

ST. GEORGE'S EPISCOPAL CHURCH
Fredericksburg, Virginia

**FACILITIES MASTER PLAN
EXECUTIVE SUMMARY**

DRAFT FINAL
1 FEB 1994

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INTRODUCTION

Purpose

The purpose of this architectural/engineering (A/E) effort is to address the project objectives listed below and prepare a report of findings. The report provides a description of needed building and systems repairs, building improvements and expansion plan. An estimate of the probable construction costs is provided. As this study began, it was understood that the intent of this effort is to identify modest changes and upgrades to the buildings and building systems. As the study evolved and through the various discussions with the representatives of the Church, a more aggressive approach to repair and improvement has been adopted, an approach which we and the committee feels better meets the long term needs of the Church. Identifying the current and projected needs of the Church was initially assessed through a questionnaire process. The questionnaires were completed by 11 sub-groups within the parish and are found in the appendix. This initial documentation was then refined through meetings with the Capital Planning and Preservation Committee (CPPC) and the results of these discussions are adopted as the recommendations of this study effort.

This report is provided as a draft final. It is a compilation of the data gathered by the A/E team and the recommendations reflect our best professional judgement to meet the identified needs of the Church. The report lays out a comprehensive Master Plan for the repair and improvements to the church structures. It is understood that the Master Plan, once approved, will not be executed until a capital campaign is completed. The Master Plan becomes the core document to identify planned building and system changes.

In the Spring of 1992, prior to beginning this study effort, the CPPC set in motion the first steps of planning for a capital campaign. The result of this was the A.I.M. 2000 program which identified goals for the preservation and improvement of the church structures and programs. At that time, through consultation with various parties (including the architects and contractors) a preliminary budget estimate for the preservation and improvement program was prepared. This estimate identified two major categories of work. It was arrived at by identifying individual work efforts and then seeking advice from outside professionals to establish a budget estimate. Once these costs were established, each number was escalated by 18% to cover the estimated costs of architectural and engineering services. A summary of the estimate follows:

Description	Base Const. Costs	Contingency (18%)	Total
Restoration & Renewal	\$ 1,089,200	\$ 196,000	\$ 1,285,200
Expansion and Re-equipment	<u>\$ 483,000</u>	<u>\$ 87,000</u>	<u>\$ 570,000</u>
Total	\$ 1,572,200	\$ 283,000	\$ 1,855,200

One of the objectives of this study was to confirm and update this estimate of construction costs. Knowing that the scope and approach for the preservation and improvement program was not clearly defined, the CPPC determined that it would be strategically important to bring in the A/E team prior to the commencement of the capital campaign to confirm the scope of the preservation and improvement program and the estimate of construction costs. Hence, a critical purpose of this study and report is to establish a firm scope and cost basis for the planned capital campaign.

Project Objectives

The objectives were established by the architects in collaboration with the CPPC. The objectives guided the study effort. Generally, the objectives address known building deficiencies. They also help in establishing priorities in that the objectives are listed in order of importance. Thus, work efforts which address the first objective would be a higher priority than say, work that addresses objective no. 5. At this time, six objectives have been established as follows:

- Identify and preserve historically and architecturally significant buildings elements. Repair, preserve and restore as appropriate to assure continued serviceability long into the future. Long term solutions will be preferred over short term fix-ups for significant buildings elements.
- Upgrade building mechanical, electrical and plumbing systems to meet current standards for comfort and safety. Use energy efficient solutions wherever possible. Consider operational and maintenance issues when selecting replacement equipment.
- Improve physical access into the buildings to address the needs of the disabled and elderly and church members as a whole.
- Improve the functionality and efficiencies of existing rooms and equipment with changes or improvements that address the needs for at least the next 10 years.
- If there proves to be justification for enlarging the facility, add an additional story to McGuire Hall that is configured with efficient and comfortable spaces appropriate to the highest priority needs.
- Recognize that financial resources are limited. Prioritize projects so that work could be carried out sequentially through several years.

Summary of Report Recommendations

These recommendations are the product of study and evaluation by the A/E team and discussions with the CPPC and the rector. The following statements summarize the findings of this effort. A

more detailed description of the findings can be found in Part VI of the report. See the attached floor plan drawings 4.1, 4.2 and 4.3 which illustrate the proposed rehabilitation plan and elevation drawings 4.4 and 4.5.

- The exterior and interior elements of the 1849 Church and Faulkner Hall are very significant historic resources and worthy of preservation. The condition of these elements is fair and routine repair and rehabilitation is recommended.
- The existing heating, cooling and electrical systems are in poor condition and much of the equipment is at or near the end of the expected service life. Each of these systems should be wholly replaced. All new equipment will be carefully installed and concealed to protect and preserve the historic character of the interior spaces.
- Providing full access to this multi-level facility is a real challenge. This study recommends the installation of an elevator to serve all floors and various new ramps to remove barriers to accessibility. Accessible bathrooms are provided in several locations. Fortunately, these changes make the entire facility more easily accessible for all persons and helps to centralize circulation through the building. These changes will benefit the entire congregation.
- Improving functionality is most needed in the current office area. The recommendation of this study is to centralize all the office functions into one area (basically the same area as currently used) and reconfiguring the offices into more efficient spaces. There will be a combination of private and semi-private offices for the staff and a new conference room and library will be included in this administrative suite. A lobby is added to the administrative suite which creates a visible, central entry point to the facility. In another area, changes in the Family Room will result in a much more functional and pleasant fellowship space. Modifications in the Nave and Chancel have been discussed and a plan is included in this report to make alterations to the chancel which both make the a chancel area accessible to disabled persons. To achieve maximum space usefulness and flexibility in the Chancel area, it is strongly recommended that the Altar be moved forward and the organ console and choir be relocated to the gallery; however, the proposed scheme to address accessibility issues does not mandate the relocation of the Altar, choir and organ console. The CPPC unanimously recommends this issue be studied further by the Rector, Director of Music, and the Worship and Music Commission of the Vestry. On a trial basis, various configurations of the Altar, choirs, choir pews, and Chancel furniture should be evaluated for maximum space use, optimal traffic flow, and acoustical performance, and a recommendation be made to the CPPC and Vestry by January 31, 1995.
- Through the space needs assessment of current and projected needs, it is clear that additional space and expansion of the facility is justified. The existing floor area of the entire complex is approximately 21,400 net square feet. Adding a third level to McGuire Hall and a new entry lobby to the administrative wing will increase the net area to approximately 23,300 net sq. ft. This is a an 11% increase in floor area. This is probably the last space expansion that can occur without a major compromise to the graveyard area. This expansion is justified to

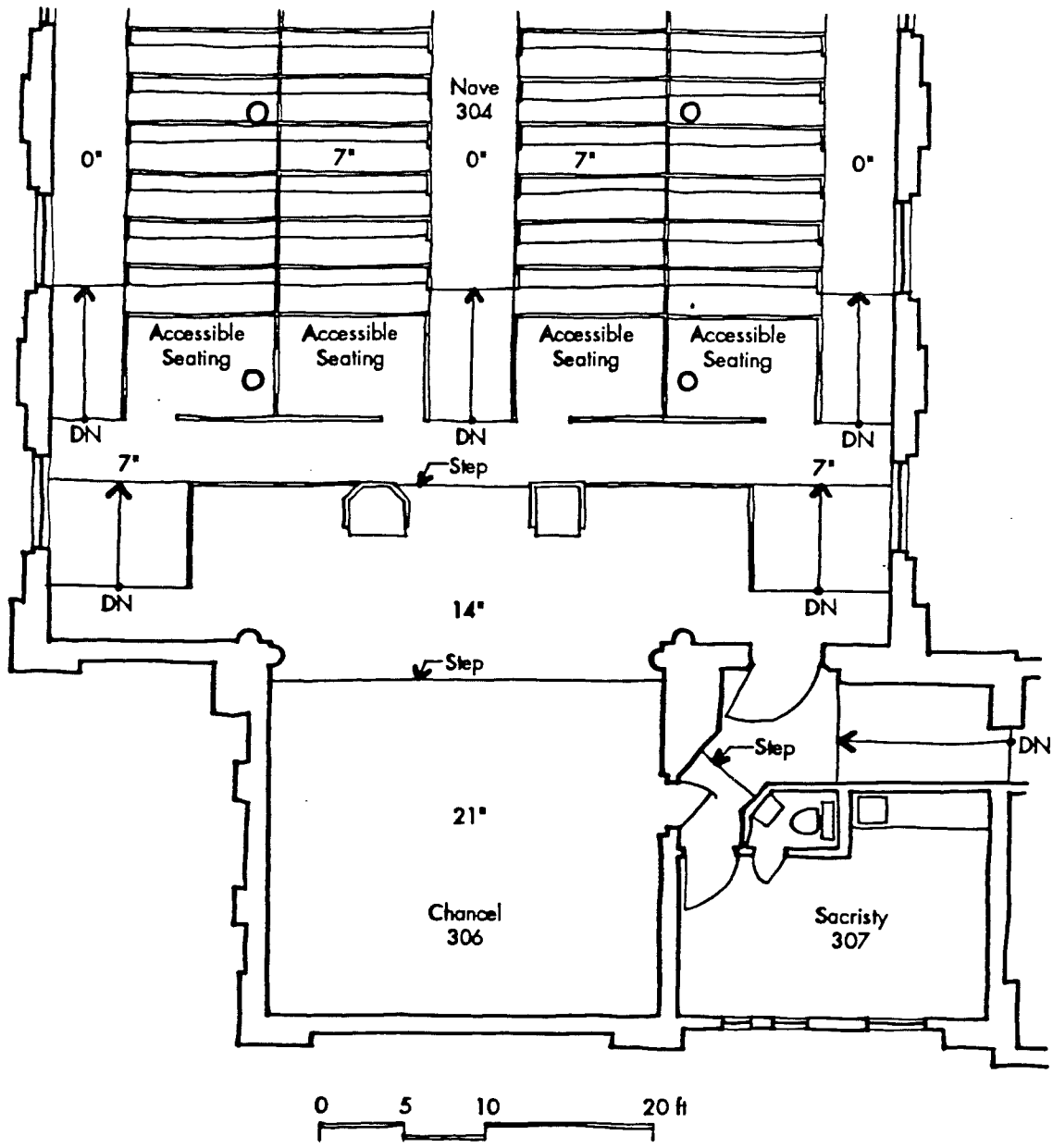


Figure IV-a: Improved Accessibility in Nave and Chancel

meet the projected needs of the congregation in the next 10 years. The space will be primarily used for new classrooms and a new choir practice room.

Estimated Project Costs

The estimated construction costs for the proposed work to implement the master plan is roughly in agreement with the early estimate of AIM 2000. However, at this time, two specific work elements have been added to the project budget which were not included before - namely, provision for the addition of a fire suppression system and an allowance to deal with possible hazardous materials (asbestos and lead-containing paint). The construction cost estimate summarized below identifies \$ 268,000 that should be set aside to address these two new elements. Additionally, the estimate below includes a provision for estimated architectural and engineering costs and price escalation. Thus, the estimate below is greater than the AIM 2000 budget amount.

The detailed estimate included in Appendix A of the report is summarized below. Definitions of terms used is also provided.

Construction Costs:	
Base Elements	\$ 1,593,000
Fire Suppression	146,000
Hazardous Materials	<u>122,000</u>
Sub-total	\$ 1,861,000
Estimated A/E design fees	\$ 280,000
Price Escalation	\$ 107,000
Project Contingency	<u>\$ 224,000</u>
Project Total	\$ 2,472,000

Definitions:

Base Elements: This refers to the estimated construction costs for all the work elements noted in the master plan for the buildings and site. This is a concept design, so likewise, the estimate is a concept design estimate based on the information available. With further refinement to the design elements, it can be expected that the estimate would change accordingly.

A/E Design Fees: For the purposes of this estimate, a 15% factor was used, applied to the estimated construction costs, including the fire suppression and the hazardous materials abatement work. The percentage used is conservative and may differ when design services for the next phases are actually determined. This will cover the expected costs to prepare plans and specifications and to monitor and administer the construction activities. This percentage would include a full, conventional architectural and engineering service. In case there is a question, A/E design services are generally provided on a lump sum basis for a specified scope of services. This estimate should not be taken to imply that the services are provided on the basis of a percentage of construction costs.

Price Escalation: A 5% factor was used to escalate the costs forward for an assumed construction start date in 1996.

Project Contingency: A 10% factor was used to establish a project contingency. This is intended to cover the costs during the design or construction phases for items unforeseen at this time. This

could include construction change orders to cover hidden conditions, or additions to scope determined by the Church. It is prudent to establish and hold a project contingency, but it's ultimate use will be based on the thoughtful decisions and priorities of the Church.

PROPOSED PROJECT PHASING

A tentative construction phasing scheme can be suggested based on the information available at this time and the assumed scope of the construction effort. This scheme would consist of essentially two sequential phases, preceded by a small effort to complete urgent exterior painting and repairs. A description of these phases is provided below, unfortunately, the associated construction costs for the phasing cannot be established with the information at hand. The construction cost estimate is not in enough detail to assign costs to specific rooms and locations among the facility, thus, assigning estimated construction costs to the particular phases would be inaccurate at this point in time. However, since there are two phases, the total costs could be roughly halved for planning purposes.

Urgent Exterior Painting and Repairs

This early phase should be undertaken soon, perhaps in the fall of 1994. The wooden window and trim elements of the 1849 Church are in particular need of repainting. If this is postponed another year or two, it would be expected that the repainting would be more difficult and more expensive. Other urgent masonry or roofing repairs, if any, could be accomplished in this early effort.

Facility Rehabilitation - Phase One

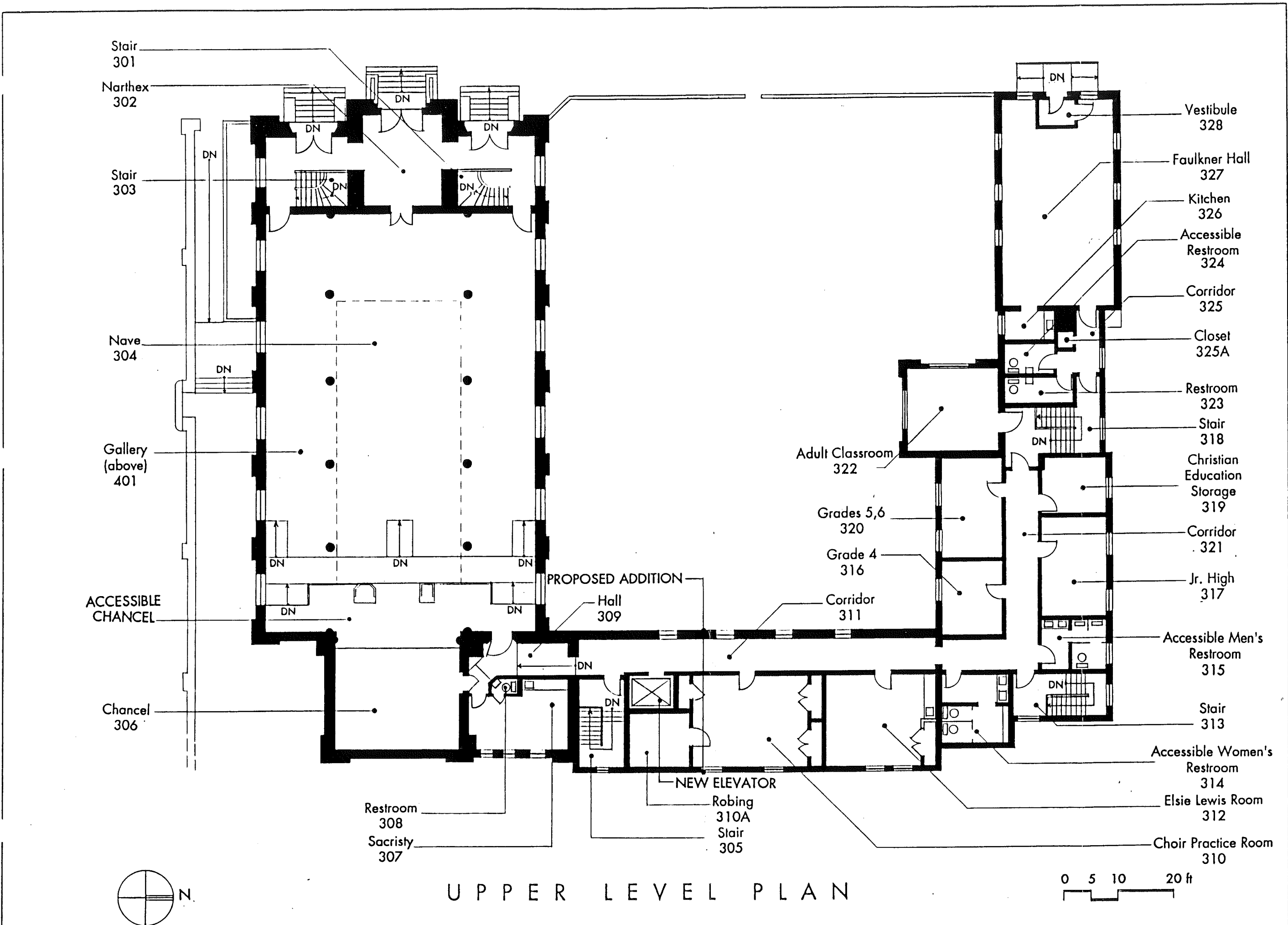
At this time, it would appear to be important to undertake the work on the Faulkner and McGuire Halls portion of the complex first. This is based on the need to maintain fire egress during the project. Critical to this egress is the rear stair from the Nave (under the sacristy). Starting the project on this side would permit work in McGuire to proceed without worry of fire egress from the Nave. Once the work is finished in McGuire and the new stair installed, then work could proceed in the Nave and Family Room in the next phase. Since the work in Faulkner and McGuire as proposed is quite aggressive, the buildings would need to be vacated during the construction activities, probably for a 9 to 12 month period. It is hoped that Christian Education and the staff offices could somehow be consolidated into the Family room during these phases of construction. Obviously, there will be a substantial impact to the church during this phase, although services in the Nave could proceed with very little impact.

Facility Rehabilitation - Phase Two

Phase Two can commence once phase one is complete. It is planned that the work identified for the Nave and Family Room could occur during the week and then services and activities could be held on Sunday. This will generally be the case, but there may be isolated Sundays where this proves infeasible. This phase would take about 12 months to complete.

SUMMARY

The executive summary is intended for wide spread dissemination. More detailed information is available in the full report which is available through the CPPC.



UPPER LEVEL PLAN

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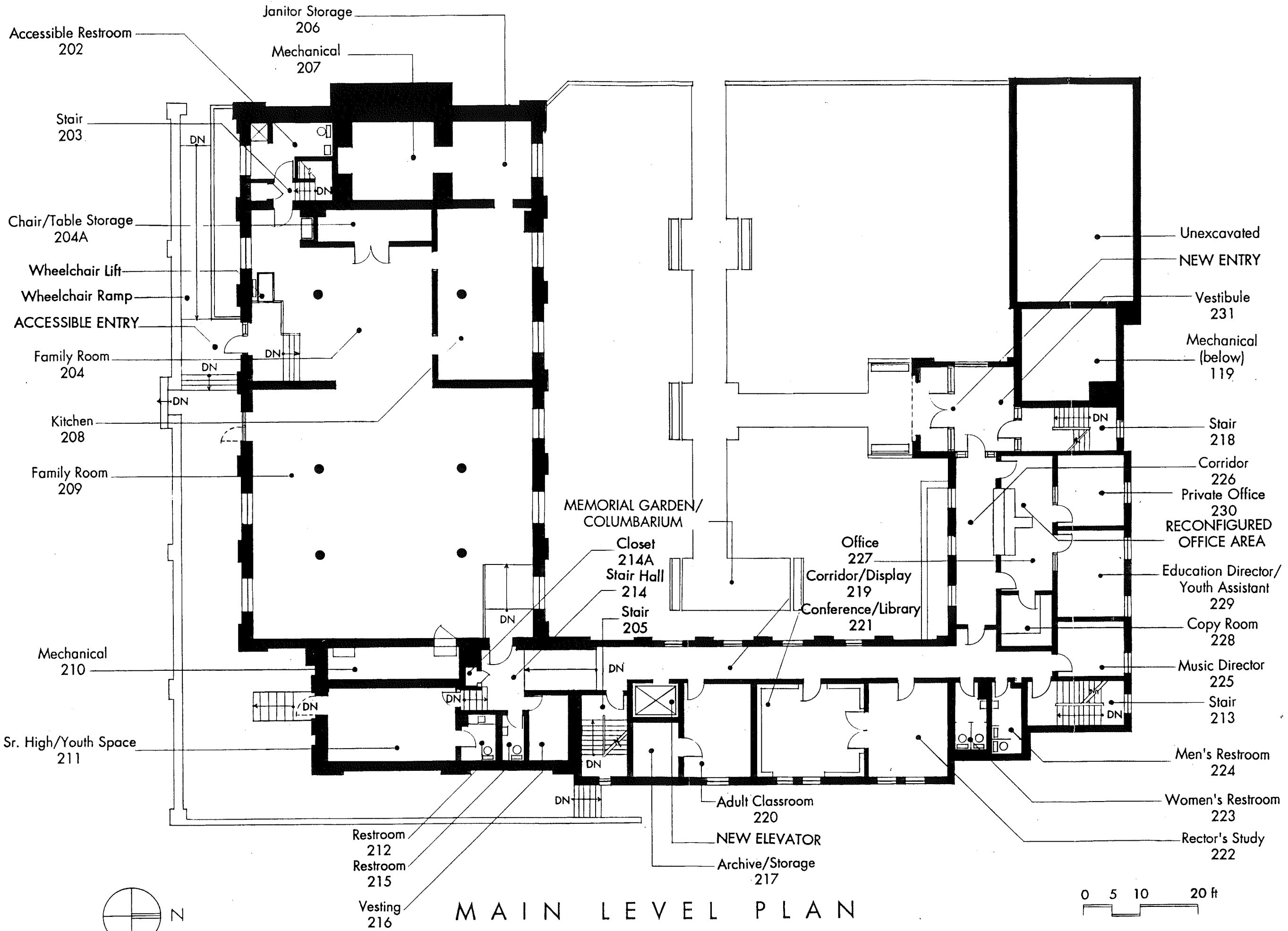
REHABILITATION
PLAN

St. George's
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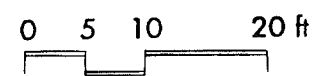
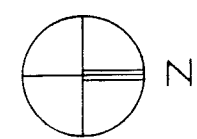
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MAIN LEVEL PLAN



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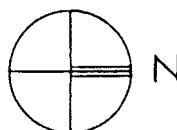
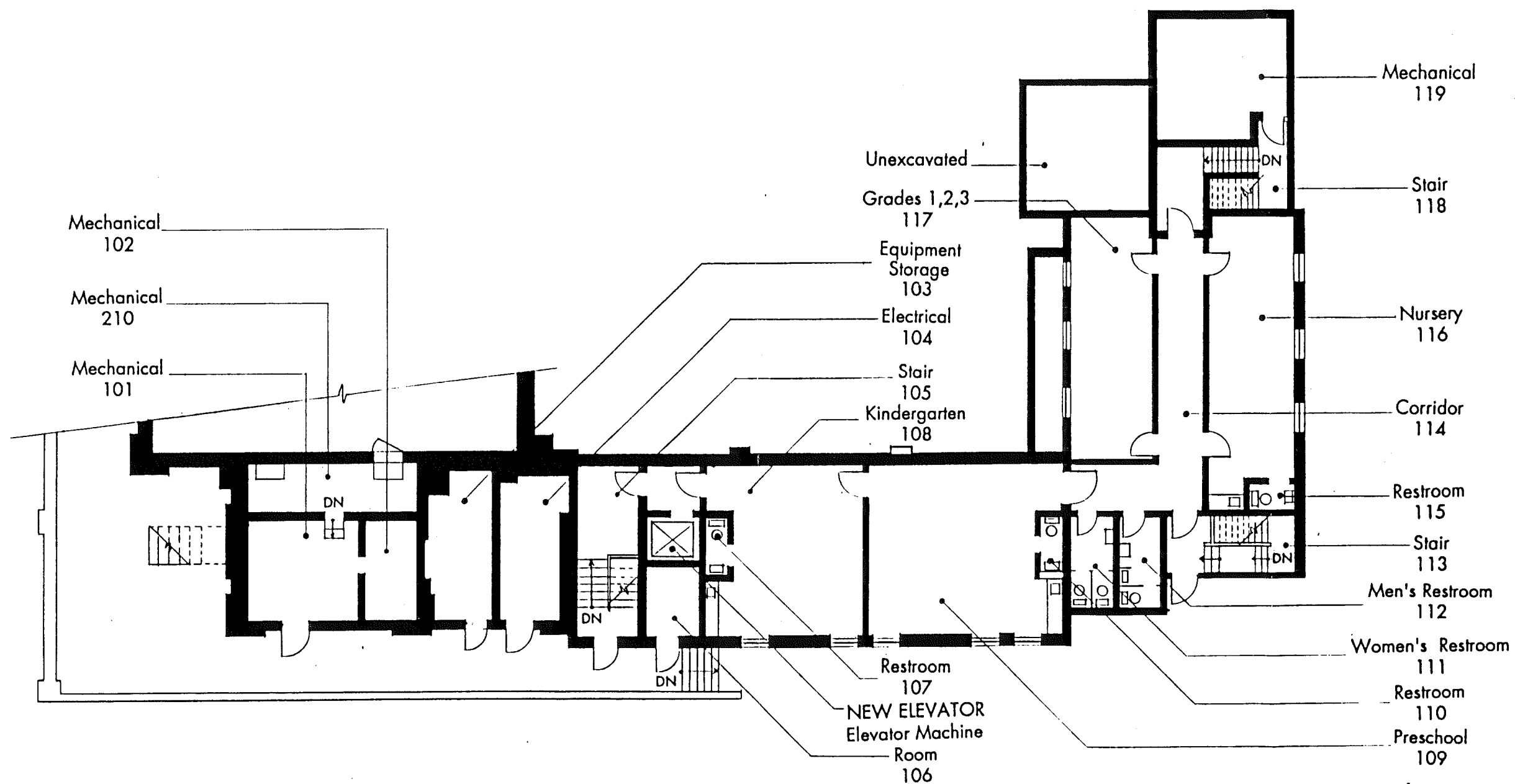
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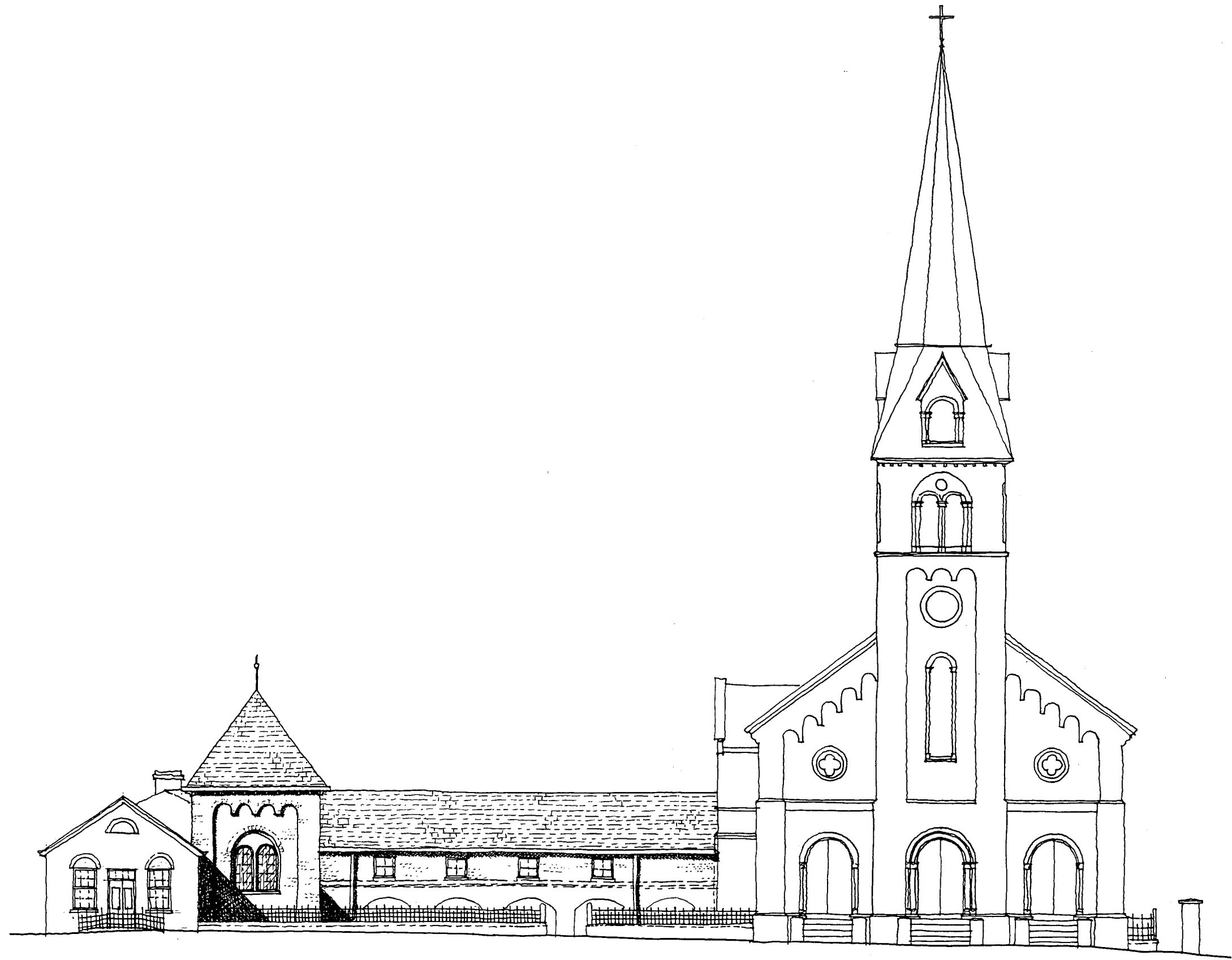
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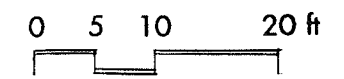


LOWER LEVEL PLAN

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PRINCESS ANNE STREET ELEVATION



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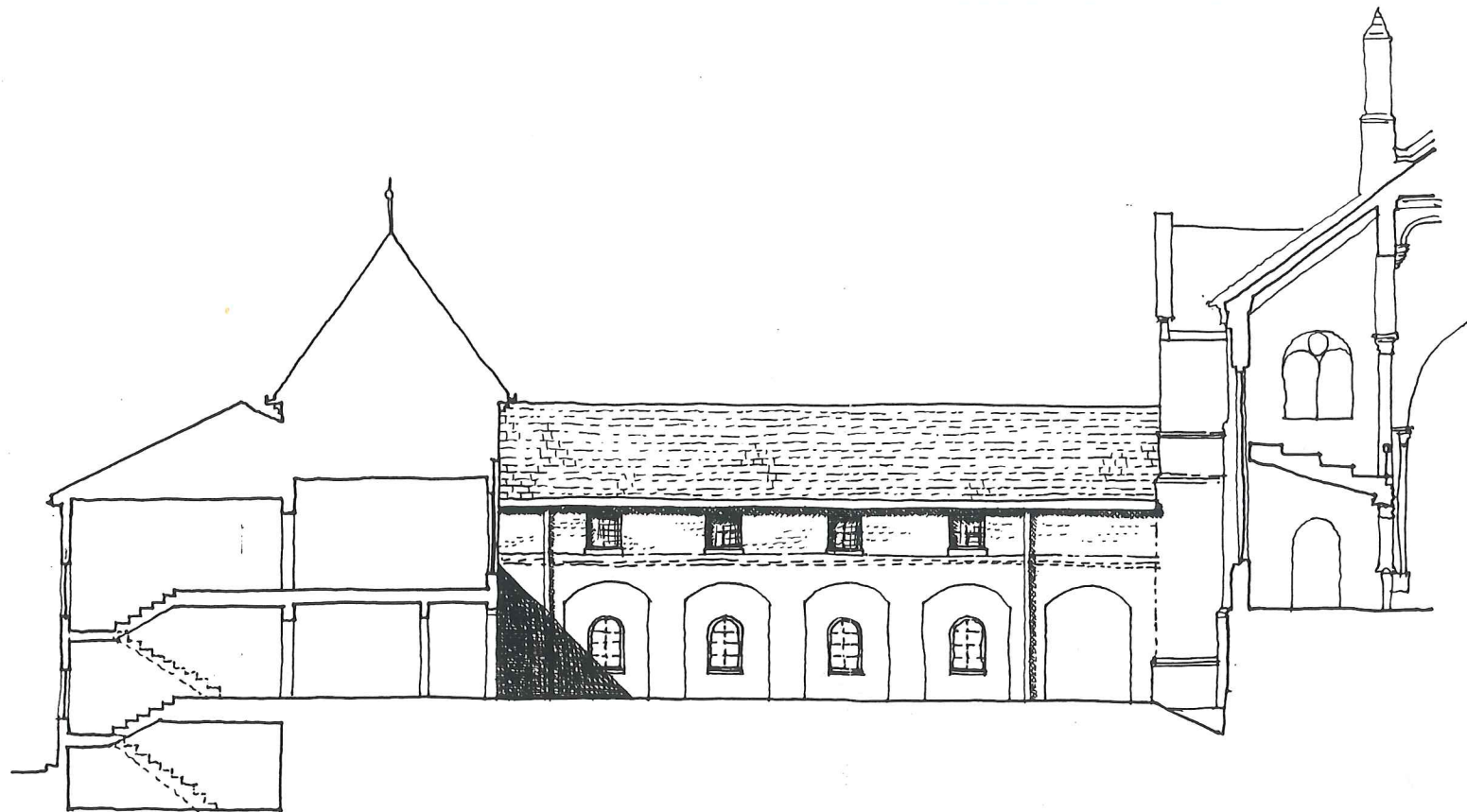
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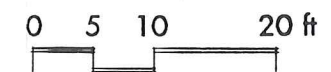
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MCGUIRE HALL ADDITION ELEVATION



MCGUIRE HALL ENTRY ELEVATION



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