

# **First Church Berkeley UCC Blue Fire Team**

## **CONCEPTUAL SCHEMATICS**

May 17, 2020



# **PANELISTS**

## **BLUE FIRE COMMITTEE**

**Scott Sporte, Chair**

**Leonard Ash**

**Roger Bash**

**Molly Baskette**

**Margaret Kavanaugh-Lynch**

**Kara Korbel-Chinula**

**Lorenzo Llanillo**

**Moe Wright**

## **SIEGEL & STRAIN ARCHITECTS**

**Suzi Marzoula**



May-20						
Su	Mo	Tu	We	Th	Fr	Sa
					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	29	30
31						
Jun-20						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13

*\*mail ballots early or drop off at the church*

**May 17, 2020**

**Conceptual Schematics**

**May 21, 2020**

**Zoom Discussion Group**

**May 17, 2020 to June 5, 2020**

**All Ballots to be received by  
the church by June 5\***

**June 7, 2020**

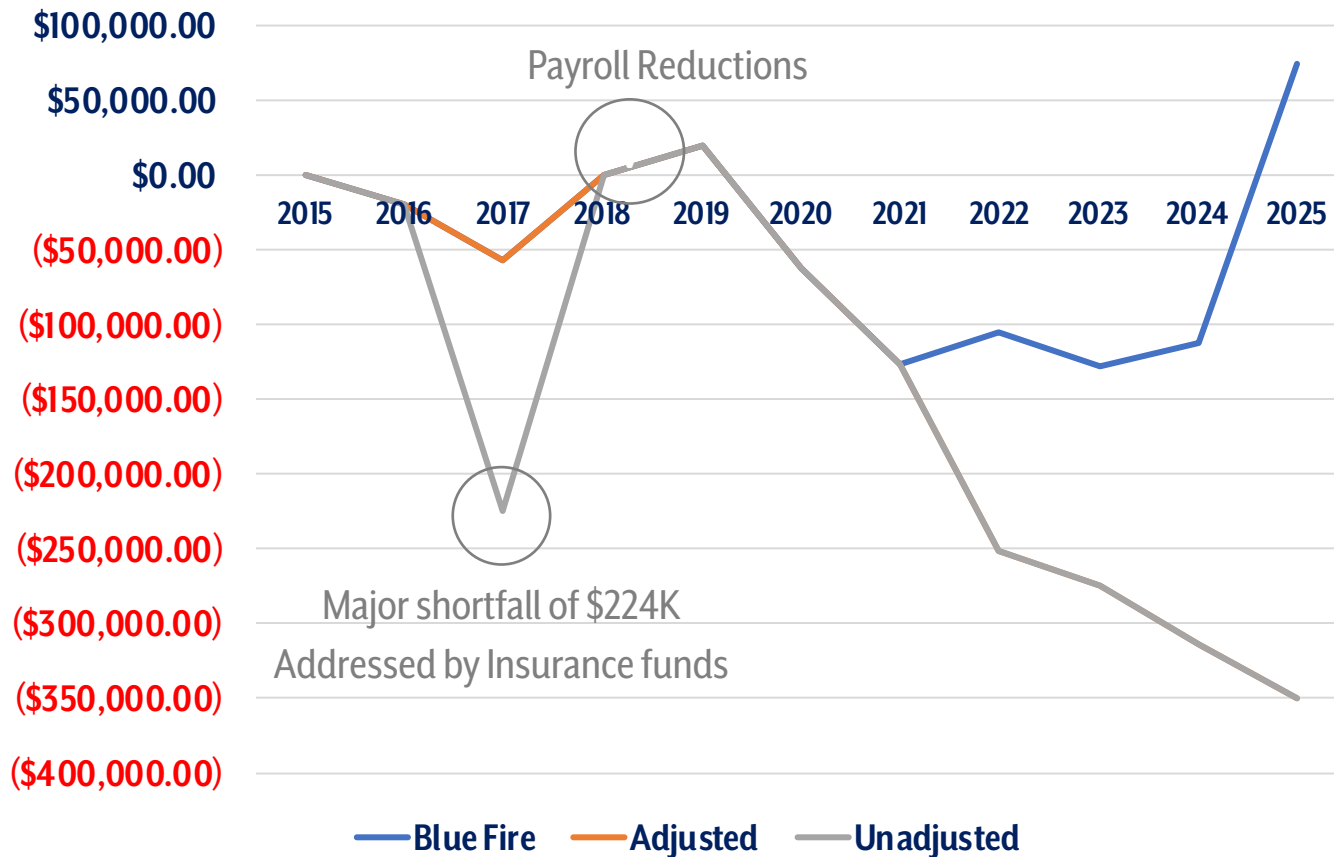
**Vote Results Announced**



# **FIRST CHURCH BERKELEY: OUR SITUATION**

- **Our Church has a unique, strong mission in a very secular Bay Area**
- **We have valuable assets and good options**
- **Mainline churches have declining membership- First Church has membership better than many**
- **Bay Area has a high cost of living and is growing more unaffordable**
- **Contributions are flat or declining**
- **Rental and endowment income are increasing**
- **We are presented with an opportunity**

# FIRST CHURCH OPERATING BUDGET SURPLUS AND DEFICIT 2015 TO 2010 AND PROJECTED OUT TO 2025





# ASSETS OF FIRST CHURCH



## CAPITAL PLAN RECOMMENDED BY THE BLUE FIRE COMMITTEE

Insurance Settlement Funds		\$10,000,000
Available from Lease of North Parcels (Lump Sum Payment)		\$4,400,000
Repay Mortgage	1,396,719 (completed)	
Demolish Pilgrim and prepare site	750,000	
Architects and consultant fees 15%	750,000	
Permits -3%	150,000	
Utility Fees - PGE-EBMUD	48,910	
Independent testing and inspection	50,000	
Builders Risk Ins.	50,000	
Construction and Admin.	5,000,000	
Furniture and Equipment	500,000	
Total	8,695,629	
Contingency 15%	1,304,344	
Total Project Budget	9,999,973	
Remaining		\$4,400,027



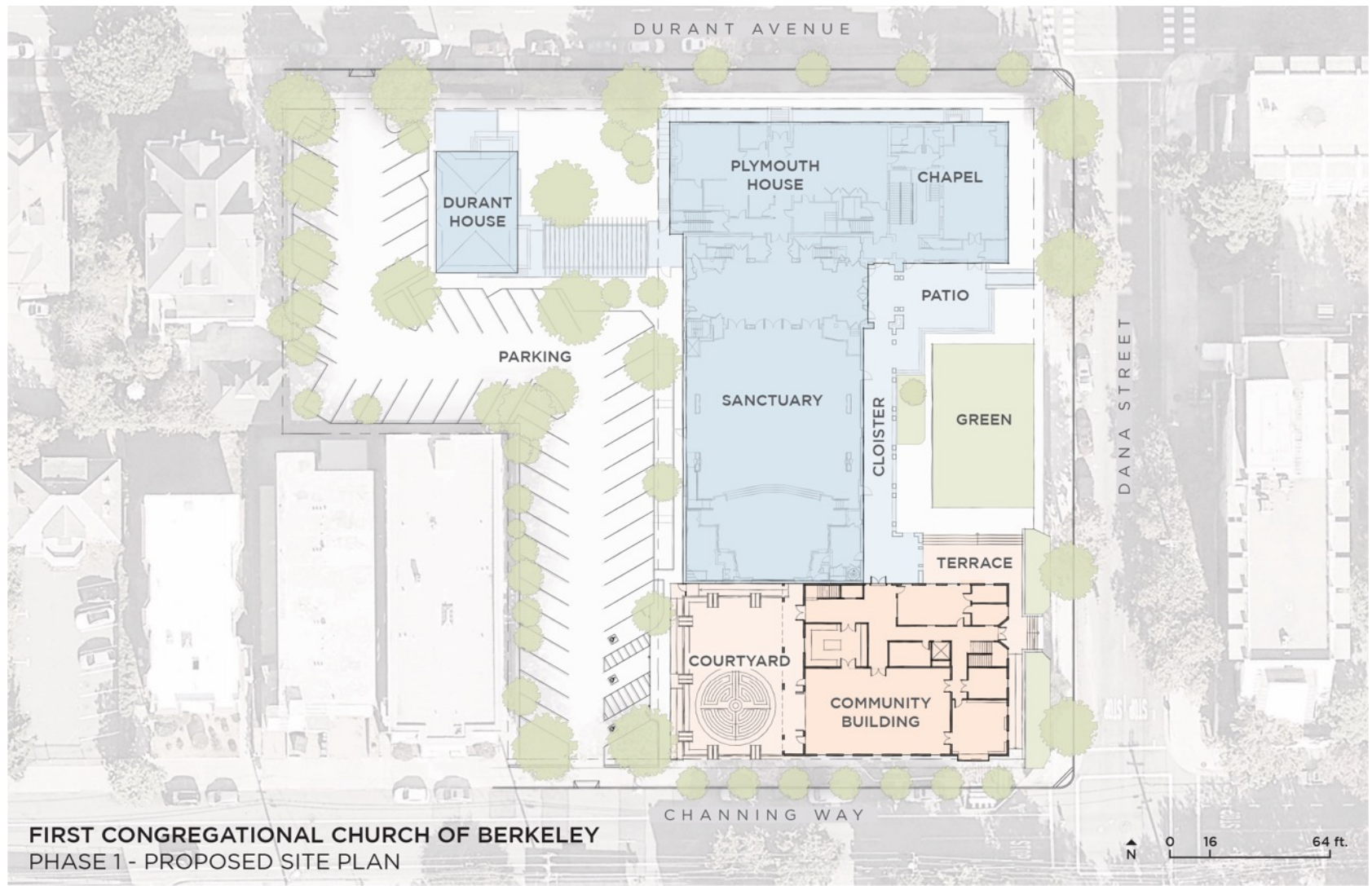
## RECOMMENDATIONS

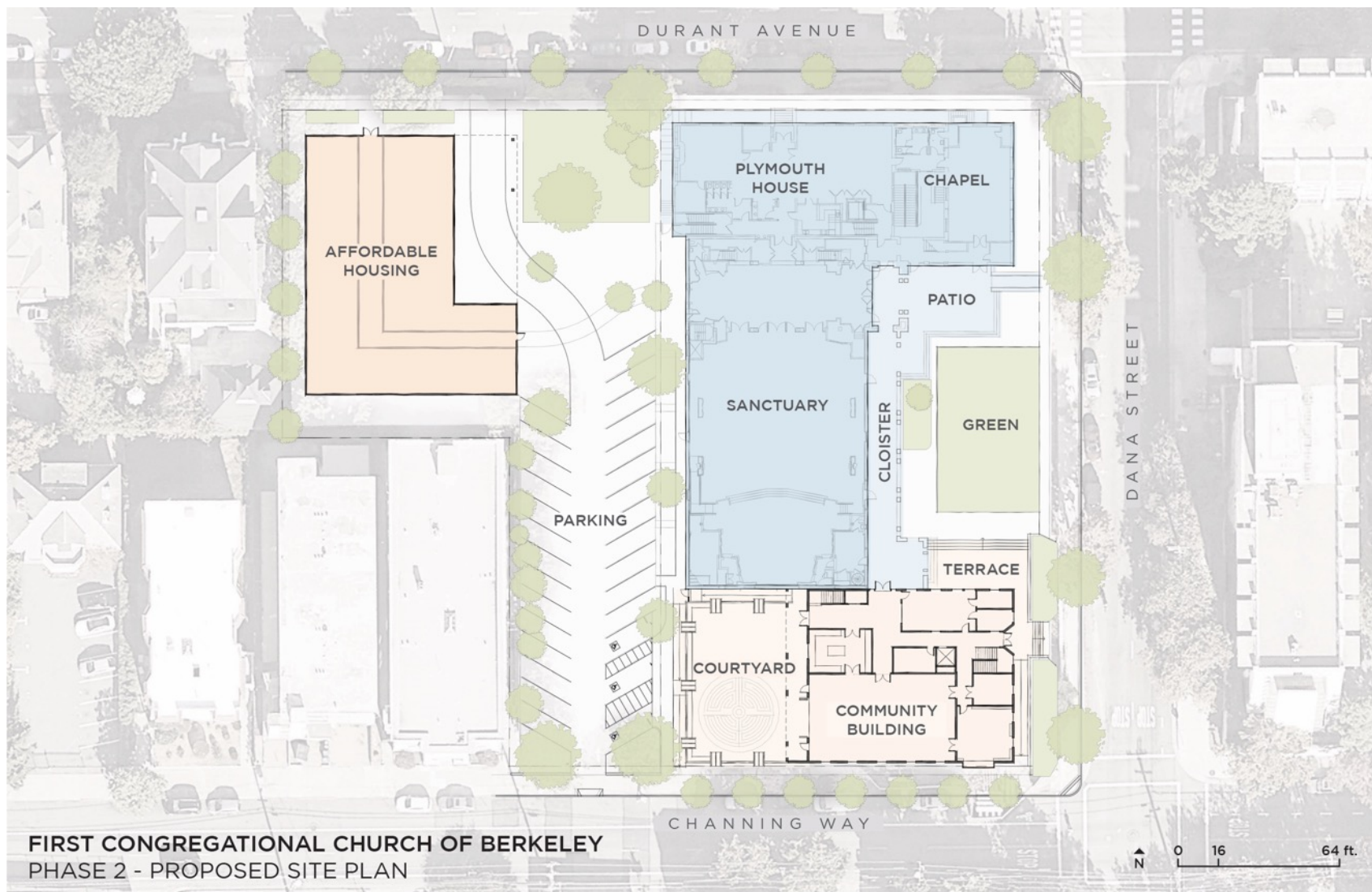
**Build a replacement building on the site of Pilgrim Hall with assembly, kitchen, classrooms and offices. This building should be good quality and function as a leasable asset producing at least \$75,000 annually in revenue for the operating budget.**

**And**

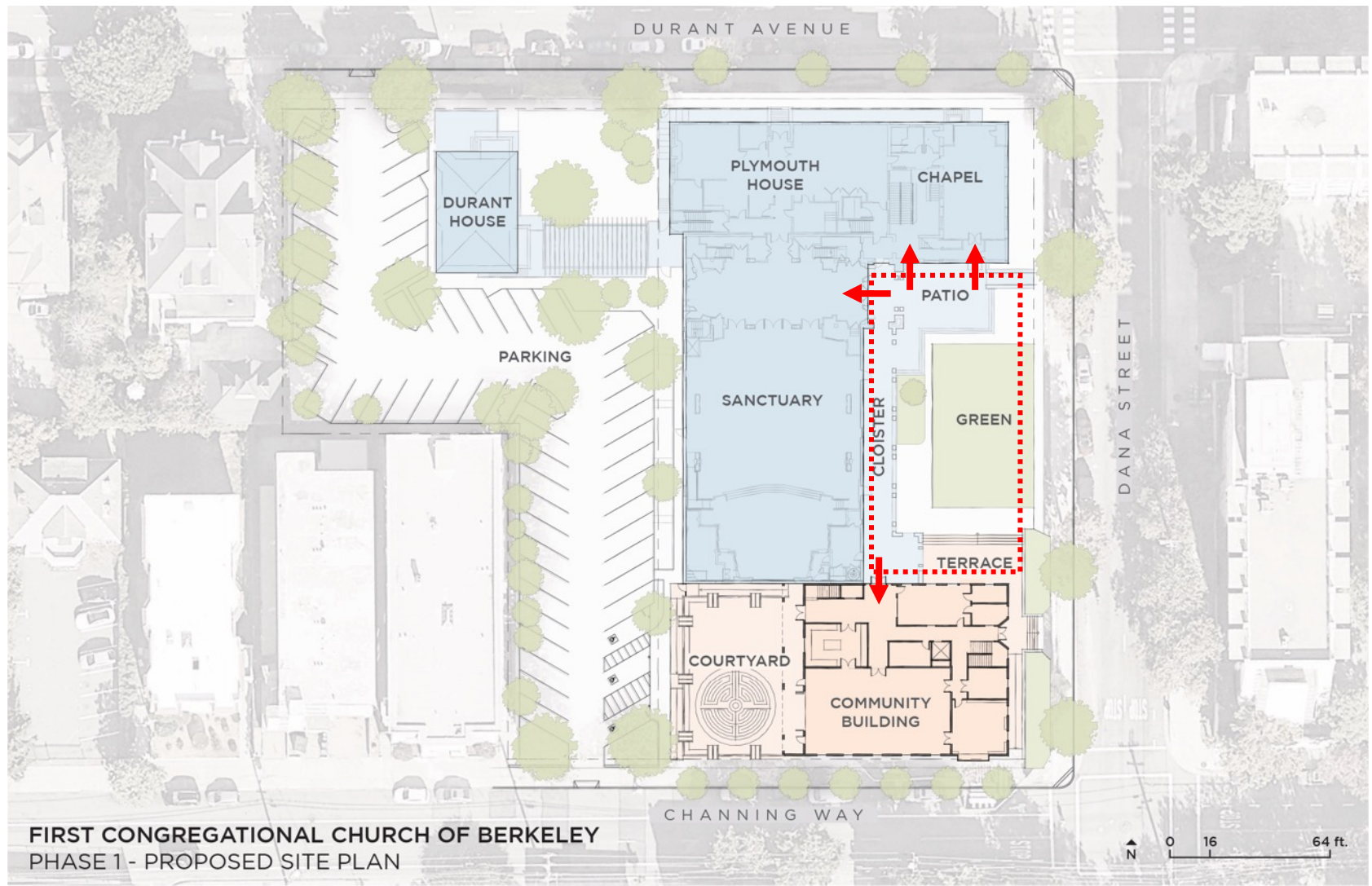
**Choose an affordable housing developer and sell or long-term lease two parcels of land now serving as a parking lot for 25 cars and site of Durant House. We estimate the value is about \$4,400,000 based upon current transactions. At a 5% per annum draw this would yield \$220,000 for the operating budget and provide a future financial cushion.**

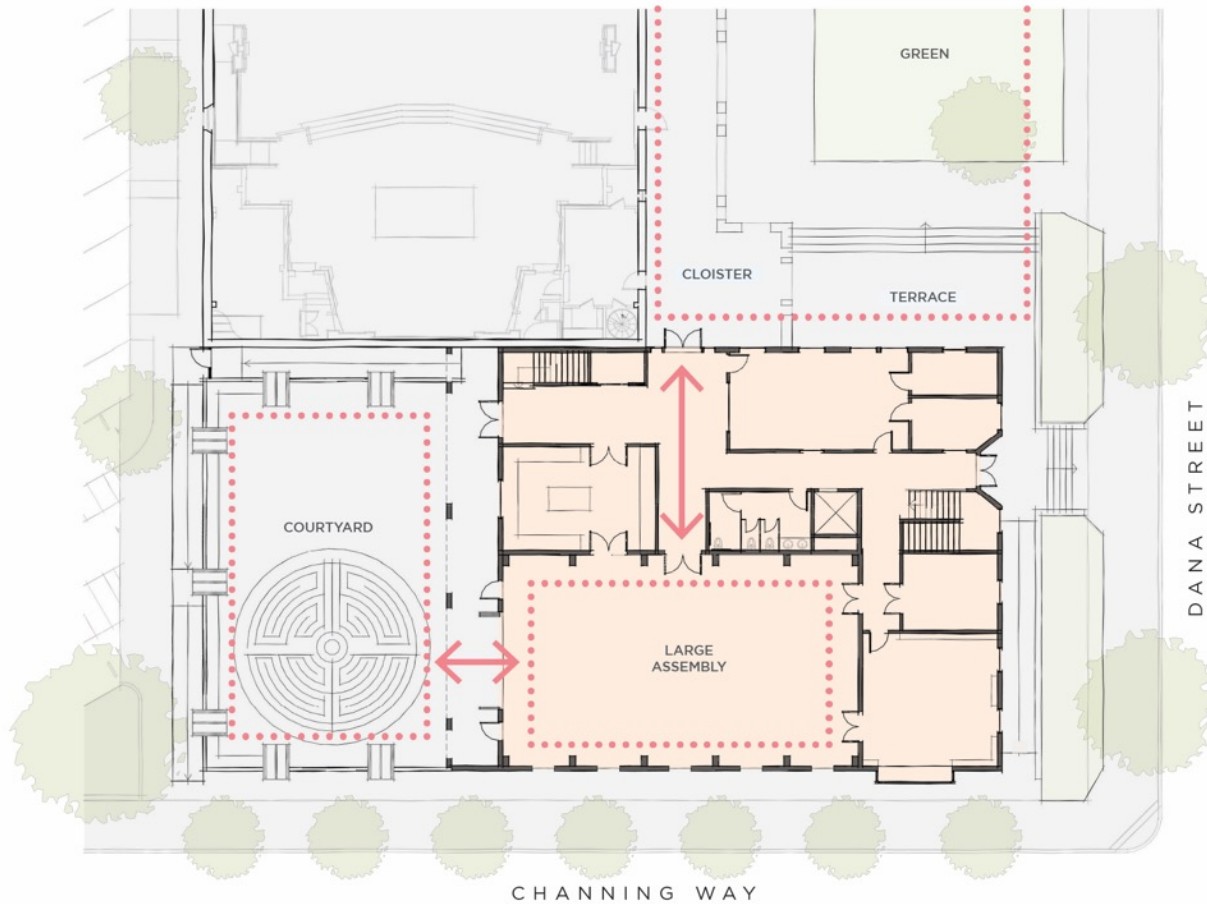






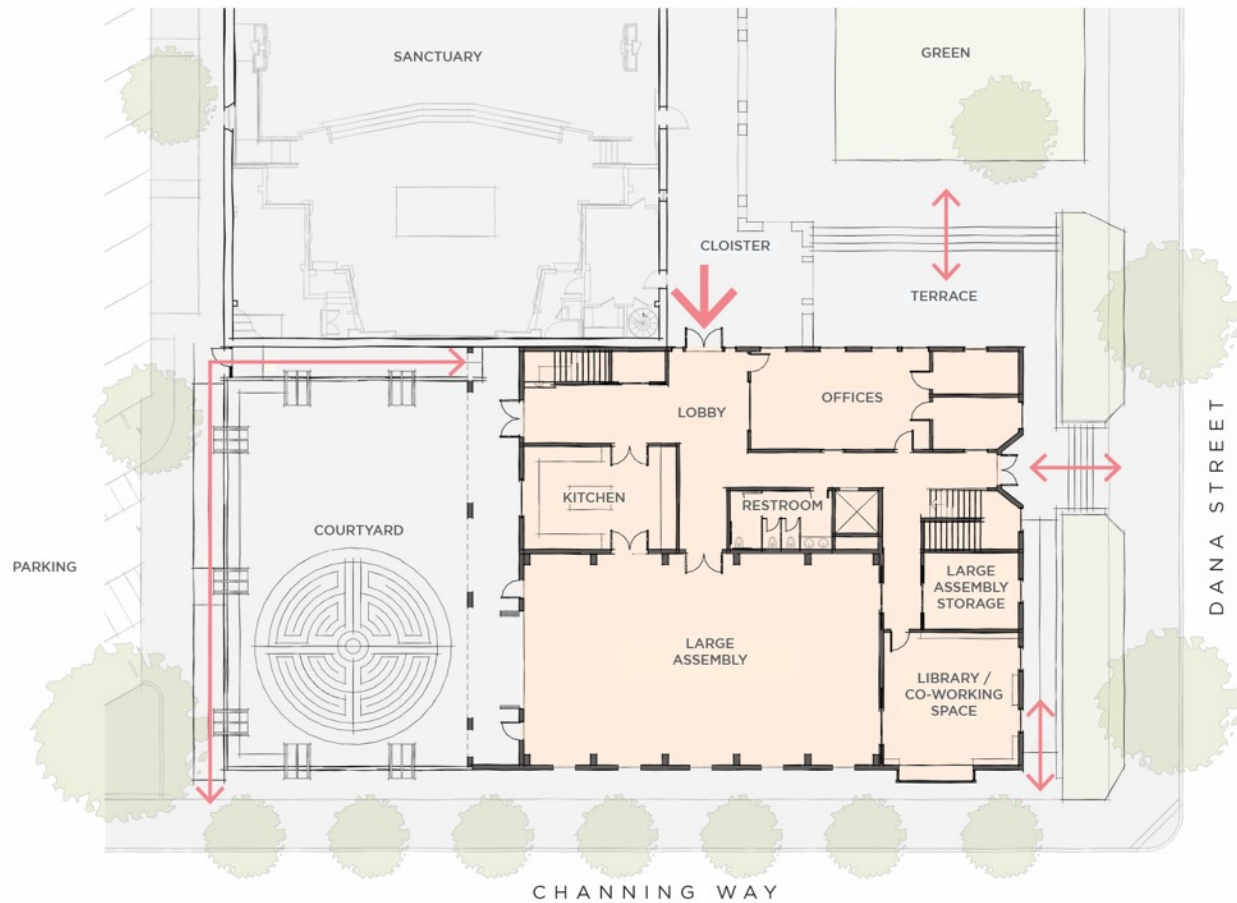






**FIRST CONGREGATIONAL CHURCH OF BERKELEY**  
GATHERING

▲ N 0 8 32 ft.



**FIRST CONGREGATIONAL CHURCH OF BERKELEY**  
CIRCULATION

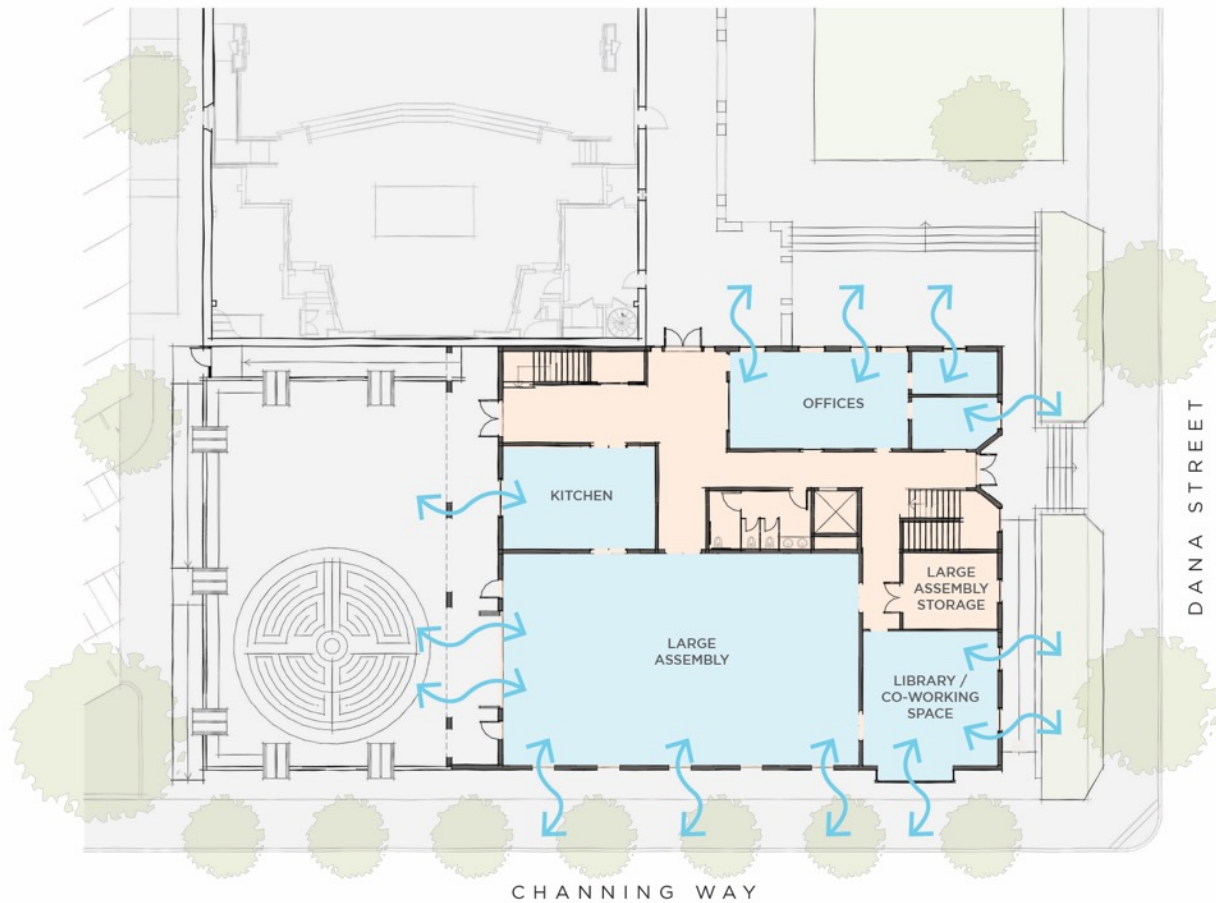




**FIRST CONGREGATIONAL CHURCH OF BERKELEY**  
SOLAR ACCESS







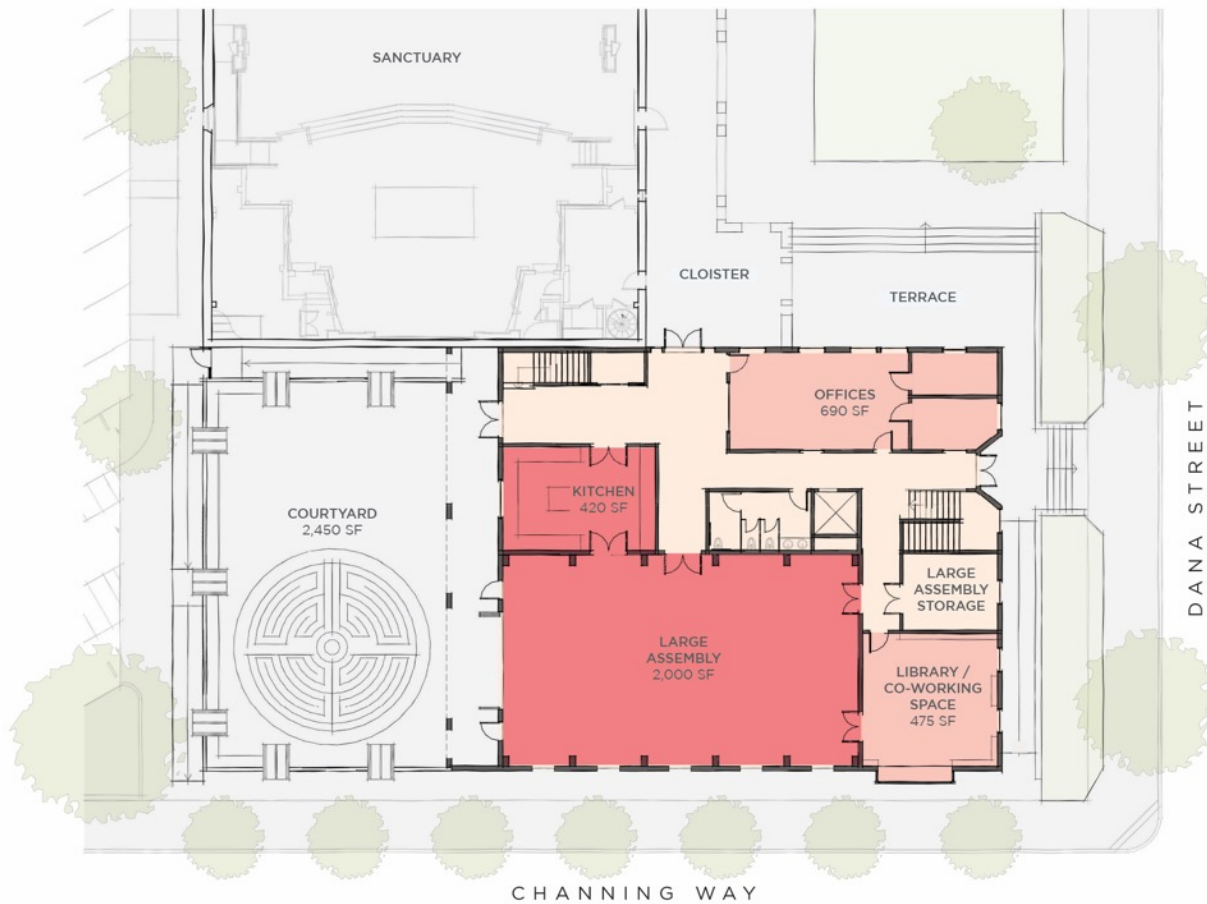
**FIRST CONGREGATIONAL CHURCH OF BERKELEY**  
 LIGHT & AIR



## SPATIAL PRIORITIES MATRIX

Event Space - Assembly, Kitchen, and Associated Spaces	3635
Administration - Four Offices, Co-work and Associated Spaces	1080
Flexible Meeting Spaces- 4 spaces for Classrooms, Conference Rooms, Music Room, Media Room and Associated Spaces	1620
Utility - Storage and Mechanical Rooms	330
Circulation - Lobby, Elevator, Corridors and Stairs	2360
<b>TOTAL</b>	<b>9025</b>

<b>TOTALS</b>	<b>9025</b>
<b>PRICING/COST/SF</b>	<b>\$550</b>
<b>ROUGH ORDER OF MAGNITUDE ESTIMATE</b>	<b>\$4,963,750</b>



**FIRST CONGREGATIONAL CHURCH OF BERKELEY**  
PRIMARY SPACES - FIRST FLOOR





**FIRST CONGREGATIONAL CHURCH OF BERKELEY**  
 PRIMARY SPACES - SECOND FLOOR

▲ N  
 0 8 32 ft.











# **RESOLUTION**

**Under the charter granted on November 3, 2019, the Blue Fire Committee recommends:**

**That the Congregation approve the design & construction of a new Community Building, to be approximately 10,000 square feet, on the site of the former Pilgrim Hall.**

**And simultaneously,**

**That the Congregation pursue the development of affordable housing on the two northwest parcels of our campus for the Church's long-term financial health.**

# DUAL BUILDING TRACKS

## COMMUNITY BUILDING TRACK

Blue Fire Oversight with Construction Manager

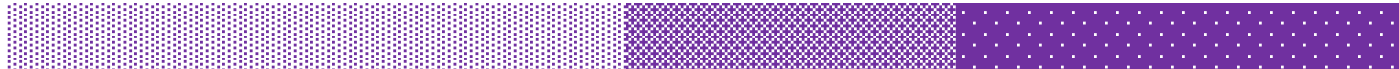
Design

Construction

Move-in



## NORTH BUILDING TRACK



Developer Pursues  
Funding

Design

Construction

Blue Fire to  
Find  
Developer

# COMMUNITY BUILDING DESIGN AND CONSTRUCTION PROCESS

## DESIGN



## CONSTRUCTION





**\*RETURN BALLOT BY FRIDAY, 6/5  
TO BE TABULATED BY CLERK\***

**We recommend you mail it by Fri., 5/29 to assure timely delivery. If you would like to drop your ballot directly at the church, a box is available outside the Durant House offices on the Durant Ave. side from 9 am to 5 pm, Mon. through Fri.**



