



First United Methodist Church  
Clarinda, Iowa

Facilities Improvement Committee  
Congregational Forum & Progress Update  
to Congregation, November 14, 2010



# Agenda

- Review of Anderson's Congregational Forums Structure
- Background of Facilities Improvement Committee
- Review of HGM's Investigation and Recommendations
- 1<sup>st</sup> Congregational Forum
  - Small group discussion
  - Summary
  - Establish Next Actions & Directions



# Congregational Forums

- Anderson's Congregational Forums
- A technique to gather people together to get input around a key issue
- A process to promote communication, input, clarification, and ownership



# Congregational Forums

- The Process:
- The Facilities Improvement Committee meets
- Hold an open Church Forum
  - Clarify the criteria for the decision to be made (vision, long-term stewardship, accessibility, flexibility)



# Congregational Forums

- Facilities Improvement Committee continues to meet
- Hold an open church forum in another 3~4 months
  - Discuss the needs of current and envisioned ministries
  - Discuss values, criteria being used to evaluate options
  - Gather in small groups (Q & A) – Report to large group
  - Write summary



# Congregational Forums

- Facilities Improvement Committee develops proposal
- Hold open Church forum
  - Present proposals
  - Gather in small groups (Q & A)
- Facilities Improvement Committee makes revisions
- Congregation makes final determination for course of action



# Congregational Forums

- Key Questions for each session
  - What excites you?
  - What concerns you?
  - What better ideas do you have that we have not thought of yet?
  - What additional information do we need to have?
  
- Hold as many forums as needed as long as helpful
- Keep them upbeat and forward looking
- Goal: Maximum clarity, and involvement from the Church



## Congregational Forums

- Thank You for your attention
- Questions?
- Let's Get Started!



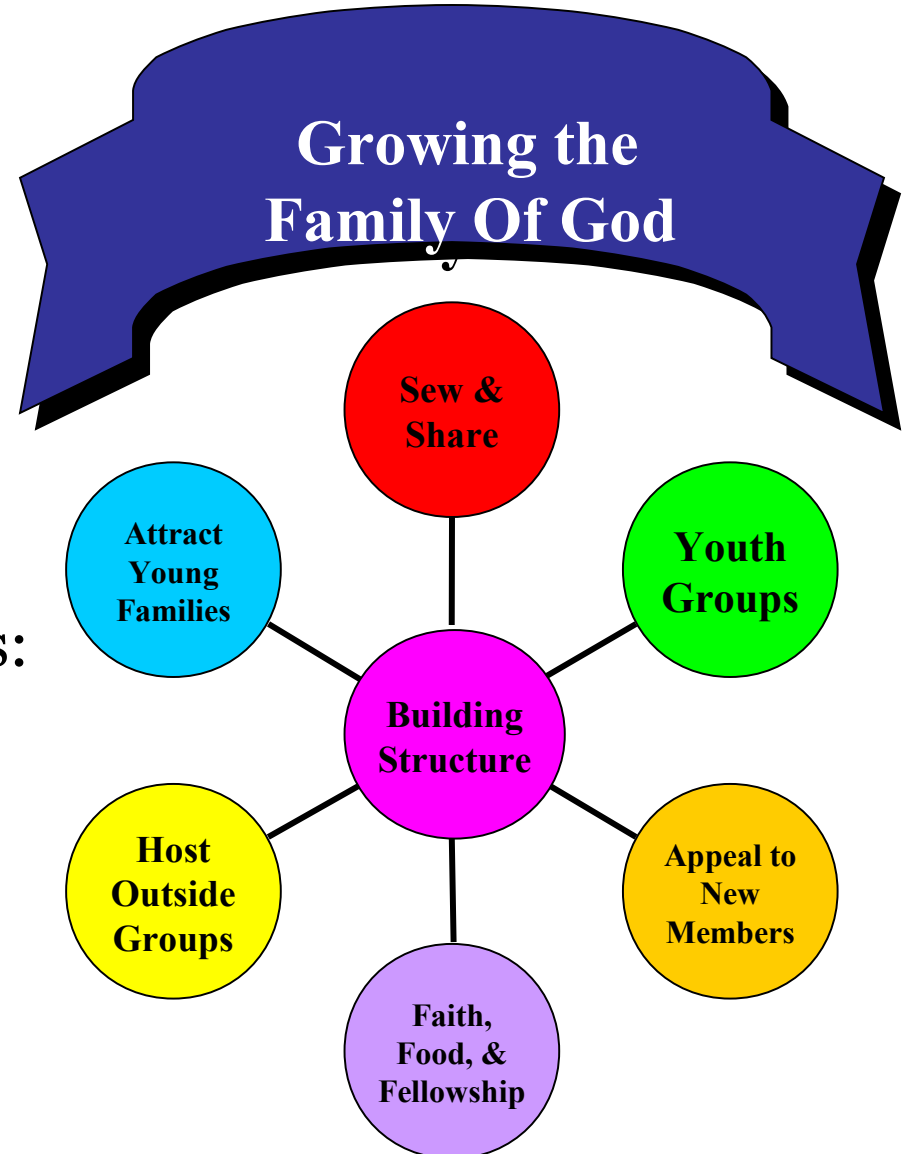
# Facilities Improvement Committee

- Committee started in January 2010.
- Active Members;
  - Mary Cahill Doc Campbell – Advisor Jamie Campbell Steve Hitt
  - Steve Miller Charlie Richardson Cameron Williams
- Understanding Purpose of Activity:
  - “Growing the Family of God”
  - Fulfilling the Mission of our Church
  - How does the Church help/hinder our Missions



# Our Church Missions

- **Current Missions:**
  - Sew & Share
  - Faith Food & Fellowship
  - United Methodist Women
  - Boy Scouts & Girl Scouts
  - AA
- **Future “Potential” Missions:**
  - Attracting young families
    - After school programs
    - Adult resource center
  - Reaching out to bring area residents to Christ





First United Methodist Church  
Clarinda, Iowa

Church Investigation and  
Recommendations by:

**hgm**  
ASSOCIATES INC.



# Existing Church Evaluation

- Walk-thru evaluation conducted April 9, 2010 with Ron Tekippe and Dean Fajen, licensed Engineers from HGM Associates Inc. – Consultant, Council Bluffs, Iowa.
- Purpose: To obtain an un-biased viewpoint that would identify concern areas within the existing Church; to gather information useful for either renovating the existing Church or building a new Church.



# Existing Church Evaluation – cont.

- Existing Church info:
  - Constructed in late 1800's
  - Addition added in 1940's
  - For its age, it is a relatively enduring structure.
  - Stucco was installed over the brick façade on the existing Church probably in an attempt to hide and address structural cracks and deteriorating mortar joints and brick.
  - Stucco at the present time is experiencing problems.
  - Numerous structural cracks evidenced throughout the structure.
  - Cracking situation allows moisture to migrate in behind stucco causing further deterioration.



# Existing Church Evaluation – cont.

- Extent of damage, while not known, could be assumed to extend considerably behind the stucco façade.
- Stair and balcony in poor condition and would need to be significantly patched or replaced.
- Some signs of structural deterioration and settlement throughout the Church.
- Balcony has significant deflection and many of the doors don't operate smoothly.
- Towers have been rebuilt due to structural issues.
- New roof was recently installed and appears to be in good condition.



# Existing Church Evaluation – cont.

- Many mechanical (HVAC) units are old, outdated and inefficient systems.
- No fresh air intake and circulation which contributes to mold and deterioration, found primarily in the basement throughout the Church.
- Attempts have been made to update electrical systems, but it is still not code compliant.
- Inadequate fire alarm or fire sprinkler systems in the existing building, should be installed.
- Handicap access has been attempted with the Elevette, this unit does not meet current ADA codes and is somewhat intimidating for general use.



# Existing Church Evaluation – cont.

- Handicap accessible restrooms do not exist, no restrooms on main level.
- Pastor's office is difficult to locate visually and impossible for handicap people to access.
  - Visitors have difficulty identifying the office area.
- No private counseling areas available and only one means of limited access to general office.
- General control and visibility of the Church site from the office area is non-existent.
- Kitchen is maintained well, but old and out of date and not code compliant.
- Cry Room – settlement may also have contributed to the unlevel floor condition.



# Existing Church Evaluation – cont.

- Many areas of Church violate egress code requirements.
- Stairs and Exit paths do not meet current code requirements.
- Most windows are old, outdated, inefficient and deteriorated.
- Moisture migration through the foundation walls have deteriorated the masonry and stone in numerous area.
- Sanctuary is not well suited to conduct funerals and casket access.



# Minimal Improvements and Short Term Goals

- Existing Church:
  - A new casket-sized elevator should be installed allowing access to all the levels of the existing Church.
  - An addition could be incorporated also allowing handicap accessibility to the adjacent educational building.
  - Address handicap issues (i.e. restrooms, accessibility to restrooms on both the lower and Sanctuary levels).
  - Address HVAC issues for better efficiency and minimization of mold conditions.
  - Safety and Code concerns: fire sprinkler and fire alarm should be installed.
  - Stucco: should be removed and the underlying brick replaced and repaired.



# Minimal Improvements and Short Term Goals

- Existing Church:
  - A new Pastor's Office and Administrative Offices should be constructed at a location for convenient access and handicap accessibility.
  - Counseling areas and Conference Rooms should be included with appropriate office work areas.
  - Replace all deteriorated, inefficient windows.



# Long Term Goals/New Church

- Goals:
  - Renovating the existing Church is an expensive and time consuming project.
  - It would be difficult to perform all projects and maintain the use of the Sanctuary, classrooms, fellowship areas and office.
  - Recommended that a new Sanctuary and Narthex be considered located south of the existing educational wing with a connector from the Sanctuary to the educational building.
  - Capacity should be for 250 worshippers.
  - Office for Pastor, associate staff, Conference Room and Counseling should be provided with Sunday School classrooms for children and Youth Center for young adults.



# Long Term Goals/New Church

- Goals:
  - A Community Life Center to accommodate 300 people for Fellowship, Dining and Meetings with kitchen should be considered.
  - Use existing site plan for new church, etc.
  - Best location for Sanctuary, Narthex, Office and Misc. Space would south of the existing Education Building with Education Building to remain as is.
  - Existing Church could remain operational until the new Sanctuary is completed, then existing Church could be demolished to make way for 18 car parking lot.



# Conclusion

- While the existing Church has been well maintained and has served the Congregation and Clarinda area for over 100 years and the existing Sanctuary could be renovated and expanded to address current issues, the best long term goal might be to consider a new Church facility to serve the needs of First United Methodist Congregation well into the future.

HGM Associates Inc. - Consultant

Photo Taken  
June 25, 2010



## **First United Methodist Church - Clarinda**

Photo #1

Existing Educational Building – Area In front  
Could Be New Church

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

*Photo #2*

*Intersection Of Church And Educational Building*

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #3

Deteriorated Windows And Stucco Coating

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #4

Remote, Not Visible, Unfriendly, Not Handicapped  
Accessible Church Office

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #5

Stucco Deterioration On Stone Ledge

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

**Photo #6**

**Cracks In Stucco Allowing Water Infiltration**

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

**Photo #7**

**Cracked Stone Sill, Stucco And Window Deterioration**

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #8

Masonry Deterioration

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

**Photo #9**

**Stucco Deterioration**

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

**Photo #10**

**Elevator Entrance**

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #11

Mold Evidence

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #12

Window Wells Allowing Water Into Basement

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #13

West Stair Deterioration

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #14

West Slab Deterioration

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #15

Unfriendly, Non Handicapped Accessible Basement/Kitchen Entrance

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #16

Mechanical Units On Roof Not Easy To Maintain  
Nor Good For Roof Condition

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

**Photo #17**

**Mold Evidence**

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #18  
Visible Conduit Runs

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

**Photo #19**

**Unfriendly Elevator Access Into Sanctuary**

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #20

Movement Evidence On Sanctuary Roof Trusses

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

**Photo #21**

**Fellowship Hall In Basement**

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

**Photo #22**

**Well Maintained, Outdated, Not Code Compliant Kitchen**

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

**Photo #23**

**Well Maintained, Outdated, Not Code Compliant Kitchen**

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

Photo #24

Furnace In Kitchen

Photo Taken June  
25, 2010



**First United Methodist Church - Clarinda**

**Photo #25**

**Old Electrical Panels And Gear**



# Existing Church Improvements

## Existing Church Improvements First United Methodist Church-Clarinda

September 10, 2010

No.	Item	Cost
1	Remove Stucco, Clean & Repair Brick, Apply Sealer	\$225,000
2	Full Size Elevator Addition to Accommodate Caskets	\$150,000
3	Upgrade/New Restrooms to Accommodate Handicapped Persons	\$50,000
4	Fire Sprinkler and Fire Alarm System	\$75,000
5	New Pastor's Office Addition in Accessible, Visible Location	\$150,000
	With Conference Room, Offices, Work Room	
6	Replace Windows	\$50,000
7	Upgrade Mechanical System	\$75,000
8	Allowance for Plaster Patching, Painting, Carpet, Tile, etc.	\$75,000
	<b>Estimated Improvements</b>	<b>\$850,000</b>
	Contingency and Architectural/Engineering Fees (25%)	\$200,000
	<b>Total Improvements to Existing Church</b>	<b>\$1,050,000</b>



# Proposed New Church Program & Costs

Proposed New Church Program and Costs				
First United Methodist Church-Clarinda				
September 10, 2010				
No.	Item	Sq. Footage	Cost/Sq.Ft	Cost
1	Sanctuary for 250 x 12 SF/person	3,000	\$175	\$525,000
2	Community Life Center 300 x 15 SF/person	4,500	\$150	\$675,000
3	Kitchen 20% of Community Life Center	900	\$200	\$180,000
4	Offices			\$150,000
	Pastor 12x20	250		
	2 Offices 10x10	200		
	Conference Room for 8 15 x 20	300		
	Small Conference Room for 4 12 x 10	150		
	Workroom	100		
	Total Offices	1,000		
5	Restrooms	500	\$20	\$10,000
6	Narthex 250 x 3 SF/person 750 SF	750	\$153	\$115,000
7	Cry Room 20x20	400	\$13	\$5,000
8	Choir Room/Music Room	400	\$13	\$5,000
9	Circulation, Mechanical, Storage, Walls, Misc. 20%	4,000	\$131	\$525,000
	<b>Subtotal:</b>	<b>16,450</b>		
10	Demolition of Existing Church			\$75,000
	<i>Asbestos Removal</i>			<i>\$25,000</i>
11	Allowance to Renovate Existing Educational Building	8,600	\$25	\$215,000
12	New Parking at Existing Sanctuary and East Lot			\$150,000
	<b>Subtotal</b>			<b>\$2,655,000</b>
	Contingency and Fees (25%)			\$663,750
	<b>Total Project Construction Budget</b>			<b>\$3,318,750</b>

