

Dreams and Desires for Our Father's Lutheran Church's North End

Our Father's Lutheran Church Facility Planning Study | Congregational Presentation January 5, 2020

Prepared for: Our Father's Lutheran Church, Rockford, Minnesota

Prepared By: Kodet Architectural Group Ltd, Minneapolis, Minnesota



Presentation Agenda

Study Background

- 1. Introductions
- 2. Why?
- 3. Study Timeline
- 4. Values
- 5. Process

Study Concepts

- 6. Site Plan
- 7. Enlarged Floor Plan
- 8. Northeast Axon
- 9. View at Entry
- 10. Cost Estimate

What's Next

- 11. Next Steps
- 12. Discussion



Introductions

Our Father's Building Exploration Team:

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Our Father's Clergy and Council:

+

Kodet Architectural Group:

- Denise Wold, New Construction
- Anthony Wold, New Construction
- Paul Mutterer, New Construction
- Ken Lunderby
- John Gilb
- Paul Bolstad

- Co-Pastor Cathy Jones
- Rick Fuglie
- Diane Mutterer
- Rachel Baccam
- Gail Swanson
- Diane Dorrel

- Mike Schellin, AIA, CID
- Daniel Kodet, AIA, CID

Why Dream about the North End?

The Presenting Concern

- Deteriorating structure
- Lack of welcoming entry
- Out of date facilities
- Inefficient Layout for:
 - Hospitality, Staff collaboration and safety, Storage
 - Programs (Nourishing Hope, MOPS, Love INC, Riverworks, Lunch Box Fever, etc.)

Maintain or Replace

- Maintenance requirements:
 - Exterior cladding
 - Exposed structure
 - Roof replacement
 - Windows
 - Flooring
- Required interior upgrades:
 - Kitchen & Restroom per code
- Congregations requirements:
 - Space does not meet staff/programming/hospitality dreams/needs

The Opportunity

- Dream, Reflect, and Discuss
- How can we make this space more expressive of Our Father's faith and mission?
- How can this space serve us and our community for the next 50 years?

Study Timeline

October, 2019.....▶ November, 2019▶ December, 2019▶ January, 2020

- One Interview:
 - October 3, 2019
- Initial Consulation Meeting:
 - October 24, 2019
- Two Meetings with Building Exploration Team:
 - November 4, 2019
 - November 18, 2019
- Research and Concept Exploration
- One Meeting with Building Exploration Team:
 - December 2, 2019
- One Meetings with Building Exploration Team and Council:
 - December 12, 2019
- Concept Refinement
- Two Presentations with Building Exploration Team, Council, and Congregation:
 - January 5, 2020
 - January 19, 2020

Values



Process

Step One

- Small Concept:
 - Remodel of approx. 6,500 sf existing building
- Medium Concept:
 - New construction of approx. 7,000 sf
- Large Concept:
 - New construction of approx. 9,000 sf

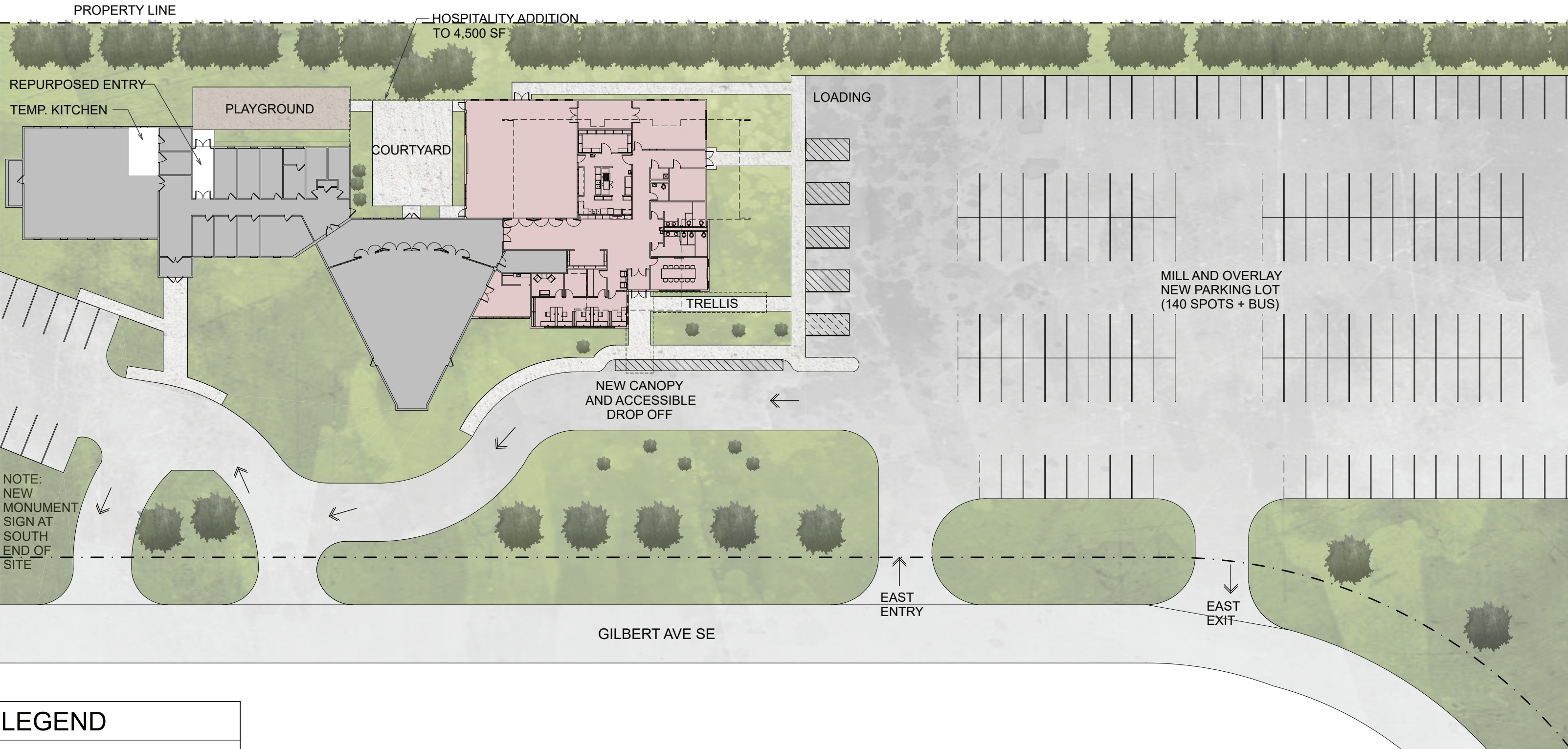
Step Two

- Medium Concept:
 - New construction of approx. 7,300 sf
- Large Concept:
 - New construction of approx. 9,300 sf
- Building Typology:
 - Shed roof
 - Gable roof
 - Hip roof

Step Three

- Combined Concept:
 - New construction of approx. 8,000 sf
 - Gable roof
 - Relocation Playground
 - New driveway

Site Plan

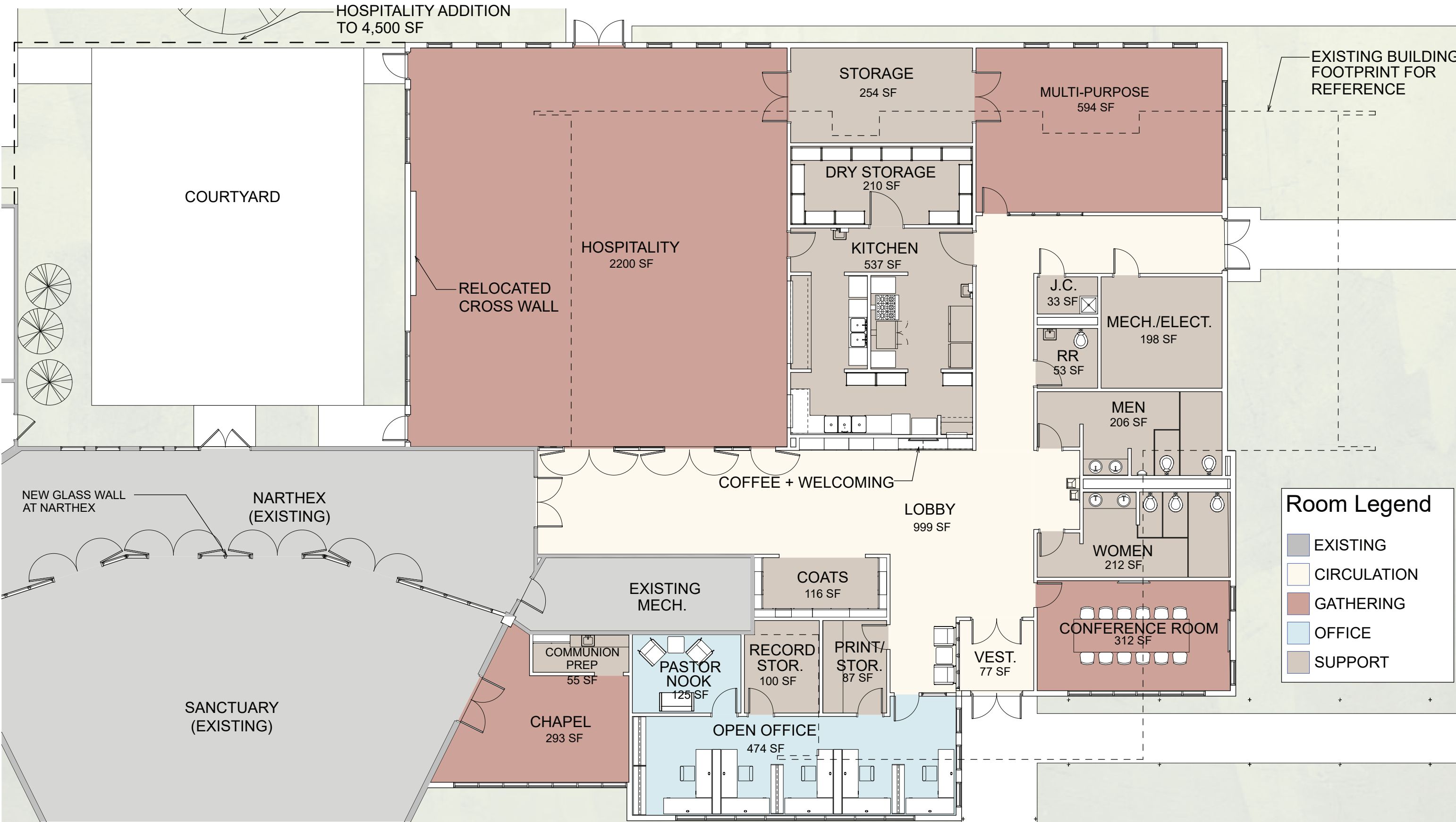


LEGEND

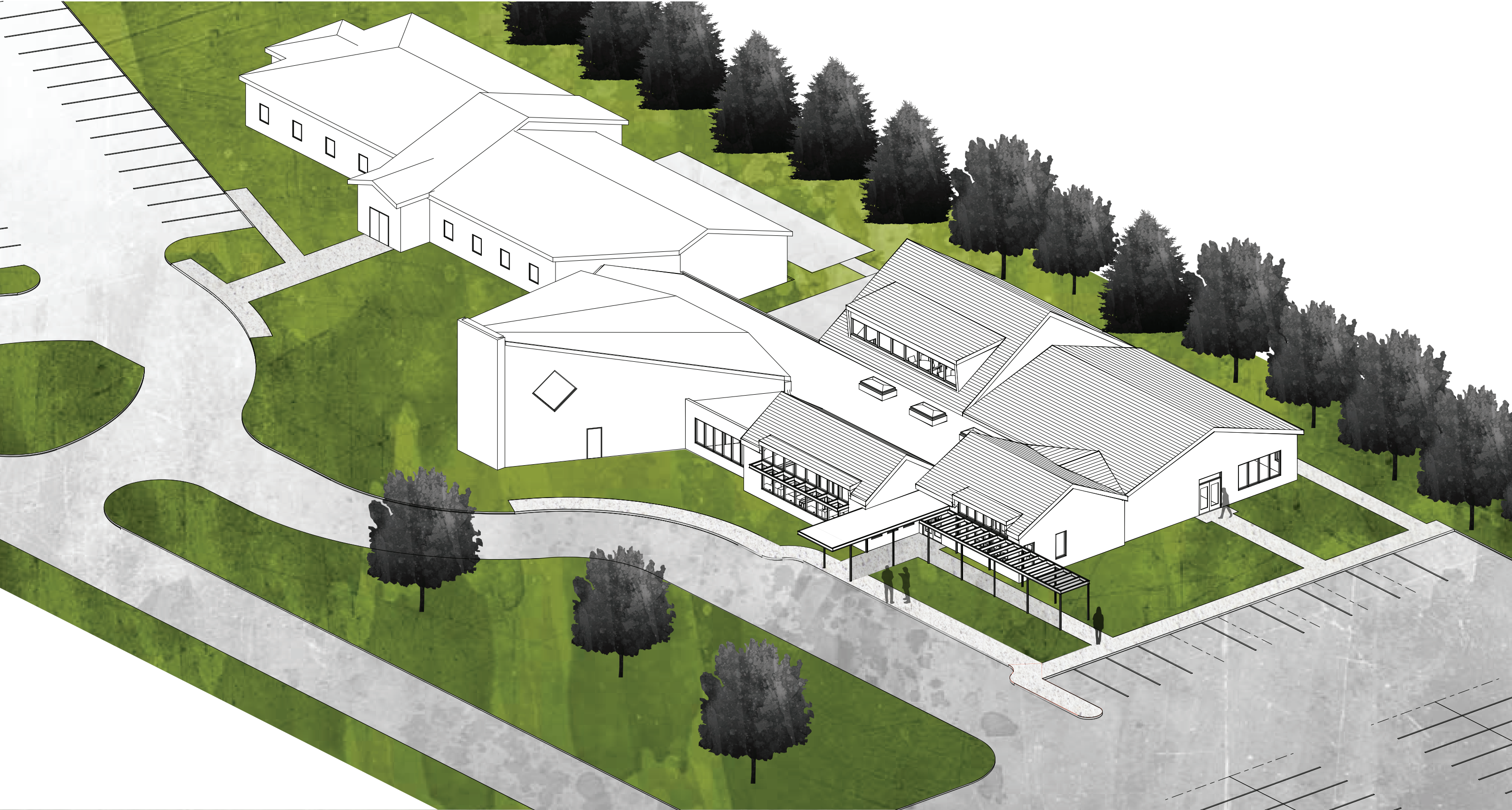
EXISTING

ADDITION

Enlarged Floor Plan



Northeast Axon



View at Entry



Additional Virtual Reality Interior Views of Hospitality and the Lobby can be found at:
www.kodet.com/ourfathers/

Cost Estimate - Summary

New Construction

| |
|---|
| <ul style="list-style-type: none">• Hospitality• Other Gathering• Office Space• Support Space• Lobby, Vestibule• Other Circulation, Walls, etc.• New Canopy• New Trellis |
| Area of New Construction - 8,923 SF |
| Estimated Subtotal - \$1,945,050 |

Work to Existing

| |
|--|
| <ul style="list-style-type: none">• New Narthex Wall• Sprinkler Retrofit Existing• New Water Service• Remodel to Existing Remainder (Exterior Paint, etc)• Temporary Kitchen Relocation• Relocated Playground |
| Area of Work to Existing - 19,000 SF |
| Estimated Subtotal - \$201,550 |

Site Work

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|--|
| <ul style="list-style-type: none">• Demolition of Existing• Mill and Overlay New Parking Lot• New Driveway• New Monument Sign |
| Area of Site Work - 90,142 SF |
| Estimated Subtotal - \$213,769 |

Soft Costs

| |
|--|
| <ul style="list-style-type: none">• Design Contingency• FF&E (Owner Furnished - Kitchen, Furniture, etc)• Arch/Engineer/Misc. Fee + Cost• Owner Testing (Special Inspections)• SAC/WAC Fee• Watershed Approvals• Civil Engineering• Landscape Design• Municipal Approvals• AV/Phone/Data/Security/Telecommunications• Soil Borings, Survey |
| Estimated Subtotal - \$559,695 |

Project Total

| | | | | | | | | |
|---------------------------------|---|-------------------------------|---|------------------------|---|-------------------------|---|---|
| \$1,945,050 New Construction | + | \$201,550 Work to Existing | + | \$213,769 Site Work | + | \$559,695 Soft Costs | = | \$2,920,064 Total Project Cost Estimate |
|---------------------------------|---|-------------------------------|---|------------------------|---|-------------------------|---|---|

Next Steps

Presentation with
Building Exploration
Team, Council, and
Congregation:
January 19, 2020

Discussion/work ongoing
with financial consultant
(regardless of chosen
direction)

Congregational Vote
at Annual Meeting:
January 26, 2020

Thank You!