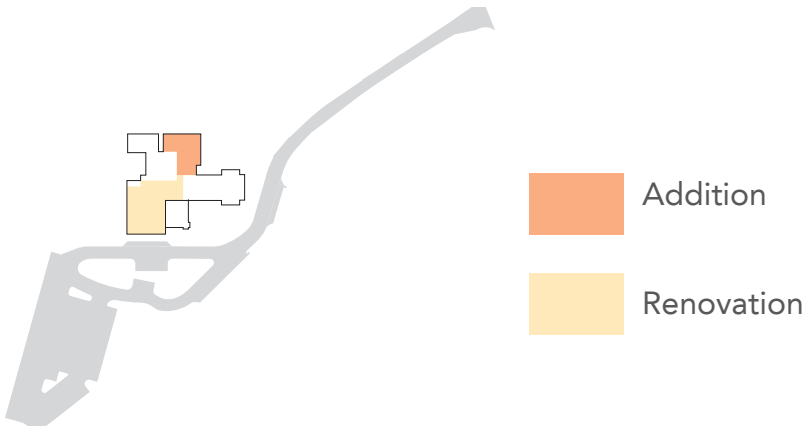


Phase 1

In Phase 1, the administration suite will also undergo renovations to maximize useable office space. The current entry will be relocated to the center of the original nave, which will be opened to accommodate a Parish Commons. This new entry will reflect the Sanctuary's architectural character and make the arrival sequence more intuitive. The current library will be renovated into a conference space / Brides Parlor, and there will be new toilets built.

The addition will accommodate new space for Catechesis, choir space, and new nurseries for infants and toddlers. There will also be a new elevator added that will connect all three levels of the church, more storage space, another bathroom and a new electrical closet. The gathering space for the Atria will have a garden attached to make the chapel and arrival from the lower parking lot more beautiful.

Item	GSF	\$/SF	Total	notes
Construction	13,879		\$2,269,580	
New Construction	7,271	\$180.00	\$1,308,780	3,450 sf main, 3,664 sf lower, 152 sf choir loft
Renovations	0	\$0.00	\$55,000	500 linear feet mansard roof; new entry
Demo	6,608	\$100.00	\$660,800	full interior gut, but not new roof nor windows
Site Constructions	750	\$15.00	\$11,250	selective at tie-in, multiple levels
Site Work			\$0	
Furniture and Equipment			\$300,000	regrade at undercroft level, new electrical service
AV			\$15,000	dig signage, accoustic treatment in choir practice
Communications		\$0.72	\$10,000	
Security System		\$0.72	\$10,000	
Kitchen Equipment			\$0	
Moveable Furniture		\$7.73	\$107,354	
Signage		\$0.00	\$0	
Scope Contingency		\$8.18	\$113,479	5% for required, but not yet defined scope
Inflation to Bid Day	12 months @4.0% inflation	\$7.47	\$103,667	4% inflation for 12 months to break ground
Buyout Target		\$194.20	\$2,695,330	
	months @4.0%			
Land Cost		\$0.00	\$0	
Design, Testing & Related Costs				
Architect and Engineers		\$14.27	\$198,107	7.35% of construction
Specialty Consultants		\$0.00	\$0	
Survey		\$1.19	\$10,000	
Geotechnical		\$2.38	\$15,000	
Environmental		\$0.00	\$0	
Testing		\$0.48	\$11,348	
Reimbursable Expenses		\$0.90	\$13,617	
Project Management		\$0.90	\$0	
Development Costs		\$0.00	\$26,953	impact, insurance, for ex
Other Owner's Costs		\$0.00	\$20,000	moving, attys, temp ops, for ex
Construction Contingency		\$15.80	\$161,519	5% for construction change orders
Project Budget		\$227.10	\$3,151,874	
Owner's Contingency		\$21.15	\$157,594	overall project contingency
Total Project Budget		\$238.45	\$3,309,468	



Phase 1 Site Plan

Scope of Work

1. Addition

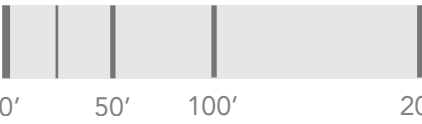
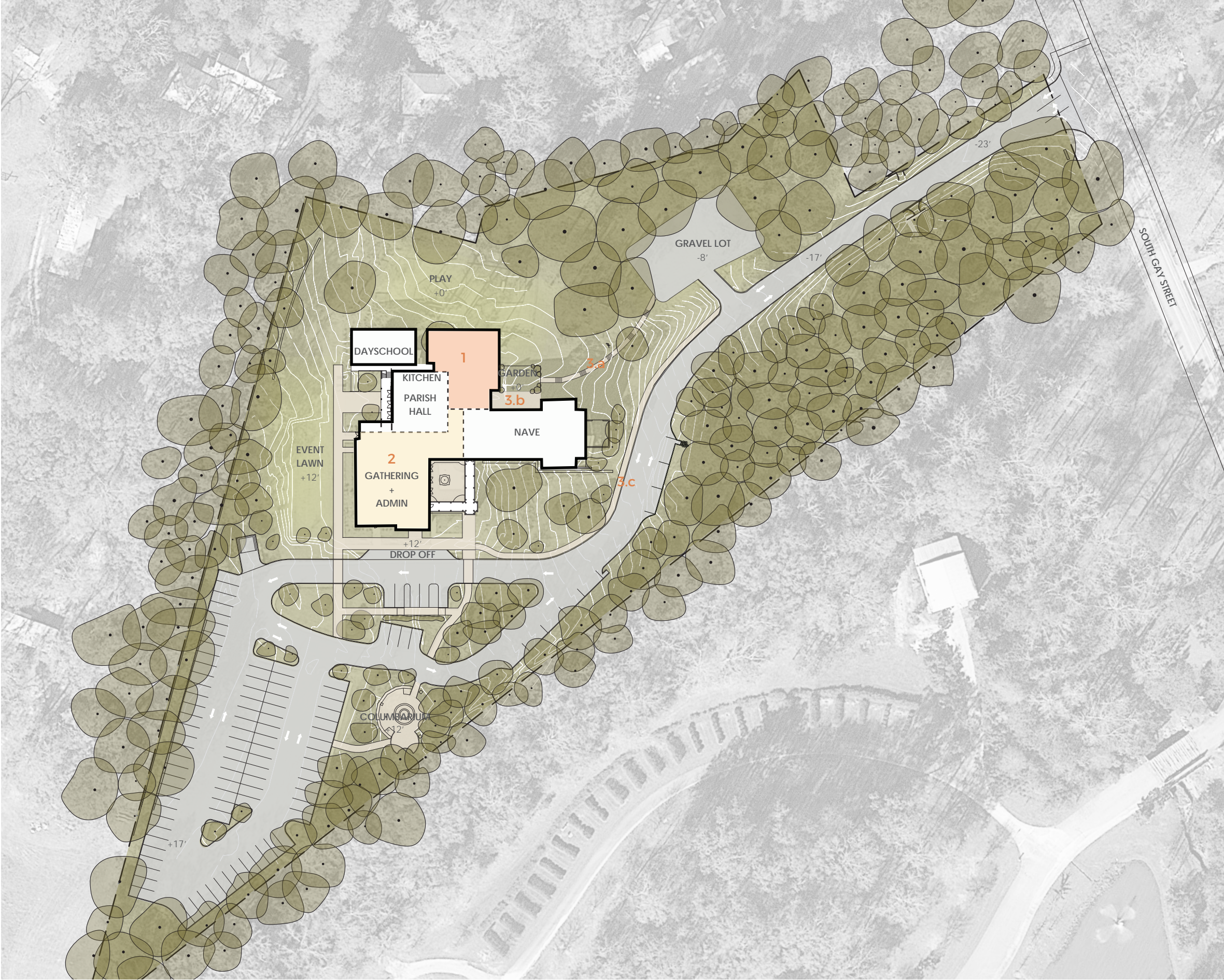
- Nursery
- Atria
- Choir Suite

2. Renovation

- Entry / Gathering
- Administration
- Roof

3. Sitework

- a. Pathway
- b. Garden
- c. Sidewalk



Phase 1 Main Floor Plan

Worship

- 1. Narthex
- 2. Nave / Chancel
- 3. Sacristy
- 4. Library
- 5. Choir Practice Area
- 6. Choir Robing
- 7. Music Office / Storage

Administration

- 9. Parish Nurse
- 10. Rector Office
- 11. Assistant Rector
- 12. Curate & Korean Missioner
- 13. Sexton Storage
- 14. Parish Life Coordinator
- 15. Financial Administrator
- 16. Parish Administrator & Waiting
- 17. Work Room & Storage
- 18. Conference Room

Parish Life

- 19. Parish Hall (Adult Formation)
- 20. Kitchen
- 21. Parish Commons
- 22. Coat / Umbrellas
- 23. Table & Chair Storage
- 24. Janitor's Closet

Youth Formation

- 25. Nursery - Infants
- 26. Nursery - Toddlers

Dayschool

- 27. Pre-K
- 28. Storage/Day School Director

Circulation

- 29. Elevator



Phase 1 Lower Floor Plan

- Worship**
- 1. Chapel / Atria Gathering
 - 2. Acolyte / Childrens Choir Vesting
 - 3. Flower Guild

- Youth Formation**
- 4. Atria 1 (3-5 years)
 - 5. Atria 2 (6-8 years)
 - 6. Atria 3 (9-12 years)
 - 7. Shared Closet
 - 8. 6-7th Grade
 - 9. 8th Grade (Confirmation)
 - 10. EYC Lobby
 - 11. EYC (9th - 12th Grade)
 - 12. EYC Kitchen

- Dayschool**
- 13. Kindergarten

- Circulation**
- 14. Elevator



Phase 1 Upper Floor Plan

Worship

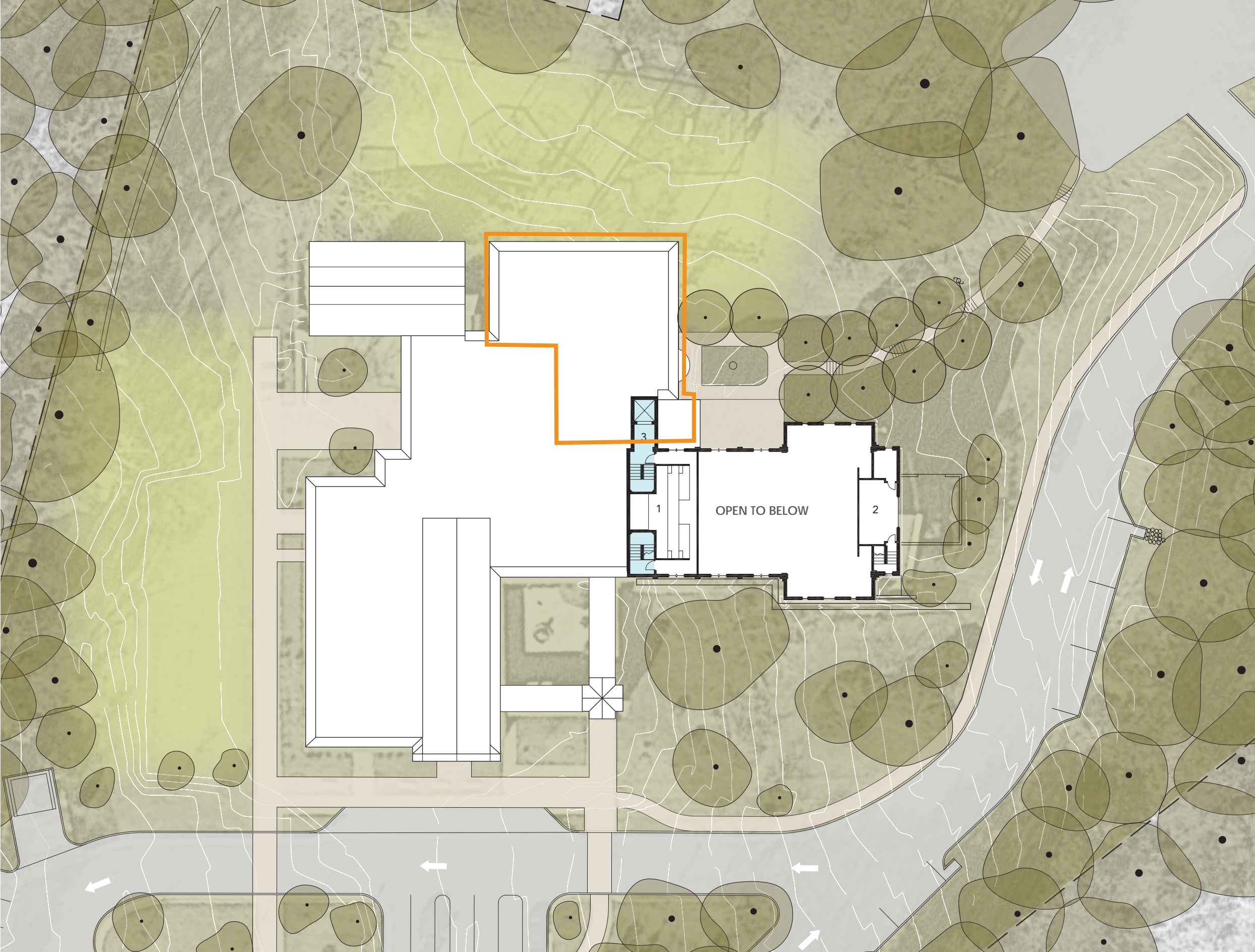
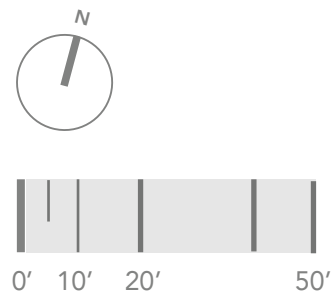
- 1. Choir Loft
- 2. Bell Loft

Circulation

- 3. Elevator

The addition will bring the elevator all the way to the second floor for more mobility and access to the choir loft.

There will also be some updates to the AV system used by the choir.





New Entrance to Parish Gathering

Phase 2

Phase 2 includes a new addition that will expand the Parish Hall and Kitchen, to allow for the whole church to cook and participate in parish events. The Dayschool will also be replaced. The final phase will also expand the parking, while still maintaining the park like setting. There will be 78 new spots added in the new parking lot. The sidewalk will be continued to the street and the pathway to the garden will continue to the parking lot.

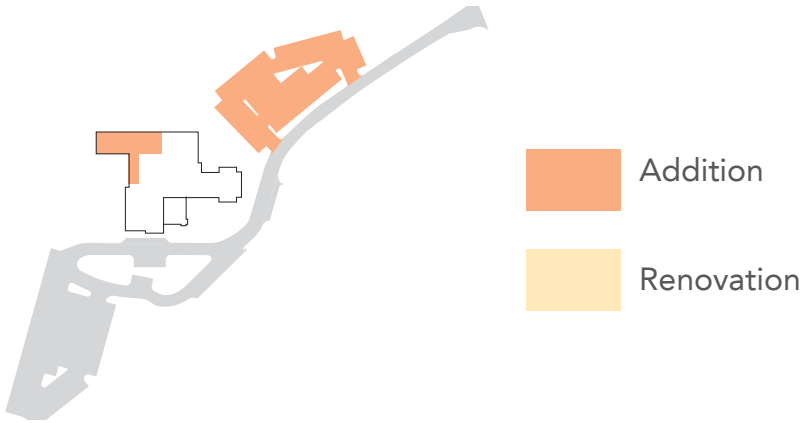


TABLE 2

Item	GSF/ unit	\$/SF (or unit)	Total	notes
Construction			\$1,684,400	
New Construction	5,200	\$200.00	\$1,040,000	School, P. Hall/ Kitchen Expansion
Parish Hall/ Kitchen Renovation	2,519	\$100.00	\$251,900	
Parking	78	\$2,000.00	\$156,000	78 new spaces
Drive	200	\$60.00	\$12,000	
Sidewalk	700	\$35.00	\$24,500	connect to road
Site Constructions			\$0	
Site Work			\$200,000	grading, stormwater, bldg site prep
Furniture and Equipment				
AV			\$30,000	
Communications			\$5,000	
Security System			\$5,000	
Kitchen Equipment			\$150,000	
Moveable Furniture			\$100,000	
Signage			\$0	
Scope Contingency			\$84,220	5% for required, but not yet defined scope
Inflation to Bid Day	60 months @4.0%		\$411,724	4% inflation for 12 months to break ground
Buyout Target			\$2,470,344	
Land Cost			\$0	
Design, Testing & Related Costs				
Architect and Engineers			\$181,570	7.35% of construction
Specialty Consultants			\$0	
Survey			\$10,000	
Geotechnical			\$5,000	
Environmental			\$0	
Testing			\$8,422	
Reimbursable Expenses			\$10,106	
Project Management			\$0	
Development Costs			\$24,703	impact, insurance, for ex
Other Owner's Costs			\$5,000	moving, attys, temp ops, for ex
Construction Contingency			\$29,000	5% for construction change orders
Project Budget			\$2,744,146	
Owner's Contingency			\$137,207	overall project contingency
Total Project Budget			\$2,881,353	

Phase 2 Site Plan

Scope of Work

1. Parish Hall + Kitchen Expansion

- Renovation and Expansion of Kitchen
- Expansion of Parish Hall

2. Dayschool Addition

- Pre-K
- Kindergarten

3. Sitework

- Parking
- Sidewalks



Phase 2 Main Floor Plan

Worship

- 1. Narthex
- 2. Nave / Chancel
- 3. Sacristy
- 4. Library
- 5. Choir Practice Area
- 6. Choir Robing
- 7. Music Office / Storage

Administration

- 9. Parish Nurse
- 10. Rector Office
- 11. Assistant Rector
- 12. Curate & Korean Missioner
- 13. Sexton Storage
- 14. Parish Life Coordinator
- 15. Financial Administrator
- 16. Parish Administrator & Waiting
- 17. Work Room & Storage
- 18. Conference Room

Parish Life

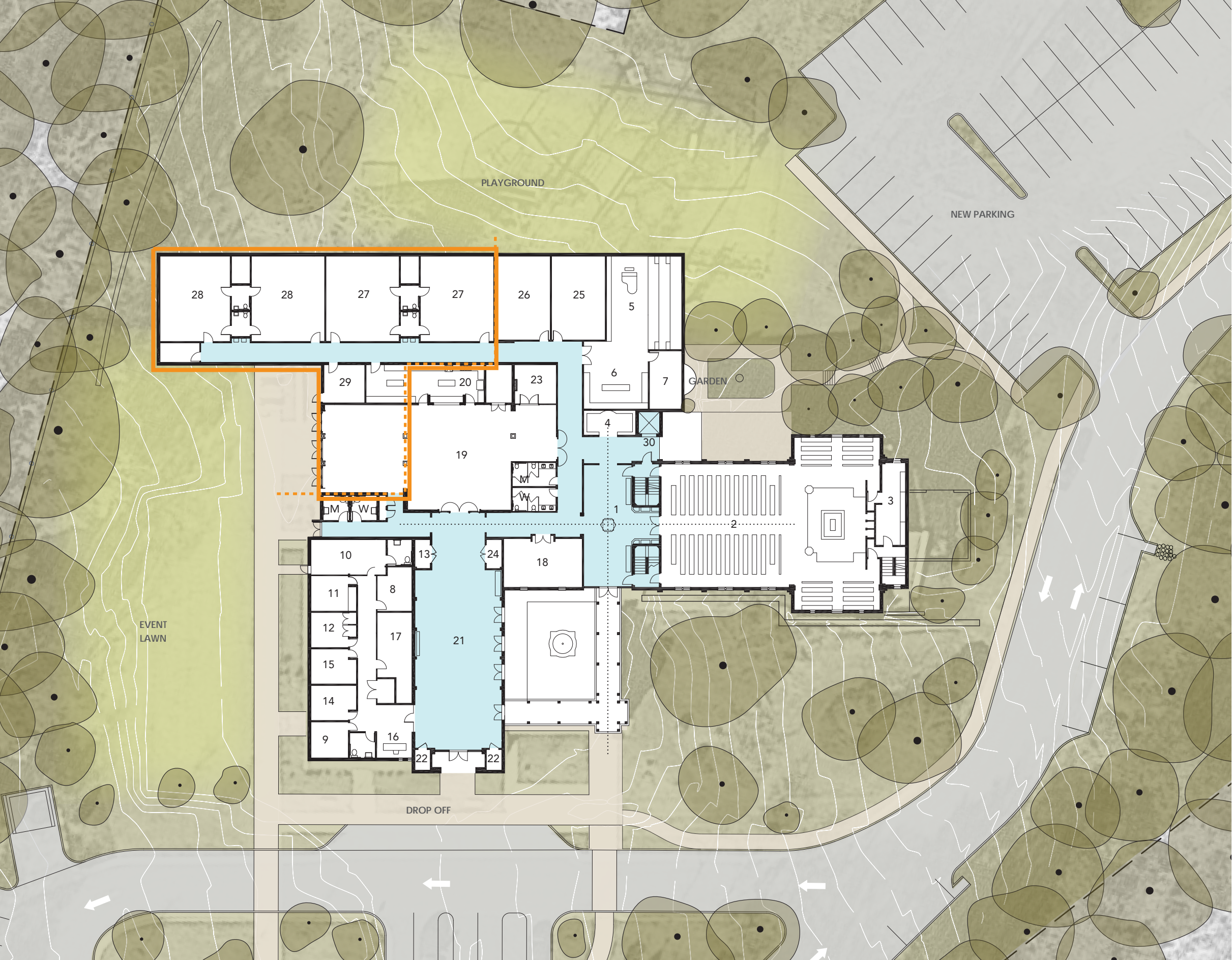
- 19. Parish Hall (Adult Formation)
- 20. Enlarged Kitchen
- 21. Informal Gathering
- 22. Coat / Umbrellas
- 23. Table & Chair Storage
- 24. Janitor's Closet

Youth Formation

- 25. Nursery - Infants
- 26. Nursery - Toddlers

Dayschool

- 27. Pre-K
- 28. Kindergarten
- 29. Storage/Day School Director
- 30. Elevator

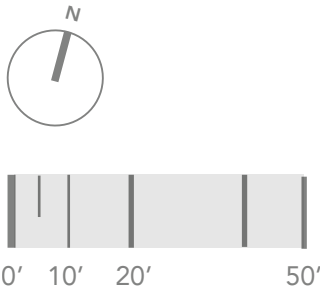
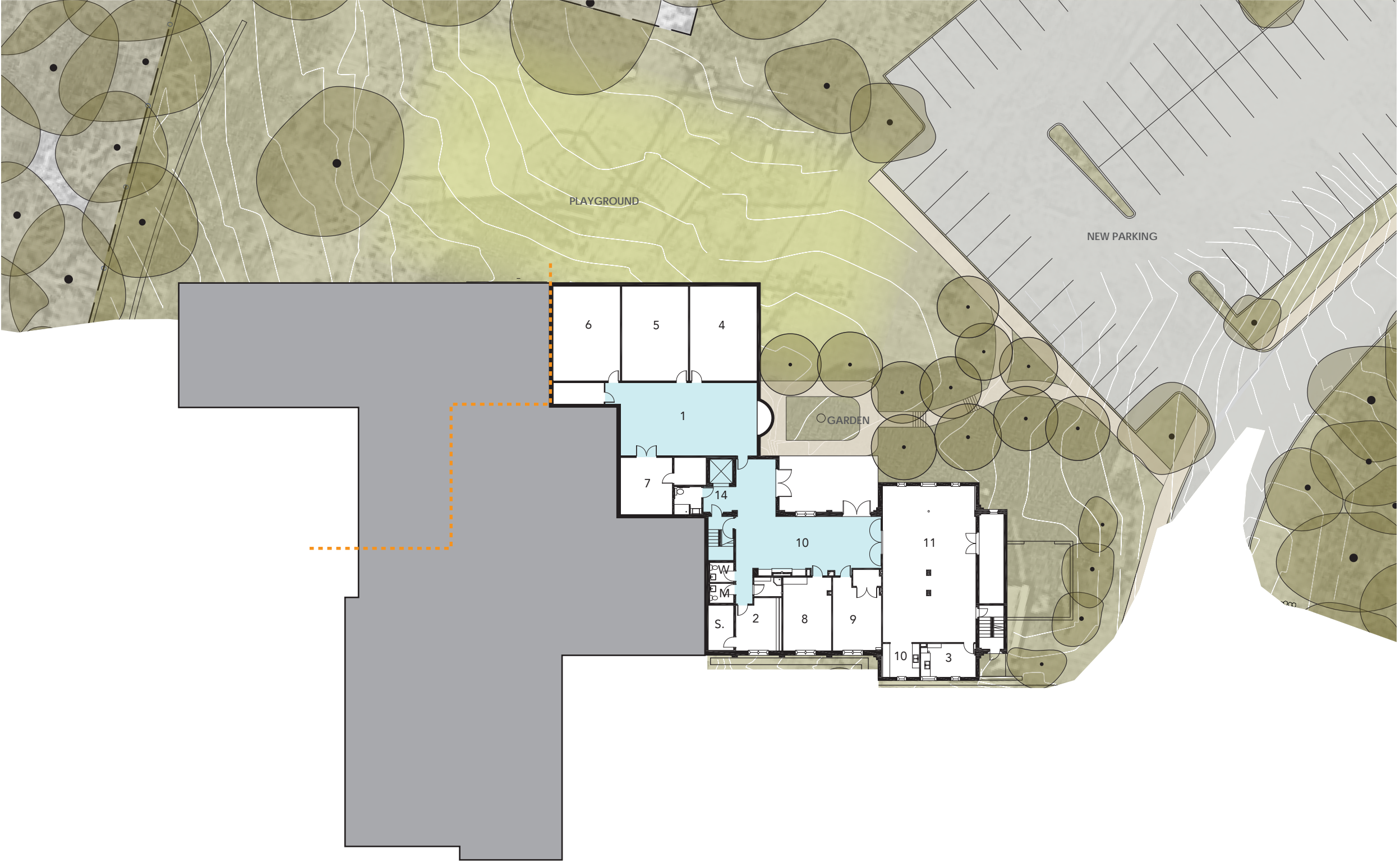


Phase 2 Lower Floor Plan

- Worship**
- 1. Chapel / Atria Gathering
 - 2. Acolyte / Childrens Choir Vesting
 - 3. Flower Guild

- Youth Formation**
- 4. Atria 1 (3-5 years)
 - 5. Atria 2 (6-8 years)
 - 6. Atria 3 (9-12 years)
 - 7. Shared Closet
 - 8. 6-7th Grade
 - 9. 8th Grade (Confirmation)
 - 10. EYC Lobby
 - 11. EYC (9th - 12th Grade)
 - 12. EYC Kitchen

- Circulation**
- 14. Elevator



Phase 2 Upper Floor Plan

Worship

- 1. Choir Loft
- 2. Bell Loft

Circulation

- 3. Elevator



0' 10' 20' 50'

