

RLC Facilities Strategic Plan Report

Revision 3

Prepared for:



Richland Lutheran Church

901 Van Giesen Street

Richland, WA 99354

(509)-943-3164

www.richland-lutheran.org

February 2, 2016

Prepared by:



8697 W. Gage Boulevard
Kennewick, Washington 99336

(509) 735-1589

(509) 783-5075 Fax

Project No. 14-7448

TABLE OF CONTENTS

EXECUTIVE SUMMARY

HISTORY

BASIS FOR DESIGN

- Facility Needs and Desires
- Prioritization – Design Objectives
- Program Analysis
- Programming Spreadsheet
- Existing Facility Code Analysis
- Code Review for Programmed Facility
- As-Built Existing Facility Drawings

REBUILD CONCEPT SCHEME

- Rebuild Concept Assessment
- Rebuild Concept Code Notes
- Rebuild Concept Rough Order of Magnitude Cost Estimate
- Rebuild Concept ROM 20 Year Maintenance Cost
- Rebuild Concept Renderings
- Rebuild Concept Drawings

CONSTRUCTION PHASING

- Phased Construction Description
- Phased Construction Drawings
- Phased Construction Rough Order of Magnitude Cost Breakdown
- Phased Construction Schedule

APPENDICIES

- Appendix A – Consolidated Needs and Desires List
- Appendix B – Compilation of All Gathered Ideas
- Appendix C – Long Range Planning Team Sub-Committee Facility Assessment
- Appendix D – As-Built Existing Facility Drawings
- Appendix E – Rebuild Concept Drawings

EXECUTIVE SUMMARY

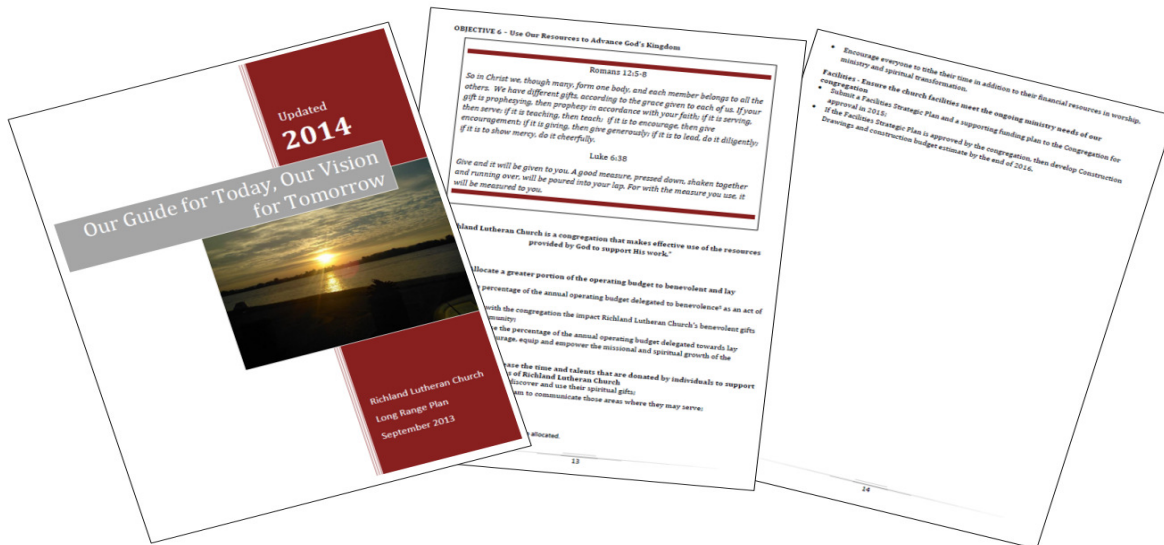
The Facilities Strategic Plan reflects input from more than a year of meetings and information gathering sessions with the RLC Facilities Building Committee and congregants. The Plan summarizes congregational input from meetings, workshops, letters, Idea Sheets, word of mouth, and the RLC website. The Plan also considers code evaluation, as-built existing facilities, and applied design knowledge. Two different design approaches were explored -- a remodel approach and a rebuild approach. The pre-conceptual drawings and rough order of magnitude (ROM) cost estimates for both design approaches were presented to the congregation by the Facilities Building Committee for a decision on which design approach would best support current and future ministries (the RLC Annual Ministry Plan can be found on the RLC Web Site at <http://www.richlandlutheran.org/>). The congregation elected to pursue further the rebuild path over the remodel path. The rebuild drawings and ROM estimate are included within this Facilities Strategic Plan. This particular rebuild design concept is 41,670 square feet, two stories, and estimated to cost approximately \$9.7M; including design and permit fees, taxes, and some escalation. In addition to better meeting ministry needs, the rebuild path forward enables the existing facility to remain in use while a new facility is constructed. Value engineering will be incorporated within the design process to identify areas where cost savings can be found while maintaining the essence of the rebuild design presented within this report.

HISTORY

Richland Lutheran Church (RLC) is one of the earliest churches in Richland, Washington. Its congregation dates back to the 1940s. Its current sanctuary has been a City landmark for nearly 50 years. The first service was held at the Lewis and Clark Grade School in 1944. The congregation was incorporated as Richland Lutheran Church in 1946. During this same year the new church moved into the extensively remodeled former community Grange Hall, located on the corner of Van Giesen Street and Stevens Drive.

In the early 1950s, a fund-raising campaign was initiated, a building committee was formed, and an architect was selected. The church purchased land adjacent to the former Grange Hall from the City of Richland to enable construction of a new building. The first phase of the construction included offices, an education wing, and a temporary sanctuary. The building was constructed in 1956/57, with the second floor being completed by donated labor of RLC members. A new building committee was commissioned and an architect was selected in the early 1960s to build a split-level addition to the education building, which was completed in 1965. The current sanctuary, chapel, and narthex structures were constructed in 1966/67. The steeple from the original Church was preserved and placed on the west side of the split-level education wing addition.

In July 2012, the Congregation Council decided to form a long range planning team to draft a guide and vision for RLC. The intent of the guide and vision was to re-establish the fundamental objectives of the role of the church in the congregation's lives and to provide a set of objectives for all of RLC to work to accomplish. Objective 6 of the Long Range Plan, "use our resources to advance God's Kingdom", includes an element associated with the facilities: "ensure the church facilities meet the ongoing ministry needs of our congregation". This element called for a facilities strategic plan and supporting funding plan to be submitted to the congregation for their approval.



The Long Range Plan was approved at the 2013 Annual Congregational Meeting. In a separate action at that meeting, funding was approved to secure the services of an architect-engineering firm to develop the Facilities Strategic Plan. An Architect Selection Sub-Committee was appointed to make a recommendation for this purpose. The Sub-Committee recommended Meier Architecture and Engineering (Meier) of Kennewick, Washington, from a field of architectural firms. The RLC Council approved Meier and selected a Facilities Building Committee to work with Meier throughout the development of the Facilities Strategic Plan process.

BASIS FOR DESIGN

Facility Needs and Desires

The basis for any RLC facility design begins with its ministries. RLC's facilities are all about enabling ministries to advance God's Kingdom. RLC's ministry objectives are defined in the RLC Annual Ministry Plan which can be accessed on the RLC Web Site (<http://www.richlandlutheran.org/>).

In accordance with this principle, needs and desires for RLC's facilities were solicited from the RLC congregation in a variety of ways during the late summer of 2014:

- Brainstorming sessions open to all members and facilitated by Meier
- Idea Sheets, letters, and website suggestions submitted to the Facilities Building Committee
- Word-of-mouth communication to Facilities Building Committee members

In addition, an assessment of facility strengths and weaknesses conducted by a Sub-Committee of the Long Range Planning Team served as another source of identified needs and desires (see Appendix C). All of these gathered ideas were compiled into an 18-page spreadsheet (see appendix B). Common and duplicated ideas listed within the spreadsheet were combined, resulting in a six-page Consolidated Needs and Desires List (see Appendix A)

Prioritization – Design Objectives

Upon consolidation of the facility needs and desires gathered from RLC members, a meeting of the RLC Congregation Council, RLC Ministry Leads, RLC Facility Building Committee members, and a representative of Meier was convened on October 19, 2014, to prioritize the ideas. The prioritization was done based on input from meeting attendees as to the extent that each of the ideas would impact each Ministry. Scoring data from the congregational brainstorming sessions was also considered. The resulting list consisted of the top ideas that most benefitted each ministry. This list, which follows, became the design objectives used to develop the concepts to consider as options for the RLC Facilities Strategic Plan basis. A few of the items in the list have been italicized, because they address code, zoning, cost, or pragmatic issues that are related to the item.

1. More welcoming facility.
 - a) Appropriate, adequate & safe parking - *the City will require approximately 100 parking stalls for a 400 seat sanctuary. The current parking lot has 87 paved parking spaces. Congregants expressed interest in exceeding city requirements, and to make certain the path from car to building is safe, parking is well lit, etc.*
 - b) Warmer, lighter, more open narthex; covered entry and drop off zone; more easily identifiable entry; up-front receptionist; open, welcoming entry extending into church grounds; a facility that is "...a visible and living extension of the church ministry."
 - c) Improved interior traffic flow; including more visible and accessible exits, in accordance with building codes.
2. Safe and convenient nursery.
 - a) Closer to Narthex, larger, and more secure.
3. Prayer rooms.
4. Improved worship technology.
5. Children's Chapel.
6. Unified music area.
 - a) Choir rehearsal space to accommodate 30 to 40 people.
7. Increased Good News Media Ministry space.
8. Enlarged sacristy.
9. Increased number of meeting and classrooms.

- a) A range of room sizes, and room configurations better suited for meetings and classes.
- 10. Multi-purpose room with adequate capacity and function.
 - a) New or improved multi-purpose space that serves multiple ministries and retreats (improved and enlarged fellowship hall).
- 11. A church facility that accommodates two 70-person events held simultaneously without either having to cross paths with or be seen by the other.
- 12. A fully functional industrial kitchen (capacity and durability, not complexity).
- 13. Increased restroom capacity (including showers). *New construction will require enough restroom facilities and fixtures to meet the current building codes. In addition, new restrooms will need to be fully handicap accessible. Showers, though not required by code, if installed, will also need to be handicap accessible, which is not difficult to achieve and the additional space requirements are not extensive.*
- 14. Technology and resources for Biblical studies.
- 15. Consolidation of church offices to better serve those entering the church (more welcoming).
 - a) Centralized workspace for duplication, graphics, and assembly.
 - b) Improved collaboration among staff.
- 16. Food pantry.
 - a) Consolidated storage, improved access for staff and those served, etc.
- 17. Central information location to highlight ministries.
- 18. Dedicated ministry storage including choir/music, sacristy, and other church ministries/functions that need storage space.
- 19. Adequate shop space.
 - a) For general use and ministries such as Helping Hands.
- 20. Improved safety and security.
 - a) Fire systems
 - b) Access (electronic locks)
 - c) Lighting
 - d) Disability access
 - e) Health (including non-hypoallergenic materials and environment)
 - f) Cashier security
- 21. Features to facilitate facility care and maintenance.
- 22. Sound-proofed Chapel, so Chapel and Sanctuary can be used simultaneously.

Program Analysis

The programming spreadsheet included in this section lists rooms and approximate sizes, as well as capacities as applicable. The analysis provides an approximate facility size that the modernized RLC would need to house the functions and spaces as defined by the design objectives. Please note that the existing sanctuary and the chapel sizes and capacities are to remain largely unchanged; and the programming spreadsheet reflects this. Room sizes and capacities for the remaining portions of the facility are sized based two resources: 1) the "Whole Building Design Guide" (WBDG) as published by the National Institute of Building Sciences and 2) Meier's professional experience in providing design work for many churches (e.g. Trinity Baptist Church, Columbia Community Church, and Bethel Prosser Church), which frequently is more applicable than the WBDG.

Room capacities listed for the assembly spaces such as the narthex, fellowship/multi-purpose room, and various education and meeting rooms are based on "comfortable" spacing versus code-required spacing. For instance, the building code requires spaces like the narthex to house 1 person per every 5 square feet (which is very crowded); and indeed, early in the design process it will be very important to make sure there are enough exit doors to handle this capacity. However, for the sake of the programming spreadsheet, a

more comfortable spacing of 15 square feet per person was used to ensure a room that will hold the desired capacity comfortably. In another example, the building code would assume 2 people for every office that is 150 square feet or larger; yet in most instances, these offices will house only 1 person. Similar liberties are applied throughout the spreadsheet to assure appropriate room sizing for desired occupancies versus code calculated occupancies.

The Programing Spreadsheet also notes facility system and site improvements that are a part of the RLC facility needs. In most cases, these items do not have a facility occupancy impact, or much of a square footage impact, but they will have a cost impact and are part of what the Church has noted as part of the overall desired facility needs. The spreadsheet is used as a basis to help develop the rebuild design concept presented within this report.

Richland Lutheran Church - Programming Spreadsheet

12/21/2015

	A	B	C	D	E	F	G	H	I
1									
2	Department	Group	Staffing or approx capacity	Space Description	Approx size (SF)	Adjacency Primary	Adjacency Secondary	Notes	ROM cost
3	Sanctuary/Worship							exst is 8300sf	
4		Existing sanctuary	400	auditorium	5500	Narthex	Sacristy	exst to remain	
5		Sacristy		room	80	Sanctuary			
6		Combined music ministry room	40	room	600	Sanctuary		could double as brides room	
7		GNMM room		room	250	Sanctuary			
8		Storage		room	200	Sanctuary			
9		Existing halls & restrooms		space	570	Worship Rooms	Sanctuary		
10		Existing chapel	40	room	1100	Sanctuary	Narthex	soundproof from Sanctuary	
11	TOTAL Sanctuary		480		8300			approx \$34/sf for remodel	\$282,200
12									
13	Narthex/Entry							existing Narthex space is 1900sf	
14		Interior Narthex/lobby	200	lobby	3000	Sanctuary	off/edu/fellowsp	15 sf/person	
15		Main restrooms		rooms	400	Narthex	fellowship		
16		Welcome center		space/counter				approx 100 sf within Narthex	
17		Cry room		room	200	Narthex	sanctuary		
18		Entrance vestibules		spaces	200	Narthex	covered entries		
19		Covered Exterior Entries	20	exterior space	300	Narthex	off-street parking	15 sf/person	
20	TOTAL Narthex		220		4100			approx \$115/sf if new	\$471,500
21	Subtotal Bldg 1 SF				12400				
22									
23	Church/Ministry Offices								
24		Ministry Leads							
25		Lead Pastor - Service Lead	1	Office	200	assistant	ministry leads	small mtg space	
26		Assoc Pastor - Spiritual Tr	1	Office	150	assistant	ministry leads		
27		Dir of Admin - Stewardship	1	Office	150	assistant	ministry leads		
28		Director of Music & Worship	1	Office	150	assistant	ministry leads		
29		Assoc Pastor for Visitation	1	Office	150	assistant	ministry leads	no current office	
30		Future	1	Office	150	assistants	ministry leads	no current office	
31		Property & Grounds Coord	1	Office	150	mech/elec eqpt	church staff		
32		Ministry assistants & reception							
33		Christian service	1	private or shared	100	ministry lead	reception		
34		Spiritual transformation	1	private or shared	100	ministry lead	reception		
35		Biblical stewardship	1	private or shared	100	ministry lead	reception		
36		Worship	1	private or shared	100	ministry lead	reception		
37		Reception area	1	space	120	assistants	Narthex		
38		Small waiting area		space	120	reception	Narthex		
39		Misc. Office Support							
40		Server room		room	80	church staff	education wing		
41		Work / Cooy room		room	200	church staff	education wing		
42		Conference room	15	room	300	church staff	education wing	20 sf/person	
43		Hospitality / Breakroom	15	room	300	church staff	education wing	20 sf/person	
44		Supply storage		1 or more rooms	100	church staff	education wing		
45		Food pantry		room	200	church staff	education wing		
46		Shop		separate building	800	church grounds	main building		
47		Hallways		space	400	church staff	education wing	approx 20%	
48	TOTAL Administration		42		4120			approx \$106/sf	\$436,720
49									

∞

Richland Lutheran Church - Programming Spreadsheet

12/21/2015

	A	B	C	D	E	F	G	H	I
	Department	Group	Staffing or approx capacity	Space Description	Approx size (SF)	Adjacency Primary	Adjacency Secondary	Notes	ROM cost
2									
50	Education								
51		Nursery	17	room	600	Narthex	education	room ranges from 500 to 700sf	
52		Preschool rooms	35	4 rooms	1200	education	Narthex	rooms approx 300sf each	
53		Elementary rooms	67	4 rooms	1600	education	Narthex	rooms range from 300 to 500 sf	
54		Children's chapel	16	room	240	education	Narthex		
55		Middle school room	30	room	600	education	Narthex	room ranges from 400 to 800sf	
56		High school room	43	room	1200	education	Narthex	room ranges from 800 to 1400sf	
57		Music Ministry	30	room	600	education	sanctuary		
58		Gloria Dei Multipurpose Room	76	room	1521	education	fellowship		
59		Adult meetings & classrooms	60	4 rooms	1600	fellowship	Narthex	rooms range from 300 to 500 sf	
60		Media/Resource area	16	room	400	Narthex	education wing		
61		Prayer Rooms	4	2 rooms	200	Narthex	fellowship	private or semi-private	
62		Educational storage/prep		closet or room	400	education	fellowship	could double w/office work room	
63		Restrooms>Showers/Laundry		rooms	400	education	fellowship		
64		Janitorial		room(s)	80	education	fellowship		
65		Hallways		space	1500	education		approx. 16%	
66	TOTAL Educational		259		12141			approx \$106/sf	\$1,286,946
67									
68	Fellowship/Kitchen							exst fellowship/ki/stg is 4000sf	
69		Fellowship/Multi-purpose room	270	room	4000	Narthex	kitchen	15 sf/person; \$106/sf	\$424,000
70		Commercial kitchen	4	room	700	fellowship	education	exst kit is 430sf; \$400/sf	\$280,000
71		Microministry storage		rooms / closets	500	fellowship	education	\$80/sf	\$40,000
72	TOTAL Fellowship/Kit		274		5200				\$744,000
73	Subtotal Bldg 2 SF				21461				
74									
75	TOTAL GROSS SF				33861				
76									
77	Building Systems								
78		Elevator				education		elevator plus machine room, lump sum	\$100,000
79		Mechanical (HVAC & Plumbing)				building wide		33,861sf x \$29/sf	\$981,969
80		Electrical				building wide		33,861sf x \$8/sf	\$270,888
81		Sound & AV systems				sanctuary	fellowship	9,500sf x \$2/sf	\$19,000
82		Acoustic improvements				sanctuary	fellowship	9,500sf x \$1/sf	\$9,500
83		Fire sprinkler system				building wide		33,861 x \$4/sf	\$135,444
84		Asbestos abatement				building wide		req'd for demo or remodel; \$1/sf	\$33,861
85	TOTAL Systems								\$1,550,662
86									
87	Sitework								
88		Parking improvements	125 stalls	paved parking	55000	main building	streets & lawn	increase exst parking lot 20%; \$4/sf	\$220,000
89		Site improvements		sidewalk/lawn	60000	main building	parking & streets	estimate \$1.50/sf	\$90,000
90		Accessory buildings		exst bldgs	7500			remodel/demo (except parsonage); \$7/sf	\$52,500
91	TOTAL Sitework								\$362,500
92									
93	Estimate subtotal								\$5,134,528
94	10% Permit & A/E Fees								\$513,453
95	25% Contingency								\$1,283,632
96	10% Escelation								\$513,453
97	TOTAL ROM ESTIMATE								\$7,445,066

G

Meier Architecture Engineering
 www.meierinc.com
 8697 Gage Blvd
 Kennewick, WA 99336
 (509) 783-1589

Existing Facility - Code Review

The following building code analysis is based on the 2012 International Building Code (IBC), including the 2013 Washington State Amendments to this code. In addition, City of Richland parking requirements are included as part of the code analysis. The first part of the following analysis reviews the existing facility with respect to the IBC requirements. The second part of the analysis reviews the proposed facility with respect to the sizes laid out on the Programming Spreadsheet.

Existing Facility

- Existing Parking: *103 stalls
*This includes 87 paved parking stalls and 16 spaces in the gravel overflow area but does not include parking at the city park lot.
- Parking required by Richland: *105 stalls
*The city requires 1 stall per 4 seats in the sanctuary building; based on pew lengths, and using the code requirement of 18" per person along a pew; the existing sanctuary building seats approx. 420 people
- IBC building construction type: *VB
*Wood-frame buildings are typically type VB construction; most of the existing church facility is wood framed.
- IBC occupancy type: *A3
*IBC chapter 3 describes building occupancies; a place of worship is considered an Assembly type 3 occupancy.
- Fire sprinkler system: No
- Fire alarm: Yes
- IBC allowable area (if new or extensively remodeled): *10,500 sf
*The allowable area=6000sf (from table 503) + 4500sf increase (for over 30' of clearance between the facility and adjacent property lines on all sides).
- Actual facility area (excluding unoccupied basement): *27,665 sf
*The present facility is larger than the code allows. Any significant remodel will require a fire sprinkler system and a 2-hour fire wall (essentially, to create two buildings connected at the fire wall).
- IBC Allowable facility height: *40 ft
*The existing sanctuary is approximately 55' tall, and would not be allowed per current code requirements. A fire sprinkler system allows the facility to be up to 60' tall.
- Actual facility height: *55 ft
*Sanctuary
- IBC Allowable stories: *1 story
*An A3 facility of type VB construction can only be 1-story; a 2nd story can be added if the facility has a fire sprinkler system.
- Actual stories: 2 stories

Summary of Existing Facility Code Review

The existing RLC facility would not be allowed to be constructed today without a fire sprinkler system; and a new facility of same or larger size, as well as an extensive remodel of the existing facility, would require a fire sprinkler system. Even with a fire sprinkler system, the facility (remodeled or new, if type VB construction is maintained) will need to have a 2-hour fire wall to separate the facility into two buildings from a code evaluation standpoint. A 2-hour fire wall in a type VB building is not difficult to construct; and

large openings between the two buildings can be provided, as long as they have fire-rated doors or shutters that separate the two buildings, in the event of a fire (as triggered by the fire alarm system).

Code Review for Programmed Facility

The conceptual RLC facility utilizes the sizes noted in the Programming Spreadsheet. The overall programmed facility is slightly larger than the existing facility; 33,861 square feet versus 27,665 square feet. The programmed facility is assumed to be of the same construction type as the existing type VB construction, which is the least restrictive and allows construction with most types of building systems. New construction could use a more restrictive construction type; however, for the sake of this report and analysis, it is best to use the flexible VB system. The programmed facility will actually consist of two buildings separated by a 2-hour, fire-rated wall. The 2-hour wall can be designed to be very open, as long as the openings are also fire rated and are tied to the fire alarm system so that they close in the event of a fire. Building 1 consists of the existing sanctuary, chapel, repurposed rooms along the west end of the sanctuary building, and a new and significantly increased narthex. Building 2 will house the remaining components of the church facility; such as administrative offices, education rooms, fellowship and multi-purpose rooms, meeting rooms, and the commercial kitchen. Refer to the programming spreadsheet for a more defined list of rooms and spaces contained within these two connected buildings.

Programmed Facility

- Parking: *125 stalls
 *This exceeds city parking requirements, as requested by congregants; exactly where the additional parking stalls will be located will be established early in the design process.

Building 1: Sanctuary/Narthex (Worship Building)

- IBC building construction type: *VB
 *Type VB construction, which allows for any building material including wood framing, is the least restrictive construction type classification within the IBC and is utilized in this program code review section as this allows for the greatest flexibility in future construction options. Please note that sometimes a type VB building will not allow a building to be as large as it needs to be, in which case more restrictive IBC construction classifications will need to be investigated.
- IBC occupancy type: A3
- Fire sprinkler system: Required
- Fire alarm: Required
- IBC allowable area (if new or extensively remodeled): *27,180 sf
 *The allowable area = 6000 sf (from table 503) + 3180 sf frontage increase + 18,000 sf for fire sprinklers in a single-story building.
- Programmed Building 1 area: 12,400 sf
- IBC allowable building height: 60 ft
- Actual Building 1 height: 55 ft
- IBC Allowable stories: *1 story
 *If the sprinkler area increase is 18,000 sf, Building 1 needs to be kept as a single story; if a two-story narthex is desired, the allowable building area is reduced to 21,180 sf

Building 2: Fellowship/Education/Admin (Main Building)

- Fire wall: *2 hour
 *A 2-hour fire wall will be required between building 1 and building 2; openings between these two need to be protected by 90-minute fire-rated

doors, or fire curtains (shutters); doors can be held open at hallways by using magnetic door holders connected to the fire alarm.

- IBC building construction type: *VB
 *A rebuild will likely be type VB, since most of the existing building is also this type of construction; and this is the least costly construction type in most instances.
- IBC occupancy type: A3
- Fire sprinkler system: Required
- Fire alarm: Required
- IBC allowable area (if new or extensively remodeled): *21,489 sf
 *The allowable area = 6000 sf (from table 503) + 3489 sf frontage increase + 12,000 sf for fire sprinklers in a two-story building.
- Programmed Building 1 area: 21,461 sf
- IBC Allowable building height: 60 ft
- Actual Building 1 height: 45 ft
- IBC Allowable stories: *2 story
 *By using only a 12,000 sf increase in area for sprinklers, a 2nd floor can be added.

Summary of Code Review for Programmed Facility

The programmed future RLC facility will need to be approximately 33,861 square feet in order to house the staff, functions and capacities that will meet the church's present and anticipated future needs. It is anticipated that the future facility will have a two-story component, which will likely be needed to fit this size of facility on the existing church grounds. Specifics regarding the existing accessory buildings that are owned by the church are not determined at this point; they may be remodeled and repurposed; they may be demolished for additional parking; or some combination of these options. The best uses of the accessory buildings will be determined early in the design process.

As-Built Existing Facility Drawings – see Appendix D for 11x17 drawings

Meier
 887 Doge Boulevard
 Kenosha, WI 53148
 P: 509.725.1588
 F: 509.783.5075
 www.meierinc.com

DATE	REVISION	BY	CHECKED	DESIGN	APPROVED

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

NOT FOR CONSTRUCTION
 RICHLAND LUTHERAN CHURCH
 FACILITIES STRATEGIC PLAN
 RICHLAND, WI
 SITE PLAN

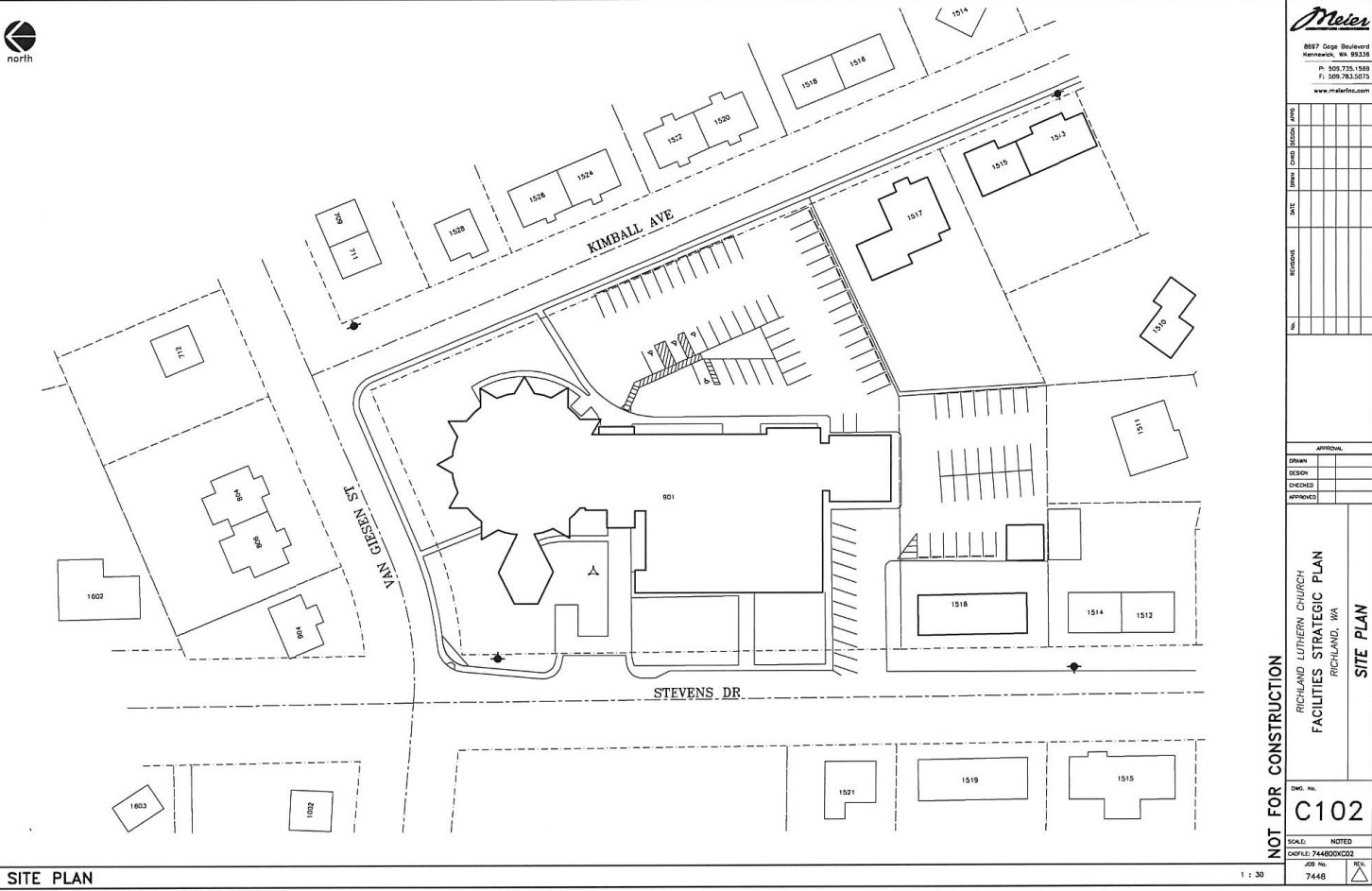
DWG. No.
C101

SCALE: NOTED
 SHEET: 744802C02
 JOB No. 7448



SITE PLAN

11/10/2011 1:13:14 PM - 11/10/2011 1:13:14 PM - 11/10/2011 1:13:14 PM - 11/10/2011 1:13:14 PM



SITE PLAN

1 : 30



north



8877 Gage Boulevard
Kenosha, WI 53148
P: 100.735.1488
F: 509.783.5875
www.meier.com

DATE	
REVISIONS	
NO.	

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

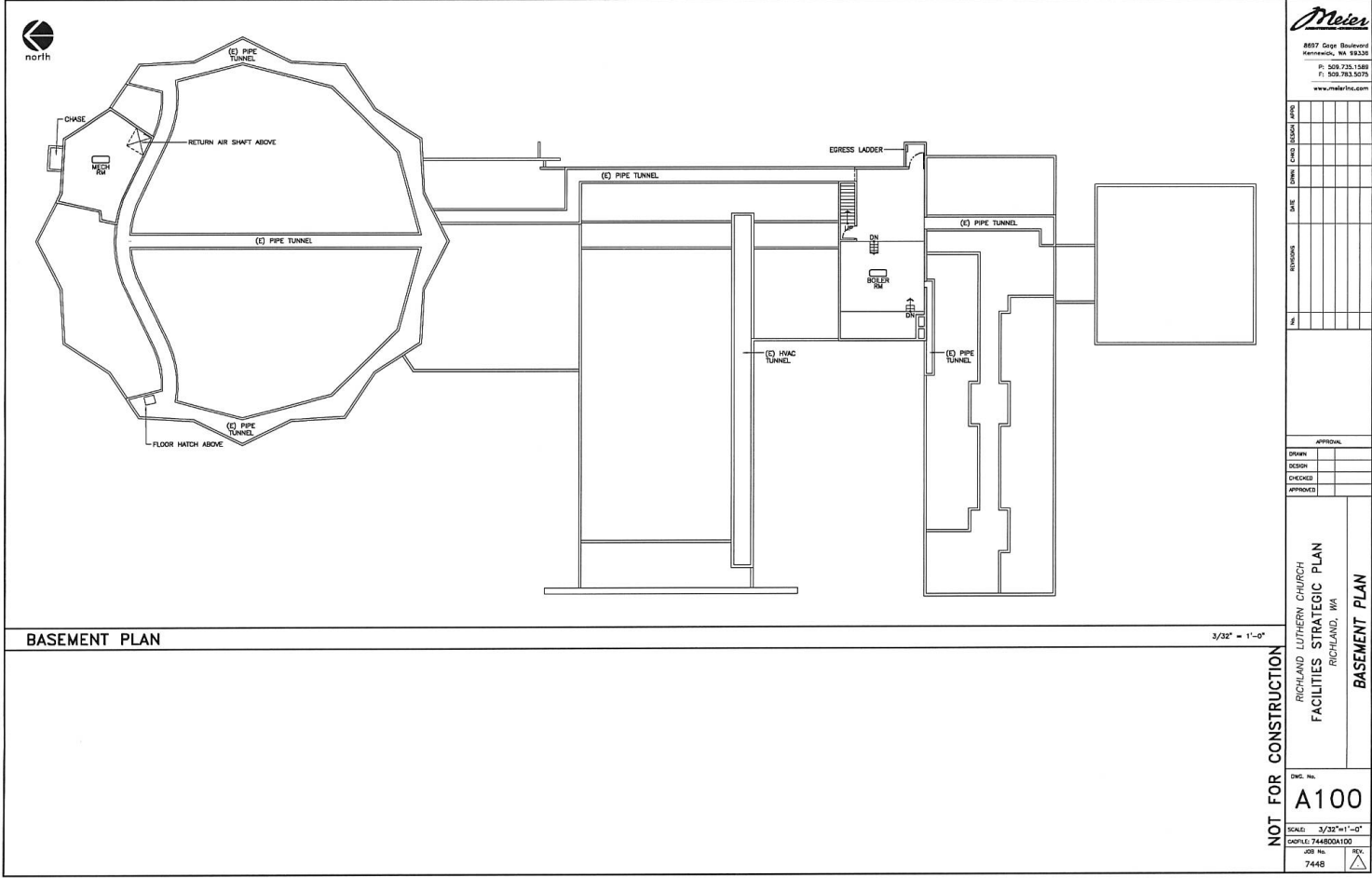
NOT FOR CONSTRUCTION

RICHLAND LUTHERAN CHURCH
FACILITIES STRATEGIC PLAN
RICHLAND, IA

SITE PLAN

DWG. No.
C102

SCALE	NOTED
DATE: 744800C02	
JOB No.	7448
REV.	1



BASEMENT PLAN

3/32" = 1'-0"

Meier
 8887 Gage Boulevard
 Kennewick, WA 98535
 P: 509.725.1588
 F: 509.783.5075
 www.meierinc.com

NO.	REVISION	DATE	BY	CHKD	APPD	INFO

APPROVAL
DESIGN
DESIGN
CHECKED
APPROVED

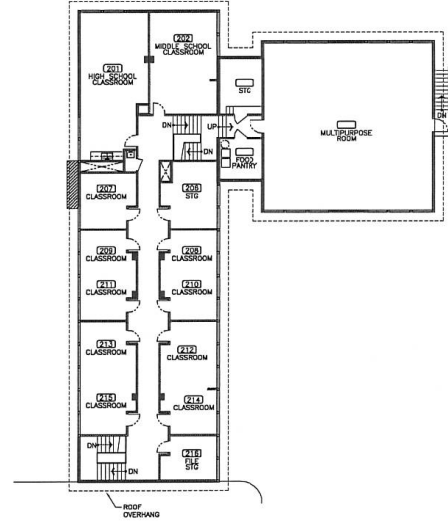
NOT FOR CONSTRUCTION
 RICHLAND LUTHERAN CHURCH
 FACILITIES STRATEGIC PLAN
 RICHLAND, WA
BASEMENT PLAN

DWG. No.
A100
 SCALE: 3/32"=1'-0"
 DATE: 7/4/2024
 JOB No. 7448
 REV.

\\p010101\projects\141121\141121.dwg



SECOND FLOOR PLAN



8587 Dapp Business
 Kennewick, WA 98534
 P: 509.735.1583
 F: 509.783.5073
 www.meierinc.com

NO.	DATE	BY	CHKD	REVISION

APPROVAL	
OWNER	<input type="checkbox"/>
DESIGN	<input type="checkbox"/>
DRAWN	<input type="checkbox"/>
APPROVED	<input type="checkbox"/>

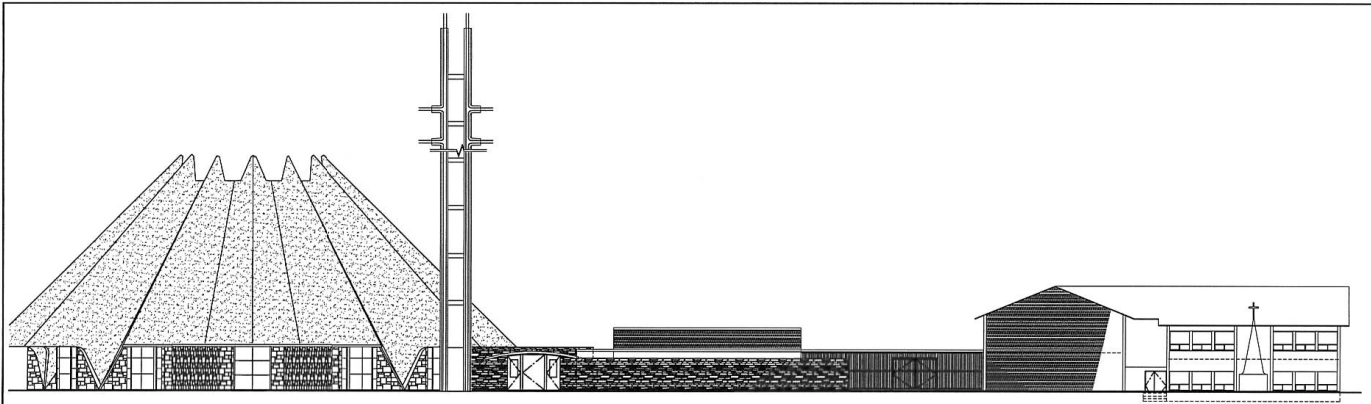
NOT FOR CONSTRUCTION
 RICHLAND LUTHERN CHURCH
 FACILITIES STRATEGIC PLAN
 RICHLAND, WA
SECOND FLOOR PLAN

DWG. NO.
A102

SCALE: 3/32" = 1'-0"

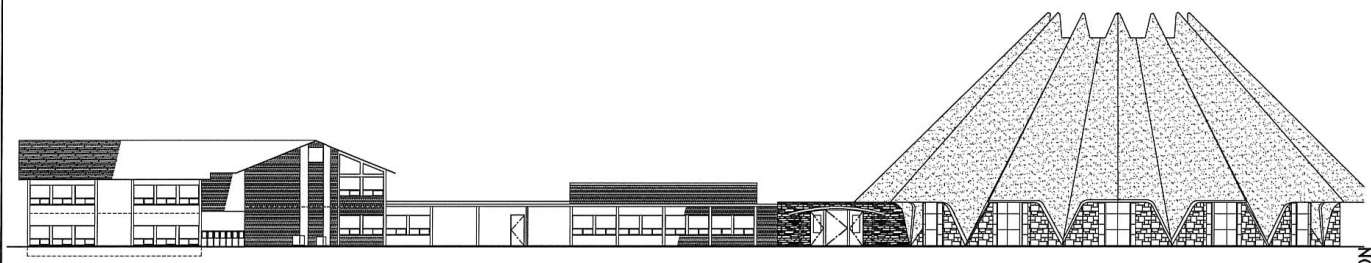
DRAWN: 744800A101-2
 JOB NO.: 7448
 REV:

3/32" = 1'-0"



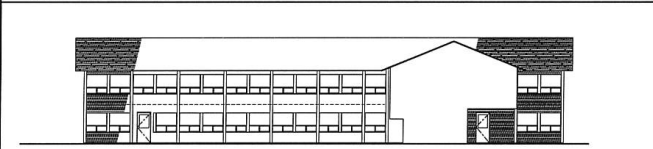
WEST ELEVATION

3/32" = 1'-0"



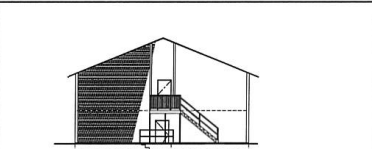
EAST ELEVATION

3/32" = 1'-0"



SOUTH CLASSROOM ELEVATION

3/32" = 1'-0"



SOUTH MULTI PURPOSE RM ELEVATION


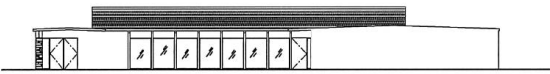
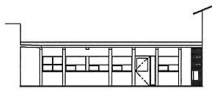

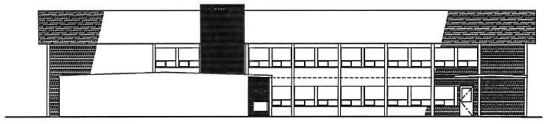
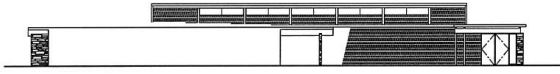
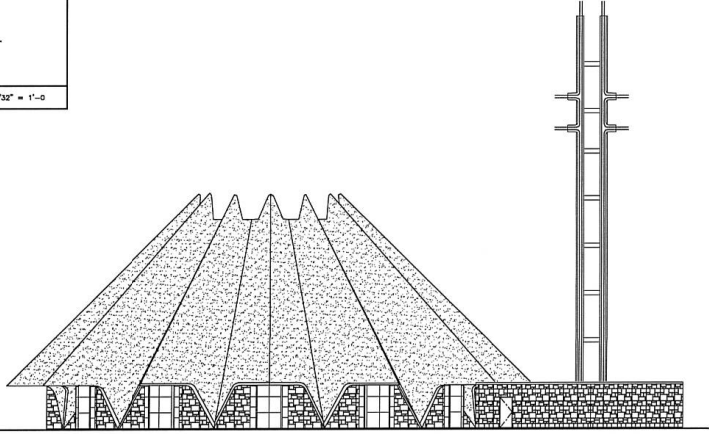
Meier
 857 Gage Boulevard
 Kennebec, ME 05338
 P: 508.735.1548
 F: 508.783.5675
 www.meierinc.com

NO.	DATE	BY	CHKD	APPD

APPROVAL	
DESIGN	
CHECKED	
APPROVED	

NOT FOR CONSTRUCTION
 RICHLAND LUTHERAN CHURCH
 FACILITIES STRATEGIC PLAN
 RICHLAND, ME
 EXTERIOR ELEVATIONS

DWG. NO.
A201
 SCALE: NOTED
 DATE: 7/4/2021
 JOB NO.
 7448

			 <p style="font-size: 8px;">8697 Gage Boulevard Kenosha, WI 53142 P: 509.735.1888 F: 509.783.5673 www.meierinc.com</p> <table border="1" style="font-size: 8px; width: 100%; height: 100%;"> <tr><td>DATE</td><td></td></tr> <tr><td>REVISIONS</td><td></td></tr> <tr><td>APPROVAL</td><td></td></tr> <tr><td>DRAWN</td><td></td></tr> <tr><td>DESIGN</td><td></td></tr> <tr><td>CHECKED</td><td></td></tr> <tr><td>APPROVED</td><td></td></tr> </table>	DATE		REVISIONS		APPROVAL		DRAWN		DESIGN		CHECKED		APPROVED	
DATE																	
REVISIONS																	
APPROVAL																	
DRAWN																	
DESIGN																	
CHECKED																	
APPROVED																	
COURTYARD LOOKING WEST 3/32" = 1'-0"	COURTYARD LOOKING NORTH 3/32" = 1'-0"	COURTYARD LOOKING EAST 3/32" = 1'-0"															
																	
COURTYARD LOOKING SOUTH 3/32" = 1'-0"	NORTH ELEVATION OF FELLOWSHIP HALL 3/32" = 1'-0"																
		<p style="font-size: 8px; text-align: center;">NOT FOR CONSTRUCTION</p> <p style="font-size: 8px; text-align: center;">RICHLAND LUTHERAN CHURCH FACILITIES STRATEGIC PLAN RICHLAND, WI</p> <p style="font-size: 8px; text-align: center;">EXTERIOR ELEVATIONS</p> <hr/> <p style="font-size: 8px;">DWG. NO. A202</p> <table border="1" style="font-size: 8px; width: 100%;"> <tr><td>SCALE</td><td>NOTED</td></tr> <tr><td>DWG. NO.</td><td>744806A201</td></tr> <tr><td>JOB NO.</td><td>7448</td></tr> <tr><td>REV.</td><td>△</td></tr> </table>	SCALE	NOTED	DWG. NO.	744806A201	JOB NO.	7448	REV.	△							
SCALE	NOTED																
DWG. NO.	744806A201																
JOB NO.	7448																
REV.	△																
NORTH ELEVATION OF SANCTUARY 3/32" = 1'-0"																	

R:\Projects\14-0000\14-0000.dwg (14-0000.dwg) - 14-0000.dwg

REBUILD CONCEPT SCHEME

Rebuild Concept Assessment

The rebuild pre-conceptual drawings maintain the existing sanctuary and chapel, with minor remodeling. New construction is restricted to the narthex, office area, education wing, kitchen, and fellowship rooms. The pre-conceptual drawings presented with this assessment were developed incorporating data tabulated in the Programming Spreadsheet referenced in an earlier section of this Facilities Strategic Plan. The concept essentially breaks the new facility into two buildings (which is required for code purposes): 1) the Worship Building, which houses the existing sanctuary, chapel, and new narthex; and 2) the Main Building, which houses the education, office, fellowship, and kitchen functions. The new Main Building is positioned to enable the existing main building, narthex, and sanctuary to be operational during construction. This will simplify the construction phasing with one move from the existing Main Building to the new Main Building, instead of multiple adjustments that would be required in the remodel alternative.

The existing RLC church facility is 27,665 square feet (excluding the mechanical basement spaces, which are not considered occupied spaces). The ideal facility defined in the Programming Spreadsheet is approximately 34,000 square feet to accommodate the design objectives. The conceptualized rebuild design scheme plan is 41,670 square feet. Approximately 3,000 of the square-foot increase between the rebuild drawings and the programmed size is tied to the new narthex/entry area (in the Worship Building), which connects the existing chapel to the new Main Building. The new Main Building has about 4,500 more square feet tied up in hallways, stairways, and storage areas than originally programmed. For the most part, the rooms within the rebuild plans match (or nearly match) the programmed room sizes.

Rebuild Concept Code Notes

The building code allows for this facility to be 35,625 square feet, if designed as IBC construction type classification IIB (which utilizes non-combustible materials such as steel and concrete) and fully sprinkled. In order to accommodate the 41,670 square feet, one fire wall can be constructed where shown on the floor plan. The fire wall separates the facility into two parts, or buildings; the north part which contains the existing sanctuary, chapel, the new narthex, the church offices, main restrooms, and some classroom space is referred to in the following text as the “North Building”; the south part consists of classrooms, youth rooms, commercial kitchen, and large meeting rooms is referred to in the following text as the “South Building”. Each of these building sides needs to be less than 35,625 square feet. By using double doors with magnetic door hold opens, the separation should not be noticeable and should not interfere with normal church functions. The South Building is 15,216 square feet and the North Building is 26,454 square feet in the rebuild design scheme.

The Code Review submitted in the Basis of Design section of this report was based on facility construction type VB, which allows for wood framed construction and is typically less restrictive than other IBC construction type classifications. However, Type VB construction only allows the maximum, fully sprinkled, two-story facility to be 21,489 square feet; which does not quite meet the rebuild North Building size of 26,454 square feet. If the North Building rebuild design is reanalyzed using construction Type IIB the allowable size for the two-story, fully sprinkled building increases to the 35,625 square feet referenced above. Please note that the existing sanctuary and chapel, which are within the new “North Building”, do not comply with the current building codes in that they do not have a fire sprinkler system as the code requires for any assembly room seating more than 300 people. Once a building permit is issued and construction begins on the Worship Building the construction will need to be executed as one continuous project until this entire portion of the building complies with the building codes. Similarly, once a building permit is issued and construction begins on the South Building this construction will also need to be executed as one continuous project until this entire portion of the building is constructed and in compliance with the codes.

Richland Lutheran Church - Rebuild Design Scheme ROM Cost Estimate

12/21/2015

	A	B	C	D	E	F	G	H	I
1									
2	Department	Group	Staffing or approx capacity	Space Description	Program size (SF)	Design Scheme size (SF)	Primary Adjacency	Notes (see drawings for additional notes)	ROM cost
3	Sanctuary/Worship							exst is 8300sf	
4		Existing sanctuary	400	auditorium	5500	5500	Narthex	minor mods, improve room systems & safety	
5		Sacristy		room	80	105	Sanctuary	new casework & plumbing	
6		Prayer, Wedding, Pastor Prep	40	room	600	404	Sanctuary	combined music room moved to new addition	
7		GNMM rooms		room	250	362	Sanctuary	includes 142 sf studio & 40 sf closet	
8		Storage		room	200	250	Sanctuary	worship accessory storage	
9		Common areas		space	570	579	Prep/GNMM	hall, restroom, JC, mech basement access	
10		Existing chapel	40	room	1100	1100	Sanctuary	improve acoustics at doors into Sanctuary	
11	TOTAL Sanctuary		480		8300	8300		\$34/sf - remodel; pews remain, new finishes	\$282,200
12									
13	Narthex/Entry							existing Narthex space is 1900sf	
14		Interior Narthex/lobby	650	lobby	3000	5550	Sanctuary	includes coffee bar area, coats, and mail boxes	
15		Main restrooms		rooms	400	780	Narthex		
16		Welcome center		space/counter				approx 100 sf within Narthex	
17		Cry room		room	200		Narthex	chapel can double as cry room	
18		Entrance vestibule		spaces	200	586	Narthex		
19		Covered exterior entries		exterior space	300		Narthex	moved to Sitework category	
20	TOTAL Narthex		650		4100	6916		\$115/sf - new	\$795,340
21									
22	Church/Ministry Offices								
23		Ministry Leads							
24		Lead Pastor - Service Lead	1	Office	200	200	assistant	small mtg space	
25		Assoc Pastor - Spiritual Tr	1	Office	150	150	assistant		
26		Dir of Admin - Stewardship	1	Office	150	150	assistant		
27		Director of Music & Worship	1	Office	150	150	assistant		
28		Assoc Pastor for Visitation	1	Office	150	150	assistant	no current office	
29		Future	1	Office	150	142	assistants	no current office	
30		Property & Grounds Coord	1	Office	150	0	grounds	moved to new shop facility; includes HVAC	
31		Ministry assistants & reception							
32		Christian service	1	shared	100	75	ministry lead		
33		Spiritual transformation	1	shared	100	75	ministry lead		
34		Biblical stewardship	1	shared	100	75	ministry lead		
35		Worship	1	shared	100	75	ministry lead		
36		Reception area	1	space	120	0	assistants	recpt included with work/copy area below	
37		Small waiting area		space	120	0	reception	waiting included with work/copy area below	
38		Misc. Office Support							
39		Server room		room	80	80	church staff		
40		Work / Copy room		room	200	360	church staff	includes recpt and waiting	
41		Conference room		room	300	462	church staff		
42		Hospitality / Breakroom		room	300	150	church staff	can use fireside room, or fellowship hall	
43		Supply storage		2 areas	100	130	church staff		
44		Food pantry		room	200	142	church staff	can also use pantry across from kitchen	
45		Shop		separate building	800	850	grounds	includes prop coord office & restroom	
46		Hallways		space	400	494	church staff	office area hallways & stair	
47	TOTAL Administration		12		4120	3910		\$106/sf - remodel	\$414,460
48									
49									

21

Richland Lutheran Church - Rebuild Design Scheme ROM Cost Estimate

12/21/2015

	A	B	C	D	E	F	G	H	I
	Department	Group	Staffing or approx capacity	Space Description	Program size (SF)	Design Scheme size (SF)	Primary Adjacency	Notes (see drawings for additional notes)	ROM cost
2									
50	Education								
51		Nursery	17	room	600	699	Narthex	includes two restrooms	
52		Preschool rooms	35	4 rooms	1200	1230	education		
53		Elementary rooms	67	4 rooms	1600	1600	education		
54		Children's chapel	16	room	240	310	education		
55		Middle school room	30	room	600	704	education		
56		High school room	43	room	1200	1258	education		
57		Music Ministry	30	room	600	682	education	includes storage closet	
58		Gloria Dei Multipurpose room	76	room	1521	1524	education	includes storage closets	
59		Adult meetings & classrooms	60	3 rooms	1600	1584	fellowship	includes 3 to 4 rooms, one with folding partition	
60		Media/Resource area	7	room	400	558	edu/office		
61		Prayer room	2	room	200	0	education	extra adult classroom could be a prayer room	
62		Educational storage/prep		closet or room	400	460	education	additional storage in each room's casework	
63		Restrooms/Showers/Laundry		rooms	400	670	education		
64		Janitorial		rooms	80	92	education		
65		2nd Story Hallways		space	n/a	2226	education		
66		1st Story Hallways/stairs		space	1500	2786	education	includes preschool/nursery drop-off, RR & halls	
67	TOTAL Educational		248		12141	16383		\$106/sf - new	\$1,736,598
68									
69	Fellowship/Kitchen								
70		Large Fellowship room	202	room	0	2340	Narthex	\$106/sf - 15sf/person w/tables & chairs	\$77,220
71		Small fellowship/mtg rooms	73	2 rooms	4000	2100	Narthex	\$106/sf - 15 sf/person	\$222,600
72		Commercial kit, pantry, setup	4	room	700	1083	fellowship	\$400/sf - includes new eqpt & MEP	\$433,200
73		Fellowship & ministry storage		rooms / closets	500	638	fellowship	\$80/sf	\$51,040
74	TOTAL Fellowship/Kit		279		5200	6161			\$784,060
75									
76									
77	TOTAL Occupants & SF		1669		33861	41670			
78									
79									
80	Building Systems								
81		Elevator					education	including machine room equipment & shaft walls	\$100,000
82		Folding Partitions					fellowship	\$150/linear foot (lf) x110lf	\$16,500
83		New HVAC systems			34821	41670	building wide	\$23/sf; excluding kitchen	\$958,410
84		Electrical upgrades throughout			34821	41670	building wide	\$8/sf; excluding kitchen	\$333,360
85		Plumbing upgrades throughout			34821	41670	building wide	\$6/sf; excluding kitchen	\$250,020
86		New Fire sprinkler system			34821	41670	building wide	\$4/sf; includes riser room	\$166,680
87		Demolish exst main bldg			19400	19400	exst bldg	\$7/sf; includes asbestos abatement	\$135,800
88		New Sound & AV systems			9500	5500	Sanctuary	\$2/sf; includes sanctuary	\$11,000
89		Acoustic improvements			9500	5500	Sanctuary	\$1/sf; includes sanctuary	\$5,500
90		Insulate sanctuary/chapel roofs			8300	8300	Sanctuary	\$10/sf	\$83,000
91	TOTAL Systems								\$2,060,270
92									
93									
94									
95									
96									

22

Meier Architecture Engineering
 www.meierinc.com
 8697 Gage Blvd
 Kennewick, WA 99336
 (509) 783-1589

Richland Lutheran Church - Rebuild Design Scheme ROM Cost Estimate

12/21/2015

	A	B	C	D	E	F	G	H	I
	Department	Group	Staffing or approx capacity	Space Description	Program size (SF)	Design Scheme size (SF)	Primary Adjacency	Notes (see drawings for additional notes)	ROM cost
2									
97	Sitework								
98		Parking & Site improvements	145 stalls	exterior space	94857	94857	building	\$4/sf; includes paving, landscape & playground	\$379,428
99		Remove accessory buildings		exst bldgs	7500	7500		\$7/sf ; assumes asbestos; parsonage remains	\$52,500
100		Stevens covered exterior entries		exterior space	300	4800	Narthex	\$34/sf; includes skylights & sprinklers	\$163,200
101		Kimball covered entries		exterior space	300	446	education	\$34/sf; includes sprinklers & exst steeple	\$15,164
102	TOTAL Sitework								\$610,292
103									
104									
105	Construction Subtotal								\$6,683,220
106									
107	10% Permit & A/E Fees								\$668,322
108	Subtotal								\$7,351,542
109									
110	25% Contingency								\$1,670,805
111	10% Escalation							2.5% per year for four years	\$668,322
112									
113	TOTAL ROM ESTIMATE							includes built-in equpt & kitchen equpt but excludes furnishings	\$9,690,669

23



Project Name: Richland Lutheran Church (Rebuild Scheme)

Date: 2/4/2016

Project No. : 7448

Maintenance Cost Estimate

Prepared by: DLA

This is opinion of probable maintenance cost. Costs presented are intended to be Rough Order of Magnitude costs only. All costs from 2016 RSMmeans Online Facilities Preventive Maintenance unless noted otherwise.

Checked by:

DESCRIPTION	QTY	UNIT	MAN-HOURS			MATERIAL		EQUIP.	SUBCONT	TOTAL
			UNIT	TOTAL	\$/HR	LABOR	UNIT			
HVAC equipment (Based on RTUs for Narthex and south wings, new split DX AHU with gas heat for sanctuary and chapel, ductless splits in north offices to remain.)										
Ductless mini-splits (North Offices)	4	ea	1.719	6.876	85	584	51.36	205		\$789
Ductless mini-split (Server Room)	1	ea	1.719	1.719	85	146	51.36	51		\$197
Packaged RTUs (South)	10	ea	1.004	10.04	85	853	50.35	504		\$1,357
Packaged RTUs (Narthex)	2	ea	1.004	2.008	85	171	50.35	101		\$272
Commercial Dishwasher Hood	1	ea	1.424	1.424	85	121	64.95	65		\$186
Commercial Kitchen Exhaust Hood	1	ea	1.424	1.424	85	121	64.95	65		\$186
Sanctuary AHU (DX split with gas heat)	1	ea	2.604	2.604	85	221	225.6	226		\$447
Chapel AHU (DX split with gas heat)	1	ea	2.519	2.519	85	214	101.2	101		\$315
Roof exhaust fans	4	ea	0.54	2.16	85	184	4.02	16		\$200
Small exhaust fans	4	ea	0.54	2.16	85	184	4.02	16		\$200
Plumbing Equipment (Based on Concept Plans)										
Toilet/Urinal	26	ea	0.057	1.482	85	126	0			\$126
Lavatory	14	ea	0.087	1.218	85	104	7.15	100		\$204
Shower	2	ea	0.057	0.114	85	10	9.31	19		\$29
General sink	8	ea	0.087	0.696	85	59	7.15	57		\$116

DESCRIPTION	QTY	UNIT	MAN-HOURS			MATERIAL		EQUIP.	SUBCONT	TOTAL
			UNIT	TOTAL	\$/HR	LABOR	UNIT			
Commercial Kitchen Sink	2	ea	0.087	0.174	85	15	7.15	14		\$29
Hose bibb (Estimated)	7	ea	0		85		0			
Other Fixture (Drinking Fountain)	3	ea	0.62	1.86	85	158	18.53	56		\$214
Domestic Storage Water Heater (Electric)	2	ea	0		85		0			
Washer/Dryer	1	ea	1.5	1.5	85	128	10	10		\$138
Elevator	1	ea	1.853	1.853	85	158	1525	1525		\$1,683
IT equipment (Not included)										
Commercial Kitchen Equipment (Not included)										
SUBTOTAL				41.831		3557		3131		\$6,688

OVERHEAD ON LABOR & MATERIALS	18.0%	\$1,204
OVERHEAD EQUIPMENT & SUBCONTRACTOR	8.0%	\$0
PROFIT	10.0%	\$789
SUBTOTAL		\$8,681
TAX	8.0%	\$694
BOND & INSURANCE	2.0%	\$188
CONTINGENCY	10.0%	\$956
TOTAL (FIRST YEAR)		\$10,519

ESCALATION & MAINTENANCE COSTS: maintenance costs should increase gradually at first, and more steadily after about year 10

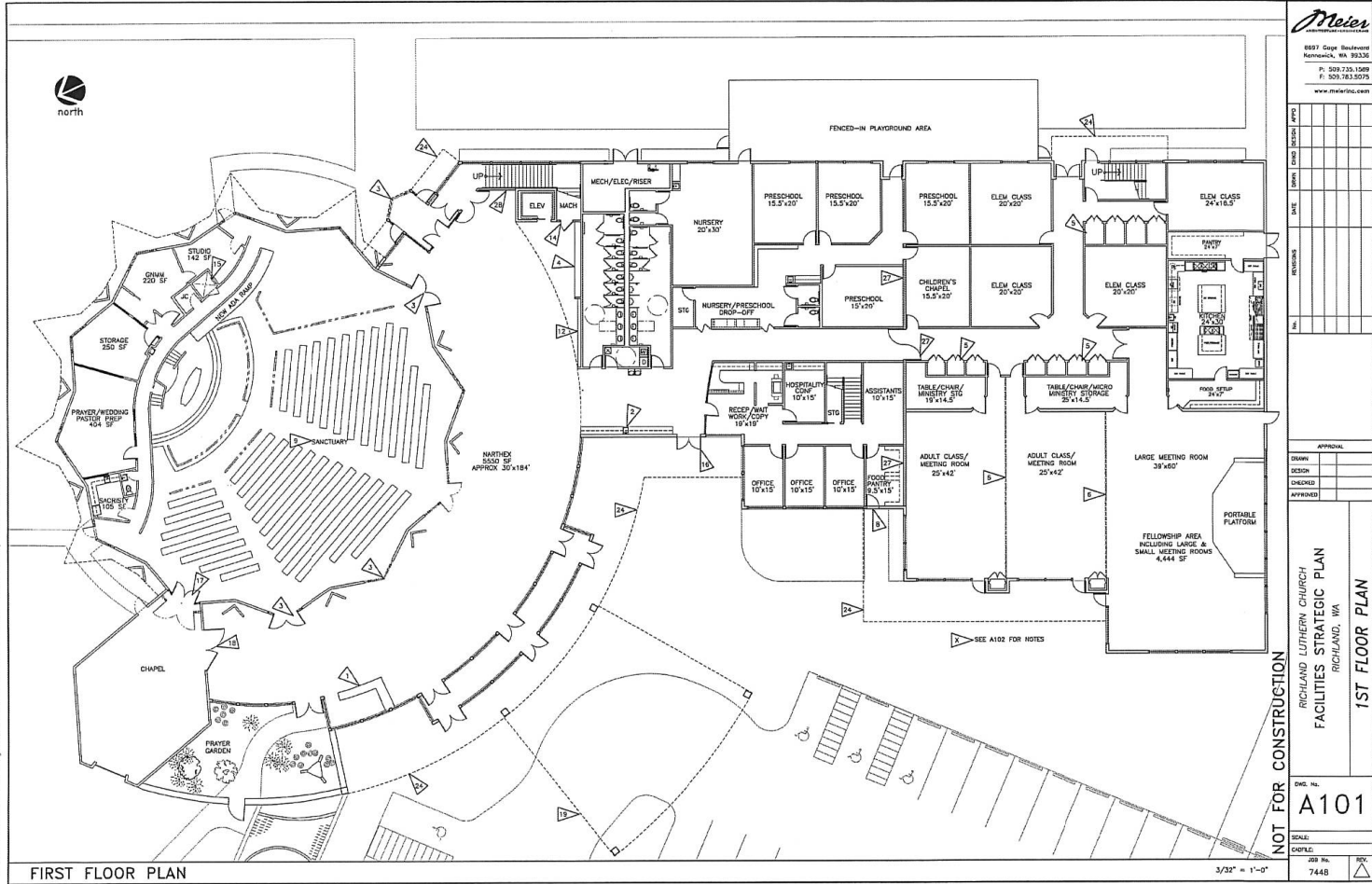
DESCRIPTION	QTY	UNIT	MAN-HOURS			MATERIAL		EQUIP.	SUBCONT	TOTAL
			UNIT	TOTAL	\$/HR	LABOR	UNIT			
Year 1 Maintenance Costs				100%						\$ 10,519.32
Year 2 - 1% estimated increase				101%						\$ 10,624.51
Year 3 - 1% estimated increase				102%						\$ 10,729.70
Year 4 - 2% estimated increase				104%						\$ 10,940.09
Year 5 - 2% estimated increase				106%						\$ 11,150.48
Year 6 - 3% estimated increase				109%						\$ 11,466.06
Year 7 - 3% estimated increase				112%						\$ 11,781.64
Year 8 - 4% estimated increase				116%						\$ 12,202.41
Year 9 - 4% estimated increase				120%						\$ 12,623.18
Year 10 - 5% estimated increase				125%						\$ 13,149.15
Year 11 - 6% estimated increase				131%						\$ 13,780.31
Year 12 - 7% estimated increase				138%						\$ 14,516.66
Year 13 - 8% estimated increase				146%						\$ 15,358.20
Year 14 - 9% estimated increase				155%						\$ 16,304.94
Year 15 - 10% estimated increase				165%						\$ 17,356.87
Year 16 - 11% estimated increase				177%						\$ 18,619.19
Year 17 - 12% estimated increase				189%						\$ 19,881.51
Year 18 - 13% estimated increase				202%						\$ 21,249.02
Year 19 - 14% estimated increase				216%						\$ 22,721.73
Year 20 - 15% estimated increase				231%						\$ 24,299.62
TOTAL (20 YEARS MAINTENANCE)										\$ 299,274.59











FIRST FLOOR PLAN

3/32" = 1'-0"

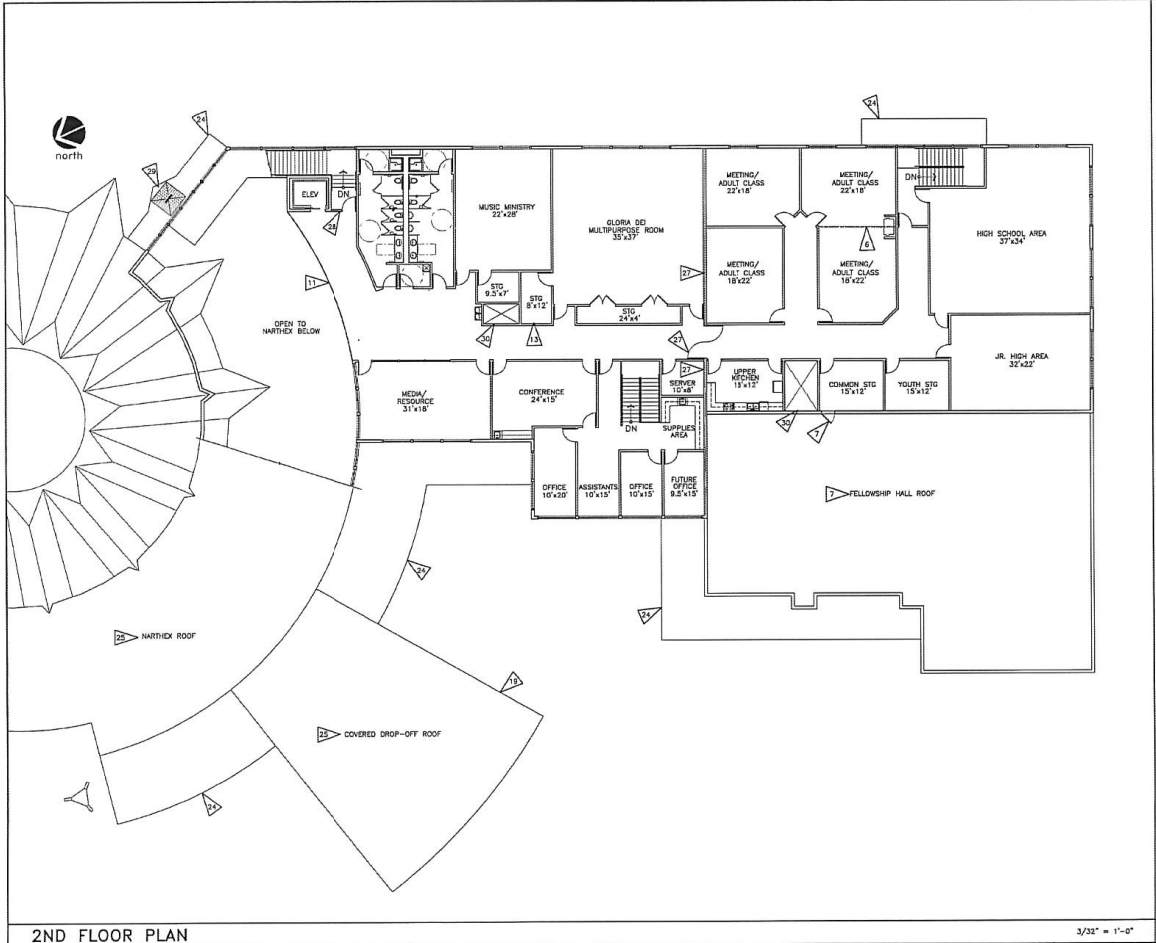
Mier
 8097 Cape Boulevard
 Kennewick, WA 98538
 P: 509.735.1989
 F: 509.783.5075
 www.mierinc.com

DATE	BY	CHKD	DATE	BY

APPROVAL

NOT FOR CONSTRUCTION
 RICHLAND LUTHERAN CHURCH
 FACILITIES STRATEGIC PLAN
 RICHLAND, WA
1ST FLOOR PLAN

DWG. No.: **A101**
 SCALE:
 DATE:
 JOB No.: 7448



- 1 INFORMATION/WELCOME CENTER.
- 2 COFFEE & REFRESHMENT CENTER.
- 3 REMOVE TWO (2) STAIN-GLASS WINDOWS & INSTALL DOUBLE DOORS INTO SANCTUARY. RELOCATE ONE (1) STAIN-GLASS WINDOWS TO FORMER OFF ROOM AREA, & ONE TO THE EAST (ORIGINAL ST) NATHRICH ENTRY.
- 4 COAT RACKS.
- 5 LOCKABLE NURSERY OR SUNDAY SCHOOL STORAGE CLOSET.
- 6 ACUSTIC FOLDING PARTITION.
- 7 NEW HVAC EQUIPMENT LOCATED ON ROOF TOP, ACCESSED BY DOOR FROM SOUTH FIRE ESCAPE STAIRWAY.
- 8 PROVIDE DUTCH STYLE DOOR WITH COUNTER AT TOOT PARTY TO HELP WITH FOOD DISTRIBUTION ACTIVITIES.
- 9 SANCTUARY SEATING AREA WILL HAVE MINIMAL IMPROVEMENTS TO INCLUDE SOBER CHAIR AREA ACCESS, RAMP TO LECTERN, MORE CLEARLY IDENTIFIED EXIT, IMPROVED LIGHTING, HAND ADJUSTED COMMUNICATING SYSTEMS & FLEXIBILITY TO ACCOMMODATE VARIOUS FORMS OF MOBILITY WHILE MINIMIZING IMPACT TO THE EXISTING SPACE.
- 10 THE KITCHEN AREA HAS CLEARLY DEFINED FOOD STORAGE AREA, FOOD PREP AREA, & DISH/UTENSIL WASH AREA. EQUIPMENT SHOULD FOR REFERENCE INCLUDE A COMMERCIAL HOOD OVER MULTI-BURNER RANGE/OVEN & BUSINESS COMBOFRIDGE, MICROWAVE, REFRIGERATOR FREEZER & ICE MAKER, MIXER, FOOD WARMER, COMBINAID, & RESIDENTIAL DISHWASHER, PLUS PREP ISLANDS, PARTY & STORAGE SEATING.
- 11 AVOID OVERLOOKING NATHRICH.
- 12 RELOCATED CHURCH MAIL BOXES.
- 13 PROVIDE STORAGE NEAR THE GLORIA BLD MULTIPURPOSE ROOM FOR BOY SCOUT EQUIPMENT.
- 14 ELEVATOR MACHINE ROOM.
- 15 REPLACE EXISTING WOOD LADDER WITH OSHA COMPLIANT METAL LADDER. REVISE CRATING SUPPORT STRUCTURE & OPENING TO 2' SQUARE.
- 16 CHURCH OFFICE ENTRY DOOR.
- 17 INSTALL A NEW GLASS PARTITION AND DOOR INTO THE CHAPEL WITH SOUNDING FOR ACOUSTIC SEPARATION. (E) DECORATIVE WOOD DOORS INTO CHAPEL WILL BE SHOWN IN PLACE.
- 18 REVISE (E) WIDE CARVED WOOD NATHRICH DOORS AS ENTRY DOORS INTO THE CHAPEL FROM THE NATHRICH.
- 19 NEW COVERED DROP-OFF CANOPY, WITH 14' MINIMUM HEADROOM CLEARANCE.
- 20 TRASH ENCLOSURE.
- 21 SECURE PLAYGROUND AREA.
- 22 PRAYER GARDEN.
- 23 NEW & EXISTING LAWN & LANDSCAPE AREAS.
- 24 CANOPIES OVERHEAD.
- 25 SKYLIGHTS, TYPICAL AT COVERED DROP-OFF & IN NATHRICH.
- 26 REMOVE MOST CHURCH BUNKED STRUCTURES; REGRADE FOR POSITIVE DRAINAGE BUT SAFE PEDESTRIAN SLOPES. RESERVE FOR 161 PARKING SPACES INCLUDE CITY REQUIRED HANDICAP ACCESSIBLE & VETERAN'S STALLS.
- 27 TWO-HOUR FIRE RESISTANCE RATED WALL DOORS WITHIN THE WALL ARE REQUIRED TO HAVE A 60 MINUTE FIRE RESISTANCE RATING. HALLWAY DOORS SHALL BE SOFT OPEN WITH MAGNETIC HOLD OPEN DEVICES, WHICH ENABLE THEM TO CLOSE WHEN TRIGGERED BY THE FIRE ALARM SYSTEM.
- 28 ONE-HOUR FIRE RESISTANCE RATED WALLS AND DOORS AT EXIT CORNERS, PROVIDE MANDATED HOLD-OPENERS FOR STAIRWAY DOORS INTO THE NATHRICH.
- 29 ORIGINAL CHURCH STEEPLE RELOCATED TO TOP OF ORIGINAL STREET NATHRICH ENTRY.
- 30 MECHANICAL CHASE SPACE TO ALLOW DUCTWORK FROM ROOF TOP HVAC UNITS DOWN TO FIRST FLOOR.

Meier
MEIER ENGINEERS & ARCHITECTS

8697 Duple Boulevard
Kirkland, WA 98333
P. 509.735.1558
F. 509.783.5875
www.meierinc.com

DATE	DESIGN	CONSTRUCTION	REVISIONS

APPROVAL

DRAWN	
DESIGN	
CHECKED	
APPROVED	

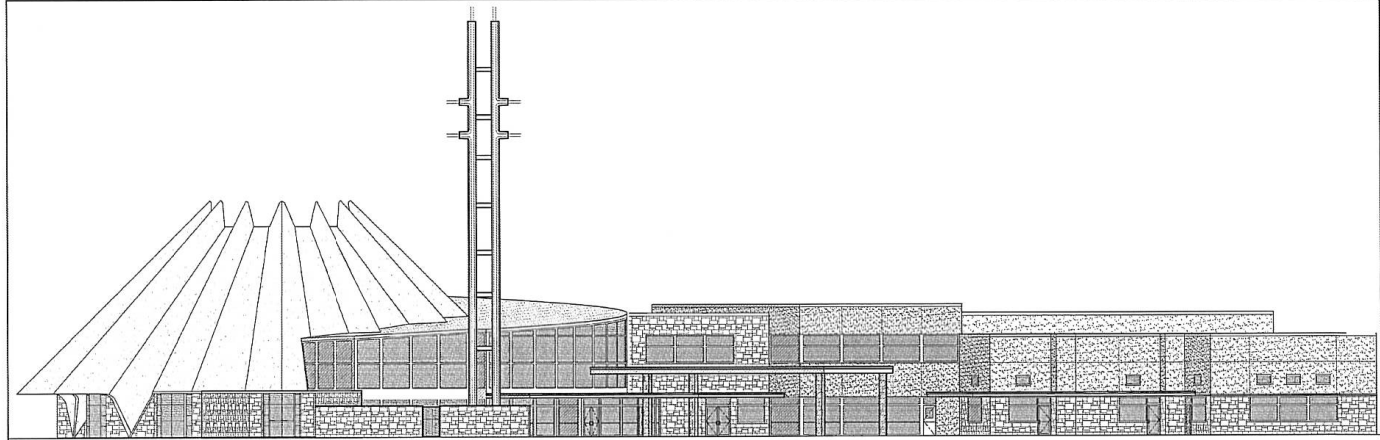
NOT FOR CONSTRUCTION

RICHLAND LUTHERAN CHURCH
FACILITIES STRATEGIC PLAN
RICHLAND, WA

2ND FLOOR & SITE PLANS

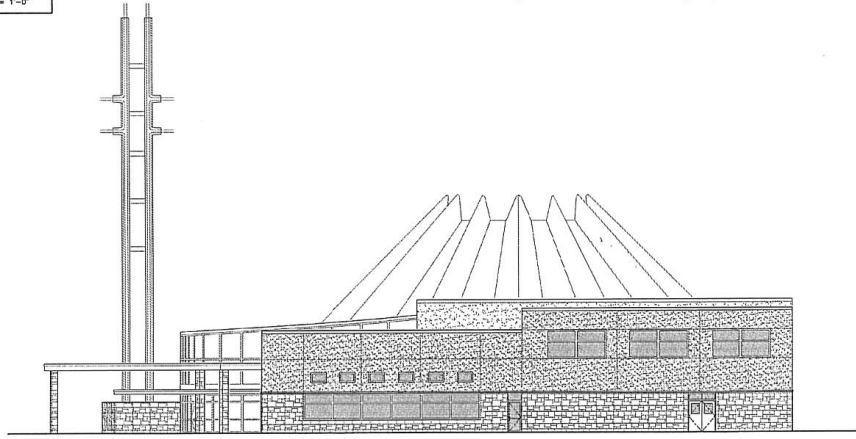
DWG. No. **A102**

SCALE:
DATE:
JOB No. 7448



STEVENS (WEST) ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

Meier
ARCHITECTS + ENGINEERS
8697 Coga Boulevard
Kenosha, WI 53138
P: 908.735.1888
F: 908.783.0672
www.meierinc.com

NO.	REVISION	DATE	BY	CHKD	DATE

APPROVAL	
OWNER	<input type="checkbox"/>
DESIGN	<input type="checkbox"/>
CHECKED	<input type="checkbox"/>
APPROVED	<input type="checkbox"/>

NOT FOR CONSTRUCTION

RICHLAND LUTHERAN CHURCH
FACILITIES STRATEGIC PLAN
RICHLAND, WI
WEST & SOUTH ELEVATIONS

DRW. No. A201

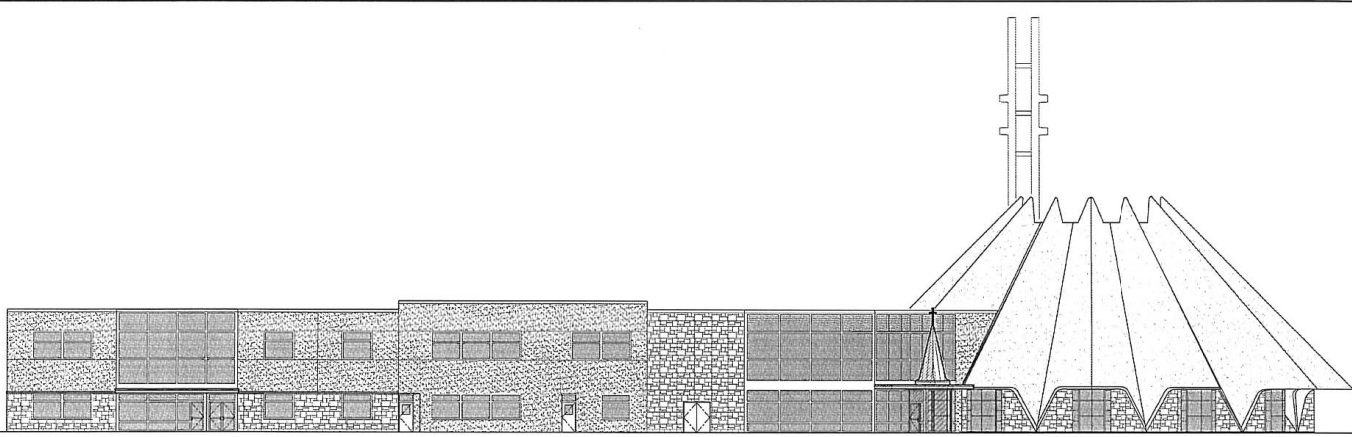
SCALE:
DATE:

ISS. No. 7448



PROJECT INFORMATION: R.L.C. DESIGN, INC. 3000 S. MAIN ST., SUITE 100, RICHLAND, WI 53138. DATE: 03/20/2019. 10:00 AM. 10:00 AM.

PROJECT: 2018011811 - RICHLAND LUTHERAN CHURCH FACILITIES STRATEGIC PLAN - ARCHITECTURAL CONSTRUCTION DOCUMENTS - EAST ELEVATION - DATE: 2018-03-14 10:44 AM - 01/1/2018



KIMBALL (EAST) ELEVATION

3/32" = 1'-0"

Meyer
 ARCHITECTS
 8587 Dyer Boulevard
 Richmond, VA 23236
 P: 508.735.1568
 F: 508.783.5075
 www.meyerinc.com

NO.	REVISION	DATE	BY	CHKD	APPD

APPROVAL	
OWNER	
DESIGN	
CHECKED	
APPROVED	

NOT FOR CONSTRUCTION
 RICHLAND LUTHERAN CHURCH
 FACILITIES STRATEGIC PLAN
 RICHLAND, VA
EAST ELEVATIONS

DWG. No.
A202
 SCALE:
 CAPED
 JOB No.
 7448



CONSTRUCTION PHASING

Phased Construction Description

The following is a brief description of one potential scenario for phasing the construction (please see drawings and estimate for further clarification):

PHASE 1

- Remove auxiliary church properties (except for the parsonage)
- Provide new curb cuts off of Kimball and Stevens
- Grade, gravel, and pave the south end of the church properties to accommodate approximately 91 new parking stalls, plus maintain the 10 angled stalls located near the Stevens driveway. Four or five stalls will need to be temporarily designated as handicap stalls until Phase 5 work is complete and these stalls are relocated near the main entry.

PHASE 2

- Close off the existing northeast Kimball parking drive for other than construction vehicles.
- Construct the new office/classroom/fellowship hall building (Main Building), and the east third of the new narthex. This portion of the narthex includes the elevator and stairs, as well as a new set of double doors between the sanctuary and the eastern portion.
- The new maintenance building, including the facilities office can be part of phase 2 work.
- The existing east (Kimball) narthex entry will need to be closed off to accommodate new construction.

PHASE 3

- Once the new Main Building and the eastern third of the new narthex are constructed, staff can be moved to the new Main Building, and worship services can be held in the new fellowship hall. This will free up the sanctuary for remodel and improvements to be accomplished without interfering with weekly worship services. The sanctuary remodel and improvement work includes remodeling of the north end office area; improved sound and AV, improved acoustics, installation of fire sprinkler system, plus insulating and reroofing the sanctuary and chapel.
- Phase 3 will include demolition of the existing office/classroom/fellowship building.

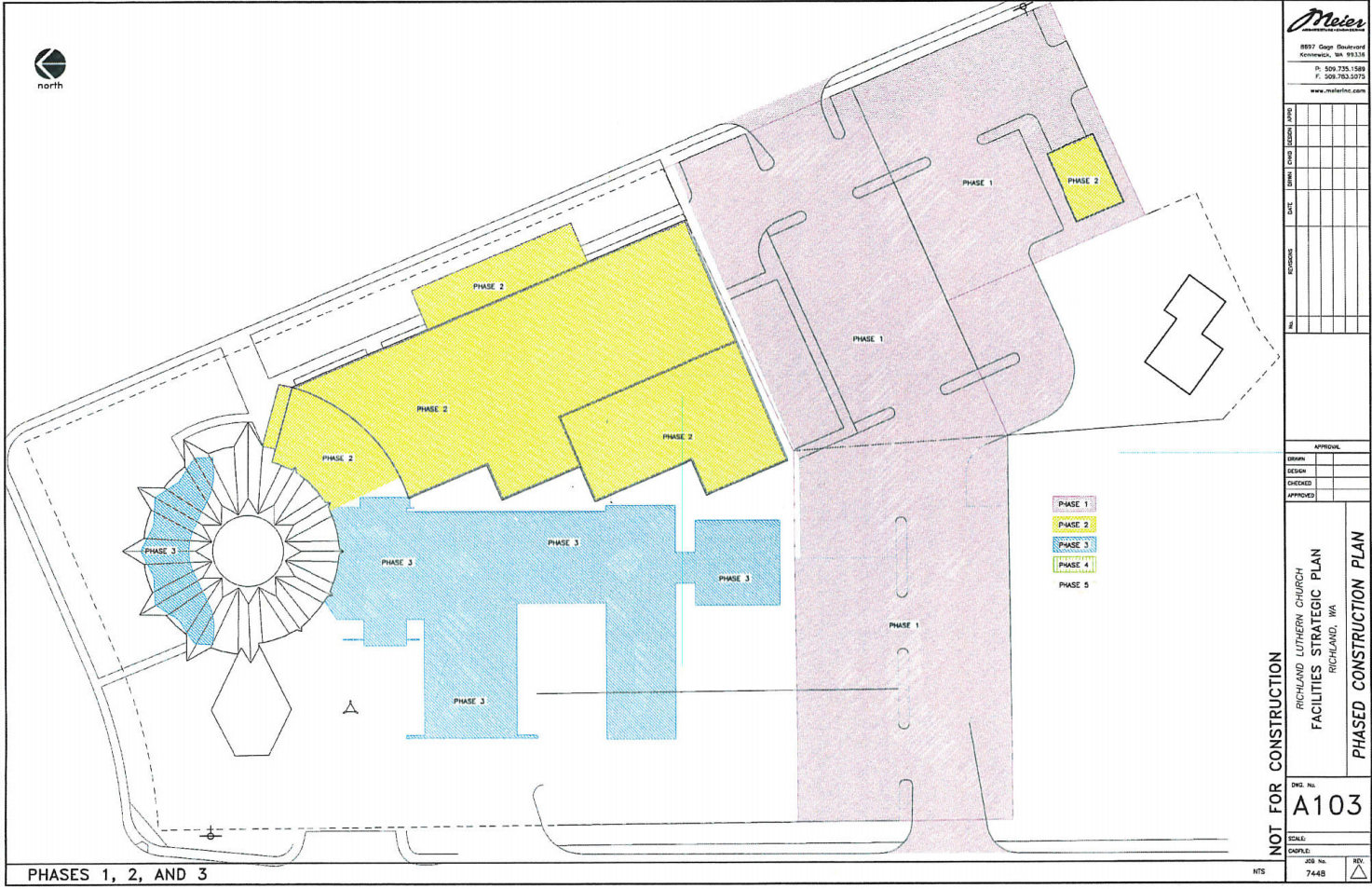
PHASE 4

- Construct the remaining narthex area, including an additional set of doors from the sanctuary to the narthex.
- Construct the covered drop-off and entry canopies along the southwest side of the new narthex, and the west side of the new Main Building.

PHASE 5

- Grade, pave, and landscape the remaining site as indicated on the drawings.

Phased Construction Drawings – see Appendix E for 11x17 drawings



Richland Lutheran Church - Rebuild Phased Construction Cost Breakdown

12/21/2015

	A	B	C	D	E	F	G	H	I
1	Phased Construction								
2									
3	PHASE 1	south lot demolition & paving							
4	Permit & A/E fees						full project design & permit costs in this phase		\$668,322
5	Remove Accessory Bldgs					7500	\$7/sf		\$52,500
6	Grade & Pave for Parking					45000	\$4/sf		\$180,000
7	Subtotal								\$900,822
8	*35% Contingency							*includes 10% escalation+25% contingency	\$315,288
9	PHASE 1 TOTAL								\$1,216,110
10									
11	PHASE 2	new bldg construction							
12	East third of Narthex					2000	\$156/sf; includes MEP, sprinkler		\$312,000
13	Elevator								\$100,000
14	Office area					3910	\$147; includes MEP, sprinkler		\$574,770
15	Education					16383	\$147; includes MEP, sprinkler		\$2,408,301
16	Kimball covered entries					446	\$34/sf; includes sprinklers & exst steeple		\$15,164
17	Folding Partitions								\$16,500
18	Fellowship					4440	\$147; includes MEP, sprinkler		\$652,680
19	Storage					638	\$84; includes sprinkler		\$53,592
20	Kitchen					1083	\$400/sf		\$433,200
21	Subtotal								\$4,566,207
22	*35% Contingency							*includes 10% escalation+25% contingency	\$1,598,172
23	PHASE 2 TOTAL								\$6,164,379
24									
25	PHASE 3	demo exst; remodel sanctuary							
26	Remodel Sanctuary					8300	\$75/sf; includes MEP		\$622,500
27	Sound/AV improvements					5500	\$2/sf; sanctuary		\$11,000
28	Acoustic Improvements					5500	\$1/sf; sanctuary		\$5,500
29	Sanctuary/Chapel Roof					8300	\$10/sf		\$83,000
30	Demolish exst bldg					19400	\$7/sf, includes asbestos abatement		\$135,800
31	Subtotal								\$857,800
32	*35% Contingency							*includes 10% escalation+25% contingency	\$300,230
33	PHASE 3 TOTAL								\$1,158,030
34									
35	PHASE 4	narthex, covered entries							
36	Remaining Narthex					4916	\$150/sf; includes ME, sprinkler		\$737,400
37	Stevens covered entries					4800	\$34; includes skylights & sprinklers		\$163,200
38	Subtotal								\$900,600
39	*35% Contingency							*includes 10% escalation+25% contingency	\$315,210
40	PHASE 4 TOTAL								\$1,215,810
41									
42	PHASE 5	balance of sitework							
43	Balance of Sitework					30000	\$4/sf		\$120,000
44	Subtotal								\$120,000
45	*35% Contingency							*includes 10% escalation+25% contingency	\$42,000
46	PHASE 5 TOTAL								\$162,000

Richland Lutheran Church Design-Construction Schedule																												
Task Description	Months																											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
1 Schematic Design	█	█	█																									
2 Construction Documents			█	█	█	█	█																					
3 City Plan Review							█																					
4 Bid							█	█																				
5 Phase 1 Work								█	█	█																		
6 Phase 2 Work									█	█	█	█	█	█	█	█	█	█	█	█	█							
7 Phase 3 Work																				█	█	█						
8 Phase 4 Work																					█	█	█	█	█	█	█	█
9 Phase 5 Work																											█	█
10 Project Closeout																												█

Appendices

Appendix A – Consolidated Needs and Desires List

Appendix B – Compilation of All Gathered Ideas

Appendix C – Long Range Planning Team Sub-Committee Facility Assessment

Appendix D – 11x17 As-Built Existing Facility Drawings

Appendix E – 11x17 Rebuild Concept Drawings

APPENDIX A – CONSOLIDATED NEEDS AND DESIRES LIST

SANCTUARY / CHAPEL

1. Improve traffic flow and safety:
 - a) Improve and make more obvious routes available for emergency evacuation.
 - b) Reconfigure seating for safer and easier exiting.
 - c) Remove tripping hazard at choir area.
2. Dramatically improve quality of sound/acoustics throughout the sanctuary:
 - a) Install sound baffles or boards.
3. Provide seating for attendees with handicaps.
4. Enhance overall lighting to facilitate high quality broadcast and optimal worship environment:
 - a) Improved lighting at chancel area.
5. Maintain appearance of sanctuary:
 - a) Increase flexibility of the sanctuary (more multi-functional), while preserving reverence for the space as a house of medication, prayer, and worship.
 - b) Unchanged sanctuary – it is beautiful “as is”.
 - c) Use padded seats in sanctuary.
6. Reconfigure chancel (pulpit) area:
 - a) Adapt the chancel area into an elevated stage for special events and programs.
 - b) Install ramp to lectern.
7. Add capability for projection systems that do not deter or negatively impact the aesthetics of the sanctuary:
 - a) Sanctuary screens behind white half-wall rather than attached to ceiling; slide screens up only when needed.
8. Increase availability of chapel and sanctuary by addressing sound and access issues:
 - a) Make the Chapel more accessible for personal prayer and meditation.
 - b) Sound proof doorway (glass if possible) between chapel and sanctuary.
9. Assess and adapt lighting, electrical, audio visual, and sound needs of the Chapel.
10. Relocate staff offices from behind the chancel area and repurpose this area:
 - a) Consider using staff area for unified music area.
 - b) Consider using staff area for wedding preparation room(s).
 - c) Consider providing storage for light sensitive storage for paraments/10.5’ banners/wedding supplies, and communion prep.
 - d) Enlarge GNMM room.
 - e) Enlarge communion (sacristy) setup space.
11. Unblock organ pipes.
12. Improved security into chapel and sanctuary rooms.

NARTHEX

1. Create a more inviting, open feel entry and eliminate the closed-in feeling:
 - a) Increase size to accommodate 200 people comfortably.
 - b) Increase ceiling height.
 - c) Dramatically increase natural light (glass doors, skylights, clearstory windows, etc.).
 - d) Wider doors.
 - e) Improved lighting.
 - f) Provide a coffee bar and/or or space dedicated space for hospitality, refreshments, etc.
2. Integrate covered, safe drop-off into Narthex:

- a) Covered area can serve as outdoor reception area.
- 3. Improve access to other areas of the church from the Narthex:
 - a) Mall like setting.
 - b) Improved and more open access to sanctuary and fellowship hall.
 - c) Entrance function should allow visitors to easily find their way around the building.
- 4. Incorporate additional multi-person restrooms near Narthex.
- 5. Incorporate an information center and secretary/receptionist office in or off of Narthex.
 - a) The information center should use both print and electronic communication tools.
 - b) Reception staff needs to be visible from main entry.
 - c) Better use of welcome desk.
 - d) Place for receptionist/greeter.
- 6. Bookstore off of Narthex.

SITE

- 1. Reconfigure the parking lot to increase parking:
 - a) Achieve on-site parking for at least 130 cars.
 - b) Include spaces for 1st time visitors and people needing special consideration.
 - c) Include more spaces than required by law for people with handicapped permits.
 - d) Consider moving accessory buildings to maximize parking.
 - e) Work with the City to improve exiting on Kimball and overflow parking area(s).
- 2. Reconfigure the parking lot and entry for smoother, safer vehicle and pedestrian traffic flow:
 - a) Reduce slope of parking lot.
 - b) Reduce speed in parking lot, without speed bumps, if possible.
 - c) Improved ADA transitions from parking into building; reduce curbing and add ramps.
 - d) Provide covered drive-thru/drop-off and pick-up area near entry.
 - e) Establish obvious bus loading and unloading zone.
- 3. Incorporate a safe gathering area for emergency evacuation purposes.
- 4. Increase lighting levels for optimal safety, and security.
- 5. Design the parking lot to compliment the building and grounds; to be a visible & living extension of the church ministry:
 - a) Community garden and shade with outdoor chairs.
 - b) Provide a multi-purpose parking area that would include power, water, and possibly outdoor bathrooms for outdoor activities and community service projects.
 - c) Provide a prayer garden.
- 6. Provide a more easily identifiable and inviting main entry:
 - a) First impression of our structure should be welcoming as over the years our church has become uninviting.
- 7. Shaded and fenced playground area:
 - a) Consider using 1513 Kimble yard as playground area.
- 8. New digital reader boards.
- 9. Repair (if needed) and reuse the bell tower.
- 10. Special lighting to highlight building at night.

FELLOWSHIP/KITCHEN

1. Increase size of the fellowship hall to comfortably accommodate at least 250 - 300 seated people for a meal.
2. Create the ability to partition fellowship hall into smaller, soundproof meeting rooms sized for 12-20 person groups (for Bible study & misc. purposes).
3. Provide a second small gathering room in addition to the fireside room.
4. Improve the fellowship hall AV capabilities with ceiling-mounted projection, wall-mounted video, and an improved sound system. Tie into sanctuary system.
5. Increase storage for tables and chairs. Integrate storage with new, non-folding chairs and consider new tables.
6. Improve access to the fellowship hall from all areas of the church:
 - a) Wider entrances.
 - b) More inviting from street (glass).
7. Improve the fellowship hall lighting to support the multi-use requirements; include the ability to darken room when needed for presentations. This also includes operable blinds over the clearstory windows.
8. Provide a temporary stage for use at special events.
9. Improve fellowship hall acoustics.
10. Relocate mailboxes and coat racks as these are congestion areas.
11. Access to more bathroom/shower facilities.
12. Provide greater separation between kitchen and fellowship hall.
13. Modern, commercial kitchen:
 - a) Increase the size and functionality to allow for preparation, serving, and cleanup of events up to 300 with commercial quality and standards.
 - b) Expand useful storage space (possibly including a walk-in cooler), resulting in safer use of the kitchen and without need for supplemental bins or step stools.
 - c) Improve sanitation by installing a small dishwasher for smaller events, a new main dishwasher, and a three-basin sink. Separate the commercial dishwasher from food preparation and serving area.
 - d) Provide better kitchen access from parking lot.
14. Evaluate the usefulness of King's Courtyard in relationship to church vision and mission:
 - a) Configure the courtyard to meet more pressing needs.
 - b) Relocate the courtyard to a more accessible and obvious place for prayer & medication.
 - c) Ability to open the fellowship up into the courtyard.
 - d) Consider making the courtyard a four (4) season area.

CLASSROOMS/NURSERY/YOUTH/OFFICES

1. Reconfigure the education wings to include, in addition to classrooms, more meeting areas for at least three (3) groups of 10 or more simultaneously:
 - a) Consider building a new facility for the educational and youth activities.
2. Add more exterior windows into 2nd story classrooms.
3. Provide an elevator for handicapped accessibility at all levels.
4. Create a coat room.
5. Improve the main hallways to provide greater access to the educational facilities.

6. Improve the electrical system with more receptacles throughout the education wings.
7. Provide better support for projection and AV systems in the main meeting areas.
8. Improve classroom configurations and utilizations:
 - a) Rooms are too long and narrow.
 - b) Redesign the space to allow for a theater-style teaching area.
 - c) Second story classrooms are underutilized.
 - d) Consider using youth room for adult Bible studies, as well as youth activities.
9. Include windows in doors or walls of classrooms and meeting rooms.
10. Improve the library capabilities via internet and technology options by providing a computer room for the congregation's use.
11. Provide for centralized workspace for duplication and assembly of printed material.
12. Increase the size and security of the nursery, and move it closer to the Narthex where families are more likely to see and use it.
13. Provide larger, single food pantry with dispensing counter and outdoor access. Relocate pantry closer to offices where staff can more easily respond to requests.
14. Consolidate offices in one (1) central location that is obvious to visitors, practical for ministry, effective for cohesive working together, and efficient for accomplishing tasks and separate from the Sunday school area:
 - a) Provide for a conference room to accommodate 12-16 people.
 - b) Include a hospitality/break room with small kitchenette.
 - c) Offices should be more inviting to guests.
 - d) Consider keeping offices in existing building and building new for classrooms and youth.
 - e) Consider moving staff to unutilized 2nd story classrooms.
 - f) Consider moving staff to B-house.

GENERAL

1. Find someplace for a unified music area – *see Sanctuary/Chapel comments.*
2. Eliminate flat roofs.
3. Improved HVAC for entire building:
 - a) Use air-infiltration system.
 - b) Consider solar power.
 - c) Consider lowering ceiling in sanctuary to improve energy.
4. Build an adequate shop with HVAC, woodworking, welding booth, metals fabrication, grounds maintenance machinery, painting, small engine repair area, tool storage, OSHA compliant storage of hazardous and toxic materials, restroom with shower, eye wash station, first aid station, etc.
5. Provide shower and laundry area(s):
 - a) Consider adding shower facilities on 2nd floor so the adjacent rooms can be used as dorms if needed.
 - b) More shower facilities to house members or support events such as Walk with Christ.
6. Increase general storage:

- a) Provide for centralized, adequate storage for common office supplies.
 - b) Provide separate storage for partnering ministries.
 - c) Consolidate sewing storage.
 - d) More efficient storage & supply rooms.
 - e) Clean/neat, year-round storage for garage/antique sale fundraisers.
 - f) Consider part or all of B-house for storage.
 - g) Consider “basket” storage for north wall of Fellowship hall.
7. Doors & entrances:
- a) Improve accessibility at all entrances.
 - b) Enhance and improve the welcome factor at all entrances.
 - c) Expand the concept of main entrances into the building to include main entrances to the church grounds.
 - d) Use key card access rather than keys, and provide automatic locking system.
 - e) 3’ minimum wide doors with lever devices.
 - f) Replace exterior doors in poor condition.
8. Provide Wireless internet access.
9. Any remodel needs to plan for expandability and flexibility:
- a) Effectively reconfigure all vacated and underutilized spaces.
 - b) Expand the 2nd story area.
 - c) Repurpose poorly utilized 2nd floor; perhaps as meeting rooms for 25-100 people, offices, smaller group rooms, dorms, etc.
 - d) Provide capacity to accommodate two (2) concurrent functions of 70 people each.
10. Consider and address the needs of public accessibility, staff availability, and building security in the context of a large facility with few full-time staff.
11. Make navigating the environment intuitive for people.
12. Urban Retreat/Activity Center (neighborhood friendly):
- a) Build a Multi-Purpose/Retreat Center with reconfigurable seating for 200 worshipers, 300 for banquet seating, stage, storage, advanced technology and AV capabilities, quality acoustics, commercial kitchen, laundry, multiple small group rooms, landscaped covered outdoor entertainment area with cooking capabilities, etc.
 - b) Center needs to support ministries such as: Walk with Christ, Boy/Girl Scouts, neighborhood kids, adult retreats (Gedde Lectures, Renovare, seminars), food distributions, game rooms, sports courts, VBS and youth programs
 - c) New space should engage the congregation's and community's youth.
 - d) New facility could have gym for athletic activities and include restrooms with showers.
 - e) Potential for a day-care or latch-key program, as well as retreats, seminars and community outreach programs.
 - f) Consider using B-house for “mini” retreat center in lieu of large new facility.
 - g) Consider a basement gym for indoor sports in lieu of large new facility.
13. Better janitorial room(s):
- a) Consider consolidating janitorial rooms.
14. Facility to be matched to programs for both young and old.
15. Use easy to clean, low allergic material finishes.

16. Construct an entirely separate building of 2-3 stories, rather than remodel of old facility.
This will provide more money for programs/services which will increase membership and allow us to address older facility at a future date.
17. Congregation should be revived with larger active core membership as suggested by Fr. Buba a year ago, otherwise funds won't be there--starting at wrong end.
18. First impression needs to demonstrate we are a congregation active in Christ.
19. "Function" ideas should come first, giving the architect flexibility to build a structure that suits our functions. "Structure" ideas should be compressed into specific "function" statements tied to our vision.

APPENDIX B – COMPILATION OF ALL GATHERED IDEAS

Comment	Source	Name	Date	Geographic Area, General	Desired, Required	ROM Value
SANCTUARY / CHAPEL						
Improve & make more obvious routes available for emergency evacuation	Letter	LRPT wish list	2013	Sanctuary/Chapel	Required	
Improve traffic flow	Letter	LRPT wish list	2013	Sanctuary/Chapel	Desired	
Dramatically improve quality of sound throughout the sanctuary	Letter	LRPT wish list	2013	Sanctuary/Chapel	Desired	
Provide seating for attendees with handicaps	Letter	LRPT wish list	2013	Sanctuary/Chapel	Required	
Enhance overall lighting to facilitate high quality broadcast & optimal worship environment	Letter	LRPT wish list	2013	Sanctuary/Chapel	Desired	
Improve energy efficiency & thermal comfort of the space	Letter	LRPT wish list	2013	Sanctuary/Chapel	Desired	
Increase flexibility of the sanctuary, preserving reverence for the space as a house of medication, prayer, & worship	Letter	LRPT wish list	2013	Sanctuary/Chapel	Desired	
Make recommendations for adapting the chancel area into an elevated stage for special events & programs	Letter	LRPT wish list	2013	Sanctuary/Chapel	Desired	
Add capability for projection systems that do not deter or negatively impact the aesthetics of the sanctuary	Letter	LRPT wish list	2013	Sanctuary/Chapel	Desired	
Increase availability of the chapel & sanctuary by addressing the sound and access issues	Letter	LRPT wish list	2013	Sanctuary/Chapel	Desired	
Make the Chapel more accessible to members for personal prayer and meditation	Letter		2013	Sanctuary/Chapel	Desired	
Assess & adapt lighting, electrical, audio visual, & sound needs of the chapel	Letter		2013	Sanctuary/Chapel	Desired	
Relocate staff offices from behind the chancel area	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Install projection system with screens	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Unblock organ pipes	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	

Improved acoustics	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Consider using staff area for unified music area	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Reconfigure sanctuary for better traffic flow	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Sound proof doorway between chapel & sanctuary	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Make sanctuary space more multi-functional	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Improve safety (remove tripping hazard) at choir area	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Improved lighting at the chancel area	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Provide wedding preparation room(s)	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Enlarge GNMM room	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Find someplace for a unified music area	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Reconfigure seating for safer & easier exiting	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Improved HVAC	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Maintain appearance of sanctuary	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Reconfigure pulpit	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Enlarge the communion setup space	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Improved security into the chapel & sanctuary rooms	Workshop 1		8/24/2014	Sanctuary/Chapel	Desired	
Relocate offices behind chancel & repurpose this area	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	
Maintain appearance of sanctuary	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	
Unblock organ pipes	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	
Sound proof glass doorway between chapel & sanctuary	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	
Improve energy efficiency	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	
Enlarge Sacristy (communion setup area)	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	
Install sound baffles or boards	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	
Install ramp access to lectern	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	
Improved acoustics	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	
Improve HVAC	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	

Lower sanctuary ceiling (for energy purposes)	Workshop 2		9/16/2014	Sanctuary/Chapel	Desired	
Padded seats in sanctuary	Idea Sheet	Anonymous	8/10/2014	Sanctuary/Chapel	Desired	
Offices behind altar converted to light-sensitive storage for paraments/10.5-foot banners/wedding supplies and communion prep	Letter	Lucille Knutson	8/17/2014	Sanctuary/Chapel	Desired	
Unchanged sanctuary - it is beautiful "as is"	Idea Sheet	Nancy Ballard	9/26/2014	Sanctuary/Chapel	Desired	
Sanctuary screens behind white half-wall rather than attached to ceiling; slide screens up only when needed	Idea Sheet	Norene Erlandson	9/26/2014	Sanctuary/Chapel	Desired	
NARTHEX						
Increase the size to accommodate 200 people comfortably	Letter	LRPT wish list	2013	Narthex	Desired	
Dramatically increase the amount of natural light	Letter	LRPT wish list	2013	Narthex	Required	
Eliminate the closed-in feel created by the low ceilings	Letter	LRPT wish list	2013	Narthex	Desired	
Make the narthex a more inviting area with a dedicated space for hospitality, refreshments, etc.	Letter	LRPT wish list	2013	Narthex	Desired	
Integrate a covered, outdoor reception area into the narthex	Letter	LRPT wish list	2013	Narthex	Desired	
Improve accessibility to other areas of the church from the narthex	Letter	LRPT wish list	2013	Narthex	Desired	
Incorporate an information sharing center & secretary/receptionist office. The information center should use both print & electronic communication tools.	Letter	LRPT wish list	2013	Narthex	Desired	
Incorporate additional multi-person restrooms near the narthex	Letter	LRPT wish list	2013	Narthex	Required	

Substantially increase the size & security of the nursery, & move it closer to the narthex where families are more likely to see & use it	Letter	LRPT wish list	2013	Narthex	Desired	
Improved access to all parts of building (mall like)	Workshop 1		8/24/2014	Narthex	Desired	
Larger	Workshop 1		8/24/2014	Narthex	Desired	
Reception staff visible from main entry	Workshop 1		8/24/2014	Narthex	Desired	
More easily identifiable main entry & parking areas	Workshop 1		8/24/2014	Narthex	Desired	
Brighter - more natural light	Workshop 1		8/24/2014	Narthex	Desired	
covered & safe entry drop-off	Workshop 1		8/24/2014	Narthex	Desired	
Obvious front door	Workshop 1		8/24/2014	Narthex	Desired	
More restrooms & better access	Workshop 1		8/24/2014	Narthex	Required	
Coffee bar	Workshop 1		8/24/2014	Narthex	Desired	
Bookstore	Workshop 1		8/24/2014	Narthex	Desired	
Better use of welcome desk	Workshop 1		8/24/2014	Narthex	Desired	
Better (more obvious) entrance	Workshop 2		9/16/2014	Narthex	Desired	
More inviting	Workshop 2		9/16/2014	Narthex	Desired	
More restrooms & better access	Workshop 2		9/16/2014	Narthex	Required	
Larger	Workshop 2		9/16/2014	Narthex	Desired	
Brighter - more natural light	Workshop 2		9/16/2014	Narthex	Desired	
Taller, more glass	Workshop 2		9/16/2014	Narthex	Desired	
no flat roof (this applies to the entire complex)	Workshop 2		9/16/2014	Narthex	Desired	
Improve HVAC	Workshop 2		9/16/2014	Narthex	Desired	
"Open feel" entry to "show the way in" to visitors	Idea Sheet	Jenifer Haler	8/10/2014	Narthex	Desired	
Place for receptionist/greeter	Idea Sheet	Anonymous	8/10/2014	Narthex	Desired	
"Open" Narthex for access to Sanctuary/Fellowship Hall	Idea Sheet	Dave Brandes	8/24/2014	Narthex	Desired	

Entrance function should be to allow visitors to easily find their way around our structure	Idea Sheet	Loren Schmid	8/24/2014	Narthex	Desired	
Support for wider doors--member noticed how much more inviting the church looked with "coffin" doors open	Told Member	Loren Schmid	9/24/2014	Narthex	Desired	
Better lighting in Narthex	Idea Sheet	Nancy Ballard	9/26/2014	Narthex	Desired	
SITE						
Reconfigure the parking lot to achieve onsite parking for at least 130 cars. Include spaces for 1st time visitors, people needing special consideration, more spaces than required by law for people with handicapped permits, & drive-through, drop-off & pick-up option for those parking further away	Letter	LRPT wish list	2013	Site	Required	
Design a multi-purpose parking area that would include power, water, & possibly outdoor bathrooms for outdoor activities & community service projects	Letter	LRPT wish list	2013	Site	Desired	
Incorporate a safe gathering area for emergency evacuation purposes	Letter	LRPT wish list	2013	Site	Desired	
Increase the lighting levels of the parking lot & provide for optimal property & personal safety	Letter	LRPT wish list	2013	Site	Required	
Reconfigure the parking lot to allow for smooth traffic flow & minimum risk to property & people as they navigate to & from the church; in particular, address the slope of the parking lot & establish an obvious bus loading & unloading location	Letter	LRPT wish list	2013	Site	Required	

Create a feel in the parking area that the space is more than a place to park cars; it is a visible & living part of ministry as evidenced by how the design compliments the building & grounds	Letter	LRPT wish list	2013	Site	Desired	
More identifiable front entry	Workshop 1		8/24/2014	Site	Desired	
Improve vehicular traffic flow within parking lot	Workshop 1		8/24/2014	Site	Desired	
Shaded & fenced pre-school play area	Workshop 1		8/24/2014	Site	Desired	
Improved ADA transitions from parking into building	Workshop 1		8/24/2014	Site	Required	
New reader boards (digital)	Workshop 1		8/24/2014	Site	Desired	
Improved site lighting for improved security	Workshop 1		8/24/2014	Site	Desired	
Safe, covered drop-off at entry	Workshop 1		8/24/2014	Site	Desired	
Determine available parking with no accessory buildings	Workshop 1		8/24/2014	Site	Desired	
Consider moving houses owned by the church	Workshop 1		8/24/2014	Site	Desired	
Provide a prayer garden	Workshop 1		8/24/2014	Site	Desired	
Meet city parking requirements	Workshop 1		8/24/2014	Site	Required	
Work with city to improve exiting on Kimball, & overflow parking area(s)	Workshop 1		8/24/2014	Site	Desired	
Provide designated visitor parking spaces	Workshop 1		8/24/2014	Site	Desired	
Repair (if needed) & reuse bell tower	Workshop 1		8/24/2014	Site	Desired	
Add windows into 2nd story classrooms	Workshop 1		8/24/2014	Site	Desired	
Special lighting to highlight building at night	Workshop 1		8/24/2014	Site	Desired	
Reduce slope in parking lot to improve safety walking to the church	Workshop 1		8/24/2014	Site	Desired	
More identifiable front entry	Workshop 2		9/16/2014	Site	Desired	
Build an adequate shop	Workshop 2		9/16/2014	Site	Desired	
Improved flow, quality, & quantity of parking	Workshop 2		9/16/2014	Site	Required	
More ADA & visitor parking spaces	Workshop 2		9/16/2014	Site	Required	

Shaded & fenced playground area	Workshop 2		9/16/2014	Site	Desired	
Install automatic locking system for building security	Workshop 2		9/16/2014	Site	Desired	
Reduce curbing & add ramps	Workshop 2		9/16/2014	Site	Required	
Reduce speed in parking lot without speed bumps	Workshop 2		9/16/2014	Site	Desired	
B-house as retreat center	Idea Sheet	Anonymous	8/10/2014	Site	Desired	
Community garden & shade with outdoor chairs	Idea Sheet	Anonymous	8/10/2014	Site	Desired	
Houses demolished for parking	Idea Sheet	Jann Leitz	8/17/2014	Site	Desired	
First impression of our structure should be, "Come on in and see the rest of the place" (like Safeway's remodel)--over the years our church has become uninviting	Idea Sheet	Loren Schmid	8/24/2014	Site	Desired	
Support for fenced playground area--1513 Kimble yard to replace the 1517 Kimble playground area lost to parking	Idea Sheet	Loren Schmid	9/24/2014	Site	Desired	
FELLOWSHIP / KITCHEN						
Increase size of the fellowship area to comfortably accommodate at least 300 seated people for a meal	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Create soundproof & accessible smaller paces within the large space for maximum potential use	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Increase storage for tables & chairs; integrate storage with new, non-folding chairs	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Improve the AV capabilities with ceiling-mounted projection, wall-mounted video, & an improved sound system	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Reduce the ambient noise factor significantly in the room	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	

Improve access to the room from all areas of the church & the outside	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Improve the lighting to support the multi-use requirements	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Recommend a solution for a temporary stage for use at special events	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Increase the size & functionality of the kitchen to allow for preparation, serving, & cleanup of events up to 300 with commercial quality & standards	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Improve sanitation by installing a small dishwasher for smaller events, & a three-basin sink option as required by the health department. Separate the commercial dishwasher from food preparation & serving area	Letter	LRPT wish list	2013	Fellowship/Kitchen	Required	
Dramatically expand useful storage space (possibly including a walk-in cooler), resulting in safer use of the kitchen & without need for supplemental bins or step stools	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Evaluate the usefulness of King's Courtyard in relationship to vision & mission	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Configure King's Courtyard to meet more pressing needs	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Relocate the King's Courtyard to a more accessible & obvious place for prayer & meditation	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	

Build new Multi-Purpose Building/Retreat Center that has reconfigurable seating for 200 worshipers, 300 for banquet seating, stage, adequate storage, advanced technology & AV capabilities, high quality acoustics, commercial kitchen, laundry, multiple small group rooms, landscaped covered outdoor entertainment area with cooking capabilities, etc.	Letter	LRPT wish list	2013	Fellowship/Kitchen	Desired	
Modern commercial kitchen	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Multi-purpose space for athletic (gym) & similar activities	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Larger fellowship room	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Urban retreat/activity center (neighborhood friendly)	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Improve acoustics	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
A second small gathering room	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Better kitchen access from parking lot	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Ability to open up into the courtyard (more glass door access)	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Tie fellowship projection system into new sanctuary system	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Greater separation between kitchen & fellowship room	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Relocate mailboxes & coat racks, these are congestion areas	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Wider entrances into & out of the fellowship hall	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
New chairs & tables	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Stage (portable)	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Ability to darken room when needed for presentations	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Better table & chair storage	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	
Improve dishwasher abilities	Workshop 1		8/24/2014	Fellowship/Kitchen	Desired	

Modern commercial kitchen	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Make courtyard a four season area	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Larger fellowship room	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Shower & laundry area(s)	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Better storage	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Wider entrances into & out of the fellowship hall	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
More inviting from street (glass)	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Seat up to 250	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Ability to divide into more small rooms	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Consolidated sewing storage	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Improve acoustics	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Easy to clean materials	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
Maintain mailbox system someplace	Workshop 2		9/16/2014	Fellowship/Kitchen	Desired	
More bathroom/shower facilities	Idea Sheet	Warner Blyckert	8/10/2014	Fellowship/Kitchen	Required	
More Bible study/small group classrooms for 12-20 people	Idea Sheet	Dave Brandes	8/24/2014	Fellowship/Kitchen	Desired	
Urban retreat/activities center supporting Walk with Christ, Boy/Girl Scouts, neighborhood kids, adult retreats (Gedde Lectures, Renovare, seminars), food distributions, game rooms, sports courts, VBS and youth programs	Idea Sheet	Dave Brandes	8/24/2014	Fellowship/Kitchen	Desired	
New space should have focus--engage the congregation's youth or engage the Tri-Cities, for example	Idea Sheet	Loren Schmid	8/24/2014	Fellowship/Kitchen	Desired	
Athletic facility for church league sports/fellowship ministry	Idea Sheet	Steve Tilton	8/24/2014	Fellowship/Kitchen	Desired	
Upgraded kitchen	Idea Sheet	Nancy Ballard	9/26/2014	Fellowship/Kitchen	Desired	
CLASSROOMS / NURSERY / YOUTH						

Education wing to include dedicated spaces for library reference room, friendship room, offices, children's chapel, music room, work room, meeting rooms, food pantry, quilting storage, gloria Dei Multi-Purpose room, nursery, archive storage, general storage, janitorial closets, etc.	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Reconfigure the space in the education wings to include, in addition to classrooms, more meeting areas for at least three groups of ten or more simultaneously	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Redesign the space to allow for a theater-style teaching area	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Provide for handicapped accessibility at all levels	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Required	
Create a coat room	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Improve the main hallways to provide greater access to the educational facilities	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Improve the electrical system with more receptacles throughout the education wings	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Provide better support for projection & AV systems in the main meeting areas	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Improve the library capabilities via internet & technology options	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Substantially increase the size & security of the nursery, & move it closer to the narthex where families are more likely to see & use it	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Relocate the Food Pantry closer to the offices where staff can more easily respond to requests	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	

Gymnasium/Youth Gathering Place to support athletic and game activities; potential for a day-care or latch-key program; support retreat/seminar requirements & community outreach programs. New center should include recreational space, showers in restrooms, craft room, food storage & preparation area, dining area	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Consolidate offices in one central location that is obvious to visitors, practical for ministry, effective for cohesive working together, & efficient for accomplishing tasks	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Provide for a conference room to accommodate 12-16 people	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Provide for centralized workspace for duplication & assembly of printed material	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Provide for centralized, adequate storage for common office supplies	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Include an area that allows staff to provide hospitality to visitors & storage of personal snacks - small refrigerator, sink, microwave, counter space, etc.	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Effectively reconfigure all vacated space	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Consider & address the needs of public accessibility, staff availability, & building security in the context of a large facility with few full-time staff	Letter	LRPT wish list	2013	Sunday School/Nursery/Youth	Desired	
Enhance & improve the welcome factor at all entrances	Letter	LRPT wish list	2013	General	Desired	
Make navigating the environment intuitive for people	Letter	LRPT wish list	2013	General	Desired	
Improve accessibility at all entrances	Letter	LRPT wish list	2013	General	Required	

Expand the concept of main entrances into the building to include main entrances to the church grounds	Letter	LRPT wish list	2013	General	Desired	
Construct a separate, heated & air conditioned maintenance space	Letter	LRPT wish list	2013	General	Desired	
Ensure adequate & dedicated space is available for woodworking; welding booth, metals fabrication, grounds maintenance machinery, painting, small engine repair area, tool storage, OSHA compliant storage of hazardous & toxic materials, restroom with shower, eye wash station, first aid station, etc.	Letter	LRPT wish list	2013	General	Desired	
Separate staff offices from Sunday School area	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Improve classroom configurations (too long & narrow)	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Provide elevator to all occupied floors	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Required	
Use key card access rather than keys	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Provide larger, single food pantry with outdoor access	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Relocate nursery towards the narthex	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Multi-purpose/activity rooms	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Separate storage closets for partnering ministries	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Add to the second story area	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Wireless internet access	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Provide 3' wide doors with lever devices	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Required	
Expandability/flexibility	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Increased storage	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Add prayer room(s)	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Repair or replace exterior doors which are in poor condition	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	

Consolidate library resources, combine with computer room	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Coffee house/gathering area	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Better utilization of existing building space	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Provide a computer room for congregation's use	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
More efficient supply rooms	Workshop 1		8/24/2014	Sunday School/Nursery/Youth	Desired	
Staff consolidation	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Good choir & music rooms	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Locate a reception near main entry (in current library?)	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Bigger food pantry	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Maintain fireside room	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
More storage	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
New building for Sunday school, nusery & youth	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Add prayer room	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Improve flow & direction throughout	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Better janitorial room	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
More small group rooms	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Incorporate solar power	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Improve technology	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Keep staff in original building	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Relocate nurery towards the narthex/lobby	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Consolidate janitorial rooms	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
More visibility into nursery	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Add to the second story area	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Glass in all office, Sunday School, & meeting room doors	Workshop 2		9/16/2014	Sunday School/Nursery/Youth	Desired	
Elevators to upper floors for people and equipment	Idea Sheet	Jenifer Haler	8/10/2014	Sunday School/Nursery/Youth	Required	
Elevator to access 2nd floor	Idea Sheet	Larry Haler	8/10/2014	Sunday School/Nursery/Youth	Required	

Sunday school rooms with inviting windows	Idea Sheet	Larry Haler	8/10/2014	Sunday School/Nursery/Youth	Desired	
More bathrooms/showers upstairs so it doubles as dorm	Idea Sheet	Anonymous	8/10/2014	Sunday School/Nursery/Youth	Desired	
Basement gym for indoor sports	Idea Sheet	Anonymous	8/10/2014	Sunday School/Nursery/Youth	Desired	
Better access to 2nd floor (elevator perhaps)	Idea Sheet	Jann Leitz	8/17/2014	Sunday School/Nursery/Youth	Required	
Youth room used as Bible study room	Idea Sheet	Jann Leitz	8/17/2014	Sunday School/Nursery/Youth	Desired	
GENERAL						
Lever door handles vs. knobs	Idea Sheet	Warner Blyckert	8/10/2014	General	Required	
Elevators to upper levels for people/equipment	Idea Sheet	Warner Blyckert	8/10/2014	General	Required	
Facility matched to programs for young/old	Idea Sheet	Warner Blyckert	8/10/2014	General	Desired	
New multi-story vs. bringing remodel up to code	Idea Sheet	Warner Blyckert	8/10/2014	General	Desired	
More windows vs. walls to be more "welcoming"	Idea Sheet	Jenifer Haler	8/10/2014	General	Desired	
State-of-the-art air filtration system	Idea Sheet	Jenifer Haler	8/10/2014	General	Desired	
Building materials sensitive to those with allergies	Idea Sheet	Jenifer Haler	8/10/2014	General	Desired	
More electrical/computer accessibility	Idea Sheet	Jenifer Haler	8/10/2014	General	Desired	
Most of Jenifer Haler's email ideas are the same as those she placed on her Idea Sheet. But this one is different: Construct an entirely separate building of 2-3 stories, rather than remodel or demolish/rebuild old facility and bring it up to code--providing more money for programs/services which will increase membership and allow us to address older facility at a future date	Told Member	Jenifer Haler	8/10/2014	General	Desired	
"Open appearance" creating inviting atmosphere	Idea Sheet	Larry Haler	8/10/2014	General	Desired	

Congregation revived with larger active core membership as suggested by Fr. Buba a year ago, otherwise funds won't be there--starting at wrong end	Idea Sheet	Jann Leitz	8/17/2014	General	Desired
Discussion: - Original church wasn't built with enough storage - Banner-making started with Pastor Gedde; original banners were hung in Prince of Peace (POP) - When several sets of 10.5-foot banners were made in liturgical colors, Erv Johnson made a place for them in back room of POP -- included a wooden lattice barrier so mops/brooms could not be stacked against them - Erv modeled alter parament storage after Pastor Rhode's system at Grandview Lutheran - - but now that storage area is full with wedding supplies (and it is too far from alter)	Letter	Lucille Knutson	8/17/2014	General	Desired
Offices more visible/accessible/inviting to guests	Idea Sheet	Dave Brandes	8/24/2014	General	Desired
"Function" ideas should come first, giving the architect flexibility to build a structure that suits our functions--"structure" ideas should be compressed into specific "function" statements tied to our vision	Idea Sheet	Loren Schmid	8/24/2014	General	Desired
Inner first impression needs to be one that demonstrates we are a congregation active in Christ	Idea Sheet	Loren Schmid	8/24/2014	General	Desired
Food storage/dispensing counter for pantry ministry	Idea Sheet	Steve Tilton	8/24/2014	General	Desired
More shower/restroom capacity to provide shelter/temporary housing for members or support events such as Walk with Christ	Idea Sheet	Steve Tilton	8/24/14	General	Desired

Better music room for everyone, not just choir practice	Idea Sheet	Steve Tilton	8/24/14	General	Desired	
<p>Priority ranking of concerns that need to be addressed:</p> <ol style="list-style-type: none"> 1. Low worship attendance 2. Inadequate parking (demolish rentals to improve) 3. Poorly used 2nd floor classrooms 4. Increased use of prime 1st floor classrooms for offices 5. Lack of meeting places for groups of 25-100 6. Lack of clean/neat, year-round storage for garage/antique sale fundraisers 7. Condition of multipurpose room & 2 large upstairs classrooms 8. Definition of space for "spiritual" use/"business" space 	Letter	Emil Leitz	8/24/14	General	Desired	
<p>Potential improvements and/or approaches:</p> <ol style="list-style-type: none"> 1. Demolish rental houses 2. Adopt policy that improvements will not increase RLC footprint (parking will set a limit on long-term growth) 3. Move "business" staff to unused 2nd floor classrooms or original B-House; also use B-House for storage 4. Install elevator to make 2nd floor more accessible 5. Upgrade 2 larger upstairs classrooms to accommodate meetings of 25-100 people 6. Add men's and women's bathrooms/showers for out-of-town guests when meetings are held at RLC 	Letter	Emil Leitz	8/24/14	General	Desired	

<p>Discussion:</p> <ul style="list-style-type: none"> - Improvements should keep in mind first priority -- enhance church attendance; existing structure, with minor changes/better maintenance will accommodate existing congregation and more - A well-kept, attractive building (including offices) will make a good 1st impression on current/prospective members - "Basket" storage on north wall of fellowship hall is an idea - Improvements should be done in phases to avoid disruption of ongoing worship/meetings - Full mailboxes indicate many members haven't been to church for a long time; board members/others at church could call/deliver mail, which may increase attendance - Re-locating staff upstairs would allow them to monitor building condition on a daily basis 	Letter	Emil Leitz	8/24/14	General	Desired	
More restrooms	Idea Sheet	Nancy Ballard	9/26/2014	General	Required	
Capacity and arrangement to accommodate two concurrent functions of 70 people each, minimizing overlapped utilized space (i.e., such that one group doesn't notice the other group).	Told Member	Anonymous	9/29/14	General	Desired	

APPENDIX C – LONG RANGE PLANNING TEAM SUB-COMMITTEE FACILITY ASSESSMENT



INTRODUCTION

Richland Lutheran Church is engaged in a long range planning process. As the work of the Long Range Planning Team (LRPT) developed, it became apparent that the facilities could be improved to better support ministry. Consequently, the LRPT appointed a sub-committee to assess the facility strengths and weaknesses, within the context of vision and mission.

SANCTUARY

The sanctuary is the main worship area for the people of Richland Lutheran Church. It is also used for seminars, concerts, special programs, weddings, and memorial services. The sanctuary is the setting for the weekly television broadcast *Good News Today*.

DESIRED GOALS:

- Improve and make more obvious routes available for emergency evacuation
- Improve traffic flow
- Dramatically improve the quality of sound throughout the sanctuary
- Provide seating for attendees with handicaps, i.e. wheelchair and walker users
- Enhance the overall lighting to facilitate a high quality broadcast and optimal worship environment
- Improve the friendliness of the broadcast with modifications to color and contrast
- Address safety issues in the music area resulting from multi-level flooring, electronic cords, and crowdedness
- Improve energy efficiency and thermal comfort of the space
- Increase flexibility of the sanctuary, preserving reverence for the space as a house of meditation, prayer, and worship
- Make recommendations for adapting the chancel area into an elevated stage for special events such as concerts and children's programs
- Add the capability for projection systems that do not deter or negatively impact the aesthetics of the sanctuary

MAIN ENTRANCES

The main entrances to the church clearly indicate to visitors what lies beyond the doors. The entrances should be functional and appealing.

DESIRED GOALS:

- Enhance and improve the welcome factor at all entrances
- Make navigating the environment intuitive for people
- Improve accessibility at all entrances
- Expand the concept of main entrances into the building, to include main entrances on to the church grounds

NARTHEX (LOBBY)

The narthex is a point of entry to the church building, a staging area for worship, a hospitality center for visitors, a place for casual conversation and relationship building. It is also where people obtain information and find their way to other locations in the church.

DESIRED GOALS:

- Increase the size of the narthex to accommodate 200 people comfortably
- Dramatically increase the amount of natural light in the space
- Eliminate the closed-in feel created by the low ceilings
- Make the narthex a more inviting area with a dedicated space for hospitality, refreshments, etc.
- Integrate a covered, outdoor reception area into the narthex
- Improve accessibility to other areas of the church from the narthex
- Incorporate an information sharing center and secretary/receptionist office. The information center should use both print and electronic communication tools
- Incorporate additional multi-person restrooms near the narthex
- Substantially increase the size and security of the nursery, and move it closer to the narthex where families are more likely to see and use it

PARKING AREA

The parking lot provides a safe and convenient haven for vehicles and people associated with Richland Lutheran Church functions. It is the point of first impressions in terms of accessibility to and from the church. Additionally, the parking lot is used for activities such as outdoor concerts, bike rodeos, food bank distribution, bus and van loading and unloading, etc.

DESIRED GOALS:

- Reconfigure the parking lot to achieve onsite parking for at least 130 cars. Include spaces for first time visitors, people needing special consideration, more spaces than required by law for people with handicapped permits, and a drive-through, drop-off and pick-up option for those parking further away
- Design a multi-purpose parking area that would include power, water, and possibly outdoor bathrooms for outdoor activities and community service projects
- Incorporate a safe gathering area for emergency evacuation purposes
- Assess the lighting levels of the parking lot and provide for optimal property and personal safety
- Reconfigure the parking lot to allow for smooth traffic flow and minimum risk to property and people as they navigate to and from the church – in particular, address the slope of the parking lot and establish an obvious bus loading and unloading location
- Create a feel in the parking area that the space is more than a place to park cars – it is a visible and living part of ministry as evidenced by how the design compliments the building and grounds

CHAPEL

The chapel accommodates about 50 people and is used in a variety of ways: worship services, weddings, memorials, baptisms, prayer ministry, one-on-one encouragement, meetings, personal prayer, classes, and prayer vigils.

DESIRED GOALS:

- Increase availability of the chapel and sanctuary by addressing the sound and access issues.
- Make the space more accessible to members for personal prayer and meditation.
- Assess and adapt lighting, electrical, audio visual, and sound needs of the chapel.

PRINCE OF PEACE FELLOWSHIP AREA

The fellowship area is a multi-purpose room used throughout the week for ministries such as: quilting, Christian Yoga, men's ministry breakfasts, women's programs, mid-week children's programs, dinners, receptions, parties, congregational meetings, coffee fellowship between services, youth events, scouting events, yard sales, arts and crafts sales, bulletin assembly, and much more. Additionally, it is the central communication area for congregation members with individual mailboxes and the resource center.

DESIRED GOALS:

- Increase size of the fellowship area to comfortably accommodate at least 300 seated people for a meal
- Create sound proof and accessible smaller spaces within the large space for maximum potential use
- Increase storage for tables and chairs; integrate storage with new, non-folding chairs
- Improve the AV capabilities with ceiling-mounted projection, wall-mounted video, and an improved sound system
- Reduce the ambient noise factor significantly in the room
- Improve access to the room from all areas of the church and outside
- Improve the lighting to support the multi-use requirements
- Recommend a solution for a temporary stage for use at special events

KITCHEN

The kitchen is used most days of the week for purposes ranging from making a pot of coffee to preparing and serving an elaborate dinner. The kitchen supports ministries such as youth functions, in-house retreats, conferences, fellowship, and special events.

DESIRED GOALS:

- Increase the size and functionality of the kitchen to allow for preparation, serving, and cleanup of events up to 300 with commercial quality and standards
- Improve sanitation by installing a small dishwasher for smaller events, and a three-basin sink option as suggested by the health department. Separate the commercial dishwasher from food preparation and serving area
- Dramatically expand useful storage space (possibly including a walk in cooler), resulting in safer use of the kitchen and without need for supplemental bins or step stools

KING'S COURTYARD

Once conceived as a place for regular prayer and meditation, this 50' x 70' space is used heavily only four or five times a year. The greatest use of this space is for the Good News Media Ministry yard sale. Occasionally there will be a barbeque dinner or social. When congregational events are held in the fellowship area, if the weather is suitable, the courtyard is used for additional seating.

DESIRED GOALS:

- Evaluate the usefulness of the space in relationship to vision and mission
- Configure the space in the courtyard to meet more pressing needs
- Relocate the King's Courtyard to a more accessible and obvious place for prayer and meditation

EDUCATION WINGS

The education wings include dedicated spaces with varying functions.

- Library Reference Room
- Friendship Room
- Offices
- Children's Chapel
- Music Room
- Work Room
- Meeting Rooms
- Food Pantry
- Quilting Storage
- Gloria Dei Multi-Purpose Room
- Nursery
- Archive Storage
- General Storage
- Janitorial Closets

DESIRED GOALS:

- Reconfigure the space in the education wings to include, in addition to classrooms, more meeting areas for at least three groups of ten or more simultaneously
- Redesign the space to allow for a theater-style teaching area
- Provide for handicapped accessibility at all levels
- Create a coat room
- Improve the main hallways to provide greater access to the educational facilities
- Improve the electrical system with more receptacles throughout the education wings
- Provide better support for projection systems/AV systems in main meeting areas
- Improve the library capabilities via internet and technology options
- Substantially increase the size and security of the nursery, and move it closer to the narthex where families are more likely to see and use it
- Relocate the Food Pantry closer to the offices where staff can more easily respond to requests

OFFICE SPACE

The current staff offices are split among three areas. Three staff members are located behind the altar area, which was designed to be the main office of the church. Four staff members are located in the main hall that runs past the Prince of Peace fellowship area, and two other staff members are located in the hall that runs east and west in the education wing.

DESIRED GOALS:

- Consolidate offices in one central location that is obvious to visitors, practical for ministry, effective for cohesive working together, and efficient for accomplishing tasks.
- Provide for a conference room to accommodate 12-16 people
- Provide for centralized workspace for duplication and assembly of printed material
- Provide for centralized, adequate storage for common office supplies
- Include an area that allows staff to provide hospitality to visitors and storage of personal snacks – small refrigerator, sink, microwave, counter space, etc.
- Effectively reconfigure all vacated space
- Consider and address the needs of public accessibility, staff availability, and building security in the context of a large facility with few full-time staff

MAINTENANCE OFFICE AND WORKSHOP

The maintenance office is the primary location of facilities related files and information. It also has a small work bench where minor repairs can be made. A separate garage serves as storage for equipment, spare parts, tools, the church vehicle, and miscellaneous items.

DESIRED GOALS:

- Construct a separate, heated and air conditioned maintenance space
- Ensure adequate and dedicated space is available for the following (partial list):
 - Wood working
 - Welding booth
 - Metals fabrication
 - Grounds maintenance machinery
 - Painting
 - Small engine repair area
 - Tool storage
 - OSHA compliant storage of hazardous and toxic materials
 - Toilet, sink, and shower
 - Eye wash station
 - First aid station

ADDITIONAL PREFERENCES

Multi-Purpose Building with Retreat and Seminar Accommodations

To support contemporary worship, congregational gatherings, and major events, in lieu of renovations to the existing facilities

Functionality:

- Reconfigurable seating for 200 worshipers
- Stage and storage for musical and other equipment
- AV/Projection/Big Screens and storage
- Broadband and Internet wireless capabilities
- Ceiling speakers
- High quality acoustics
- Banquet seating for at least 300 and storage for chairs and tables
- Commercial grade kitchen
- Laundry room
- Multiple small group gathering rooms (if upstairs, elevator)
- Men's, women's, family, and handicapped restrooms with multiple toilets and sinks each
- Men's, women's, family, and handicapped shower and locker room area with multiple showers and lockers each
- Adjacent covered outdoor entertainment area with gardens and cooking capabilities

Gymnasium/Youth Gathering Place

To support basketball, volleyball, and other games; youth activities; potential for a day-care or latch-key program; support retreat and seminar requirements, and community outreach programs

Functionality:

- Recreational space
- Restrooms with shower capabilities
- Entry area
- Game room
- Craft room
- Food storage and preparation
- Eating area

Appendix D - 11x17 As-Built Existing Facility Drawings



I:\PROJECTS\74007 448 RLC Facilities Strategic Plan\DWG\744800XC02.dwg - Jul 23, 2014 3:35:46 pm - Ed Luebben

Meier
ARCHITECTURE + ENGINEERING
8697 Gage Boulevard
Kennewick, WA 99336
P: 509.735.1589
F: 509.783.5075
www.meierinc.com

No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

NOT FOR CONSTRUCTION

RICHLAND LUTHERAN CHURCH
FACILITIES STRATEGIC PLAN
RICHLAND, WA
SITE PLAN

DWG. No.
C101

SCALE: NOTED
CADFILE: 744800XC02

JOB No. 7448	REV. △
-----------------	-----------

SITE PLAN

1 : 30



8697 Gage Boulevard
 Kennewick, WA 99336
 P: 509.735.1589
 F: 509.783.5075
 www.meierinc.com

No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

--	--	--	--	--	--

APPROVAL					
DRAWN					
DESIGN					
CHECKED					
APPROVED					

NOT FOR CONSTRUCTION

RICHLAND LUTHERAN CHURCH
FACILITIES STRATEGIC PLAN
 RICHLAND, WA
SITE PLAN

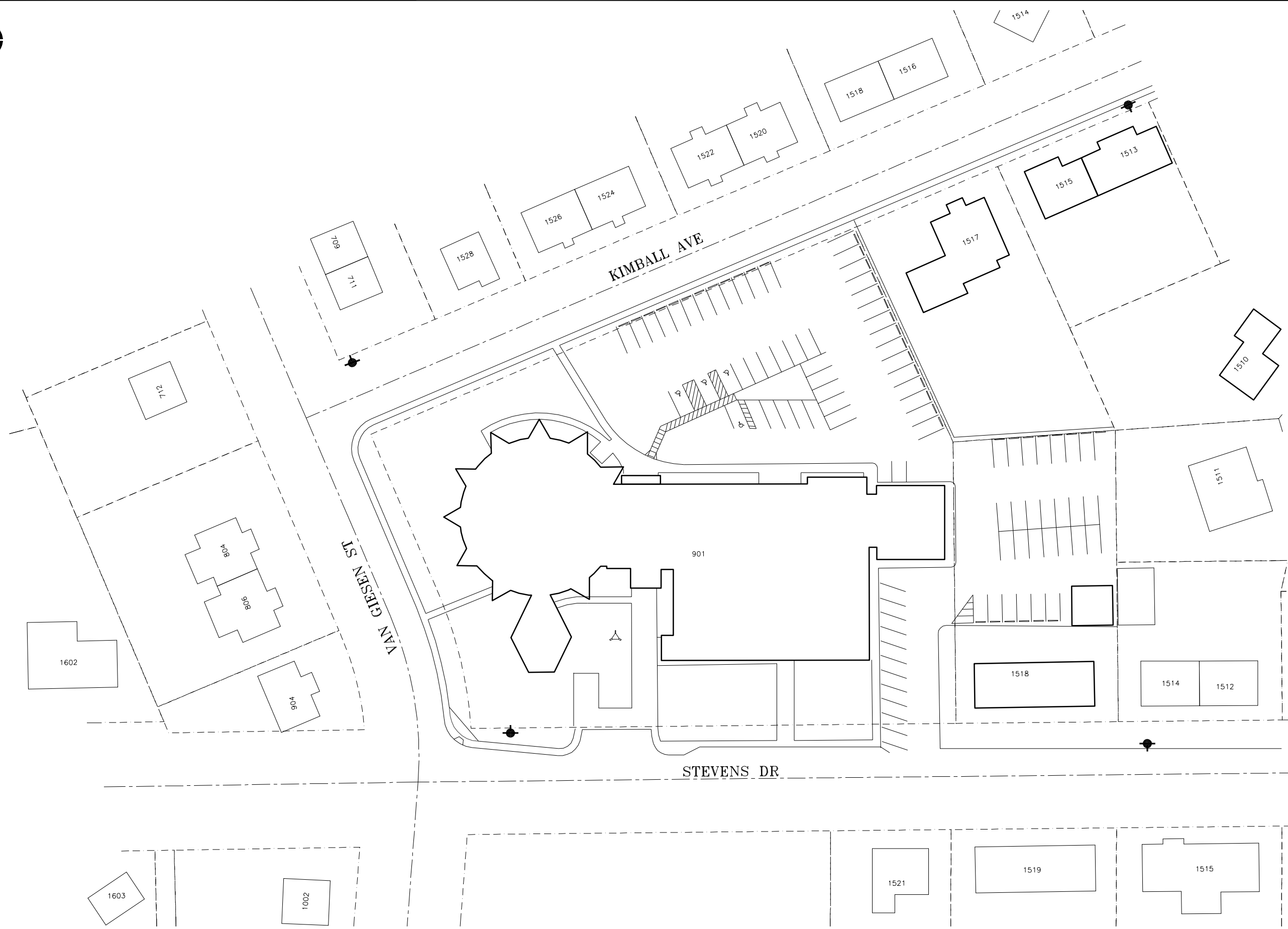
DWG. No.
C102

SCALE: NOTED
 CADFILE: 744800XC02

JOB No.
 7448

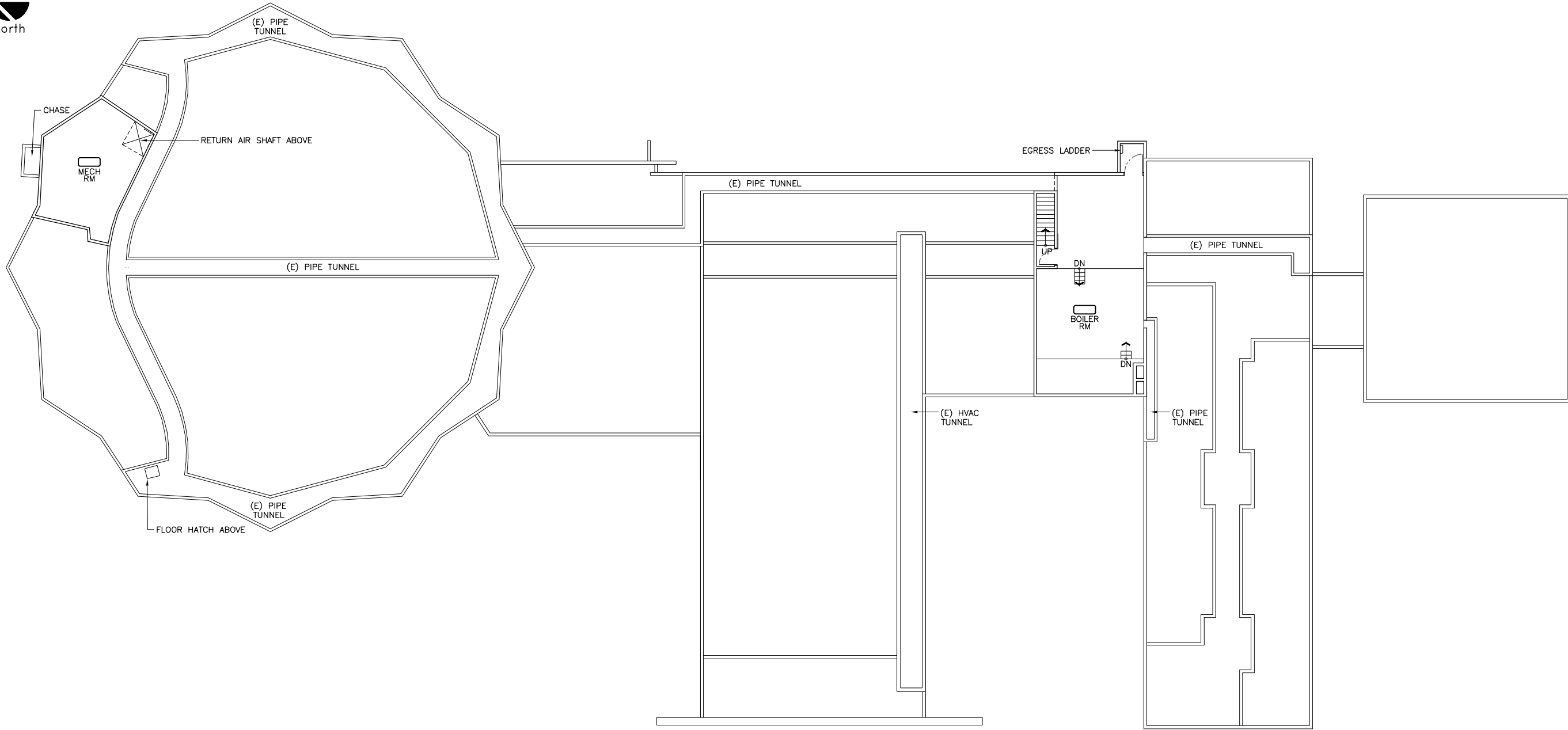
REV.

I:\PROJECTS\74007448 RLC Facilities Strategic Plan\DWG\744800XC02.dwg - Jul 23, 2014 3:36:24 pm - Ed Luebben



SITE PLAN

1 : 30



8697 Gage Boulevard
 Kennewick, WA 99336
 P: 509.735.1589
 F: 509.783.5075
 www.meierinc.com

No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

RICHLAND LUTHERAN CHURCH
FACILITIES STRATEGIC PLAN
 RICHLAND, WA
BASEMENT PLAN

BASEMENT PLAN

3/32" = 1'-0"

I:\PROJECTS\74007 448 RLC Facilities Strategic Plan\DWG\744800A100.dwg - Jul 23, 2014 3:31:22 pm - Ed Luebbers

NOT FOR CONSTRUCTION

DWG. No.	A100
SCALE:	3/32"=1'-0"
CADFILE:	744800A100
JOB No.	7448
REV.	



NO.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

RICHLAND LUTHERN CHURCH
FACILITIES STRATEGIC PLAN
RICHLAND, WA
FIRST FLOOR PLAN

DWG. No.
A101

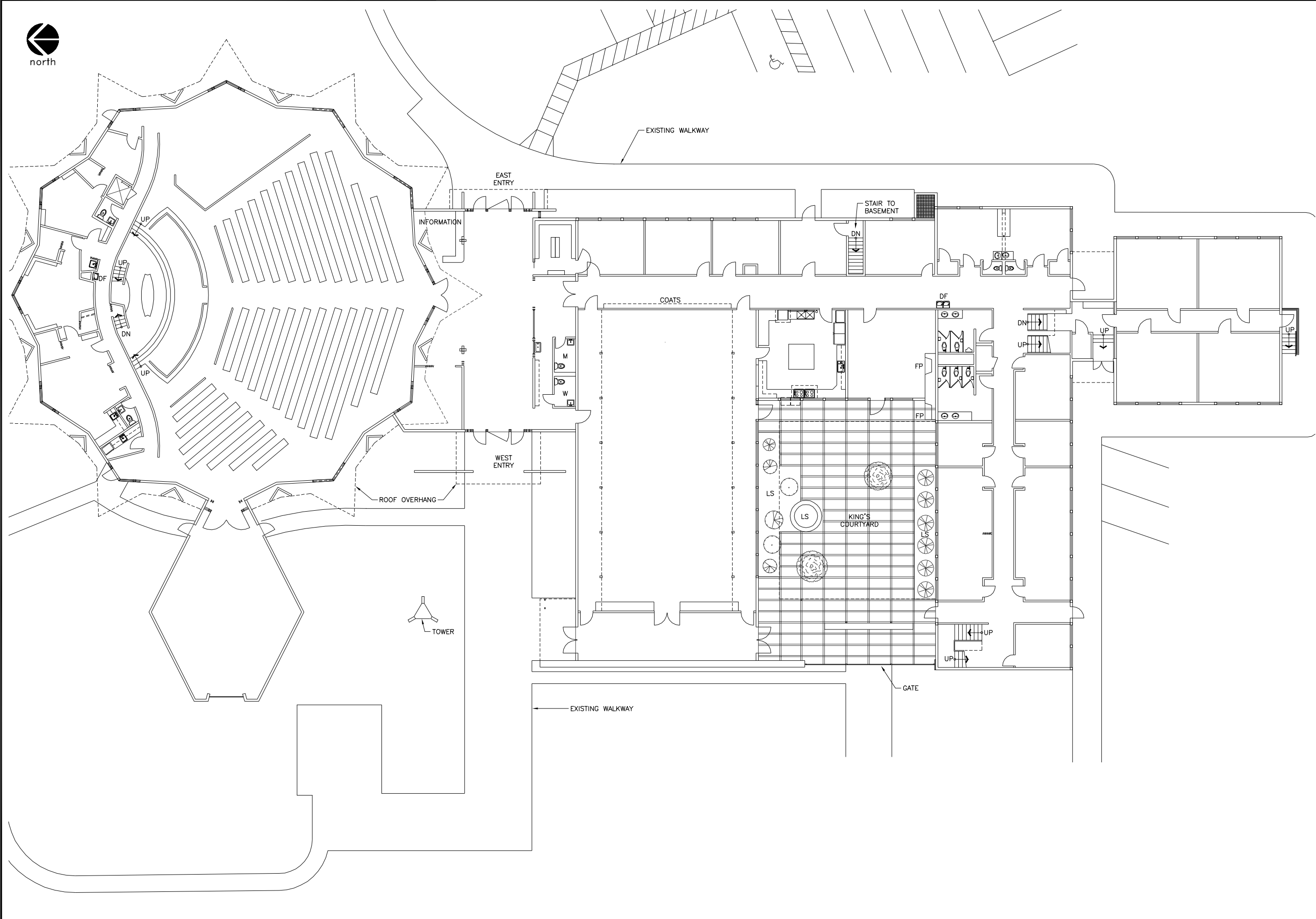
SCALE: 3/32" = 1'-0"

CADFILE: 744800A101-2

JOB No.
7448

REV.

I:\PROJECTS\74007_448_RLC_Facilities_Strategic_Plan\DWG\744800A101-2.dwg - Jul 23, 2014 3:32:56 pm - Ed Luebben

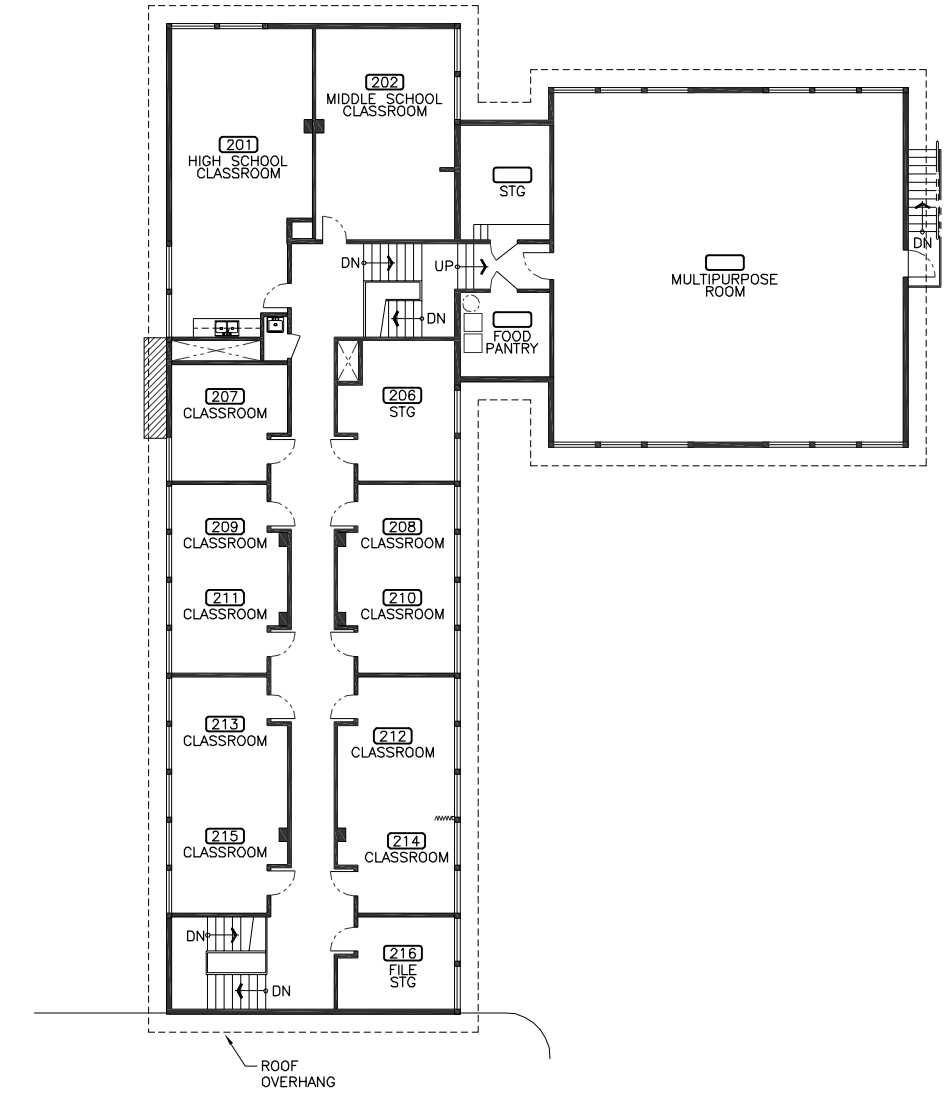


NOT FOR CONSTRUCTION

I:\PROJECTS\74007 448 RLC Facilities Strategic Plan\DWG\744800A-101-2.dwg - Jul 23, 2014 3:32:30 pm - Ed Luebber



SECOND FLOOR PLAN



8697 Gage Boulevard
Kennewick, WA 99336

P: 509.735.1589
F: 509.783.5075

www.meierinc.com

NO.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

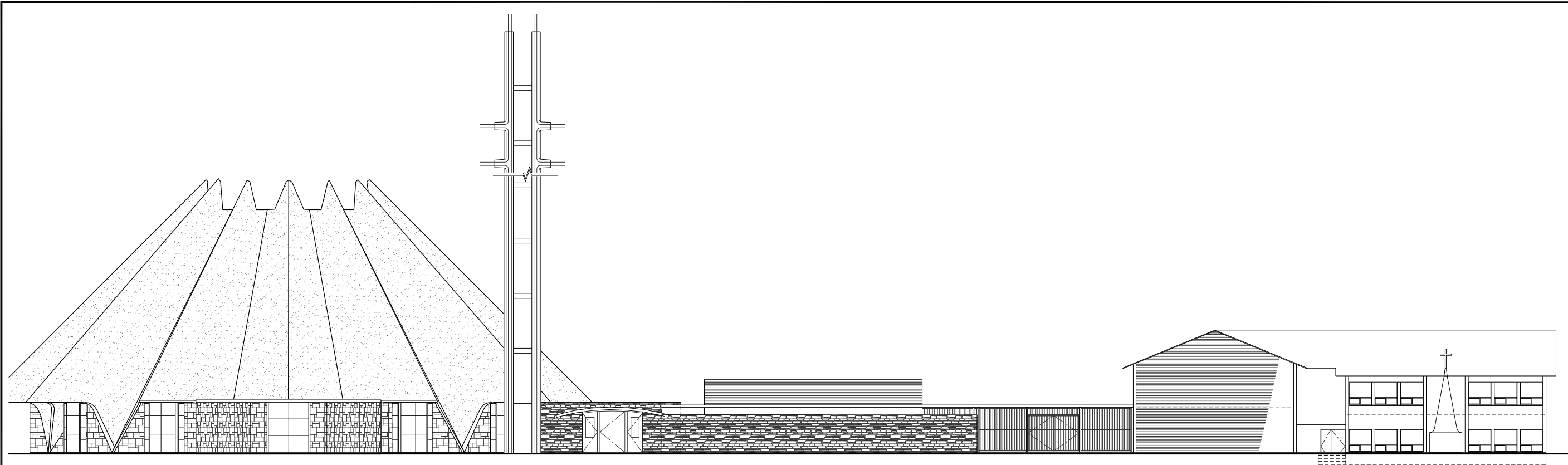
APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

RICHLAND LUTHERAN CHURCH
FACILITIES STRATEGIC PLAN
 RICHLAND, WA
SECOND FLOOR PLAN

DWG. No.	A102
SCALE:	3/32" = 1'-0"
CADFILE:	744800A101-2
JOB No.	7448
REV.	△

NOT FOR CONSTRUCTION

3/32" = 1'-0"



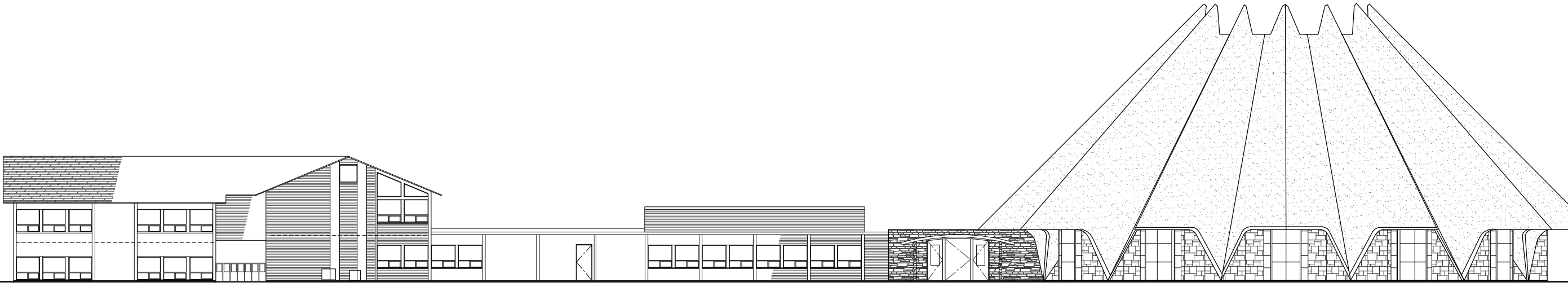
WEST ELEVATION

3/32" = 1'-0"

No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

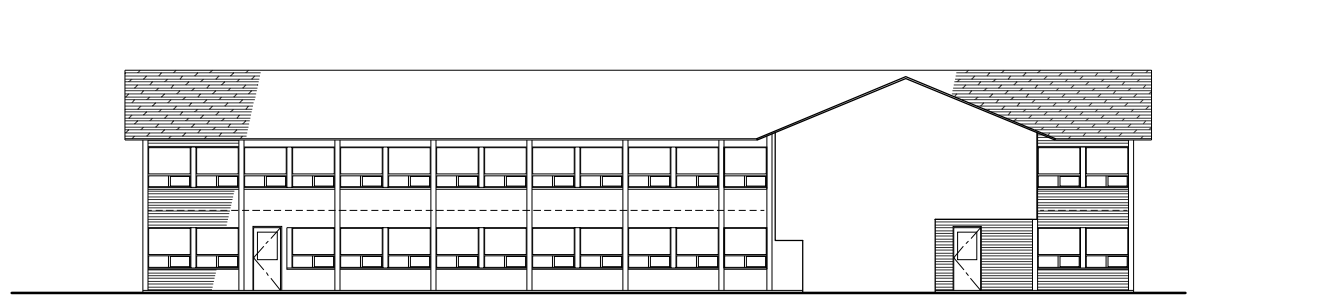
APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

RICHLAND LUTHERAN CHURCH
 FACILITIES STRATEGIC PLAN
 RICHLAND, WA
 EXTERIOR ELEVATIONS



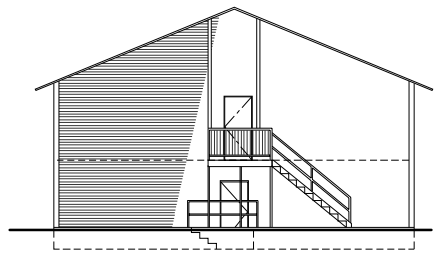
EAST ELEVATION

3/32" = 1'-0"



SOUTH CLASSROOM ELEVATION

3/32" = 1'-0"



SOUTH MULTI PURPOSE RM ELEVATION

NOT FOR CONSTRUCTION

DWG. No.

A201

SCALE: NOTED

CADFILE: 744800A201

JOB No.	REV.
7448	

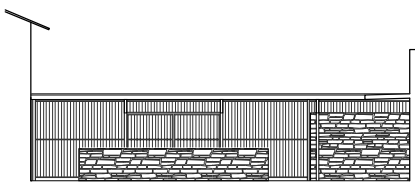
No.	
REVISIONS	
DATE	
DRWN	
CHKD	
DESIGN	
APPD	

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

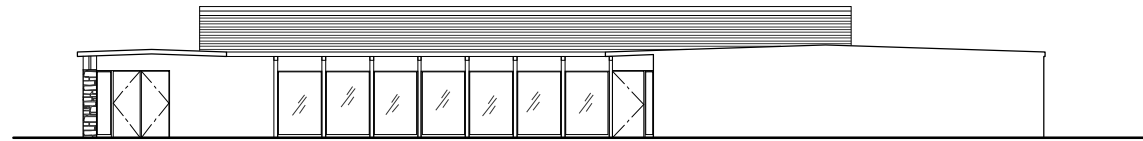
NOT FOR CONSTRUCTION

RICHLAND LUTHERAN CHURCH
FACILITIES STRATEGIC PLAN
RICHLAND, WA
EXTERIOR ELEVATIONS

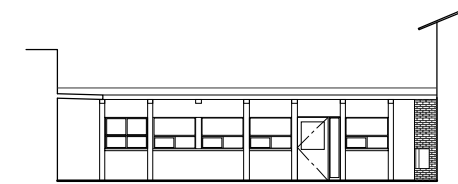
DWG. No.	A202
SCALE:	NOTED
CADFILE:	744800A201
JOB No.	7448
REV.	



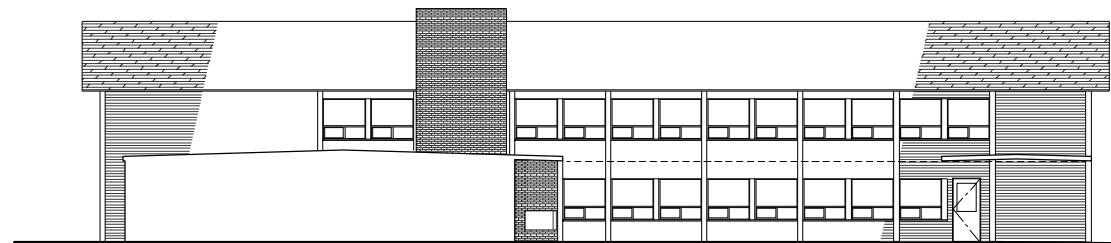
COURTYARD LOOKING WEST 3/32" = 1'-0



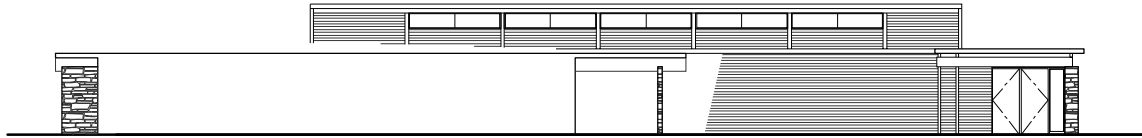
COURTYARD LOOKING NORTH 3/32" = 1'-0



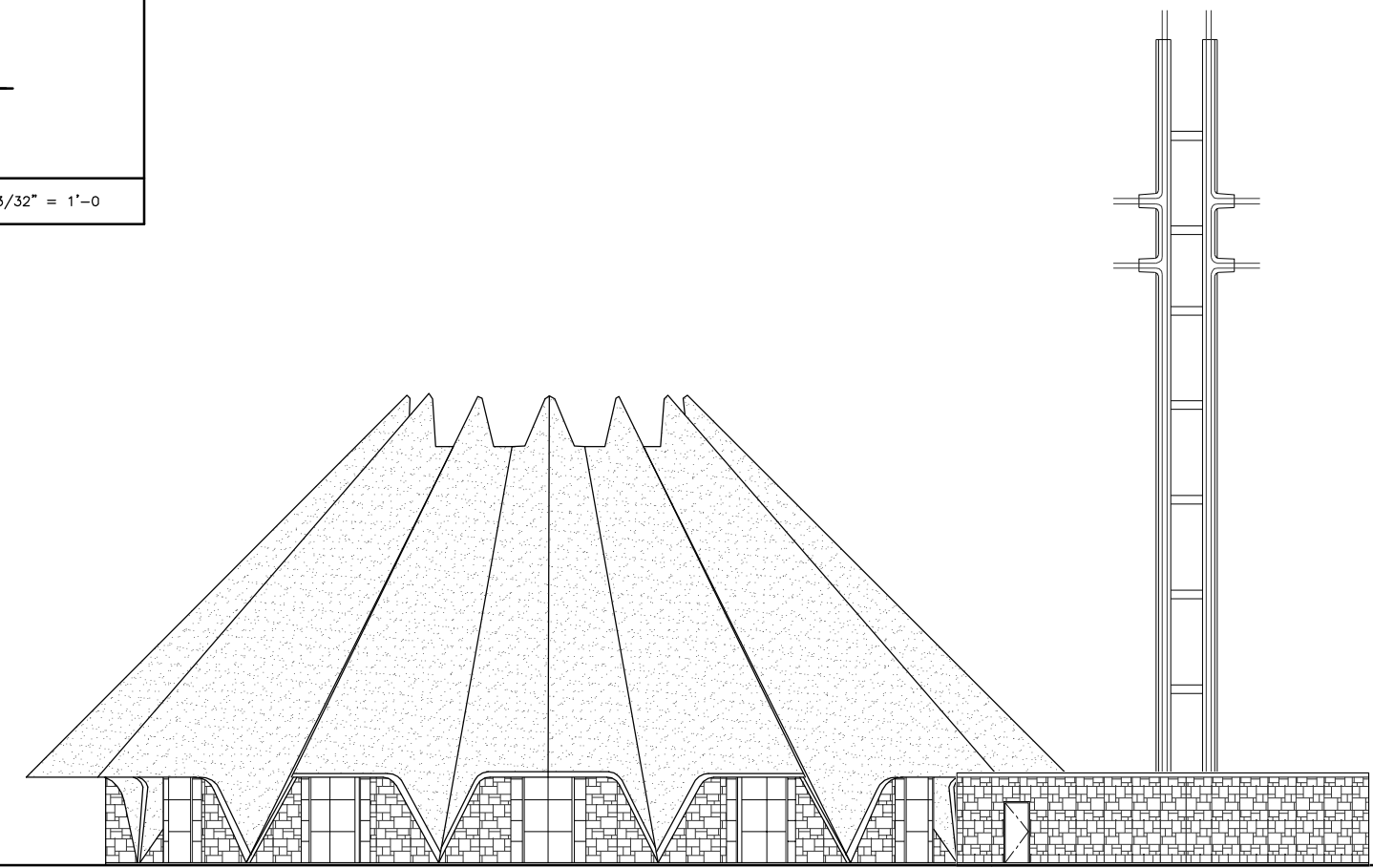
COURTYARD LOOKING EAST 3/32" = 1'-0



COURTYARD LOOKING SOUTH 3/32" = 1'-0



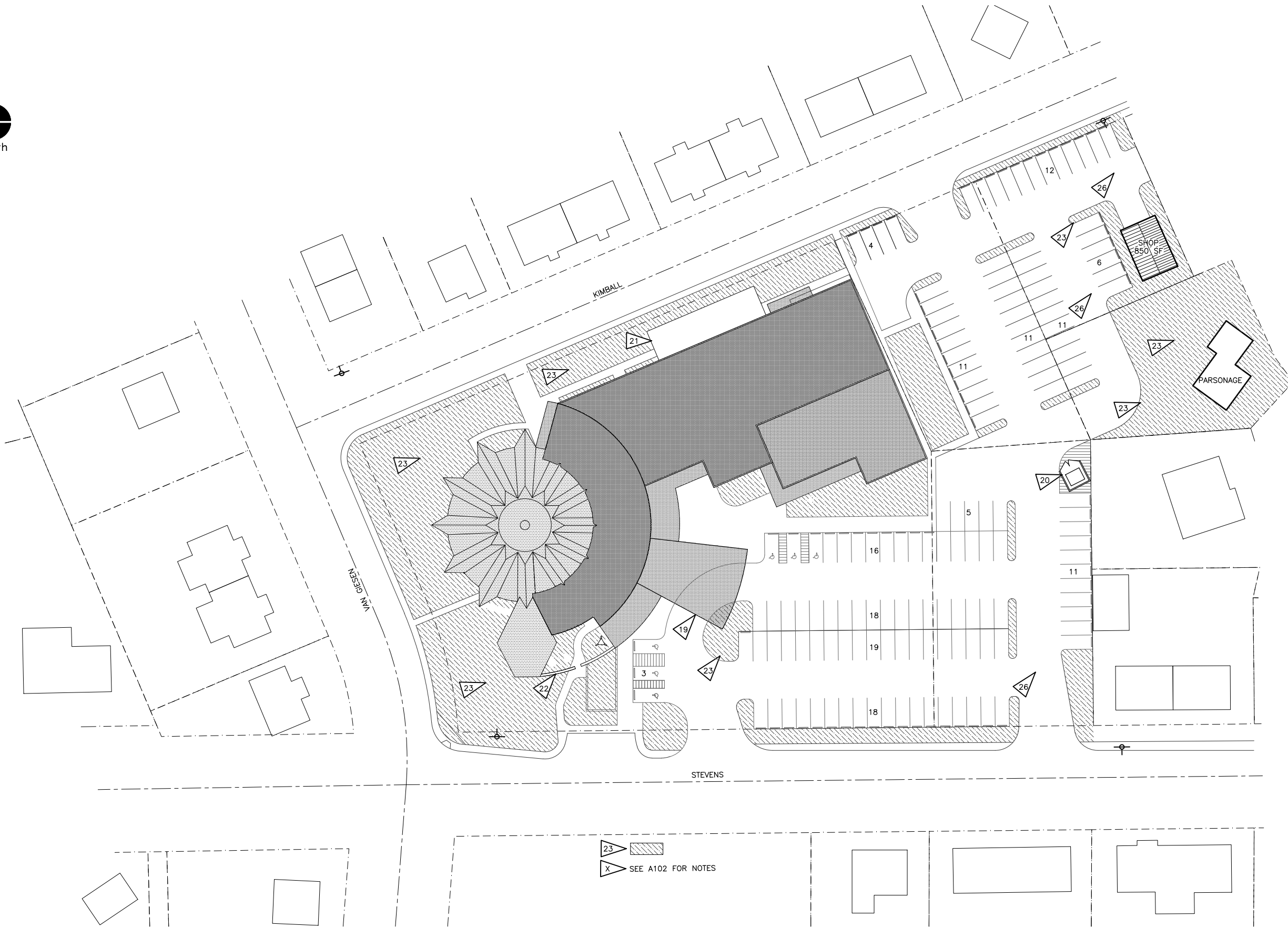
NORTH ELEVATION OF FELLOWSHIP HALL 3/32" = 1'-0



NORTH ELEVATION OF SANCTUARY 3/32" = 1'-0

I:\PROJECTS\74007448 RLC Facilities Strategic Plan\DWG\744800A201.dwg - Jul 23, 2014 3:34:03 pm - Ed Luebbers

Appendix E - 11x17 Rebuild Concept Drawings



NO.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

RICHLAND LUTHERN CHURCH
FACILITIES STRATEGIC PLAN
 RICHLAND, WA
SITE PLAN

DWG. No.
A100

SCALE:
CADFILE:

JOB No.
7448

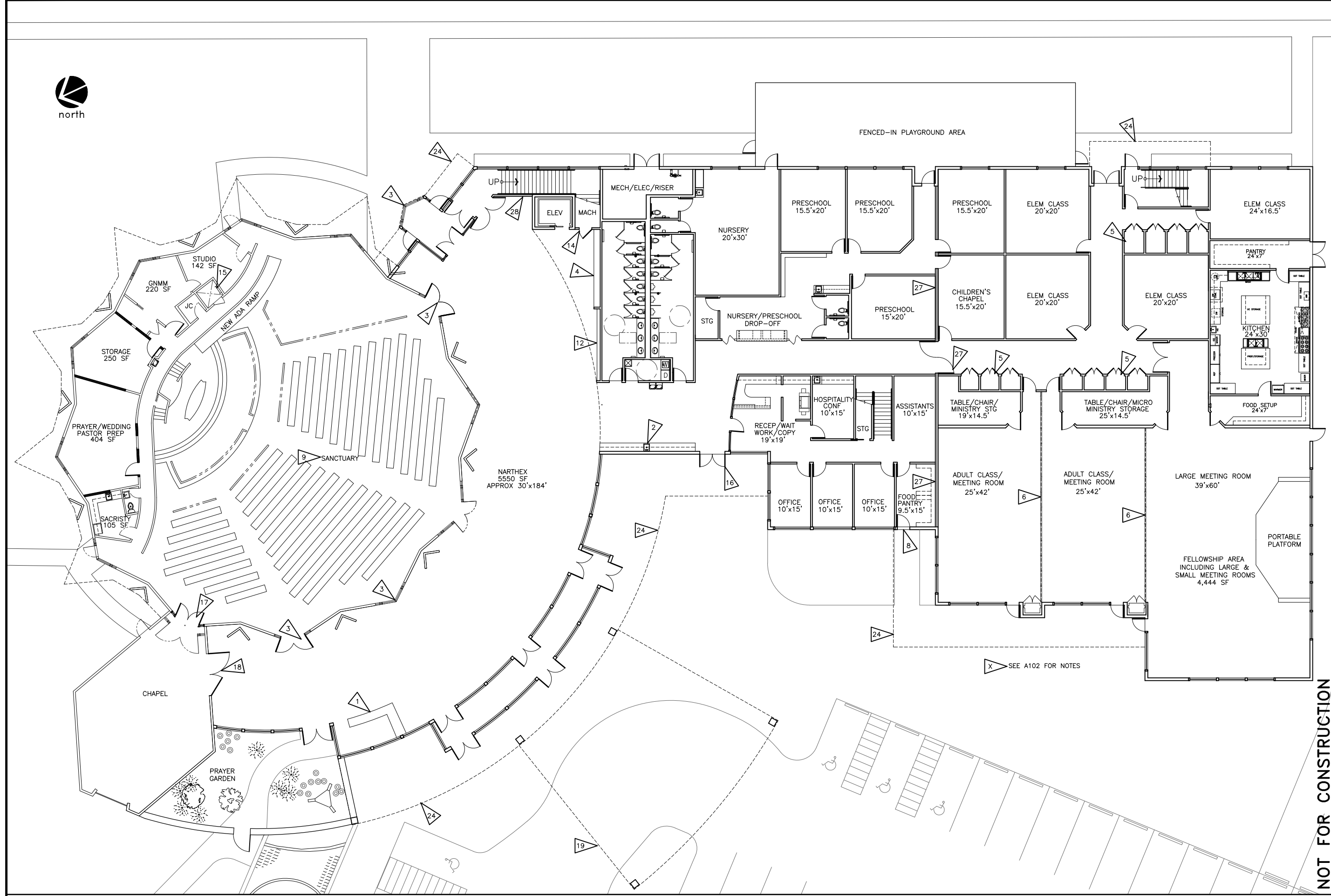
REV.
▲

I:\PROJECTS\74007448 RLC Facilities Strategic Plan\DWG\REBUILD SCHEME\744800XA01-NEW CONST Rev.1.dwg - Sep 25, 2015 9:45:51 am - Ed Luebben

NOT FOR CONSTRUCTION



PROJECTS\7400\7448 RLC Facilities Strategic Plan\DWG\REBUILD SCHEMATIC\4800X\A01-NEW\CONST Rev. 1.dwg - Sep 25, 2015 9:46:57 am - Ed Luebben



NO.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

--	--

NOT FOR CONSTRUCTION

RICHLAND LUTHERAN CHURCH
FACILITIES STRATEGIC PLAN
RICHLAND, WA
1ST FLOOR PLAN

DWG. No.	A101
SCALE:	
CADFILE:	
JOB No.	7448
REV.	

FIRST FLOOR PLAN

3/32" = 1'-0"

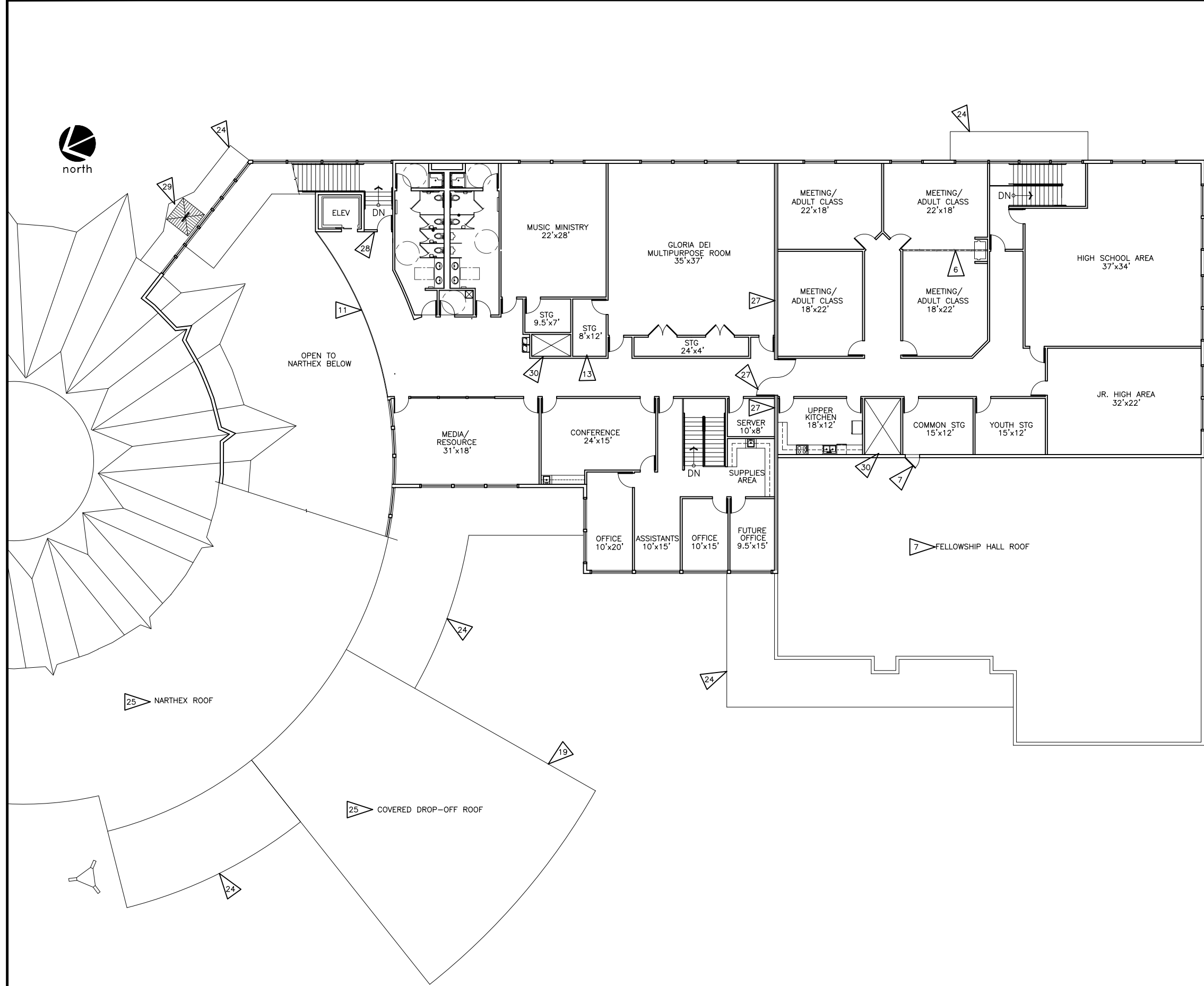
NO.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

RICHLAND LUTHERN CHURCH
FACILITIES STRATEGIC PLAN
RICHLAND, WA
2ND FLOOR & SITE PLANS

DWG. No.	A102
SCALE:	
CADFILE:	
JOB No.	7448
REV.	

- 1 INFORMATION/WELCOME CENTER.
- 2 COFFEE & REFRESHMENT CENTER.
- 3 REMOVE TWO (E) STAIN-GLASS WINDOWS & INSTALL DOUBLE DOORS INTO SANCTUARY. RELOCATE ONE (E) STAIN-GLASS WINDOWS TO FORMER CRY ROOM AREA, & ONE TO THE EAST (KIMBALL ST.) NARTHEX ENTRY.
- 4 COAT RACKS.
- 5 LOCKABLE MICRO-MINISTRY OR SUNDAY SCHOOL STORAGE CLOSETS.
- 6 ACOUSTIC FOLDING PARTITION.
- 7 NEW HVAC EQUIPMENT LOCATED ON ROOF TOP, ACCESSED BY DOOR FROM SOUTH FIRE ESCAPE STAIRWAY.
- 8 PROVIDE DUTCH STYLE DOOR WITH COUNTER AT FOOD PANTRY TO HELP WITH FOOD DISTRIBUTION ACTIVITIES.
- 9 SANCTUARY SEATING AREA WILL HAVE MINIMAL IMPROVEMENTS TO INCLUDE SAFER CHOIR AREA ACCESS, RAMP TO LECTERN, MORE CLEARLY IDENTIFIED EXITS, IMPROVED LIGHTING, HVAC, ACOUSTICS, COMMUNICATIONS SYSTEMS, & FLEXIBILITY TO ACCOMMODATE VARIOUS FORMS OF WORSHIP WHILE MINIMIZING IMPACT TO THE EXISTING SPACE.
- 10 THE KITCHEN AREA HAS CLEARLY DEFINED FOOD STORAGE AREAS, FOOD PREP AREA, & DISH/UTENSIL WASH AREA. EQUIPMENT SHOWN FOR REFERENCE INCLUDES A COMMERCIAL HOOD OVER MULTI-BURNER RANGE/OVEN & BURNERS, COMMERCIAL MICROWAVE, REFRIGERATOR FREEZER & ICE MAKER, MIXER, FOOD WARMER, COMMERCIAL & RESIDENTIAL DISHWASHER, PLUS PREP ISLANDS, PANTRY & STORAGE SHELVEING.
- 11 RAILING OVERLOOKING NARTHEX.
- 12 RELOCATED CHURCH MAIL BOXES.
- 13 PROVIDE STORAGE NEAR THE GLORIA DEI MULTIPURPOSE ROOM FOR BOY SCOUT EQUIPMENT.
- 14 ELEVATOR MACHINE ROOM.
- 15 REPLACE EXISTING WOOD LADDER WITH OSHA COMPLIANT METAL LADDER. REVISE GRATING SUPPORT STRUCTURE & OPENING TO 3' SQUARE.
- 16 CHURCH OFFICE ENTRY DOOR.
- 17 INSTALL A NEW GLASS PARTITION AND DOOR INTO THE CHAPEL WITH GASKETING FOR ACOUSTIC SEPARATION. (E) DECORATIVE WOOD DOORS INTO CHAPEL WILL REMAIN IN PLACE.
- 18 REUSE (E) WIDE, CARVED WOOD NARTHEX DOORS AS ENTRY DOORS INTO THE CHAPEL FROM THE NARTHEX.
- 19 NEW COVERED DROP-OFF CANOPY, WITH 14' MINIMUM HEADROOM CLEARANCE.
- 20 TRASH ENCLOSURE
- 21 SECURE PLAYGROUND AREA
- 22 PRAYER GARDEN
- 23 NEW & EXISTING LAWN & LANDSCAPE AREAS
- 24 CANOPIES OVERHEAD.
- 25 SKYLIGHTS, TYPICAL AT COVERED DROP-OFF & IN NARTHEX.
- 26 REMOVE MOST CHURCH OWNED STRUCTURES; REGRADE FOR POSITIVE DRAINAGE BUT SAFE PEDESTRIAN SLOPES; RESTRIPE FOR 161 PARKING STALLS, INCLUDE CITY REQUIRED HANDICAP ACCESSIBLE & MOTORCYCLE STALLS.
- 27 TWO-HOUR FIRE RESISTANCE RATED WALL. DOORS WITHIN THIS WALL ARE REQUIRED TO HAVE A 90 MINUTE FIRE RESISTANCE RATING. HALLWAY DOORS SHALL BE KEPT OPEN WITH MAGNETIC HOLD OPEN DEVICES, WHICH ENABLE THESE DOORS TO CLOSE WHEN TRIGGERED BY THE FIRE ALARM SYSTEM.
- 28 ONE-HOUR FIRE RESISTANCE RATED WALLS AND DOORS AT EXIT STAIRWAYS. PROVIDE MAGNETIC HOLD-OPENS FOR STAIRWAY DOORS INTO THE NARTHEX.
- 29 ORIGINAL CHURCH STEEPLE RELOCATED TO TOP OF KIMBALL STREET NARTHEX ENTRY.
- 30 MECHANICAL CHASE SPACE TO ALLOW DUCTWORK FROM ROOF TOP HVAC UNITS DOWN TO FIRST FLOOR.



I:\PROJECTS\74007448 RLC Facilities Strategic Plan\DWG\REBUILD SCHEME\744800X401-NEW\CONSTR Rev.1.dwg - Sep 25, 2015 9:47:37 am - Eid Luebben

2ND FLOOR PLAN

3/32" = 1'-0"

FLAG NOTES

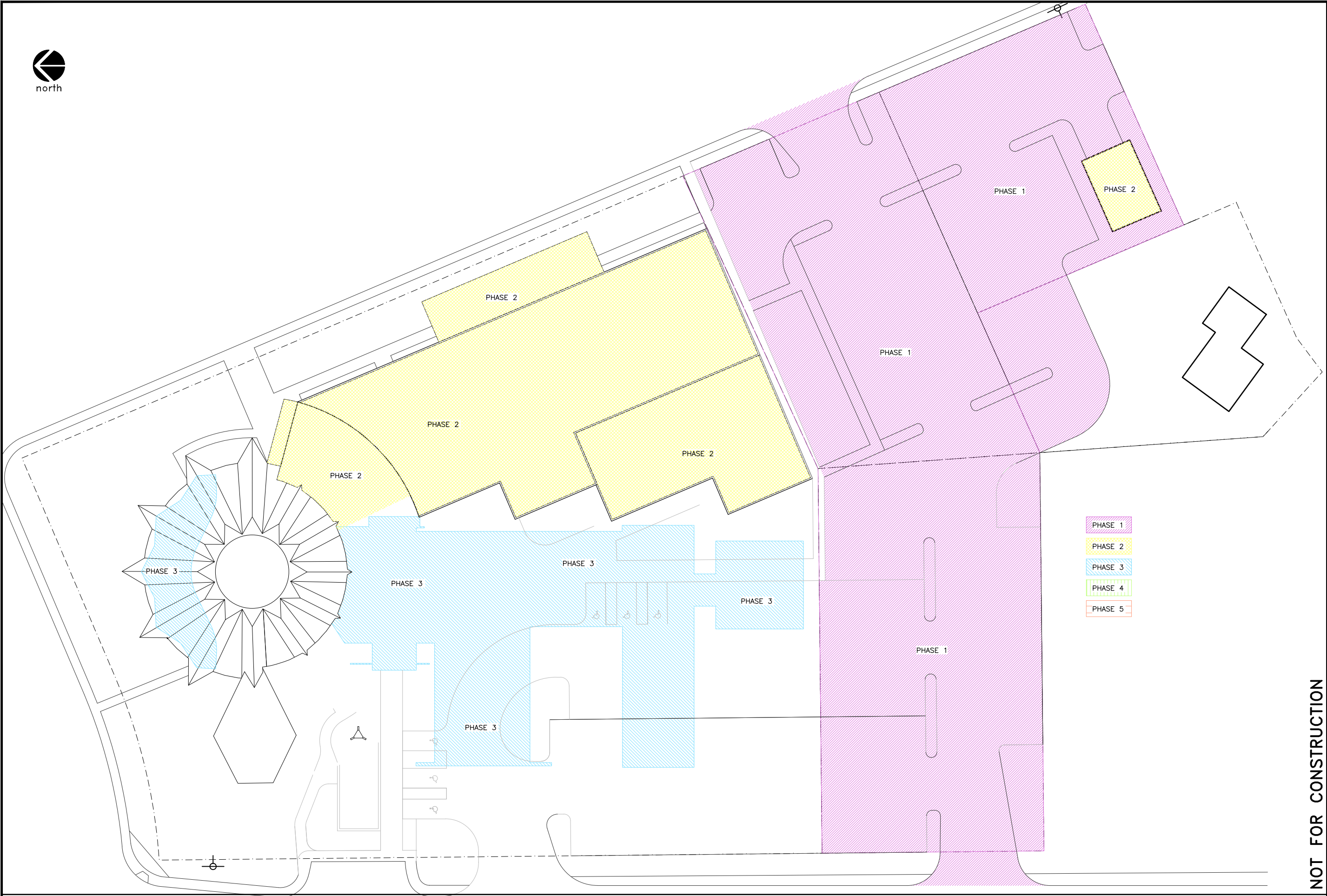
NOT FOR CONSTRUCTION



8697 Gage Boulevard
 Kennewick, WA 99336
 P: 509.735.1589
 F: 509.783.5075

www.meierinc.com

No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD



APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

RICHLAND LUTHERAN CHURCH
FACILITIES STRATEGIC PLAN
 RICHLAND, WA
PHASED CONSTRUCTION PLAN

DWG. No.
A103

SCALE:
 CADFILE:

JOB No.
 7448

REV.

I:\PROJECTS\74007448 RLC Facilities Strategic Plan\DWG\REBUILD SCHEM\744800X\A01-NEW\CONST Rev. 1.dwg - Sep 25, 2015 9:48:23 am - Ed Luebben

PHASES 1, 2, AND 3

NOT FOR CONSTRUCTION

NTS



8697 Gage Boulevard
 Kennewick, WA 99336
 P: 509.735.1589
 F: 509.783.5075

www.meierinc.com

No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

--	--

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

NOT FOR CONSTRUCTION

RICHLAND LUTHERN CHURCH
FACILITIES STRATEGIC PLAN
 RICHLAND, WA

PHASED CONSTRUCTION PLAN

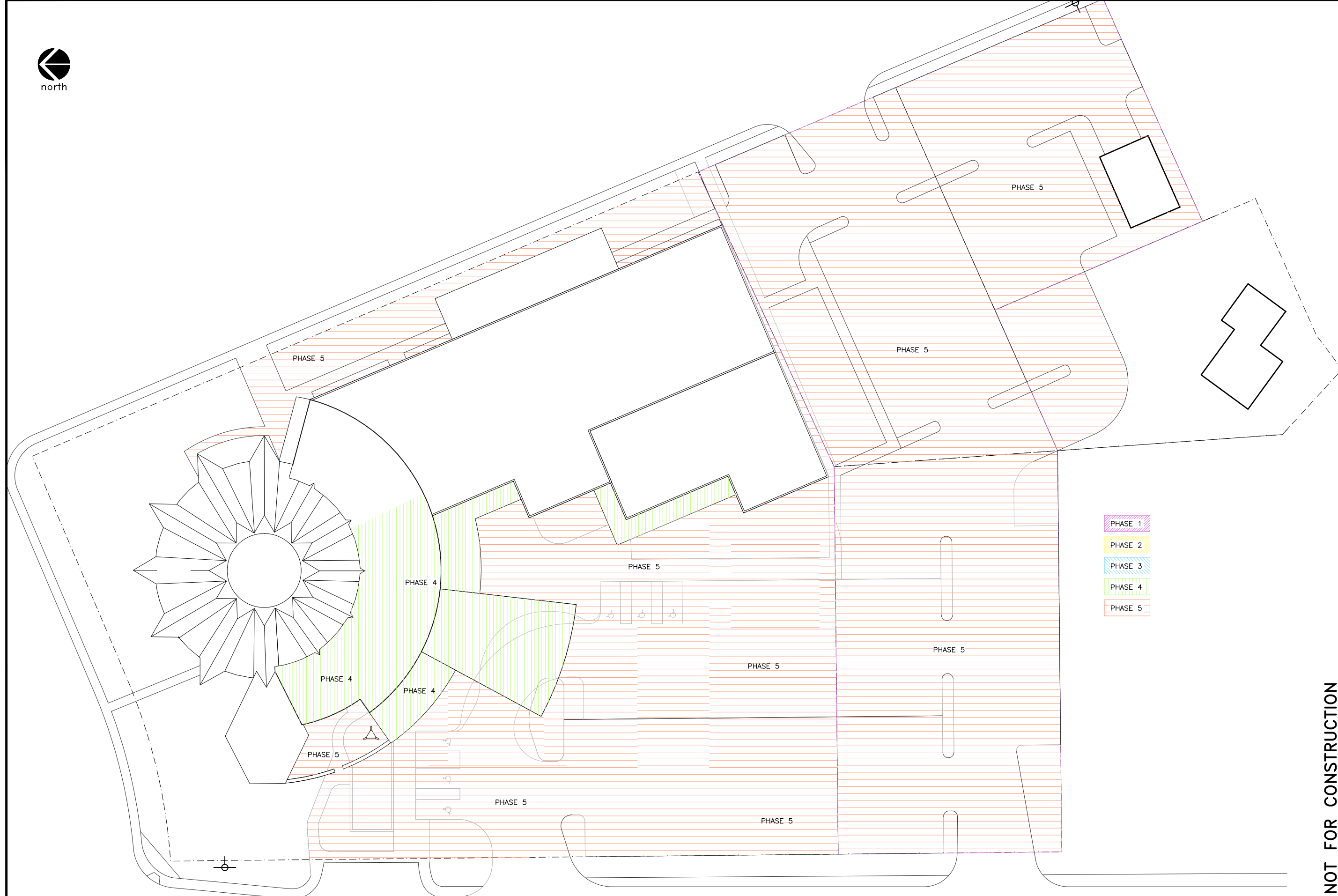
DWG. No.
A104

SCALE:
 CADFILE:

JOB No.
 7448

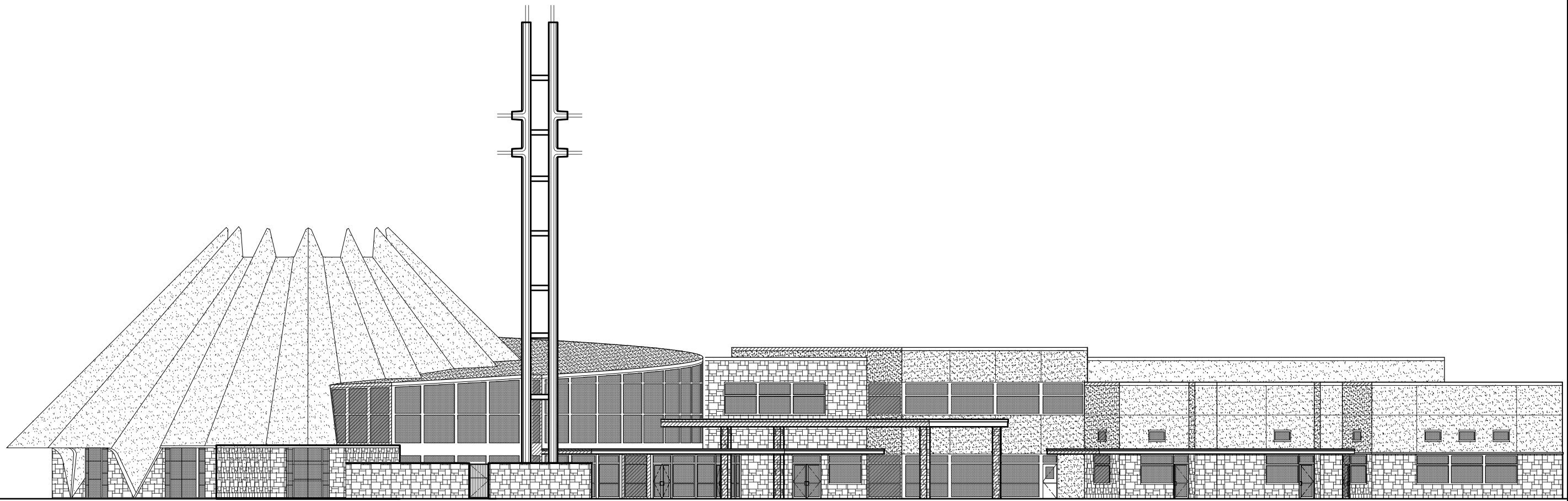
REV.

I:\PROJECTS\74007448 RLC Facilities Strategic Plan\DWG\REBUILD SCHEM\744800X401-NEW\CONST Rev 1.dwg - Sep 25, 2015 9:48:57 am - Ed Luebben



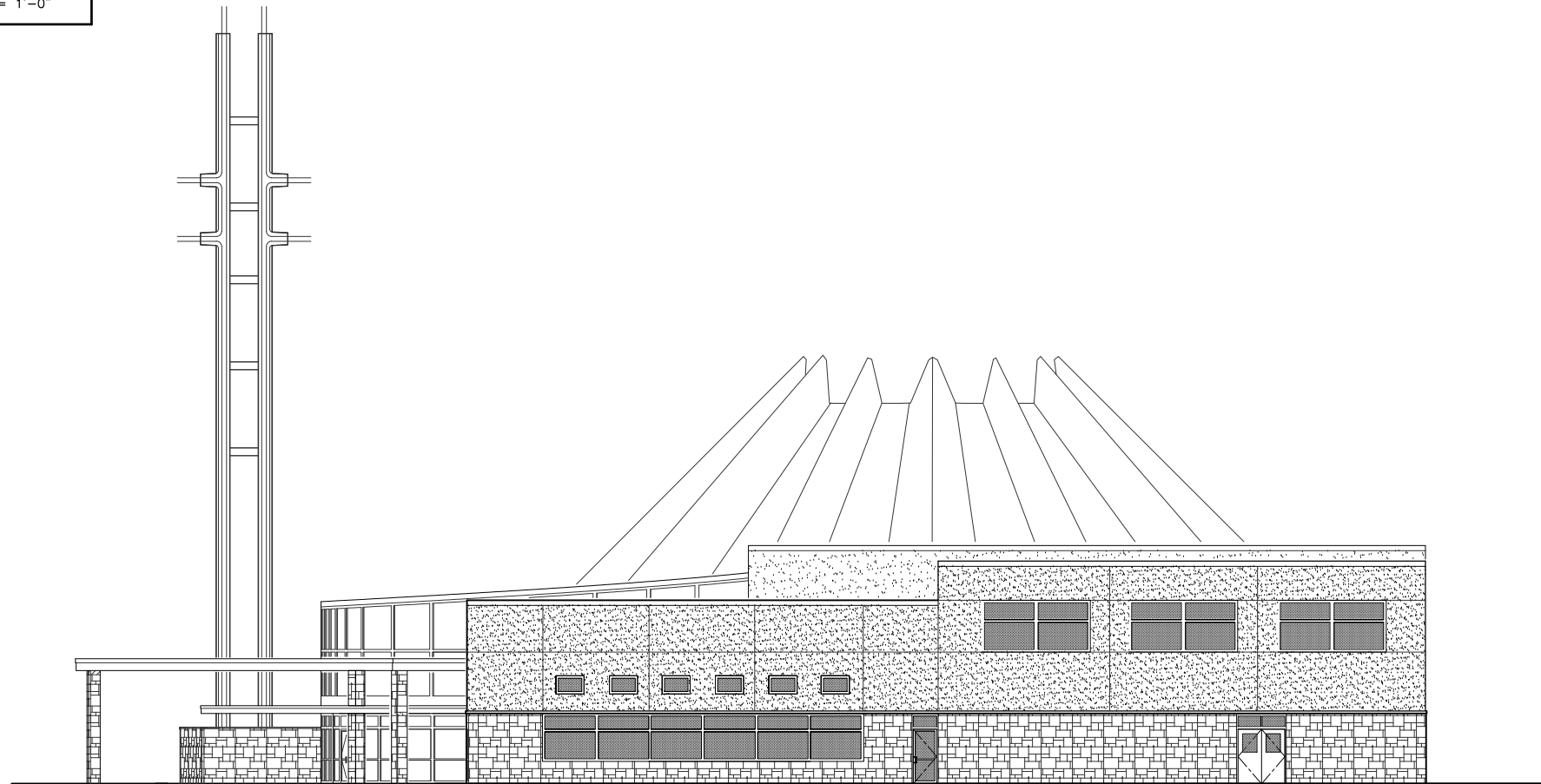
PHASES 4 AND 5

NTS



STEVENS (WEST) ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD
No.					

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

NOT FOR CONSTRUCTION
 RICHLAND LUTHERN CHURCH
 FACILITIES STRATEGIC PLAN
 RICHLAND, WA
WEST & SOUTH ELEVATIONS

DWG. No.	A201
SCALE:	
CADFILE:	
JOB No.	7448
REV.	

I:\PROJECTS\74007448 RLC Facilities Strategic Plan\DWG\REBUILD SCHEME\744800XA01-NEW CONST Rev. 1.dwg - Sep 25, 2015 9:49:39 am - Ed Luebben



KIMBALL (EAST) ELEVATION

3/32" = 1'-0"

No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

NOT FOR CONSTRUCTION

RICHLAND LUTHERN CHURCH
FACILITIES STRATEGIC PLAN
RICHLAND, WA
EAST ELEVATIONS

DWG. No.
A202

SCALE:
CADFILE:

JOB No.
7448

REV.
▲