

GUUF Annex Dilemma – What to do?

By Building Planning Task Force

Annex Dilemma – Condensed Report



The charge of the Building Planning Task Force (BPTF) was to gather facts and investigate options for the Annex building in order to present clear and concise information to the GUUF Congregation so an informed decision can be made.

The UUToPIA (UU's Transforming our Pinciples Into Action) vision was reviewed and considered in this investigation

Options Considered / Presented:

- OPTION I.** Demolish Annex Sooner than Later
- OPTION II.** Minimal Restoration / Storage - Use the Annex for Storage / Thrift Store until something else can be built. Perform remediation and minor repairs to stop further decay of building at a minimal cost to the Congregation.
- OPTION III.** Create 1000 ft² meeting room in Annex / Storage / Thrift Store. Remediate and repair one of the large classrooms to make a meeting space that can be used for some of the GUUF meeting space needs (no longer than 3-5 years) until something can be built.
- OPTION IV.** Large Meeting Room – Remove the dividing wall between the two large classrooms in Annex to create one large meeting room (2000 sq. ft.) that can be used for larger group functions (no longer than 3-5 years) until something can be built.
- OPTION V.** Full Restoration of Annex so it can be used by GUUF for another 10+ years to accommodate our large space meeting needs. Fully restore Annex building to a condition that would allow the World of Children and the Admin Staff to move back into the space. Continue using this building as previously used prior to the discovery of mold until the Congregation feels ready to embark on a major capital fund campaign.

Recommendation of the Building Plan Task Force:

After careful consideration of all options, the space needs, and the emotional and financial state of GUUF and members, the following recommendation is proposed for consideration:

Option III: Remediate / Renovate Annex to allow for a 1000 ft² meeting room, Storage space, and Audrey's Closet

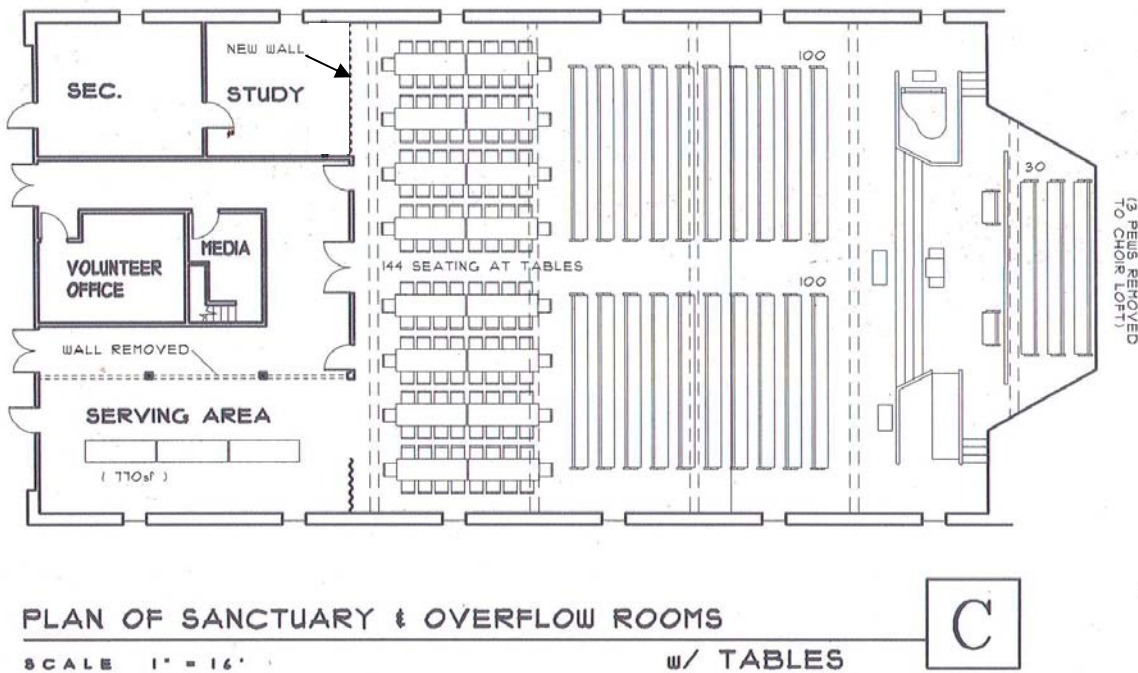
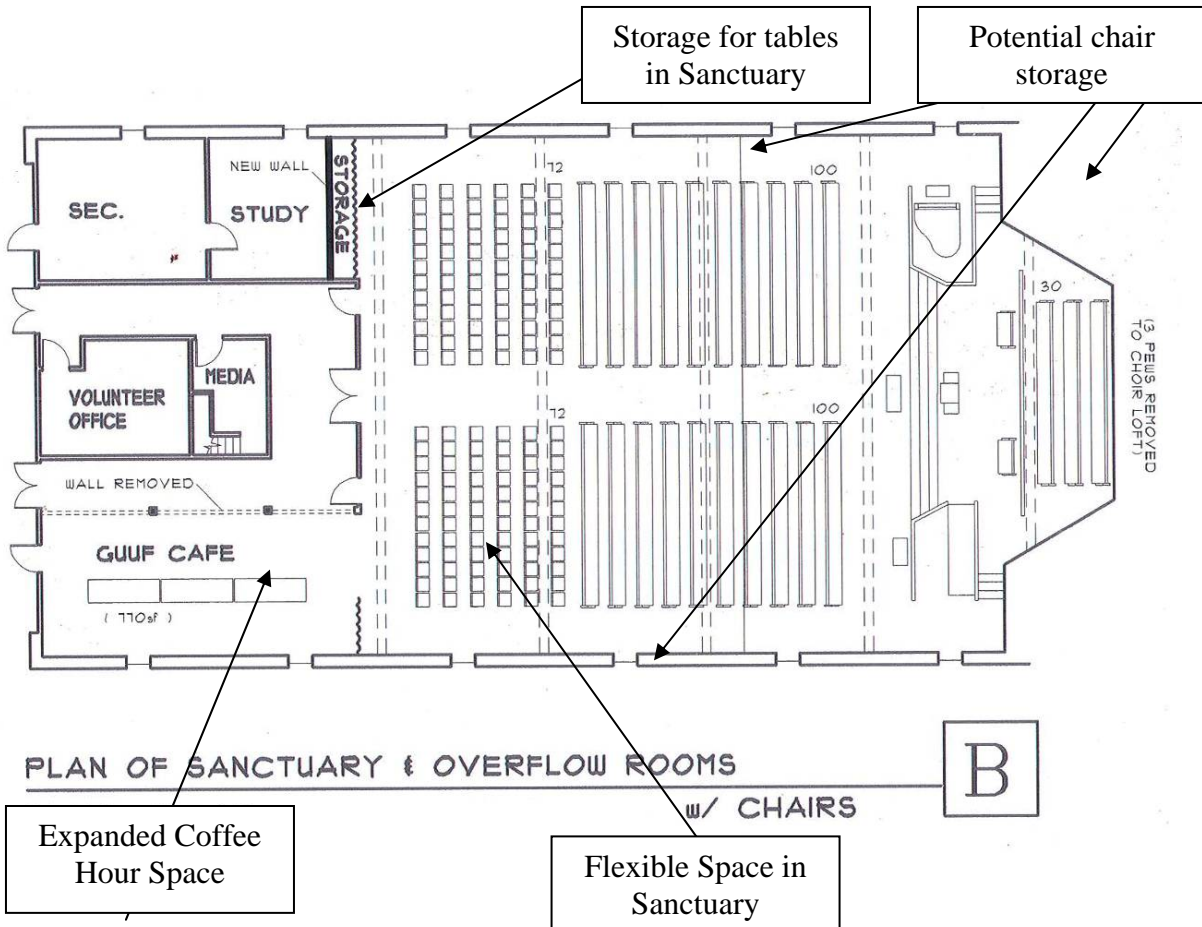
AND make changes to the Main Building to improve Coffee Hour, add a Kitchenette, create more flexible space in the Sanctuary

Regardless of the option with the Annex, you will find recommendations to renovate the Main building space to create a more flexible use of the Sanctuary as well as improved Coffee Hour and a Kitchenette. These changes will enhance the usability of our existing space and will not impede our goal of UUToPIA. The Sanctuary changes recommended here can also be reversed (pews added back) if this type of flexibility no longer meets our needs.

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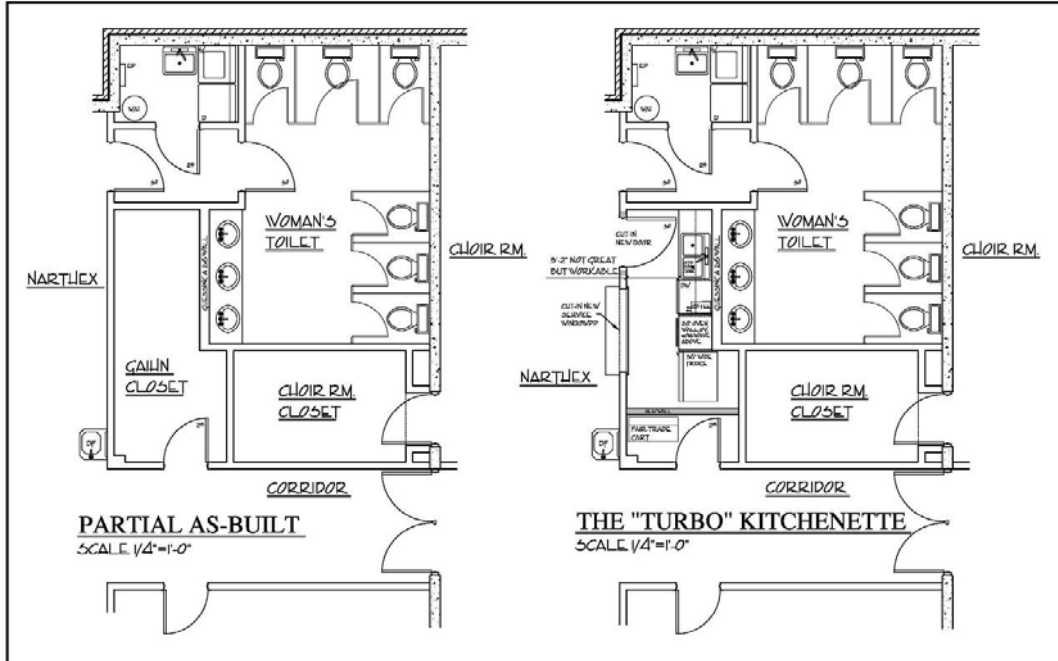
Below are two alternative Sanctuary arrangements to allow for more flexibility and more free space during Coffee Hour as well as to accommodate large group meals:



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Below is a sketch showing the addition of a small Kitchenette that will accommodate Coffee Hour, church staff, and very small meal functions. It cannot meet the needs of larger group meals, but it will greatly improve Coffee Hour by providing a space to brew coffee, store condiments, and wash cups and dishes.



OPTION I. Demolish Annex sooner than later. The argument is that we planned to do this all along for UUToPIA, and if we don't do it now, we may not ever make the step. Some members feel it would be good for GUUF to be uncomfortable in less space and this will encourage them to donate more generously to the building fund.

Costs / Timing: \$39k - \$49k, 2-12 months

Description of Work	Annex \$	Main Bldg \$
• Demolish Annex	\$15,000	
• "Green" demolition (OPTIONAL) – additional	(\$10,000)	
• Purchase Portables for Thrift Store (OPTIONAL) – plus \$3,500 set up fee	\$10,000	
• Create flexible space in Sanctuary – remove up to 6 rows of pews in rear and use existing chairs (OPTIONAL)		\$0
• Find / create space in main building to store chairs and tables – build closet or shelves. Discard stage.		\$3,000
• Expand Coffee Hour space – remove hall wall		\$3,000
• Add kitchenette upstairs to accommodate Coffee Hour and small food functions		\$8,000
Totals	\$25,000	\$14,000

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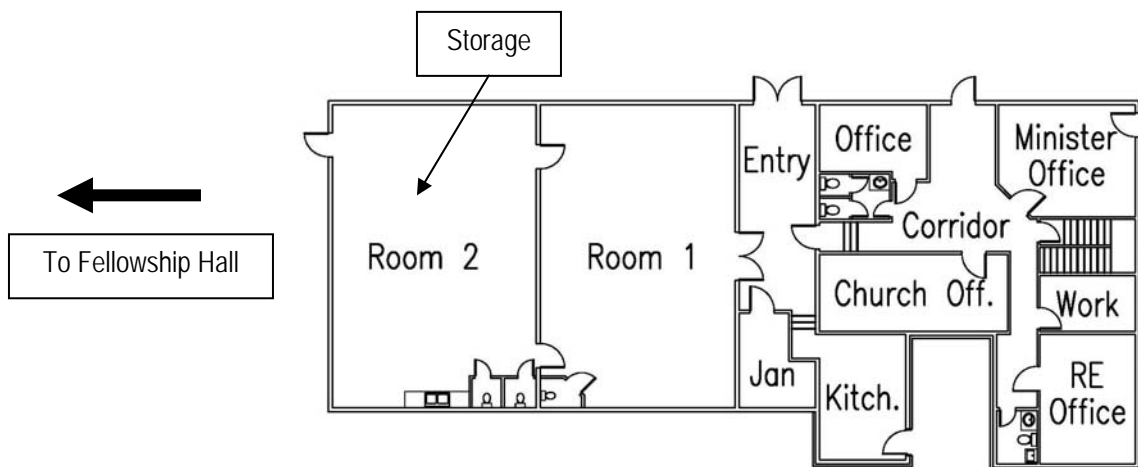
OPTION II. Minimal Restoration / Storage. For a minimal cost, this option allows Audrey’s Closet to function and gives GUUF some much needed storage space for tables, chairs, and the performance stage. Using the Annex for this function should be considered short term (3-5 years) as the age of the building will necessitate costly repairs if used for much longer.

Costs / Timing: \$12k – 2 months

Description of Work	Annex \$	Main Bldg \$
<ul style="list-style-type: none"> • Remediate Mold • Remove carpet • Professionally Test for presence of Mold • Repair West wall (minimal) to make structurally sound – remove plumbing 	\$1,000	
<ul style="list-style-type: none"> • Create flexible space in Sanctuary – remove up to 6 rows of pews in rear and use existing chairs and storage space for tables (OPTIONAL) 		\$0
<ul style="list-style-type: none"> • Expand Coffee Hour space – remove hall wall 		\$3,000
<ul style="list-style-type: none"> • Add kitchenette upstairs to accommodate Coffee Hour and small food functions 		\$8,000
<ul style="list-style-type: none"> • Totals 	• \$1,000	• \$11,000

Below is the proposed storage space in the Annex:

The main level of the Annex building consists of two large rooms labeled “Room 1” and “Room 2”, a small Kitchen, bathrooms and offices. The lower level of the Annex contains the Thrift Store.



Annex Main Level

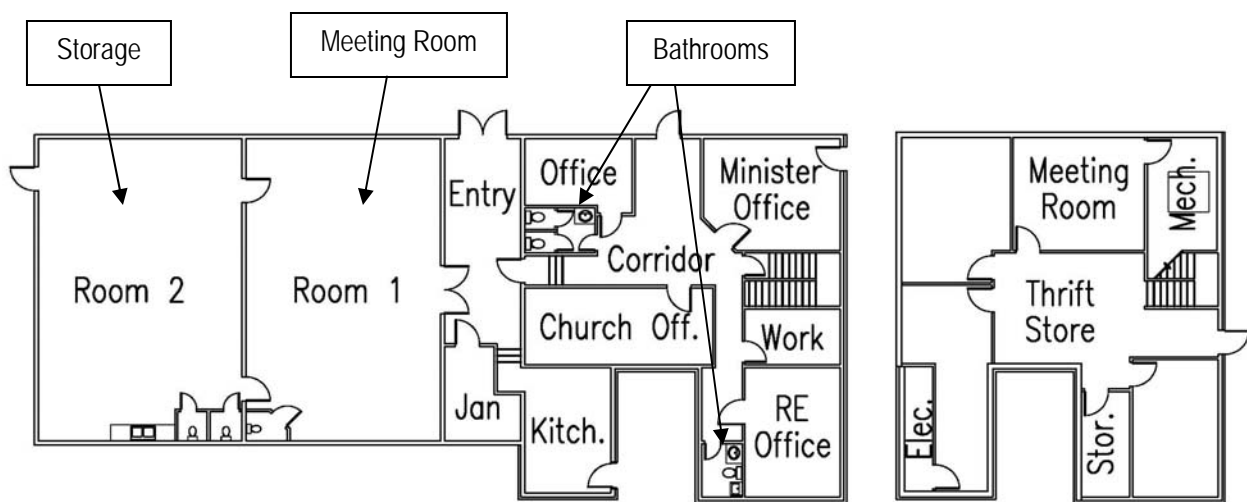
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OPTION III. RECOMMENDED OPTION: Create 1000 ft² meeting room in Annex / Storage / Thrift Store. This option provides for many of the activities (needs) of the Fellowship (see Needs Assessment table). Although far from comfortable, this meeting space could allow GUUF to offer many activities until a new, more appropriate Fellowship Hall could be constructed.

Costs / Timing: \$16k – 2 months

Description of Work	Annex \$	Main Bldg \$
<ul style="list-style-type: none"> Remediate Mold Professionally Test for presence of Mold Repair West wall to make structurally sound (remove plumbing), sheetrock and paint Remove / replace carpet to make space more appropriate 	\$3,000	
<ul style="list-style-type: none"> Purchase commercial grade dehumidifier 	\$1,000	
<ul style="list-style-type: none"> Professionally Test for Mold semi-annually OPTIONAL 	\$1,000/yr	
<ul style="list-style-type: none"> Create flexible space in Sanctuary – remove up to 6 rows of pews in rear and use existing chairs (OPTIONAL) 		\$0
<ul style="list-style-type: none"> Expand Coffee Hour space – remove hall wall 		\$3,000
<ul style="list-style-type: none"> Add kitchenette upstairs to accommodate Coffee Hour and small food functions 		\$8,000
<ul style="list-style-type: none"> Totals 	• \$5,000	• \$11,000



Annex Main Level

Annex Lower Level

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OPTION IV. Large Meeting Room – Remove the dividing wall between the two large classrooms in Annex to create one large meeting room (2000 sq. ft.) that can be used for larger group functions (no longer than 3-5 years) until something can be built.

Cost / Timing: \$28,000 - \$50,000 (depends on floor covering, ceiling repair/replacement, windows, siding, kitchen remodel, toilets, etc.) – 2-6 months






Description of Work	Annex \$	Main Bldg \$
<ul style="list-style-type: none"> • Remediate Mold • Professionally Test for presence of Mold • Repair West wall to make structurally sound (remove plumbing), sheetrock and paint • Remove / replace carpet to make space more appropriate 	\$5,000	
<ul style="list-style-type: none"> • Remove dividing wall to create one large room • Repair / replace ceiling, replace carpet • Remove / modify small toilets – sm. Closets • Add dishwasher to kitchen 	\$10,000+	
<ul style="list-style-type: none"> • Purchase commercial grade dehumidifier 	\$1,000	
<ul style="list-style-type: none"> • Professionally Test for Mold semi-annually OPTIONAL 	\$1,000/yr	
<ul style="list-style-type: none"> • Create flexible space in Sanctuary – remove up to 6 rows of pews in rear and use existing chairs (OPTIONAL) 		\$0
<ul style="list-style-type: none"> • Expand Coffee Hour space – remove hall wall 		\$3,000
<ul style="list-style-type: none"> • Add kitchenette upstairs to accommodate Coffee Hour and small food functions 		\$8,000
<ul style="list-style-type: none"> • Totals 	• \$17,000+	• \$11,000












































































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NEEDS ASSESSMENT

The table below represents activities that require space in our fellowship and how each option can meet this need. The bullets represent the level of comfort that each option provides for this activity as shown:

-  Cannot be accommodated
-  Accommodated w/ significant discomfort
-  Accommodated w/ discomfort
-  Accommodated w/ some discomfort
-  Can be fully accommodated

Group	Activity	#/yr	Demolition	Storage	Mtg Rm – 1000sf	Large Mtg Rm	UUToPIA	Comments
			I	II	III	IV		
RE	Square foot gardening	6						
RE	Super Bowl sandwich fundraiser	1						
RE	OWL	4						
RE	Youth lock-in and sleepovers	4						
RE	Special Friends lunch	1						
RE	Rummage sale	3						
RE	Passover	1						
RE	Easter activities	1						
RE	Family game night	1						
RE	Energy Fair	1						
RE	Southernside lunch prep	2						Overflow room or Annex
RE	Games with parachute etc.	1						
RE	Children’s Carnival, fundraiser	1						
RE	Parent Orientation	1						RE Area - Space constraints make it difficult
RE	Icebreakers – whole group	2						

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RE	Halloween Carnival	1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
ALL	Auction	1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Flexible Sanctuary space
ALL	Alternative Gift Fair	1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	RE Area
RE	Wrapping party	1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
RE	Food fundraisers	6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
RE	Coming of Age Classes with mentors (don't fit in reg. class)	6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
RE	Any classes that require tables	6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Does not fit in regular classrooms
ARE	Elder (Old GUUFers) lunch and program	9	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
ARE	Meditation in Motion	1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	30 participants last year
ALL	Dinner and a Movie	12	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Sanctuary or Annex Rm (1000 sf)
ALL	Carolina Cluster Conference	1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
ALL	TJD Training Seminars	2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Sanctuary or Annex
ALL	Yoga		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
ALL	Drumming	50	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Choir Room, but acoustics are not good for so many drums
ALL	Drumming Classes	12	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
ALL	Potluck meals	4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Need kitchen to warm dishes
ALL	GAIHN meals	2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Right overflow room dining
ALL	Thanksgiving Dinner	1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Sanctuary or Annex
ALL	Memorial Services	2-4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Right overflow room or Annex
ALL	Wedding Receptions	1-2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Right overflow room or Annex
ALL	Thrift Store	*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Larger facility in new FH