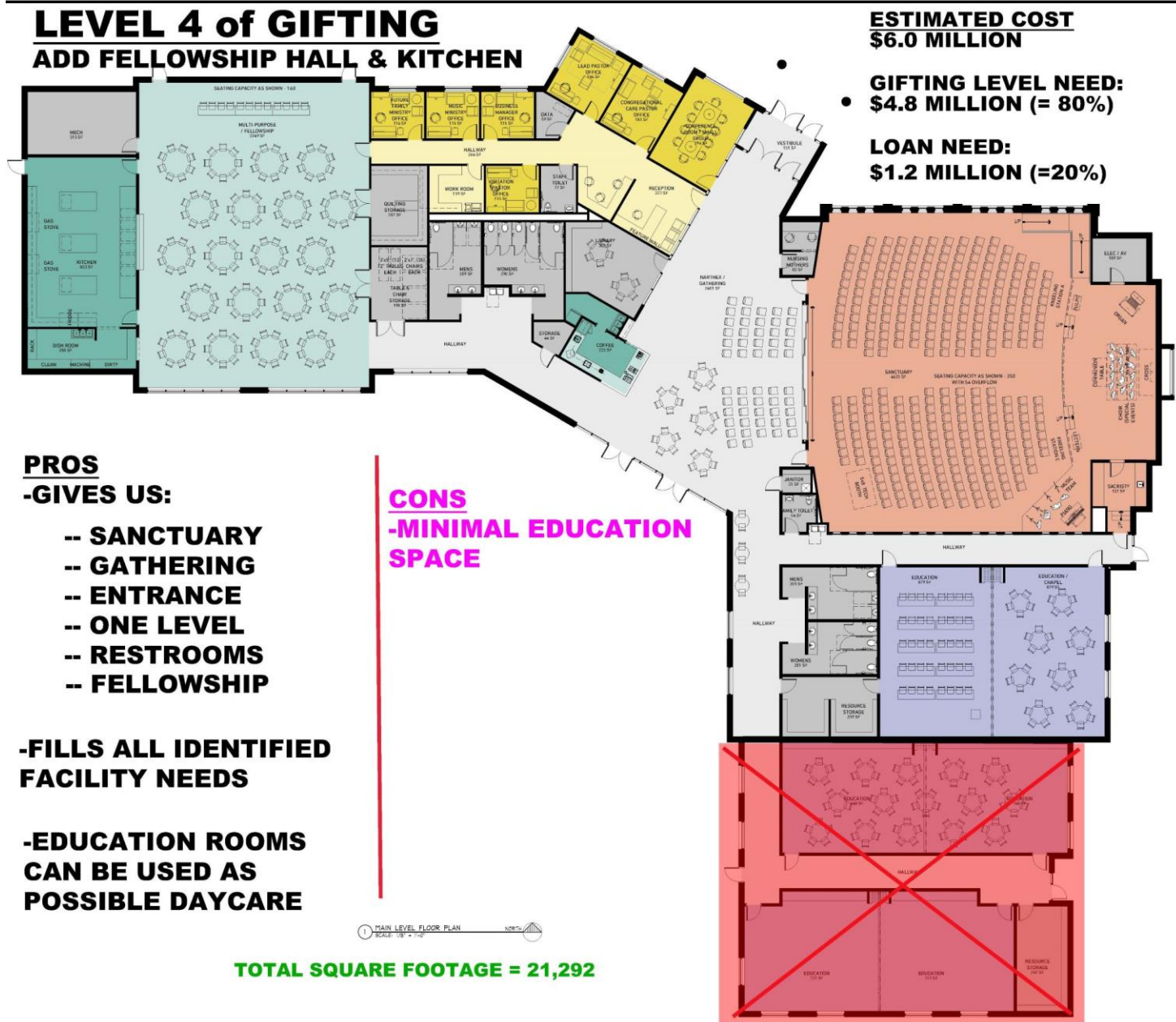
LEVEL 3 of GIFTING

ADD 1/2 OF SOUTH EDUCATION WING



Compared to Level 2, Level 3 would include adding ½ of the educational south wing. This would offer adequate space for about 4 divided classrooms 1) Pre-K & Kindergarten, 2) 1st & 2nd , 3) 3rd & 4th , 4) 5th & 6th. Seventh and eighth graders could utilize the conference room and high schoolers would use the sanctuary to meet.

Level 4 of Gifting – Minimum Build plus Fellowship Hall & Kitchen (no south education wing)



Compared to prior Levels, Level 4 would include the fellowship hall and kitchen. The two educational spaces would offer an adequate footprint for about 4 divided classrooms 1) Pre-K & Kindergarten, 2) 1st & 2nd, 3) 3rd & 4th, 4) 5th & 6th. Seventh and eighth graders could utilize the conference room and high schoolers would use the library to meet.

Level 5 of Gifting – Minimum Build plus Fellowship Hall & Kitchen and ½ of south education wing

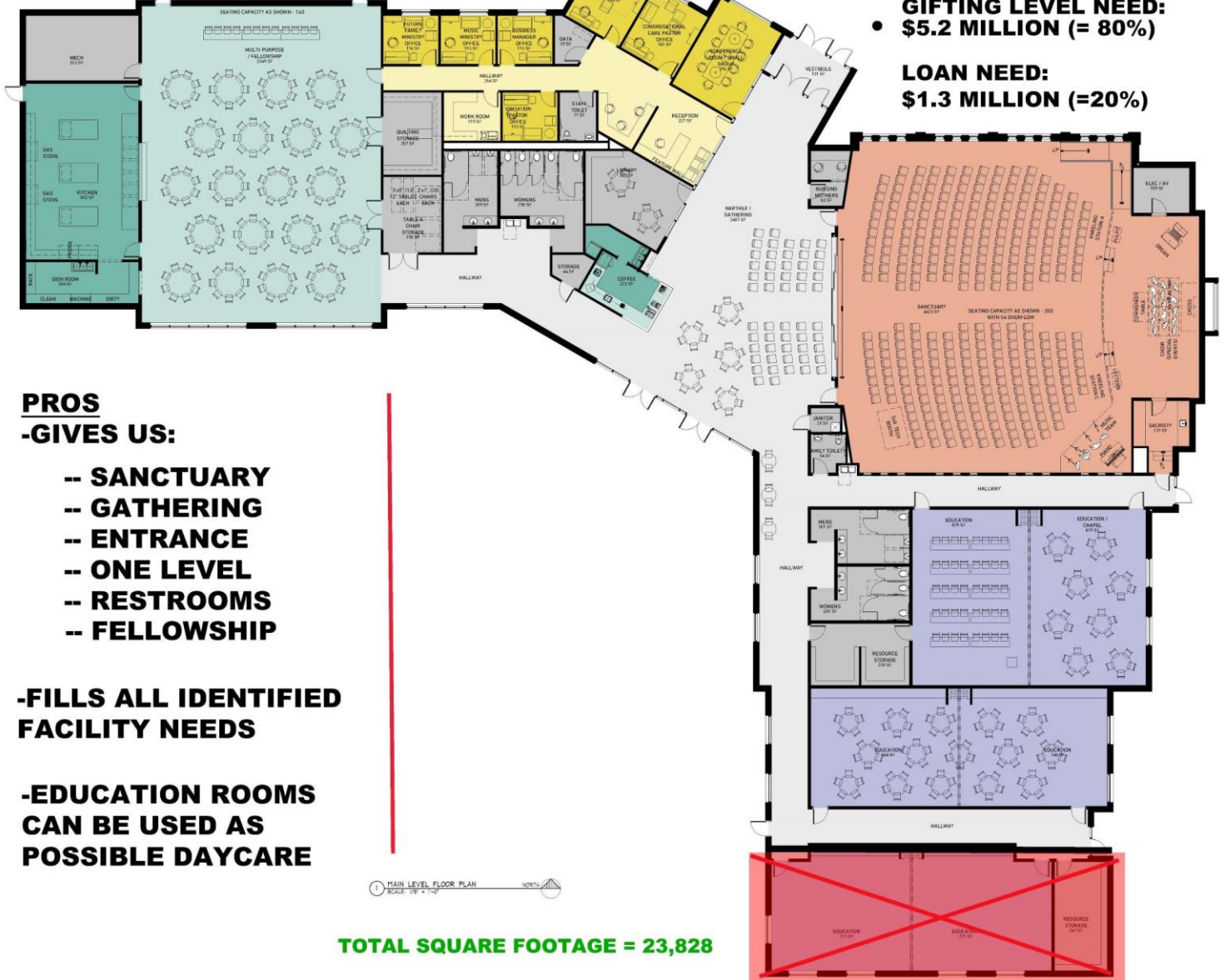
LEVEL 5 of GIFTING

ADD 1/2 OF EDU WING TO LEVEL 4

ESTIMATED COST
\$6.5 MILLION

- **GIFTING LEVEL NEED:**
\$5.2 MILLION (= 80%)

LOAN NEED:
\$1.3 MILLION (=20%)



PROS

-GIVES US:

- SANCTUARY
- GATHERING
- ENTRANCE
- ONE LEVEL
- RESTROOMS
- FELLOWSHIP

-FILLS ALL IDENTIFIED FACILITY NEEDS

**-EDUCATION ROOMS
CAN BE USED AS
POSSIBLE DAYCARE**

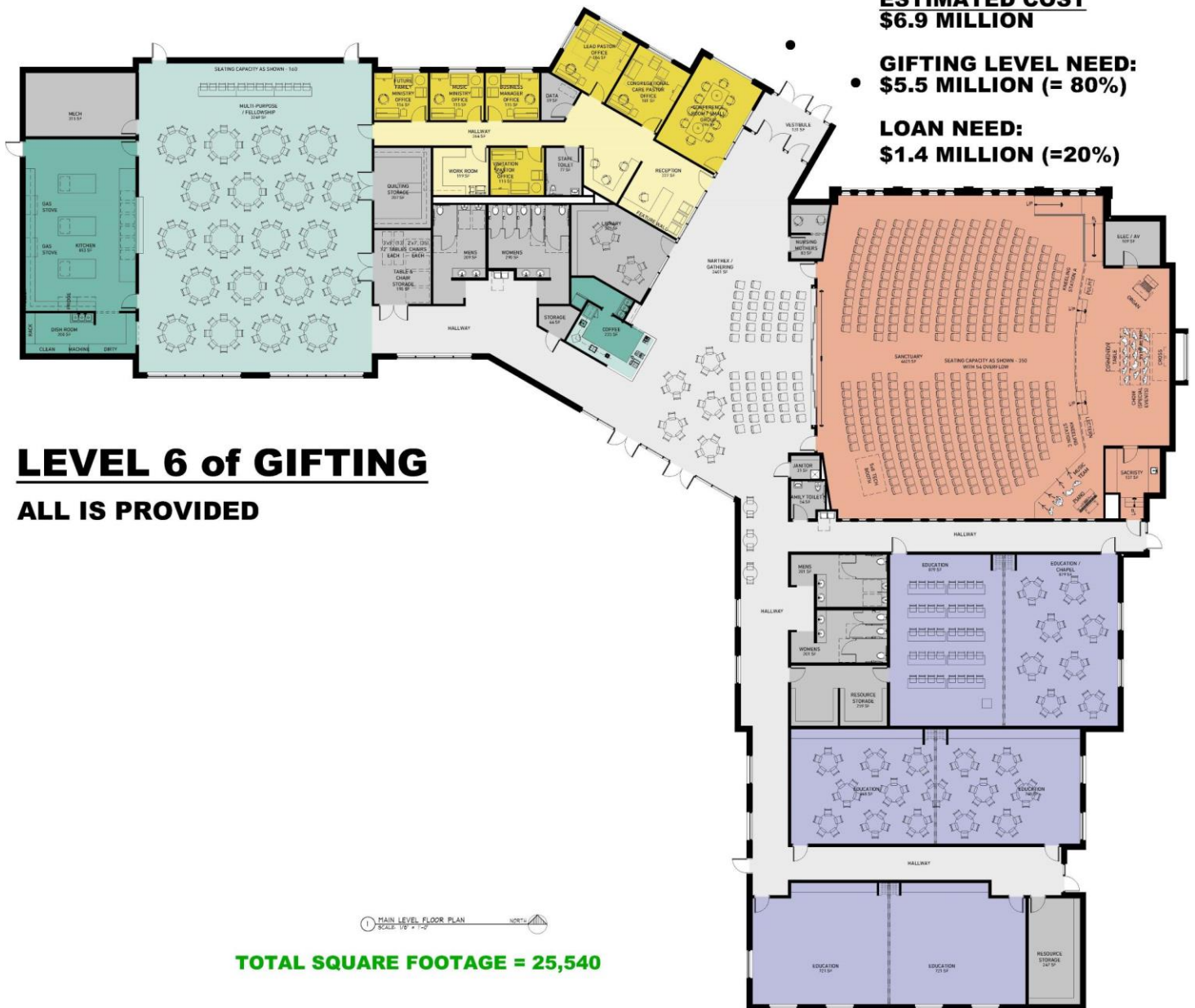
TOTAL SQUARE FOOTAGE = 23,828

Level 6 of Gifting – Full Build (All is provided)

ESTIMATED COST
\$6.9 MILLION

- **GIFTING LEVEL NEED:**
● **\$5.5 MILLION (= 80%)**

LOAN NEED:
\$1.4 MILLION (=20%)



LEVEL 6 of GIFTING

ALL IS PROVIDED

1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

TOTAL SQUARE FOOTAGE = 25,540

List of all Levels of Gifting:

Level 1 – Gifting and Saving

Level 2 of Gifting – Minimum Build

\$4.8 M



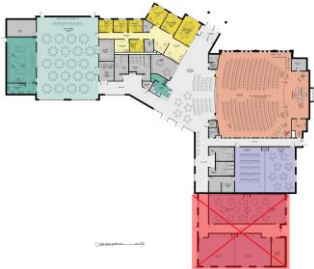
Level 3 of Gifting – Minimum Build plus add half of the south education wing

\$5.3M



Level 4 of Gifting – Minimum Build plus Fellowship Hall & Kitchen (no south education wing)

\$6.0M



Level 5 of Gifting – Minimum Build plus Fellowship Hall & Kitchen and 1/2 of south education wing

\$6.5M



Level 6 of Gifting – Full Build (All is provided)

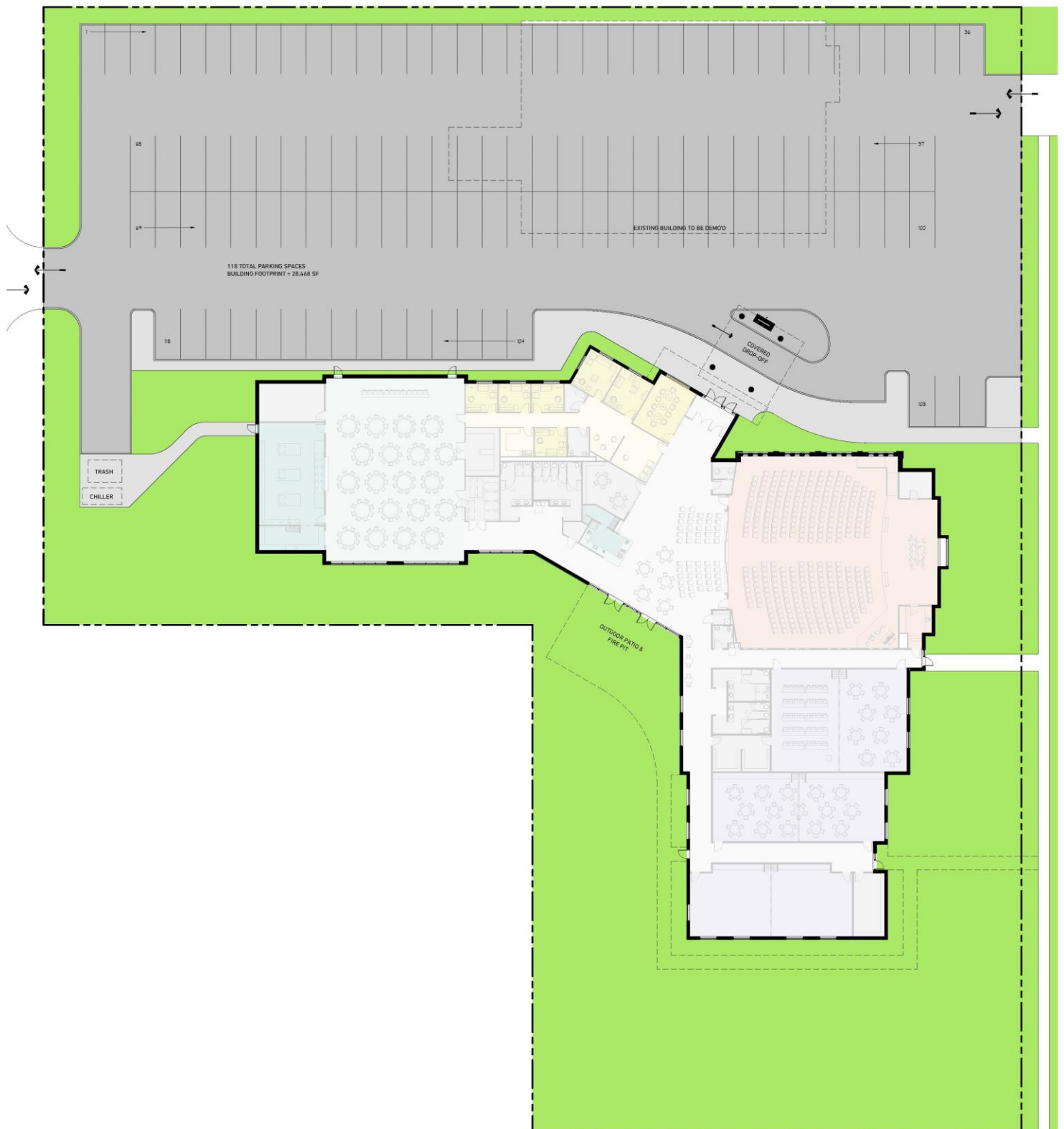
\$6.9M



PRELIMINARY SKETCH OF BUILDING EXTERIOR:

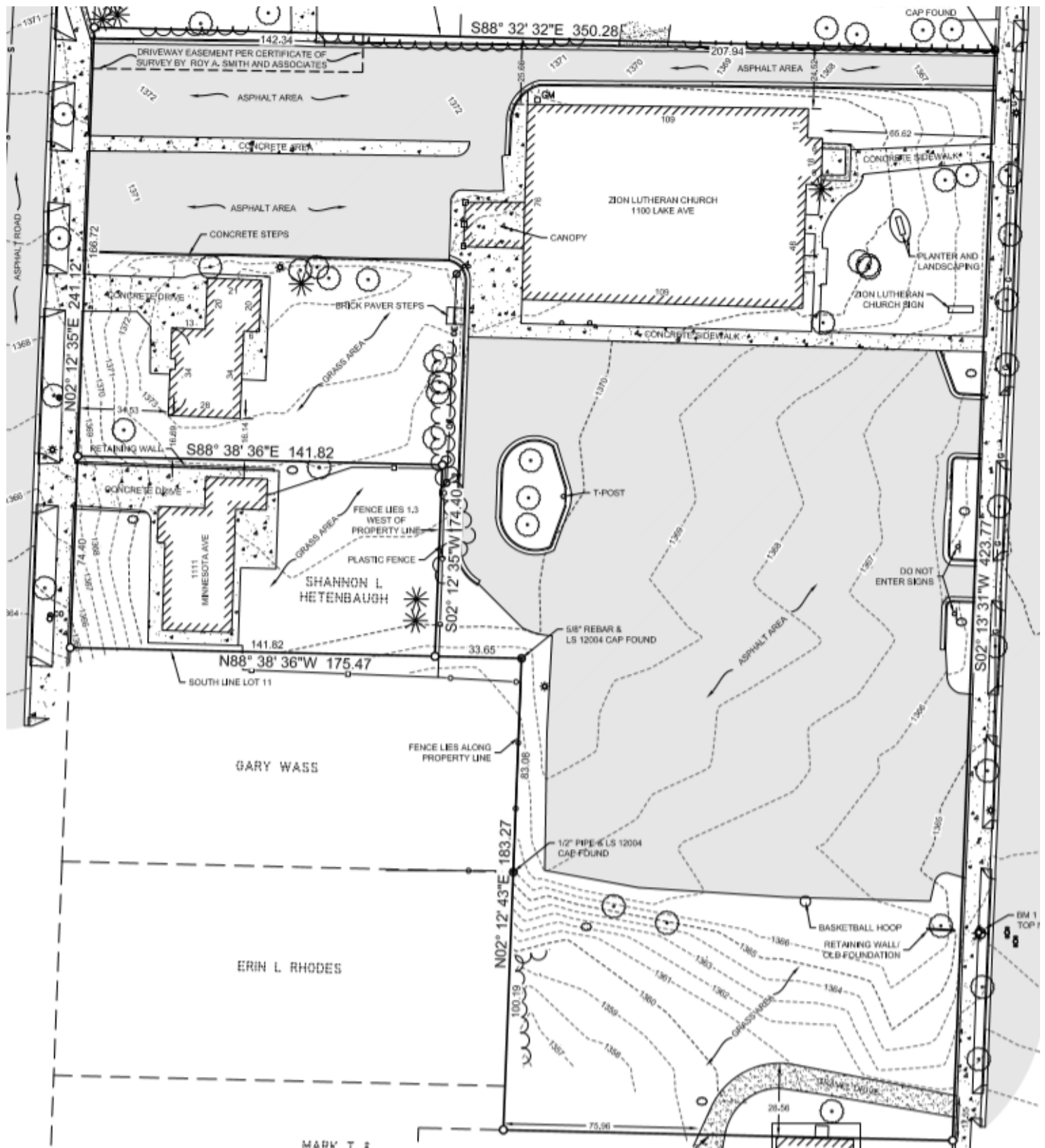


OVERALL VIEW OF SITE:



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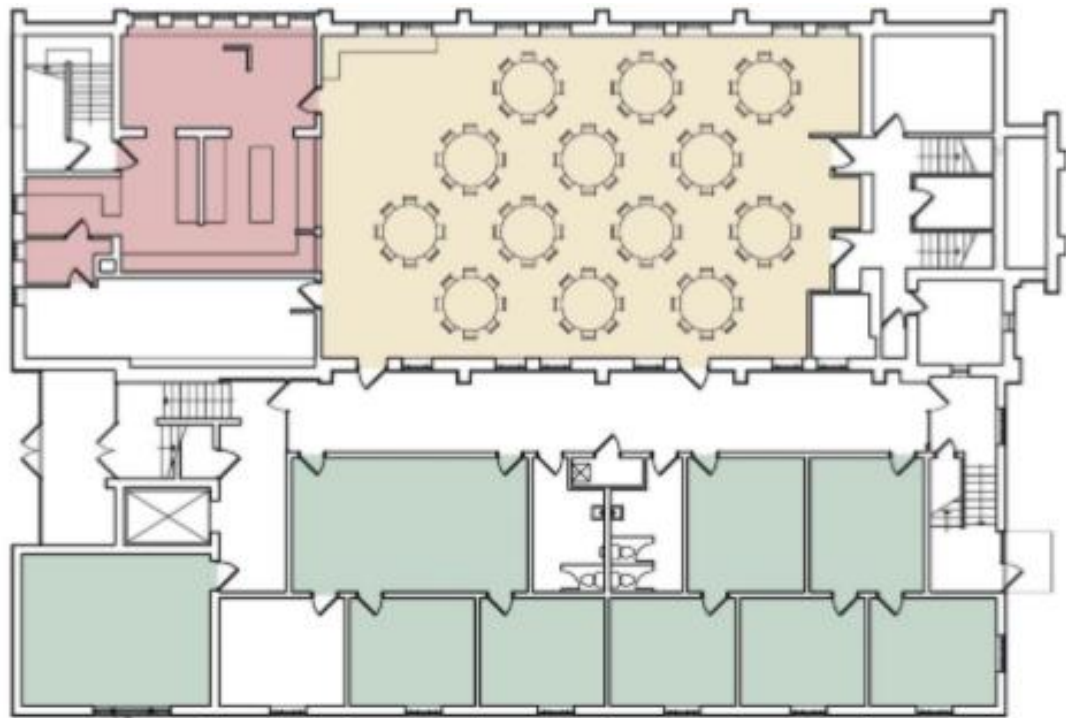
OVERALL VIEW OF EXISTING SITE:



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EXISTING BUILDING LAYOUT:

- GATHERING SPACE
- OFFICE / KITCHEN SPACE
- CLASSROOM SPACE
- SUPPORT SPACE



ZION LUTHERAN CHURCH - LOWER LEVEL

- GATHERING SPACE
- OFFICE / KITCHEN SPACE
- CLASSROOM SPACE
- SUPPORT SPACE



ZION LUTHERAN CHURCH - MAIN LEVEL

Current Facility Square Footage is 16,974