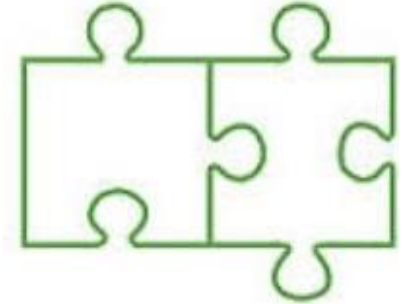


Project JIGSAW



Community Conversation

March 8, 2020

Strategic Plan for St. Bartholomew's Church

Vision:

- We will, with God's help, be a vibrant faith community that is a blazing beacon of God's transforming love in the world.

Mission:

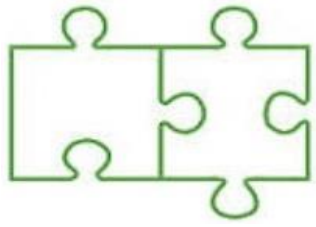
- God is calling us to take righteous risks. We accept this call, and will respond by seeking and serving Christ in ALL people.

Core Values:

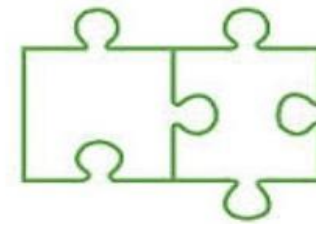
- St. Bartholomew's Episcopal Church
- places worship at our center
- promotes inclusivity and openness
- has a strong commitment to pastoral care
- is dedicated to education, both learning and teaching
- empowers the laity for leadership and ministry
- is deeply committed to outreach and service

Our Strategic Imperatives

- To demonstrate Christ's reconciling presence in the 40 West communities, we will establish, support and use a faith-centered Community Development Corporation (CDC) to ensure the economic and social well-being of our neighbors.
- We will actively seek and prepare for sustainable growth, building a faith community that fully reflects the joyously diverse Kingdom of God.
- In faithful commitment to our vision, mission and ministry, and as good stewards of God's resources, we will repair, improve and expand our facilities.

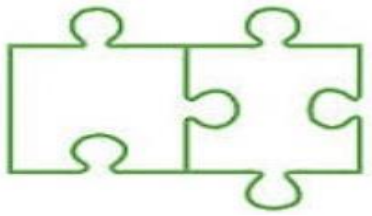


AGENDA

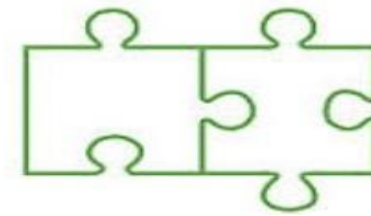


- Recap what we've accomplished
- Our Concept Design
- Where are we now?
- Value Engineering (VE) with examples
- Total Costs
- Phasing & impacts

- Our Choices
- Our Path Forward



A RECAP of Our Progress



- Vestry Identified JIGSAW Project May 2015
- Requirements Gathered & Architects Selected 12/15
- Concept Design & Floor Plans Drafted 2016-17
- 11/12/17 Community Conversation – Parish gave full consensus & Vestry unanimously passed resolution to move forward with plans for complete JIGSAW solution



ROUTE 40 LOOKING SOUTH

PROJECT JIGSAW MASTER PLAN

23 APRIL 2017

St. Bartholomew's
EPISCOPAL CHURCH jcga + EN





ENTRY COURT LOOKING NORTH

PROJECT JIGSAW MASTER PLAN

23 APRIL 2017

10



LINK INTERIOR LOOKING WEST



PROJECT JIGSAW MASTER PLAN

23 APRIL 2017

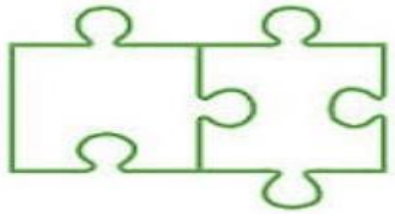
17

CONCEPTUAL EVENT SPACE SKETCH

St. Bartholomew's
PARISH CHURCH jcg + EN



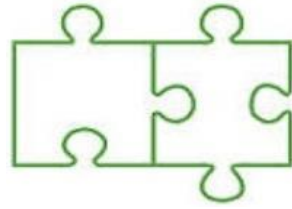
2 SANCTUARY WITH RENOVATED UNDERCROFT
5 ACCESSIBLE UNDERCROFT ENTRY



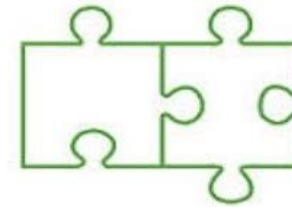
A RECAP of Our Progress (cont'd)



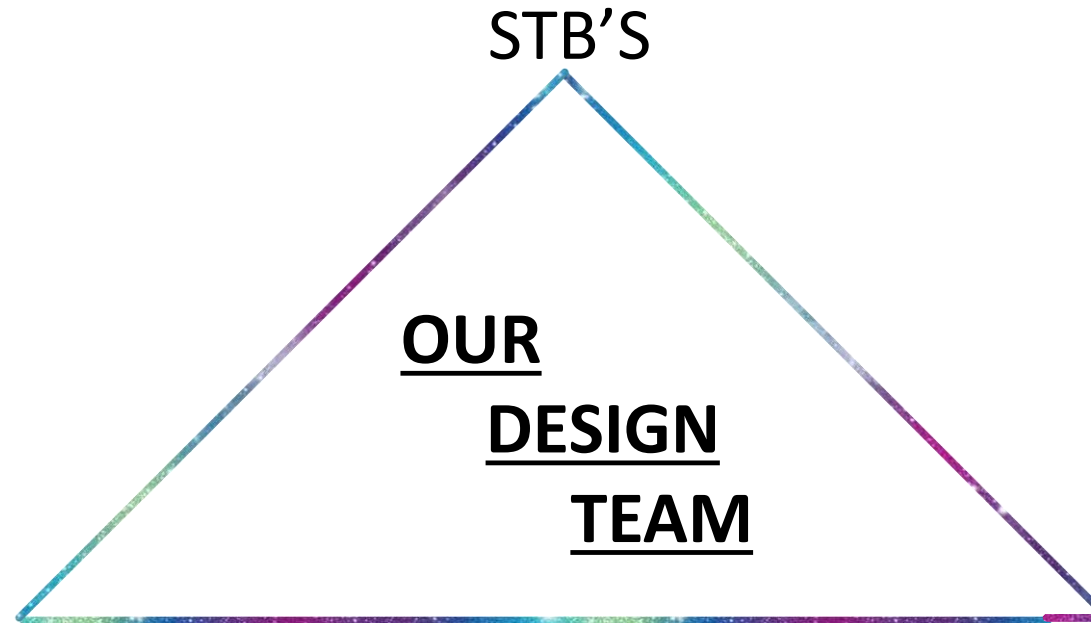
- Contract for Jerome Gray & Consulting Team Services signed 4/30/18
- Pre-Design & Schematic Design by Architects (May – Sept. 2018)
- Selection of Lewis Contractors as our Construction Management (CM) Firm (2/18 - 5/19)
- Contract with Lewis (6/19)
- Our Design Team now complete



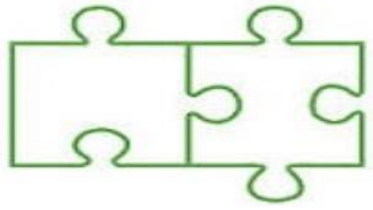
Project JIGSAW



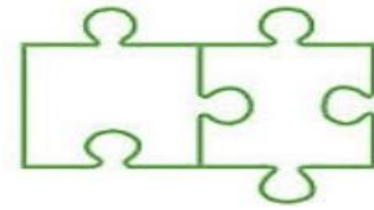
Architects -
Jerome Gray,
Eli Northen &
Consultants



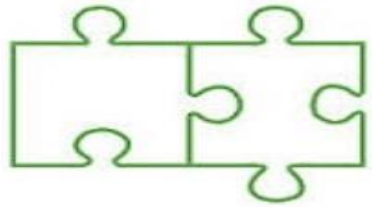
Lewis Contractors –
Jeff Childs &
Matt Dietz



Where Are We Now?



- Lewis performed initial Value Engineering (VE)
- Schematic Design plans completed (9/19)
 - Elevations, roof lines, floor plans, structural considerations
 - Changed addition size
- Lewis developed initial Total Project Costs
- Phasing Options discussed



Value Engineering (VE)



VE is an ongoing process where various materials and methods of construction are reviewed for Best Practice, Best Design, Best Material, & Best Cost, all without sacrificing the intent, performance, quality, and customer satisfaction of the finished product.

In other words, a systematic way to determine Best Value.

Examples

- Parking lot pavers \$209K
- Exterior siding choices
- Number of bathrooms
- Green roof
- Courtyard retaining walls



PLAN KEY

○ NEW CONSTRUCTION

● EXISTING STRUCTURE

PROGRAM KEY

● ADMINISTRATION

● YOUTH FORMATION

● OUTREACH

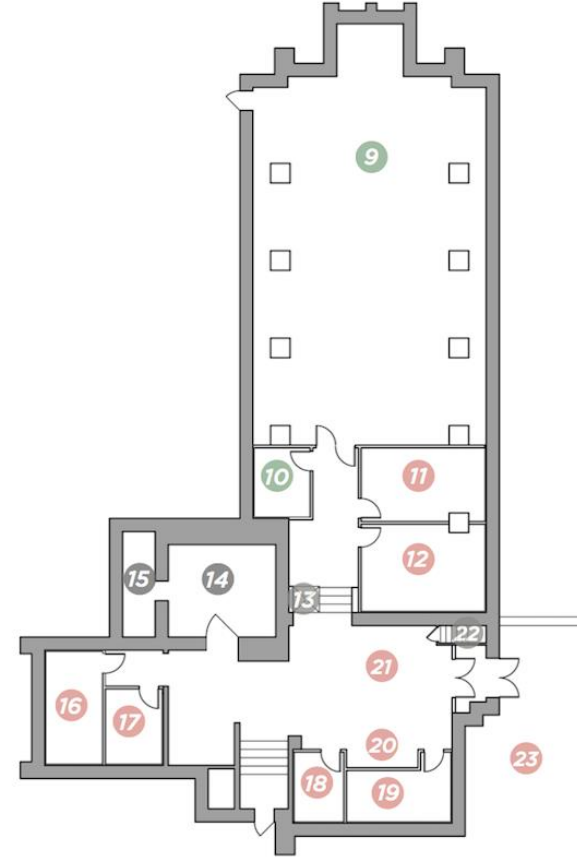
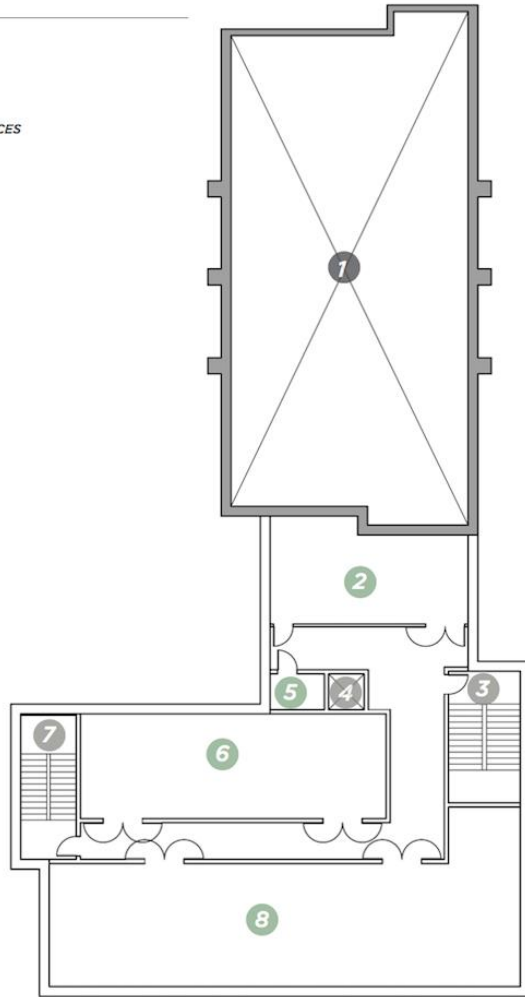
● GENERAL SUPPORT SPACES

● FELLOWSHIP

● WORSHIP

● MECHANICAL

● CIRCULATION



1 UNEXCAVATED AREA UNDER EXISTING BUILD-

2 ELECTRICAL ROOM

3 NEW STAIR

4 PASS./SERV. ELEVATOR

5 ELEVATOR MACHINE ROOM

6 GENERAL BUILDING STORAGE

7 NEW STAIR

8 MECHANICAL ROOM

9 FLEA MARKET STORAGE

10 ACOLYTE ROBING & STORAGE

11 40 WEST FOOD STORAGE

12 40 WEST NON FOOD STORAGE No.2

13 WHEELCHAIR LIFT

14 MECHANICAL ROOM

15 CLOSET

16 OFFICE

17 40 WEST OFFICE/INTERVIEW No.2

18 40 WEST RESTROOM

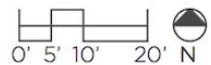
19 40 WEST OFFICE/INTERVIEW No.1

20 40 WEST COFFEE STATION

21 40 WEST LOBBY

22 EXISTING STAIR

23 STONE ACCESSIBLE ENTRANCE



UNDERCROFT PLAN

PROJECT JIGSAW MASTER PLAN

23 APRIL 2017

20



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ANALOGUE (CONSULTING)
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Baltimore, MD 21211
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www.analogue-design.com

KIMMEL STUDIO
619 Severn Ave, # 202
Annapolis, MD, 21403
P: 410.571.3604
www.kimmelstudio.com

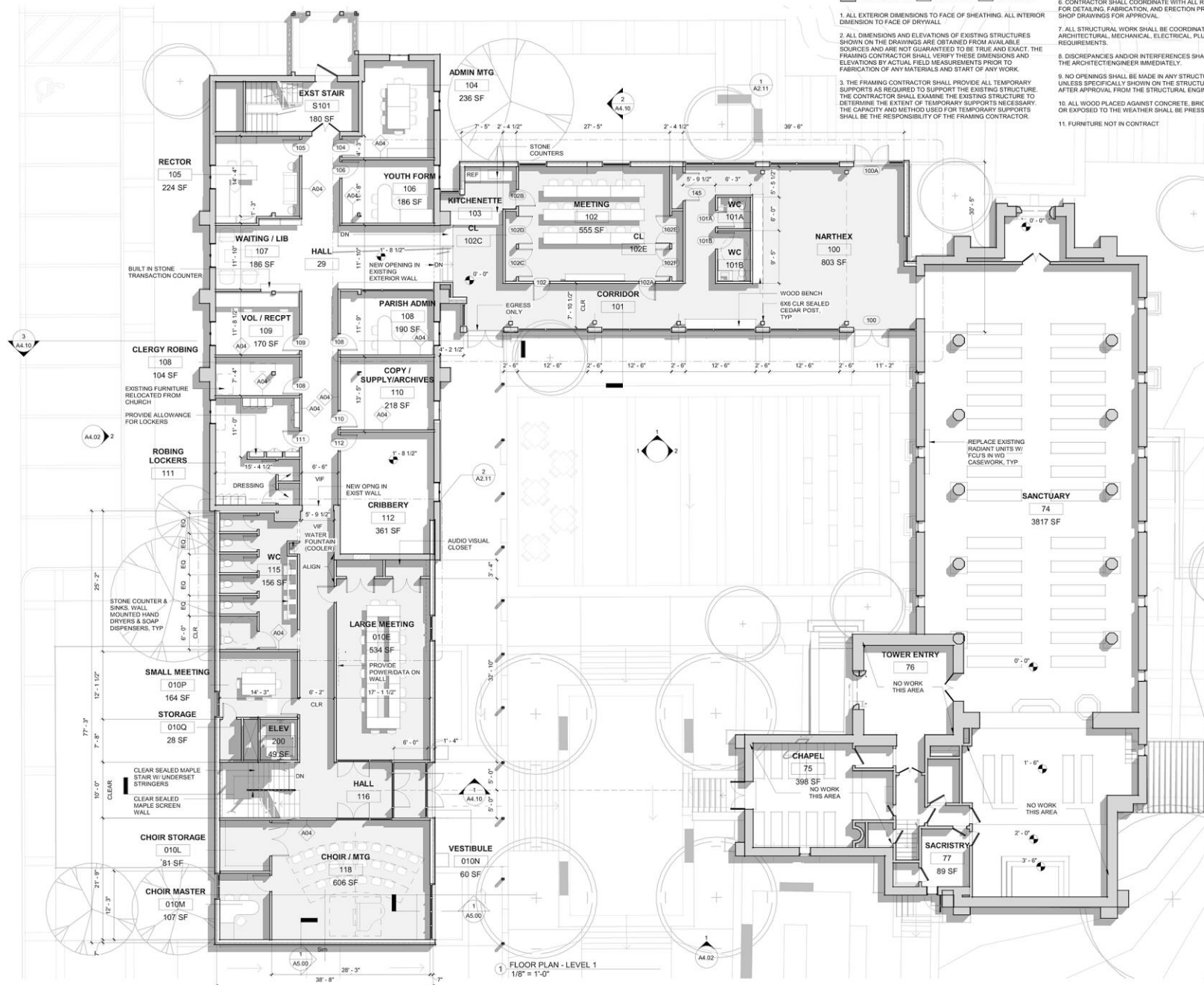
KIMLEY-HORN & ASSOCIATES
1215 E Fort Ave, STE 304
Baltimore, MD 21230
P: 667.401.533
www.kimley-horn.com

STRUCTURA, INC
809 Cathedral Street, Lower Level
Baltimore, MD 21201
P: 443.681.7926
www.structura-inc.com

AJ ENGINEERING
4304 Evergreen Ln, #204
Annandale, VA 22003
P: 703.914.1416
www.ajengineeringinc.com

■ EXISTING WALLS □ NEW WALLS □ NEW WORK

- | | |
|---|---|
| 1. ALL EXTERIOR DIMENSIONS TO FACE OF SHEATHING. ALL INTERIOR DIMENSION TO FACE OF DRYWALL. | FOR DETAILING, FABRICATION, AND ERECTION PRIOR TO SUBMITTING SHOP DRAWINGS FOR REVIEW. |
| 2. ALL DIMENSIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC. REQUIREMENTS. | |
| 3. SOURCES AND ARE NOT GUARANTEED TO BE TRUE AND EXACT. THE DIMENSIONS AND ELEVATIONS BY CONTRACTOR SHALL VERIFY THESE DIMENSIONS AND ELEVATIONS BY ACTUAL MEASUREMENTS PRIOR TO THE START OF FABRICATION OF ANY MATERIALS AND START OF ANY WORK. | 4. DISCREPANCIES AND/OR INTERFERENCES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER IMMEDIATELY. |
| 5. THE FRAMING CONTRACTOR SHALL PROVIDE ALL TEMPORARY SUPPORTS TO BE REQUIRED TO MAINTAIN THE STRUCTURE OF THE EXISTING STRUCTURE FROM THE START OF FABRICATION TO THE COMPLETION OF THE FRAMING CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF THE EXISTING STRUCTURE'S CAPACITY AND METHOD USED FOR TEMPORARY SUPPORTS SHALL BE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR. | 6. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY SHOWN ON THE CONTRACTOR DRAWINGS OR APPROVED BY THE ARCHITECT/ENGINEER. |
| | 10. ALL WOOD PLACED AGAINST CONCRETE, BRICK AND MASONRY OR EXPOSED TO THE WEATHER SHALL BE PRESSURE-TREATED. |
| | 11. FURNITURE NOT IN CONTRACT |

[illegible]

SCHEMATIC DESIGN

PROJECT JIGSAW RENOVATION

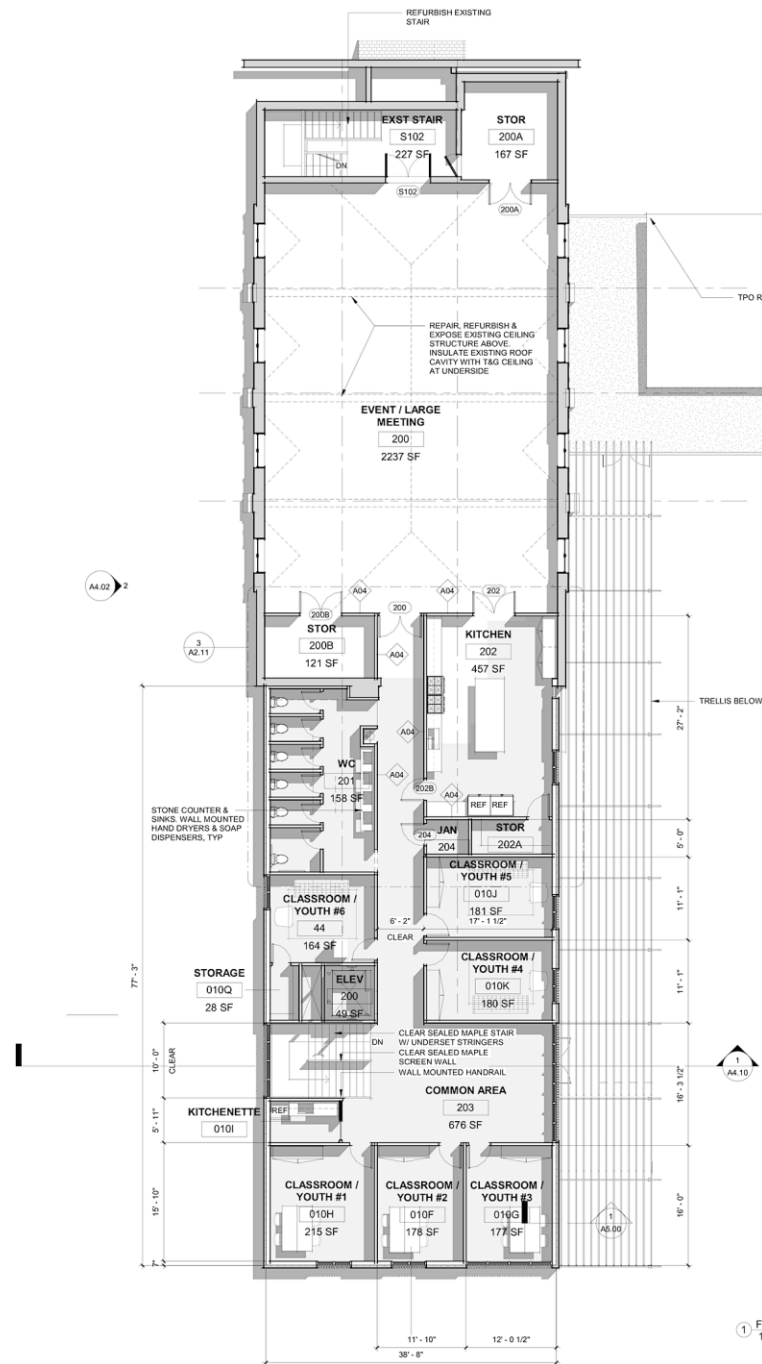
FLOOR PLANS

Project number	201801
Date	07.10.19
Drawn by	Author

A2.01

Scale	As indicated
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7/10/2019 3:01:31 PM



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

NOTES

EXISTING WALLS NEW WALLS NEW WORK

1. ALL EXTERIOR DIMENSIONS TO FACE OF SHEATHING. ALL INTERIOR DIMENSIONS TO FACE OF DRYWALL.
2. ALL DIMENSIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS ARE OBTAINED FROM AVAILABLE SOURCES AND ARE NOT GUARANTEED TO BE TRUE AND EXACT. THE FRAMING CONTRACTOR SHALL VERIFY THESE DIMENSIONS AND ELEVATIONS BY ACTUAL FIELD MEASUREMENTS PRIOR TO FABRICATION OF ANY MATERIALS AND START OF ANY WORK.
3. THE FRAMING CONTRACTOR SHALL PROVIDE ALL TEMPORARY SUPPORTS AS REQUIRED TO SUPPORT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF TEMPORARY SUPPORTS NECESSARY. THE CAPACITY AND METHOD USED FOR TEMPORARY SUPPORTS SHALL BE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR.

6. CONTRACTOR SHALL COORDINATE WITH ALL RELATED TRADES FOR DETAILING, FABRICATION, AND ERECTION PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL.
7. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC. REQUIREMENTS.
8. DISCREPANCIES AND/OR INTERFERENCES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER IMMEDIATELY.
9. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR AFTER APPROVAL FROM THE STRUCTURAL ENGINEER.
10. ALL WOOD PLACED AGAINST CONCRETE, BRICK AND MASONRY OR EXPOSED TO THE WEATHER SHALL BE PRESSURE-TREATED.
11. FURNITURE NOT IN CONTRACT



ARCHITECT

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CIVIL ENGINEER

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MEP ENGINEER

AJ ENGINEERING
4304 Evergreen Ln, #204
Annandale, VA 22003
P: 703.914.1416
www.ajengineeringinc.com

No.	Description	Date

SCHEMATIC DESIGN

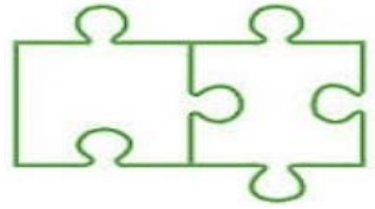
PROJECT JIGSAW RENOVATION

FLOOR PLANS

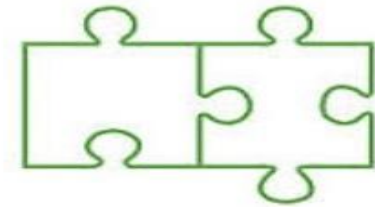
Project number 201801
Date 07.10.19
Drawn by Author

A2.02

Scale As indicated



Total Project Costs

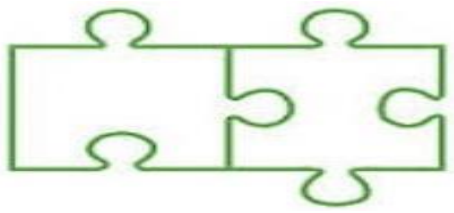


Pre-Construction Design Fees

Construction Costs

- General Conditions – not loaded; trailer, storage
- Construction Costs – materials, sub-contractor labor
- Lewis Contractors – management fee
- Insurance
- Contingency Allowance – for unexpected costs

Our Costs



Initial View of Construction Costs



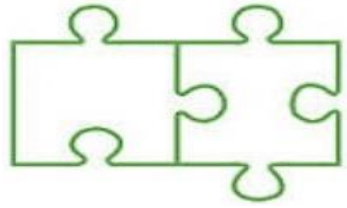
<u>Total</u>	<u>UNDERCROFT*</u>	<u>ADDITION**</u>	<u>PH</u>	<u>LINK</u>
\$9,204,005	\$1,357,054	\$5,266,860	\$1,626,595	\$1,239,730

* Includes waterproofing & earthwork on east side

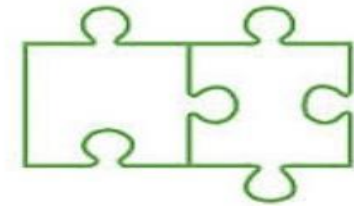
**Includes most earthwork & all utilities connections

Notes:

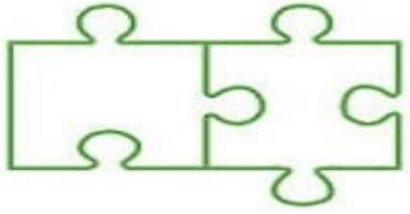
1. Value Engineering (VE) results have not been applied
2. Costs are expected to decrease as each design stage is finalized and VE is applied
3. Other cost reductions for work done now: tree removal, slate roof repair



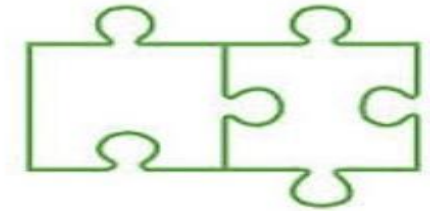
What Costs We Pay



- Contingency Allowance (Approx \$400K)
- Permits
- Insurance increase
- Relocation of staff
- YH Upgrades
- Security/IT hardware, design fees
- BGE temporary connection fees
- City utility connection fees
- Furniture, curtains, etc.



Costs Expended To Date



- Architects \$112,598

(Total contract \$429,909)

- Lewis Contractors \$14,750

(Total pre-construction fee \$47,500)

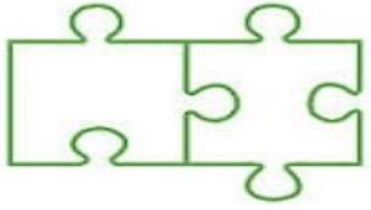
Current JIGSAW Available Funds: \$393,574



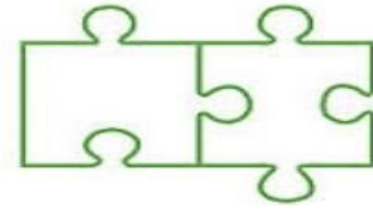
STATE FUNDING - 40 WEST



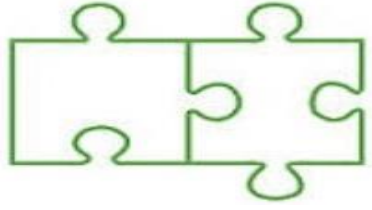
- \$125K granted 2018
 - \$200K granted 2019
 - \$?? Requested in 2020
-
- These are Matching Fund grants



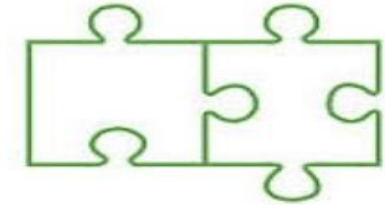
Phasing Considerations



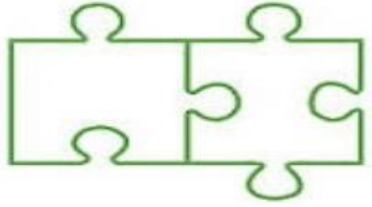
- No clean approach
- Overlap & work that reaches further than footprint of any one phase
 - PH utility lines (water line 1 block west)
 - Storm water drain lines
- New mechanical room 1st, then extend facilities
- Disturb 1 area at a time
 - Ingress/Egress
 - Coordinate driveway closures
 - Parking



Phasing Considerations



- Safety & Cleanliness
- Staff, 40 West, & AA/NA relocations
- Loss of kitchen for 6-8 months
- How/where to continue activities – all Youth & Adult Education sessions, Choir Rehearsals (& piano), Committee & Parish meetings; 40 West food program, Flea Mkt, etc.
- 5% cost increase anticipated for each additional phase



Phasing Example

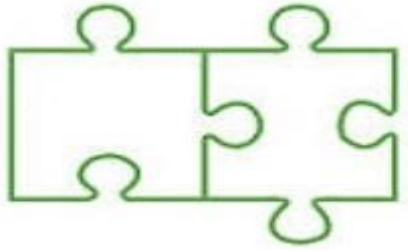


- Phase 1 – Undercroft \$1,357,054 (Current State Funds \$325K)
 - Phase 2 – Addition \$5,266,860
- Total \$6,623,914

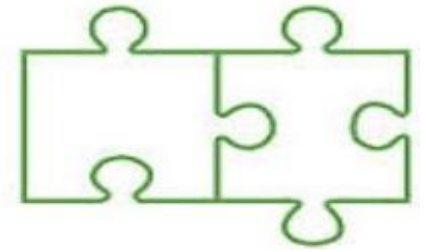
**** Immediate Impacts**

Staff, Cribbery, Event Space, No Accessible Baths from Church

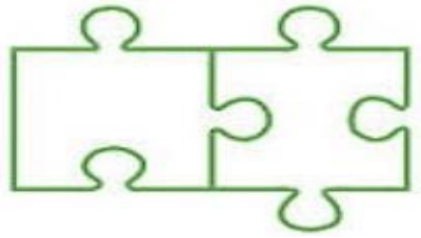
- Phase 3 – Renovate PH \$1,626,595
- Phase 4 – Link \$1,239,730



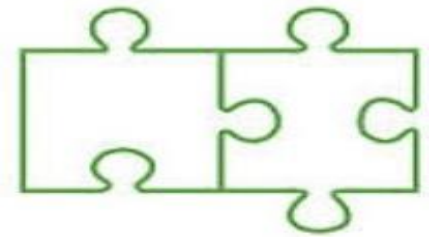
Our Choices



- Stabilize & renovate current structures only
- Make some radical design changes to link and addition to cut costs
- Complete Phase 1 only; defer phases 2 & 3
- Strive to fully fund the entire project (\$9M)



Our Path Forward



- \$\$\$ Task Force
- Partners for 'Sacred Places'
- Capital Campaign
- Restart Design Work