

01/07/25 Core Team Meeting Notes

Core Team Members:

Gail Bishop, Erika Fetterman, George Huston, Ann Hutton, Jean Murray, Kim Reid, Rev. Luke Stevens-Royer, Greg Turosak, Walt Rothwell

Kramer Contracting Team Members:

Adam Kramer, Brad Webbles

Locus Team Members:

Constance Chen, Wynn Yelland, Emily Bissen

Chalice Lighting: Rev. Vernon Curry

Locus Presentation: Rev 09/24/24 to Rev 01/16/25 Schematic Design revisions:

Balcony level:

- Removed balcony, catwalk, main to balcony stairs (2 sets)
- Elevator now services main and lower level only

Main Level:

- Sanctuary:
 - Organ mezzanine:
 - Now accessible via a ramp that wraps around the backside of the organ instead of stairs (no electric lift). Another access will be from the choir risers.
 - Glulam beams replaced with steel trusses as major expense reduction:
 - Glulam beams (not installed) would be \$600K. This savings will be offset by TBD amount of TBD steel truss expense.
 - Steel trusses are spaced 12 feet apart and 12 foot insulated SIPs (finished with wood overlay, acoustic treatment, etc) are installed between trusses (SIPS are structural insulated panels)
 - Steel trusses clear the right side of organ, but the left side of organ pipes might come up between the trusses
 - Single large window in Sanctuary when entering from South side provides view / connection to the land
 - 2 adjacent large windows on the South side were moved to the east. They are located with most Sanctuary seating to the North of these windows. You would be aware of the daylight through the windows when seated, but not so distracted by the windows with the view lines to the chancel / pulpit
 - Smaller single window in the SW corner was added. The window lessens the feeling of the Sanctuary being tall and narrow by wrapping the view to the west.
 - Storage area consolidated into music room by removing wall partition

- NW corner door to exterior shifted to the west
- Remaining floor level essentially the same
- Consider possibility of storage above storage / music room / office vs leaving as tall space / 'silo' feeling
 - Team liked storage idea but wants sturdy access to storage area
- Opportunity to increase height of doors to Sanctuary
- Lobby:
 - Removed catwalk from Sanctuary to Deck, and added door from Lobby to the deck.
 - Stairs moved closer to South wall with elimination of the Balcony
 - Everything East of Lobby essentially unchanged
 - Entrance door to Heritage room could be wider with removal of catwalk
- Front Entry Canopy:
 - Canopy size is smaller, but structural columns and beams location would not need to be altered if the canopy size is increased in the future
 - Diagonal Lobby wall angle replicated in exterior Canopy for aesthetic continuity

Lower Level:

- Faith Development exit door to the west moved slightly South with exterior facade revision
- Remaining footprint essentially the same

Exterior:

- Building height:
 - decreased approx. 6 feet with removal of Balcony level
- Eaves / Roof:
 - Eaves thickness reduced as a result of decreased building height massing for better aesthetics
 - Roof footprint essentially the same
- Materials on South side (back) of building:
 - East end under the lower roof height:
 - Darker siding is meant to be a material such as wood, stucco, or limited stone. Since you would be physically close to this material it would be tactile, warmer, and aesthetically pleasing. Experience could be similar to being next to a Japanese tea house.
 - This material would also completely cover the East face of the lower roof height portion of the building
 - West end under the higher roof height:
 - Darker material at ground level up to the Sanctuary windows would be more 'weighty / solid' products such as stone, stucco, Corten, etc.
 - Lighter color material in large swatches would be a more economical product like MAC siding (insulated steel product suggested by Kramer as cost reduction.

- Reasoning is a person would not physically be as close to this material... so there is not a tactile experience is not available, but yet the material is aesthetically pleasing from a distance
 - <https://macmetalarchitectural.com/en/categorie-produit/siding/>
- Materials on North side (front) of building:
 - East end under the lower roof height:
 - Same darker tactile material which wraps around from the East side
 - West end under the higher roof height:
 - Same darker tactile material which wraps around from the East side
 - Lighter material on with lighter color in large swatches would be more economical product like MAC siding (insulated steel product suggested by Kramer as cost reduction):
 - <https://macmetalarchitectural.com/en/categorie-produit/siding/>
- Materials on West side under the high roof height:
 - Lower right dark material at ground level in the lower right area starting at ground level is the stone, stucco, etc product which wraps around corner from the South side (back of building)
 - Lighter material (upside down 'U' shape that goes to the roof is the product like MAC siding
 - Darker rectangular section with 2 windows in it would be the wood, stucco, or limited stone
- Front:
 - Exterior Struts changed from wood to steel to maintain continuity with steel trusses in Sanctuary and not appear as decorative piece of wood tacked onto outside of building
- West:
 - Faith Development door placed under facade to provide rain screen coverage
 - Added Sanctuary window to SW corner to wrap Southern view to the west and balance interior light level
- South:
 - Replaced individual pillars by having thicker material on facade from ground up to the Sanctuary windows.
 - Wood struts replaced by simpler steel struts
 - Faith Development windows standardized from 2 smaller windows to 1 larger window per classroom
- Roof penetrations not shown in drawings
 - Kitchen exhaust venting- more economical to penetrate the roof than lower level side exhaust. Excavating the East lower level wall outside Kitchen would be expensive.
 - Desire remaining roof utility penetrations to be located on South side of roof for aesthetics

Value Engineering expense reduction summary:

- Removed Balcony and 2 sets of stairs from Main to Balcony level
- Building height lowered with Balcony level removal
- Elevator reduced from 3 level to 2 level service
- Removed catwalk from Sanctuary to Deck (replaced by 1 door add in Lobby)
- Removed electric lift from Sanctuary floor level to organ mezzanine
- Removed wall between music storage and music office
- Front Entry Canopy redesign
- Replace Sanctuary glulam beams with steel trusses
- Standardize Faith Development windows and decrease quantity
- Use less expensive materials which are viewed from a distance vs materials in close physical proximity

Value Engineering expense reduction future opportunities:

- Structural support for Gathering ceiling with addition of a few strategically placed columns
- Reduce Dormer size over Sanctuary due to reduction of Sanctuary volume from lowered roof height
- Remove upper 2 windows in East wall of Lobby + additional windows in building
- Eliminate dormer by adding windows to upper rear Sanctuary wall, similar to rectangular window over the front entry into the lobby
- Lower ceiling in Lobby (would be vaulted) and extend lowered ceiling several feet into the rear of Sanctuary.
 - Would require more low roof and less high roof. East wing roof height would need to increase to be above the canopy.
 - Aesthetically don't want more than 2 roof heights on the building
 - Group consensus was to keep this as a backpocket option and not expend resource on this design exercise until we understand updated building cost estimates and our budget
- Ann suggested we are dependent on Locus to aesthetically design what a lower height would look like as part of making the decision
 - Wynn suggested the lobby eave height would be around 11 feet, with interior vault height in the 16 to 18 foot range
- Eliminate deck in initial build
- Eliminate angled walls
- Reduce building square footage

Feedback:

- Adam agrees with Sanctuary changes and Lobby ceiling and volumes being lowered
 - Likes steel trusses and SIP panel design
 - Wynn referred to White Bear Lake design and noted aesthetic focus is more on the walls / windows than the ceiling. The trusses / Sanctuary height are more of a concern for optimizing the vocal and organ audio experience
 - Kim suggested we include a picture of another Sanctuary which has trusses to convey they can be aesthetically pleasing as well as functional
- Reiterated extending the lower roof line west into the Sanctuary has awkward massing, so important to see on an elevation prior before making a decision
 - Constance suggested we stick with current design as shown. Locus to meet with Kramer to study, and then later would be a back pocket cost savings.
 - Adam estimated truss reduction would be only \$50K to \$100K savings
- Eliminate dormer- some window and siding savings, but need to know structural plan to estimate savings
- A/V:
 - Sound & Media (Rochester) working on phased-in plan, with initial expense in the \$350K to \$400K range instead of \$641K all-in
 - S&M stated this plan will be available in 1 to 2 weeks
 - Notified Constance we may switch from Schuller-Shook to S&M starting with Design Development

Cost reduction (largest to smallest) opportunities not in 01/16/25 design:

- Adding posts to Gathering- need to meet with MBJ structural. Goal is fewest and most minimal and minimize view obstruction
 - Previous plan had 1 post closer to the elevator. 2nd post would be halfway between diagonal from stair to table storage
 - Switching from free-span precast flooring to post-supported steel or wood construction:
 - Save 100K to 200K additional expense for post-free floor system above gathering space
 - But would increase noise transfer between Gathering space and main level
- Lower ceilings over the Narthex could eliminate 2 trusses in lobby and east truss in Sanct 100k to 200k savings only
- Remove 3 roof trusses (2 over lobby, 1 on East end of Sanctuary) and lower roof height to similar height of east wing of building
- Straighten walls
- Postpone deck build
- Reducing window quantity

Widseth:

- NIM (Neighborhood Information Meeting) held 11/12/24
- SDP (Site Development Plan) submitted to Rochester Development on 12/12/25
 - SDP has 'all-in' design with Balcony and parking spaces
 - Expect City response to SDP in mid-to-late January
- Parking and sidewalk expense is calculated as a percent off project cost
- Greg will send SDP submitted to Roch Development to Constance / Locus
- Noted SDP parking lot is sized for Balcony, but now that Balcony is removed. The parking lot will be smaller in initial build, but we have planned space for expansion as we grow
 - Unified Development Code defines parking lot size based on number of seats in Sanctuary

Kitchen:

- Team met last Friday- not much was taken out, very minor revisions
- Infrastructure for future appliances will be in place

Square footage reduction discussion:

- Constance referenced the January meeting in Msp. with Rev. Luke's napkin sketch
 - Consensus was not to reduce square footage at this time
 - Need to understand budget shortfall first
 - Don't want to expend financial asset on studying this yet until we understand the options
 - Rev. Luke suggestion to consider Sanctuary seat reduction from current 297 to 250 seats
- Wynn noted even if we end up with the same sq-ft as the existing building, it will feel bigger, have better flex space use, etc.

Upcoming Dates:

- 01/08/25- updated plans from 01/07/25 meeting to Kramer
- Locus, Kramer, MBJ- discuss structural changes for possible expense reductions
- 01/16/25- Schematic Design Presentation Package:
 - Elevations and revised narrative
 - Lobby ceilings have been lowered, but not to East side level
- 01/21/25- Locus hold for zoom to answer questions

1st UU mtg only:

- Forum:
 - Share budget to estimate delta- we expect to find
 - Rev. Luke- frame at high level with transparency, have initial numbers and in process to reduce costs with Locus & Kramer expertise to get in line with projected budget
 - From 186 to 250 seats instead of 297 in current plan
 - We promised a revised design with decreased cost... we're giving you an updated design, but we likely can't afford it
- Finance:
 - \$5K Kramer invoice approved
 - New Widseth \$16K invoice would exceed contract amount by about \$8K
 - Jean to contact Logan to confirm if \$16K is correct
 - \$785K CD ladder purchased from Fidelity:
 - \$450K 1Yr CDs
 - \$250K callable 4.3% JP Morgan Chase *trade settles* 1/10/25
 - \$200K callable 4.25% U.S. Bank National Assoc 1/14/25
 - \$120K 9M CD non-callable 4.1% [BANK OF AMERICA NA 10/08/2025](#)
 - \$115K 6M CD non-callable 4.2% [Dogwood State Bank Raleigh 1/14/25](#)
 - \$100K 3M CD non-callable 4.20% [MID PENN BK MILLERSBURG PA 4/14/2025](#)
 - - F&M offers slightly lower interest rate, but this would be several hundred dollars less in interest income per year
 - I&E report revised to correctly accrue interest income between BOFBO & operating budgets
 - Capital Campaign:
 - 186K pledge income in 11/24 and 12/24 + some possible y/e gifts due to mail delays
 - 1 new pledge come in since Capital Campaign ended
 - Luke suggested gathering for new members in mid-Winter at which time an ask will be made

