

October 15, 2018

The *UBC Next Generation Facility Team* recommends to the *Executive Council* that UBC continue the development of a **Master Site Plan** to include new and renovated facilities to meet the needs of our church family and our community as we fulfill our mission of *Becoming a family of Christ followers, connecting people with God's Kingdom*. The next phase will produce floor plans, elevations, and comprehensive cost and schedule estimates.

We recommend the following **Master Site Plan** as developed by our architect, Ed Dumont, from the requirements provided by the team after consideration of numerous facility upgrade options over the last six months. These recommendations are the result of extended prayer and conversations about various options to not only repair outdated and failing sections of our facilities, but to also accomplish the task of positioning UBC for the future. We believe this project is a generational renewal that will help UBC more effectively carry out what we believe to be God's calling for us and help us accomplish our goals of *Belonging, Preparing and Serving*. Prior to the recent room renovations, the last major building construction of the *Learning Center* occurred in 1995/6, the *Worship Center* was built in 1984, and the *Chapel* dates to 1977.

The 2018 Master Site Plan includes:

- **A new administration building** that will connect to the east end of the *Learning Center* where the current handicap lot is located. This two story building will run parallel to Glen Shannon and house offices for the pastors and staff with small conference rooms, new choir and hand bell rehearsal rooms, and other administrative functions. It will connect to the existing buildings on both floors in multiple locations to improve access. This building will allow offices to be moved into one area and free needed space in the *Learning Center* and the *Education Building* for additional age-appropriate program areas. Choral and instrumental areas will be accessible to the *Worship Center*.
- **A new 550 seat auditorium** that will sit next to (east of) the *Traditional Worship Center* and will be integrated with the new admin building. This building will be designed as a *Contemporary Worship Venue* and for a variety of mid-size events that in the past might have been scheduled in the Chapel. It will be a more intimate space for youth worship including Vision weekend, community concerts, and other events that currently are not large enough for the *Worship Center*, or that benefit from a less traditional environment. This is a significant and strategic addition to our campus providing three distinct sizes and styles of worship space that will be great spaces for all.
- **A Worship Center renovation** that will significantly enrich the primarily traditional worship space for choir and orchestra. Updates will include aesthetically improved ceilings and interior treatments, an improved stage, new AV and lighting system, and HVAC upgrades as needed. This remodel will be smaller in scope than if we attempted to convert one worship space into a modern facility for both traditional and contemporary styles with complex "dual purpose" technology and architecture.
- **Refurbishment and expansion of the Chapel** that will retain the existing building structure but maximize the space within the room to increase table seating to over 300

by opening up the side rooms and back hallway, reducing the size of the stage and repositioning it, and then updating the old mechanical, electrical, HVAC, and internal wall/floor/ceilings which date back to 1977. This will also include modest tech upgrades to make the room suitable for use as a banquet hall, a renewed fellowship hall, a small conference or meeting space, and an attractive community event space.

- **A new Welcome Center** that will feature a dramatic two story glass “front entrance” facing north with a drive-up/drop-off area, a second floor open walkway around the *Worship Center*, and perhaps such amenities as a café, small bookstore, etc. This area will replace the pastoral suites and current choir room and extend from the green space near the current sidewalk at the main entrance around to the new *Contemporary Worship* facility, adding an inviting and inclusive entrance for our UBC family and visitors. This will become the new face of UBC for the next generation!
- **A new parking lot** that will be added east of the new buildings with wider sidewalks and improved greenspace around the facilities. The HVAC plant will be moved to a new location near the north end of the *Education Building* wing. The playgrounds will be relocated and accessible to the week-day education space. This compact site plan will preserve much of the greenspace of UBC and meet new rain detention requirements protecting the facility.

Master Plan Cost and Schedule:

The estimated, rough order of magnitude cost for all elements of the Master Plan is \$9-10 million. For comparison, the Learning Center cost ~\$4.5 million in 1996 dollars, and recent room renovations plus the pavilion and mission center have totaled over \$3 million over the last five years. UBC remains debt free at this time, though we anticipate the need for construction financing in addition to fund raising.

We expect to recommend pursuing the full east complex and the chapel renovations followed by the traditional worship center plus welcome center, though the implementation plan will be determined after the next phase of design and estimates and prior to bids. It is possible that this plan can be completed within the next five years.

The team respectfully requests approval from the EC to continue the development of the **UBC 2018 Master Site Plan** leading to detailed recommendations for development.

The *UBC Next Generation Facility Team*: Dan Garrison, Butch Thompson, Rachel Spezzapria, Brad Stiles, Matt Mellin, Richards Simmons, Steve Johnson, David Mobley, and Steve Laufer.