

Building the Future of Asbury First

The following is a report of proposed capital projects based on recommendations from the Ministry & Space Task Force, presented by Chuck Hanrahan, Chair and Trustee. Please plan to attend a Town Hall meeting (see below for dates) for questions and discussion. The official VOTE to approve the Capital Campaign, charged with raising funds for these projects, will be held on Sunday, September 24.

Project: HVAC Project—Sanctuary

Our Sanctuary building is heated by a steam boiler installed in the 1960s. It is actually the newer of two boilers; the older original boiler has been out of service for years. The new design will expand the footprint of the current boiler room by removing the wall between the existing room and the adjacent bell room, allowing for three new air handlers and two new boilers to be located on the basement floor. In addition, the system is being designed to provide some air conditioning to the Sanctuary and Fellowship Hall.

Budget: \$1,144,200 - \$1,258,620

Project: Updated Electric Service and Fire Code—Education Building

This project will replace all electrical panels, wiring, outlets and switches, and install occupancy sensors for lighting control per code requirements. Emergency lights and exit signs will also be added. The project will also replace all smoke detectors, and program the elevator for recall to lobby if smoke detectors activate. It will add CO detectors and lower all manual pull stations, and add smoke detectors to areas where they are not currently.

Budget: \$159,500 - \$175,450

Project: Sanctuary Lighting and Control

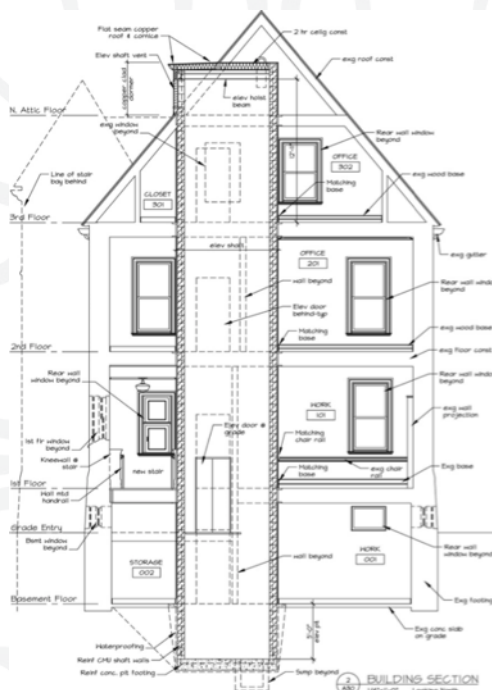
This project will replace all of the chancel lighting with appropriate high efficiency LED lights mounted as discreetly as possible, and provide much better viewing and control, both by people in the sanctuary, as well as those watching via live stream. The

system was designed by professional lighting experts and will help all those in the chancel to see their music and to be seen by the congregation.

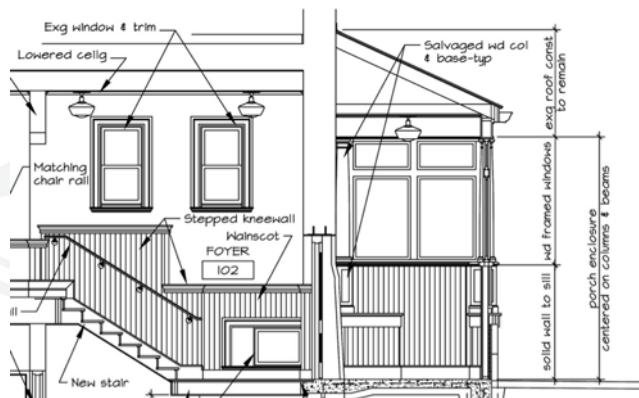
Budget: \$128,000 - \$141,000

Project: 1050 Accessibility and Third Floor Rehabilitation

Due to changes in the City Fire Code, we are now able to utilize the third floor for the first time in over 50 years. This third floor, representing over 3000 square feet, will need a complete refurbishment including insulation,



heating and air conditioning, lighting, plumbing and wall repair. Additionally, our proposal includes the addition of an elevator to access all floors. The elevator would be located at the rear of 1050 near the copy room. We will also re-work the entrance with changes to the back porch, which will allow all people to enter



at grade and either take the elevator or a new staircase to a re-configured reception area on the main level.

Budget: \$1,150,300 - \$1,438,000

Project: Fellowship Hall Kitchen

Earlier, we shared that a part of the HVAC replacement will require the ceiling in the kitchen to be removed in order to access the ductwork. While this work is happening, we have an opportunity to install new lighting, as well as update all appliances. This way, the many groups that use this kitchen on a daily basis will have beautiful facilities in which to prepare food!

Budget: \$75,000 - \$100,000

Project: Replacement of Front and Side Steps

The limestone is crumbling from our harsh winters and snow melting materials (salt). The steps were replaced about twenty-five years ago with the same type of stone the builders of our church used during its construction. We are now proposing granite steps, which will endure the weather much better and have longer life expectancy. The handicap ramp does not meet current ADA standards, and is no longer in a convenient place. We have added handicapped accessible entrances on both the North and South sides of the building—the Welcoming Hall and the Gathering Center. Our recommendation is to remove this deteriorated ramp and return to the original architecture of the building.

Budget: \$210,100 - \$230,000

Project: 1010 Outreach Center

This project will consolidate our Outreach ministries (DCC, Storehouse, UR Well Clinic) into 1010. We propose to improve accessibility by adding a new entrance addition with an elevator accessible through a refurbished patio. The elevator will service the lower level, first and second floors. We propose rehabilitating the lower level to add an accessible bathroom and shower, and to add

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an accessible bathroom and shower, and to add improved heating, cooling and humidity control. We also propose to waterproof this space by excavating the exterior foundation, waterproofing the walls, and adding footing drains. We will add approx. 500 ft² to the DCC under the refurbished patio.

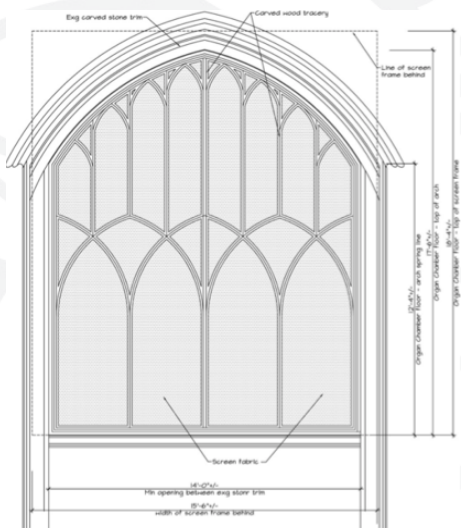
Budget: Approx. \$2,000,000



Project: Organ Curtain Replacement

A decorative wood screen has been proposed to replace the original organ curtains. A generous gift has already been received to pay for this project.

Budget: \$70,000 - \$75,000



Project: Organ Maintenance

This project includes restoration of several portions of the organ and replacement of certain electronic components including the pedal board, console roll-top, bellows and other components. Also, potential addition of tones including chimes and bass notes could be included.

Budget: \$72,970 - \$91,000

Project: Columbarium

We propose the addition of a columbarium (a room with niches for storage of urns, holding the cremated remains of the deceased). Several locations are being evaluated, and more information will be provided when the committee has finished their evaluation. The columbarium is somewhat self-funding, however we will need to build-out and finish the room before the niches can be sold.

Budget: \$330,000 to \$350,000

Project: Fellowship Hall Improvements

We are already replacing electrical infrastructure, ceilings and lighting, as well as adding capabilities for theatre productions. This project is intended to upgrade the overall appearance of the space to be in keeping with the Columbarium and with the Gathering Space.

Budget: Cost currently being evaluated

**Budget Total Priority A Projects:
Approx. \$6 Million plus
Financing**

Priority B Projects: These are not currently planned to be a part of a Capital Campaign

Project: Music Suite

A Music Suite has been proposed for the lower level, encompassing Wesley Hall, the Choir Room, the hall and restrooms, and the storage room. We would also incorporate a music library to consolidate all of the music stored in various locations. The project would include an accessible "family" restroom. Asbestos abatement of the floor tiles and ceilings would be included. We are currently not recommending proceeding with this project due to the total cost of all of the projects.

Budget: \$566,800 - 652,000

Project: Replacement of Education Wing Windows

The Education Building has 209 individual windows, all original to

the building. Many of the windows have problems (cannot be closed, the mechanisms don't work, need to be re-sealed). It has been determined that the cost and ability to locate the right firm to repair the windows was nearly equal to replacing them. However, we will never receive a payback over the life of the replacement due to the high cost of installation. We are therefore recommending a limited repair to make the best of what we have now.

Budget: \$516,860 - \$620,200

Project: Porte Cochère on the Welcoming Hall

The original design of the drive to the Welcoming Hall drop-off was to include a Porte Cochère to keep some level of the elements off people as they enter and exit vehicles. This project was taken out of our past campaign due to the total cost of the project. We have studied this and reviewed several design options. All of them will alter the look of the church from the parking lot, and may provide a somewhat limited benefit, as all sides would remain open.

Budget: \$405,600 - \$466,440

SAVE THE DATES!

July 16 at 11:30 am

Town Hall Meeting (Fellowship Hall)

TOPIC: Building 1040

August 27 at 11:30 am

Town Hall Meeting (Fellowship Hall)

TOPIC: Building 1050

August 30 at 7 pm

Town Hall Meeting (Gathering Center)

TOPIC: Building 1010

September 10 at 12:30 pm

Town Hall Meeting (Fellowship Hall)

TOPIC: All Buildings

September 24 at 12:30 pm

VOTE to accept these recommendations (Fellowship Hall)