

Saint Patrick Church : Mystic, Connecticut

The Final Plan for a Parish Center and the Renovation of the Church



DOYLE | COFFIN
ARCHITECTURE

FINAL PLAN PRESENTATION : October 18, 2020

DOYLE | COFFIN ARCHITECTURE

PRESENTATION SEQUENCE

Overview

Overview and Update of Overall Project

Master Plan

Master Plan

F I F Campaign

Forward in Faith Campaign

THE FINAL PLAN

The Final Plan

Assessment

Comparing the Original Master Plan to the Final Plan

Next Steps

Next Steps, Schedule, Feedback

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OVERVIEW

1. **Master Plan:** presented in August 2017 with a *Recommended Plan*
2. **Forward in Faith Campaign:** conducted based on pledge/collection analysis
3. **Available Funds:** the original Master Plan budget was beyond our means
4. **The Final Plan:** developed a modified *Recommended Plan* in order to:
 - Meet a reduced budget
 - Achieve the Overall Goals, Core Needs & Desires of the original Master Plan
 - Integrate feedback received following the August 2017 presentation of the *Recommended Plan*

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MASTER PLAN - LIST OF CORE NEEDS/DESIRES

Church

- Accessible Bathroom
- Replace Altar windows
- Re-shingle exterior
- Additional seating
- Smaller Font
- Move Choir
- Storage
- Replace carpet
- ADA Compliant plumbing fixtures
- Replace with LED fixtures
- Update Fire Alarm
- Restore Stained Glass Windows

Center

- Interior Connection to Church
- Gracious Lobby
- Hall w/Commercial Kitchen
- Religious Education Atria
(3 rooms + Lobby Area)
- Education Office w/Workroom
- Space for Youth Activities
(Shamrock House)
- Meeting Rooms
- Accessible Entrances
- Accessible Bathrooms
- WIFI, AV
- Storage
- Church Offices

Site

- Improve Parking Flow & Drop-Off
- Exterior lighting
- Large outdoor gathering space
- Better drainage overall

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MASTER PLAN - OVERALL GOALS

Goals

1. **Create a cohesive, welcoming campus for all**

- Improve accessibility and flow
- Build community and support outreach

2. **Establish a connection between the Church and the Parish Center**

- Facilitating circulation between buildings strengthens the sense of community and encourages participation
- Center can provide the supplemental spaces currently limited within the existing Church building

3. **Provide spaces that support Parish needs** (*i.e. classrooms, meeting rooms, hall, etc.*)

- Spaces that support growing spiritual and educational needs, including outreach programs
- Meaningful environments that are more welcoming and comfortable
- Flexible, efficient spaces accommodating large and small groups

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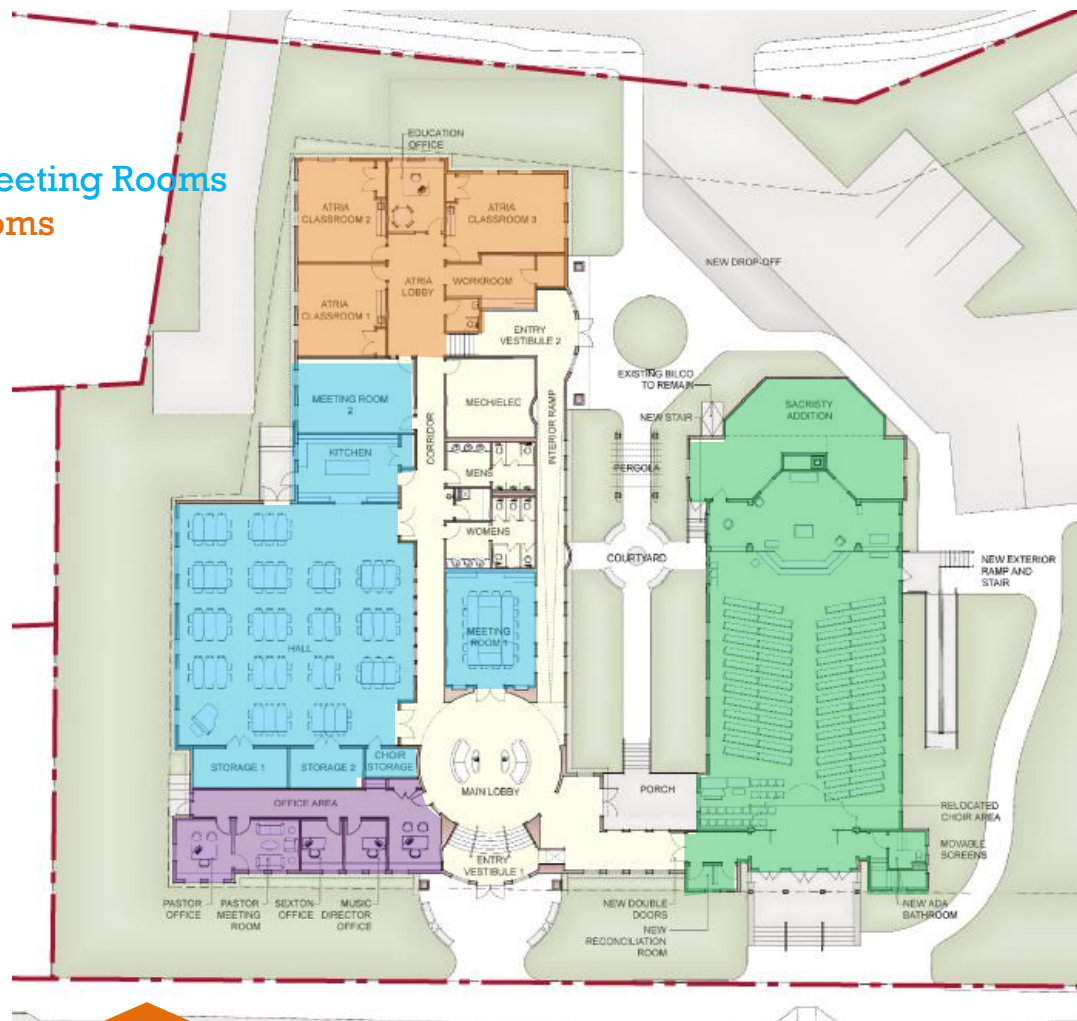
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MASTER PLAN - FLOOR PLAN

Zones:

- Church
- Office
- Parish Hall/Meeting Rooms
- Atria Classrooms



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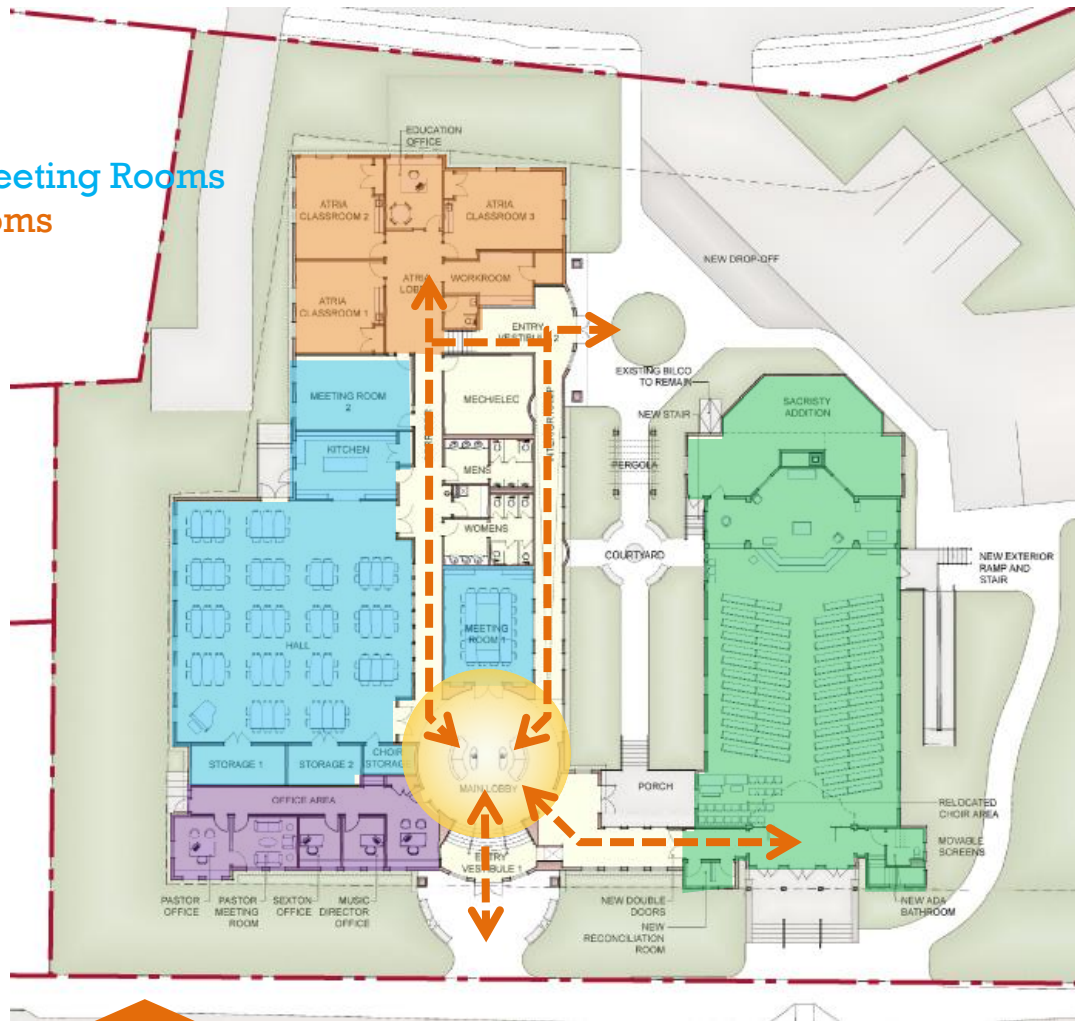
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Goals:

- Improve accessibility
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MASTER PLAN - RENDERING

East Main Street View



Overview

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MASTER PLAN - RENDERING

East Main Street View



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MASTER PLAN - RENDERING

Church Street View



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MASTER PLAN - RENDERING

Courtyard View



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MASTER PLAN - COST ESTIMATE

Preliminary Cost Estimate: August 2017

Prepared by Petra Construction

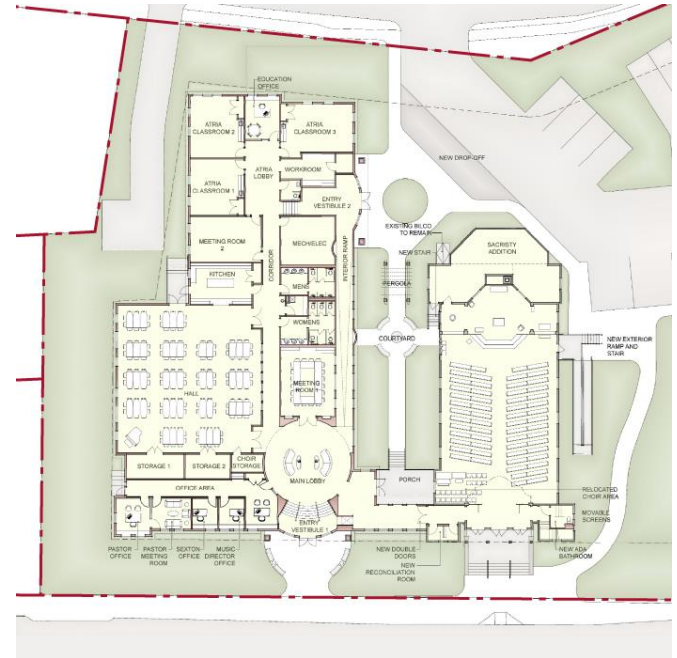
Hard Costs: **\$4.5M - \$5.5M**

Soft Costs: **\$600k - 750k**

Total Project Exposure Range: **\$5.1M - \$6.2M**

Add Alternate Estimates:

- Re-siding Existing Church Building : **\$125k**
- Sacristy Addition to Church Building : **\$120k**
- Elevated Courtyard : **\$14k**
- Second Floor (Shell & Core Only) : **\$600k**
- Second Floor (Full Build-Out) : **Shell + \$150k**
- Vestibule and Lift at Church Garden Entrance : **\$45k**
- Pile Foundation System for Parish Center (if needed) : **\$225k**



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FORWARD IN FAITH CAMPAIGN

Master Plan Cost: \$5.1M - \$6.2M

Pledged during F I F Campaign: \$2.73 M

Parishioner Participation: 80+%

Bottom Line:

Design Needs to Cost Less

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THE FINAL PLAN - GOALS

The Final Plan was advanced based on the following:

- Budgetary Constraints
- Commitment to core objectives developed during the Master Plan
- Feedback received subsequent to the 2017 Master Plan presentation

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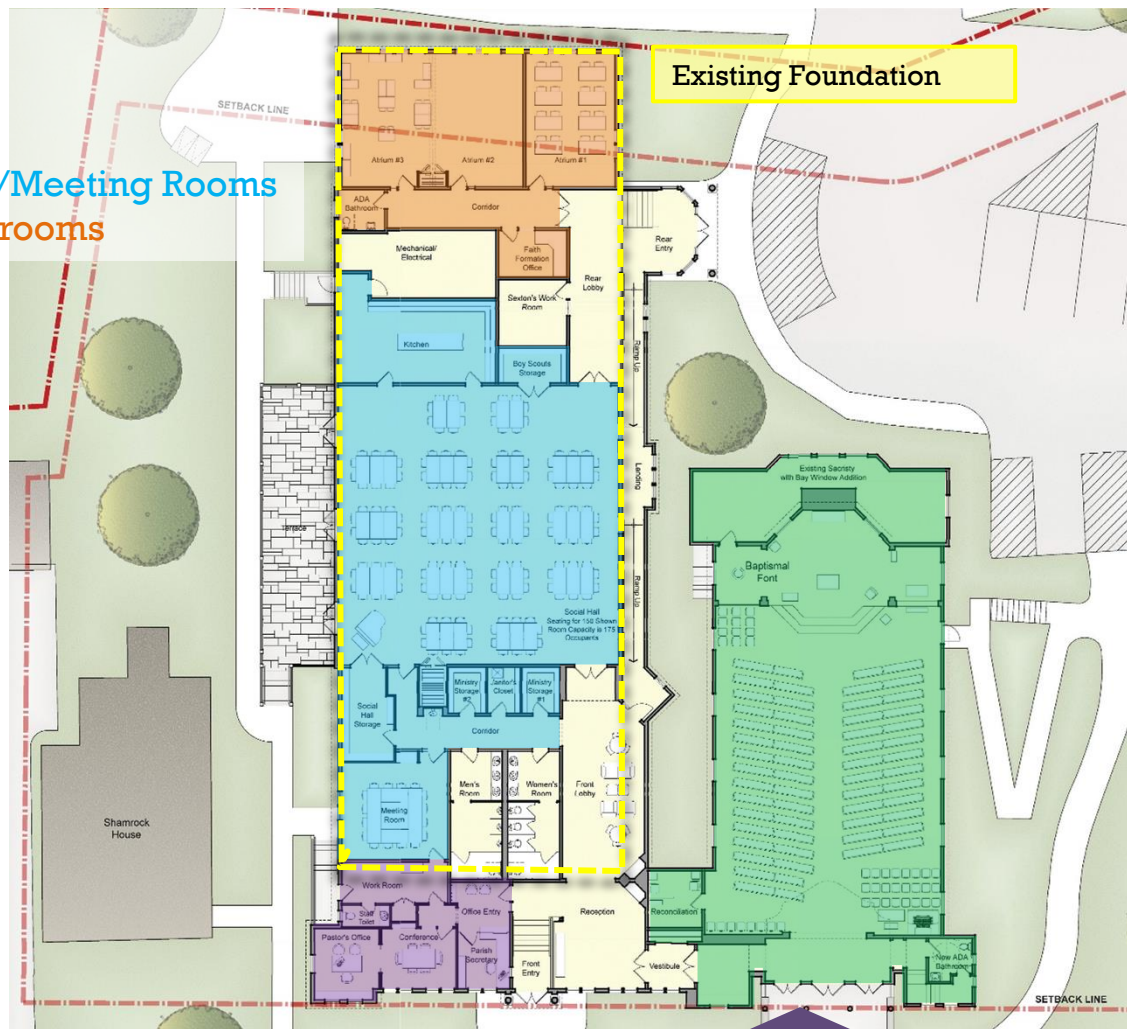
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Goals:

- Improve accessibility
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- Spaces support growing spiritual & educational needs
- More welcoming and comfortable building
- Flexible, efficient spaces for large and small groups

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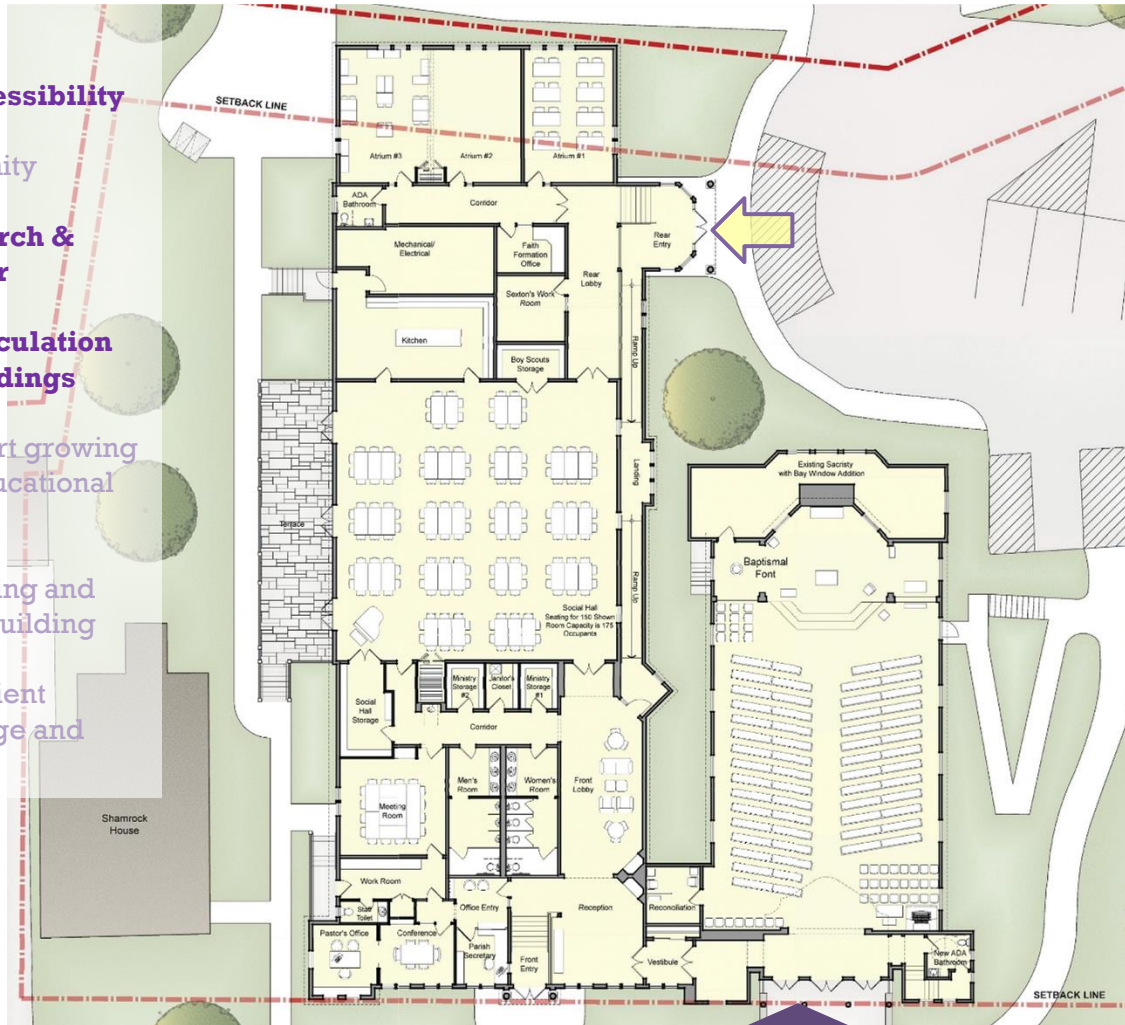
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- Accessible Entrance

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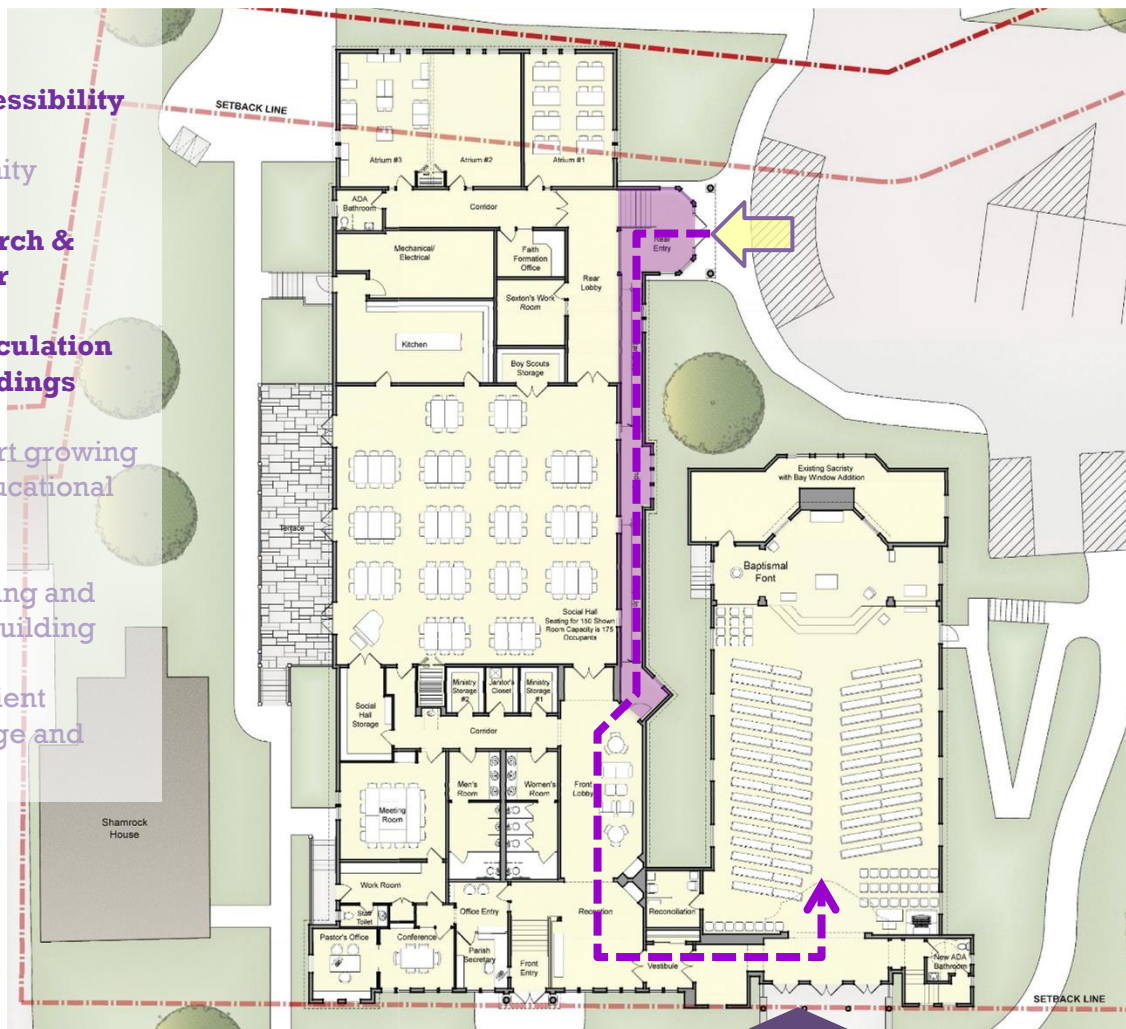
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- Accessible Entrance
- Gradual interior ramp
- Interior Connection to Church

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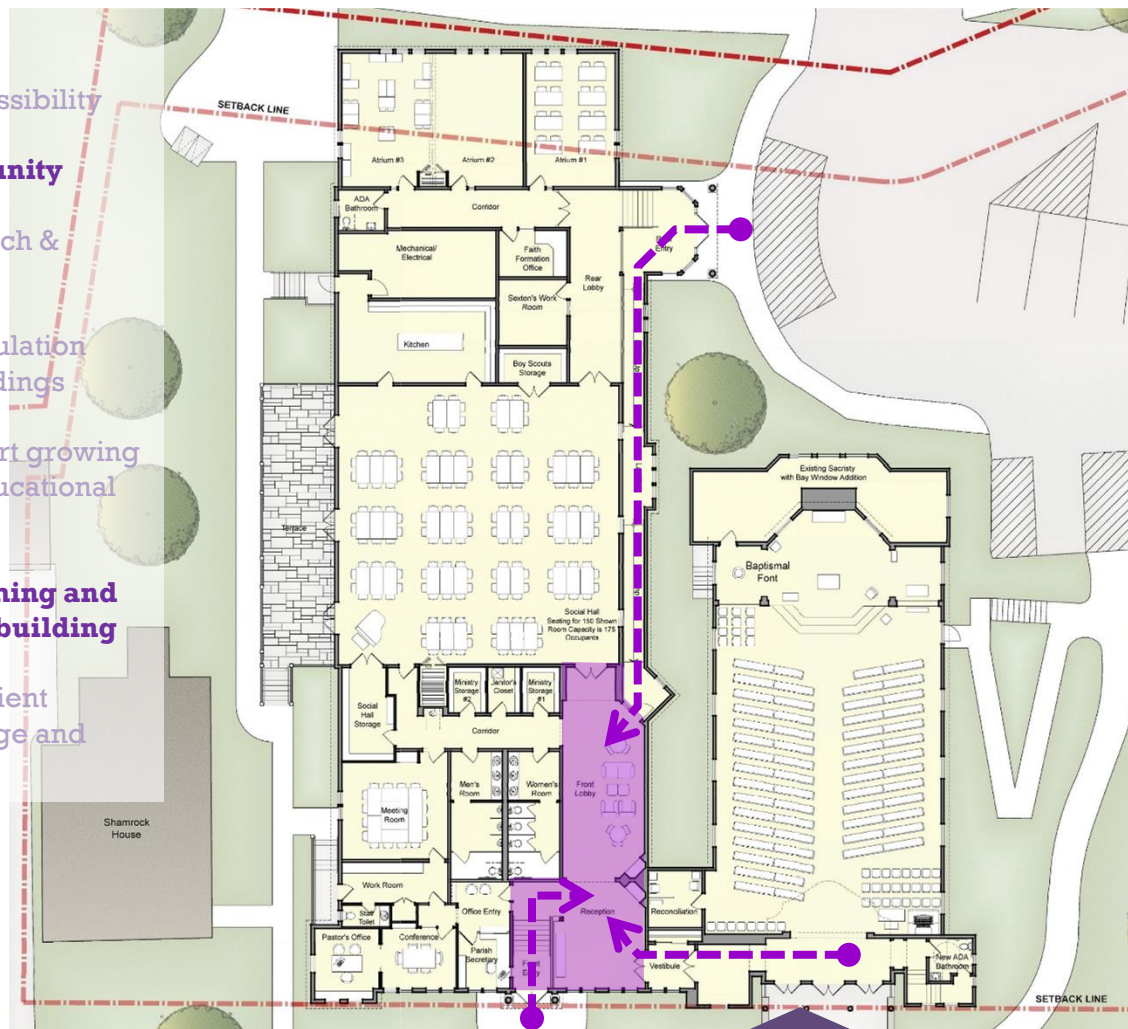
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• Entrance Reception

• Lobby

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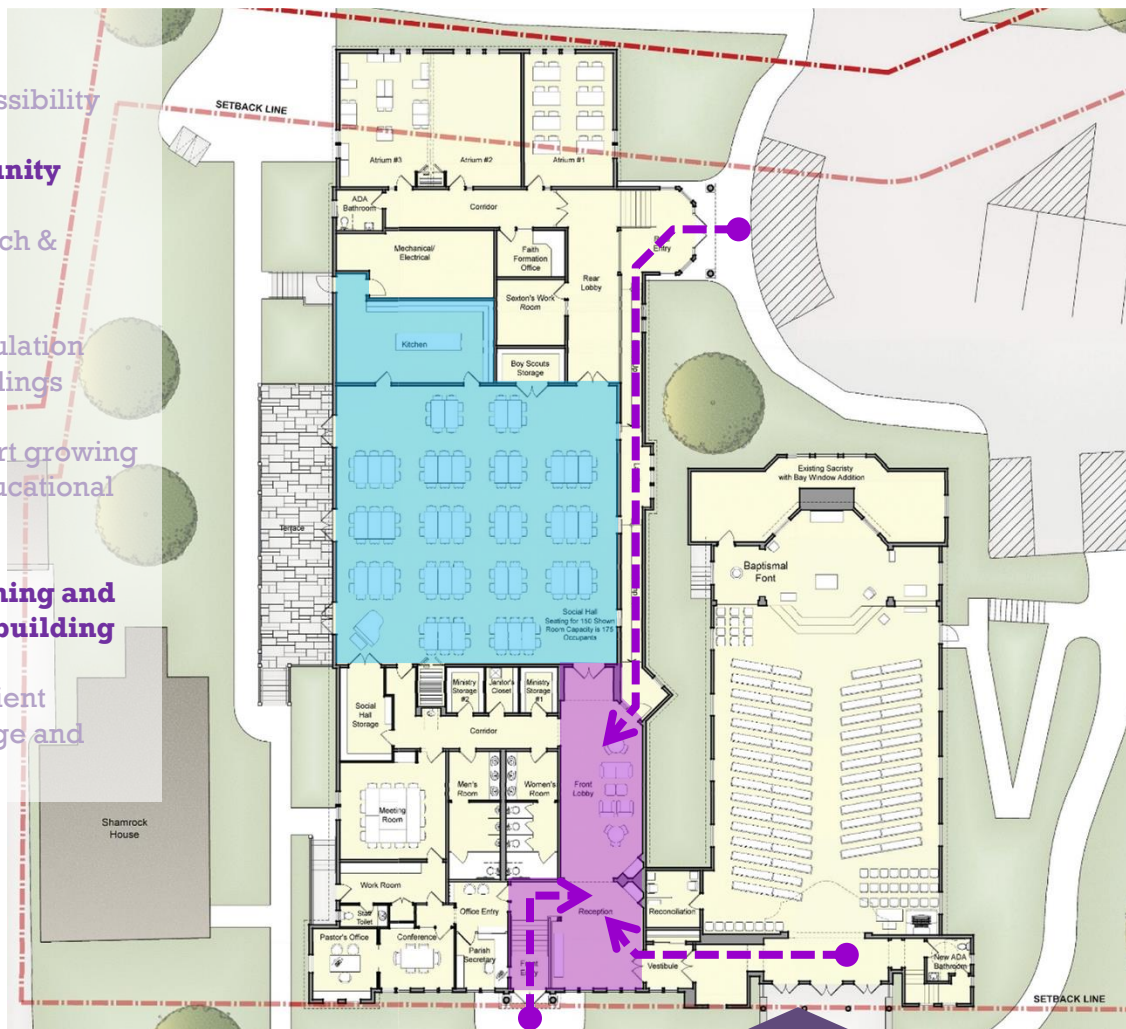
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- Entrance Reception
- Lobby
- Social Hall

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• Entrance Reception

• Lobby

• Social Hall

• Storage for Church & Community groups

• Potential for future storage in Shamrock House and Garage

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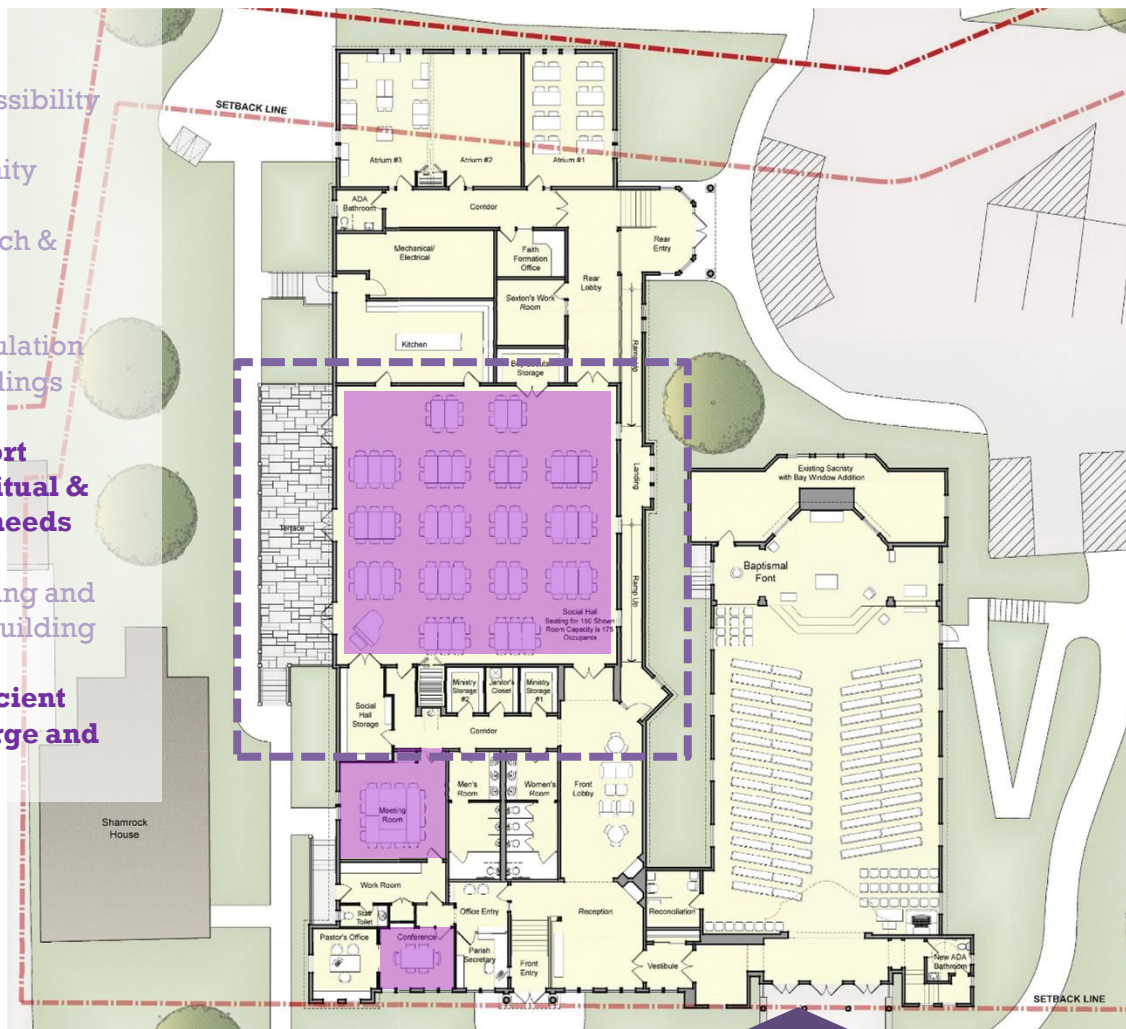
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• Meeting Rooms

• Flexible Social Hall Options

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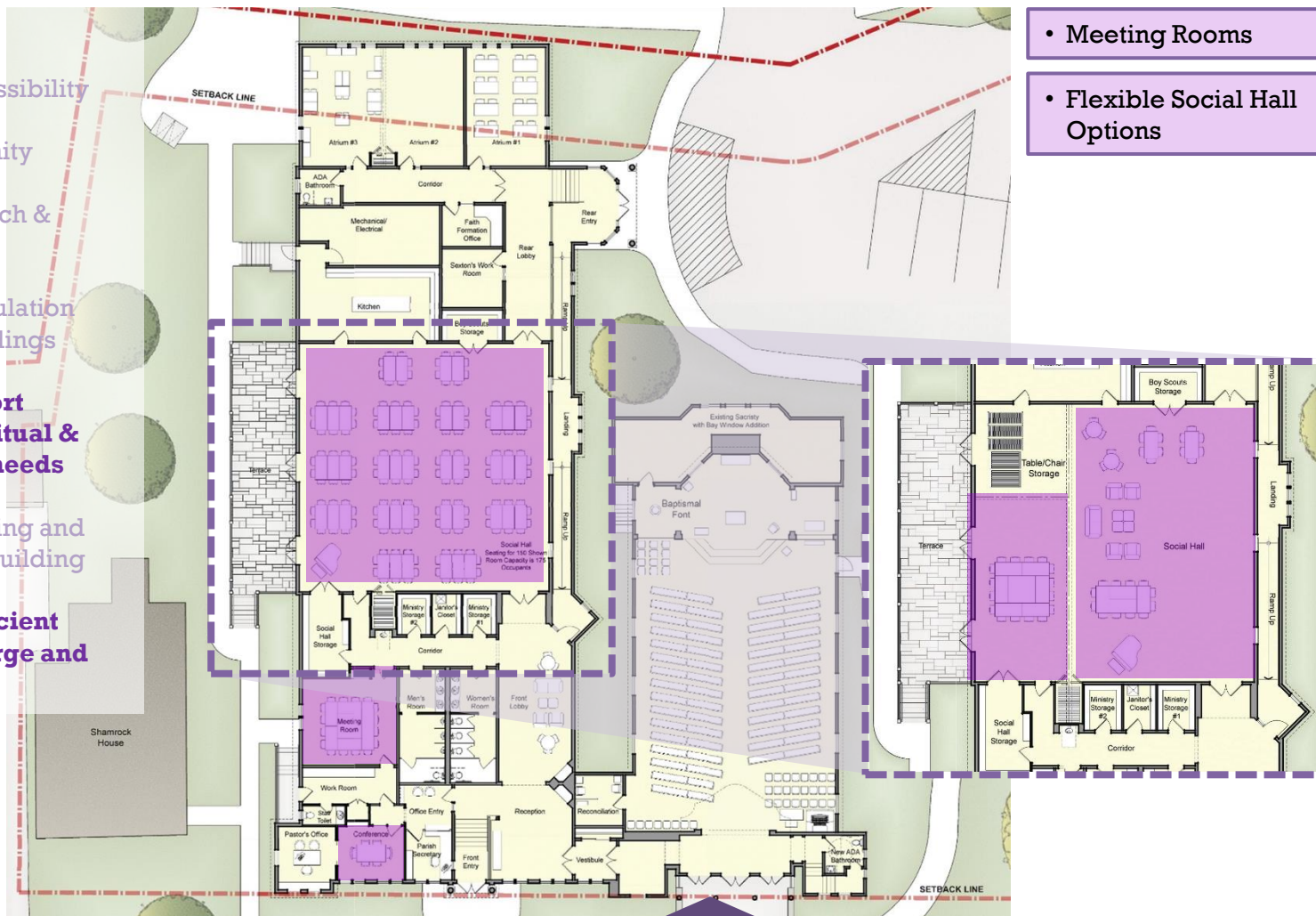
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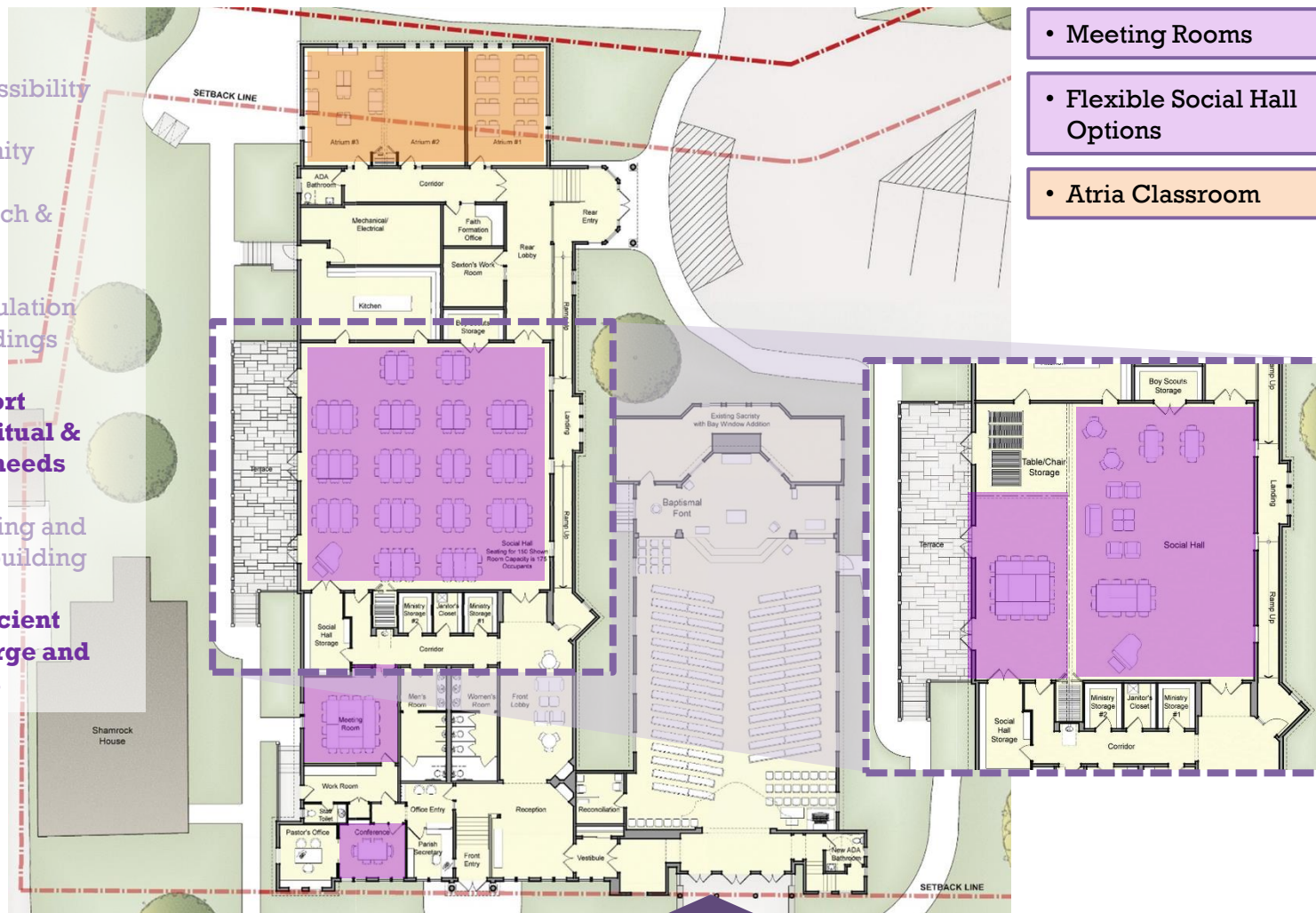
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• Meeting Rooms

• Flexible Social Hall Options

• Atria Classroom

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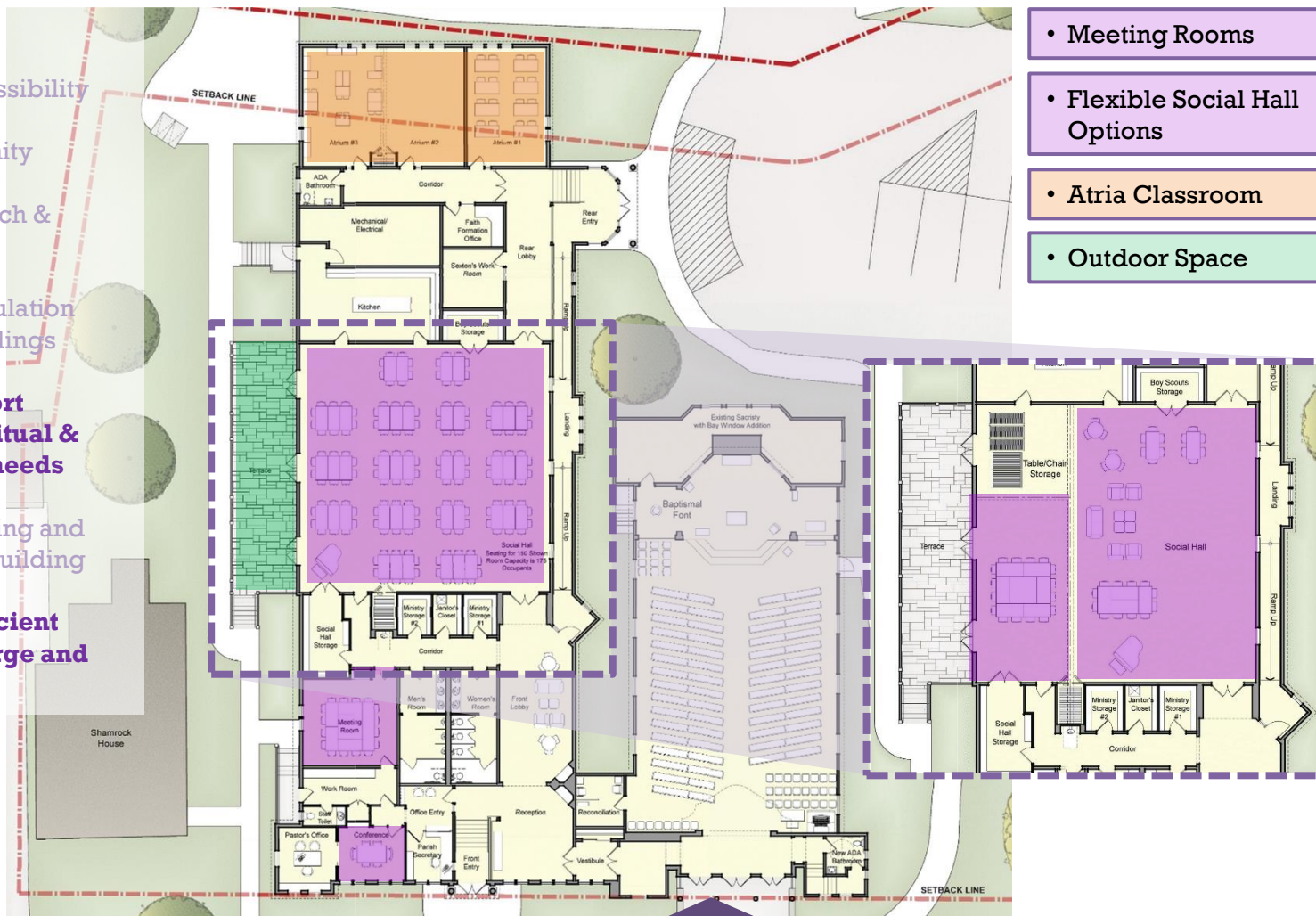
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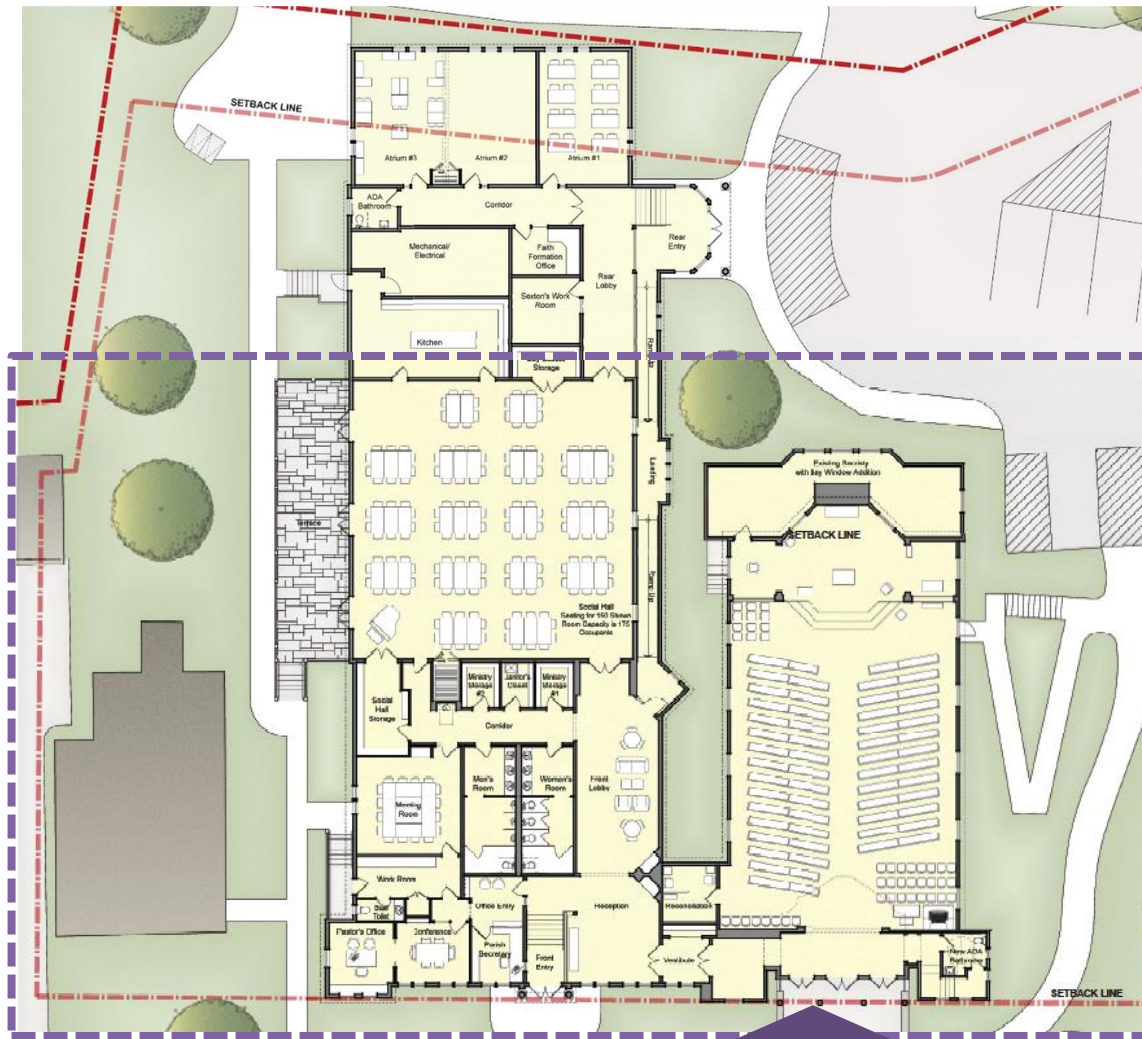
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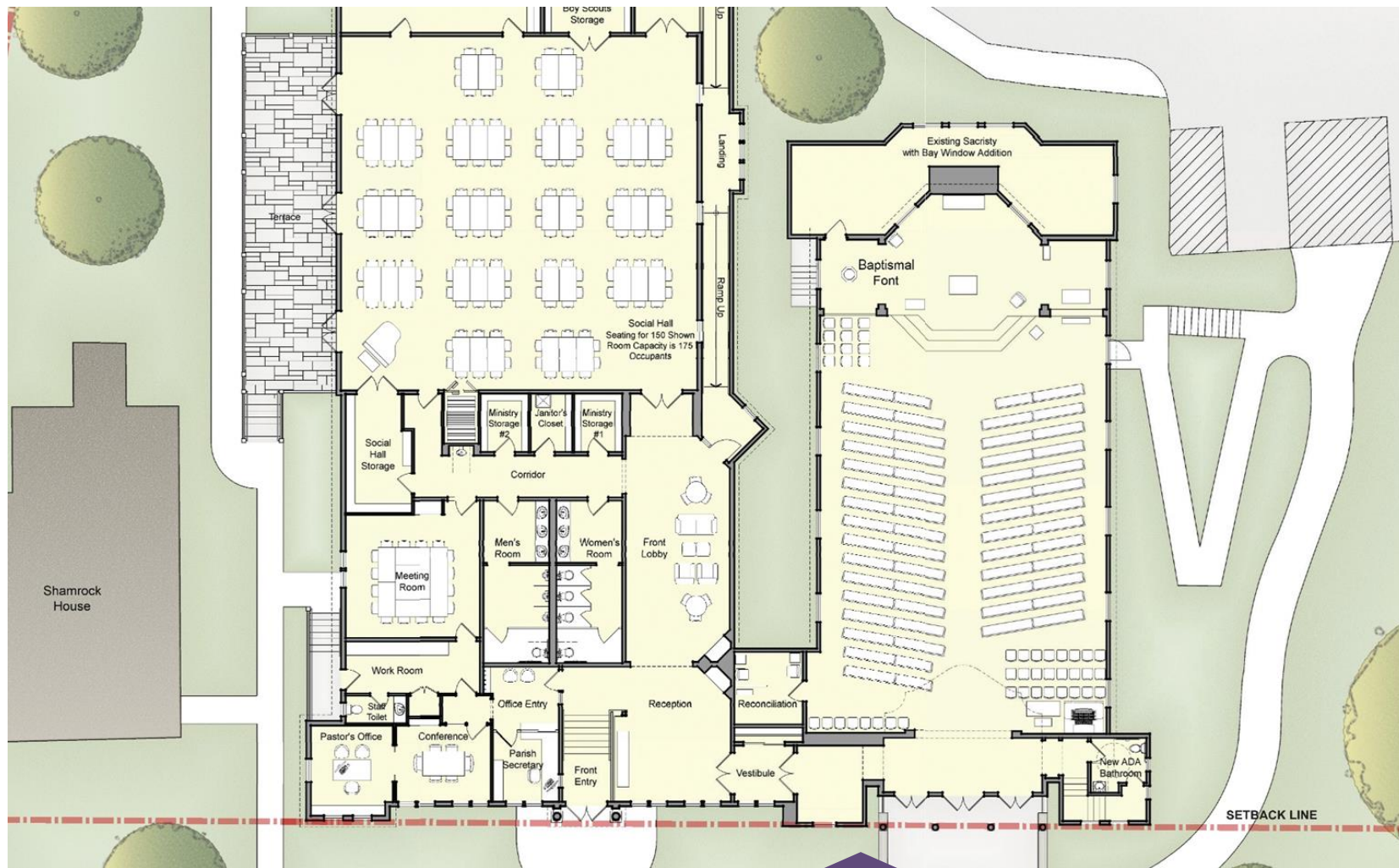
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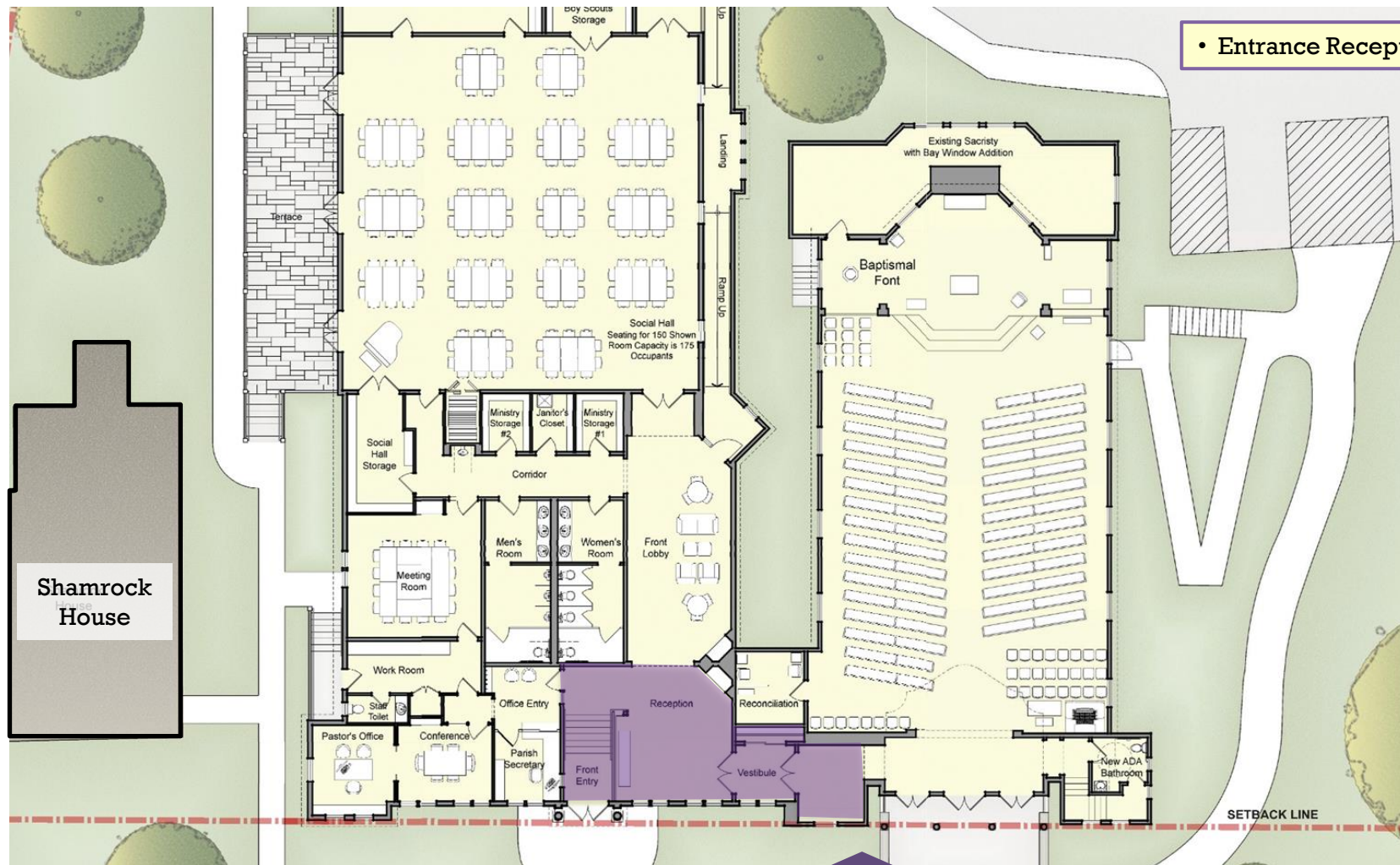
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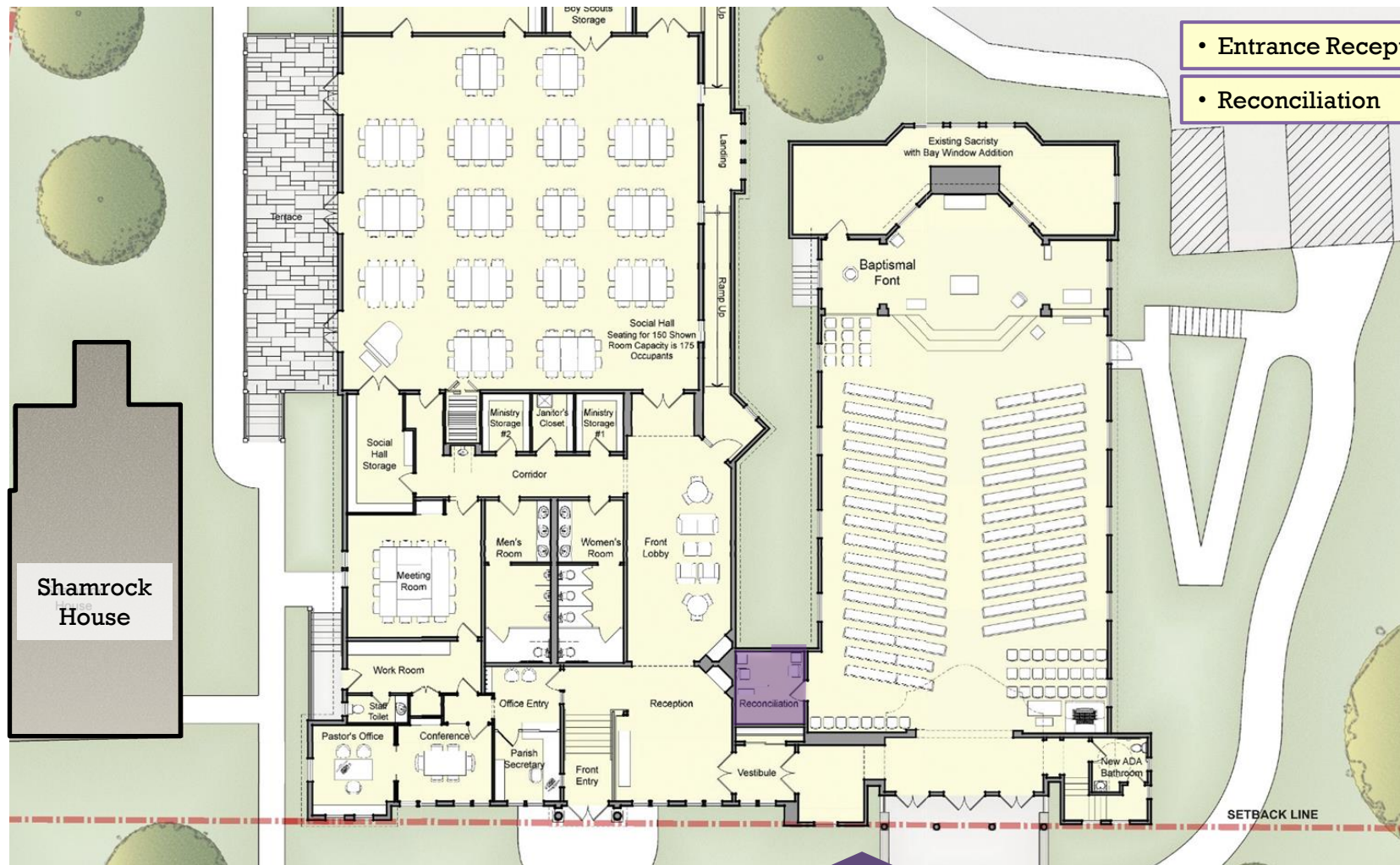
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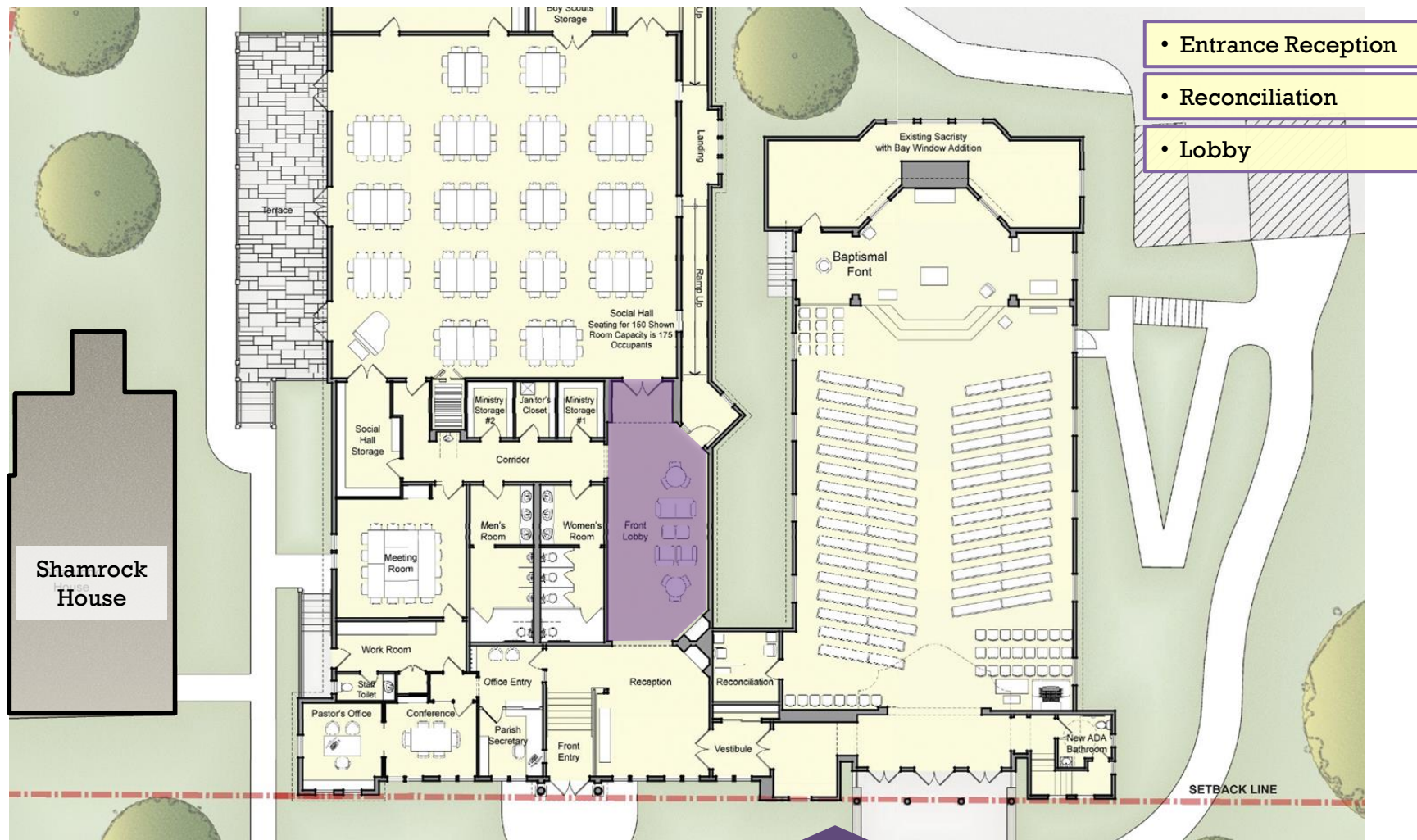
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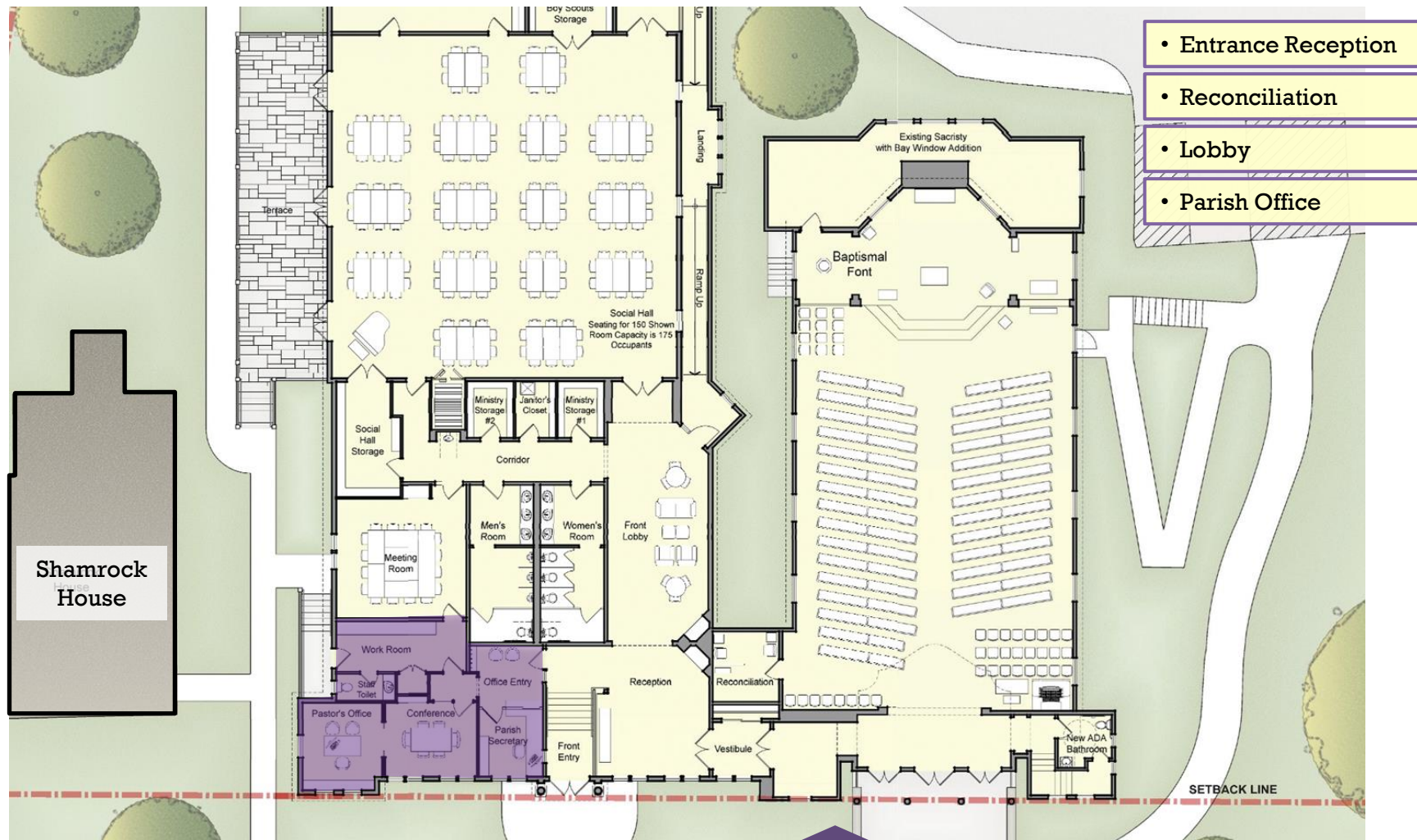
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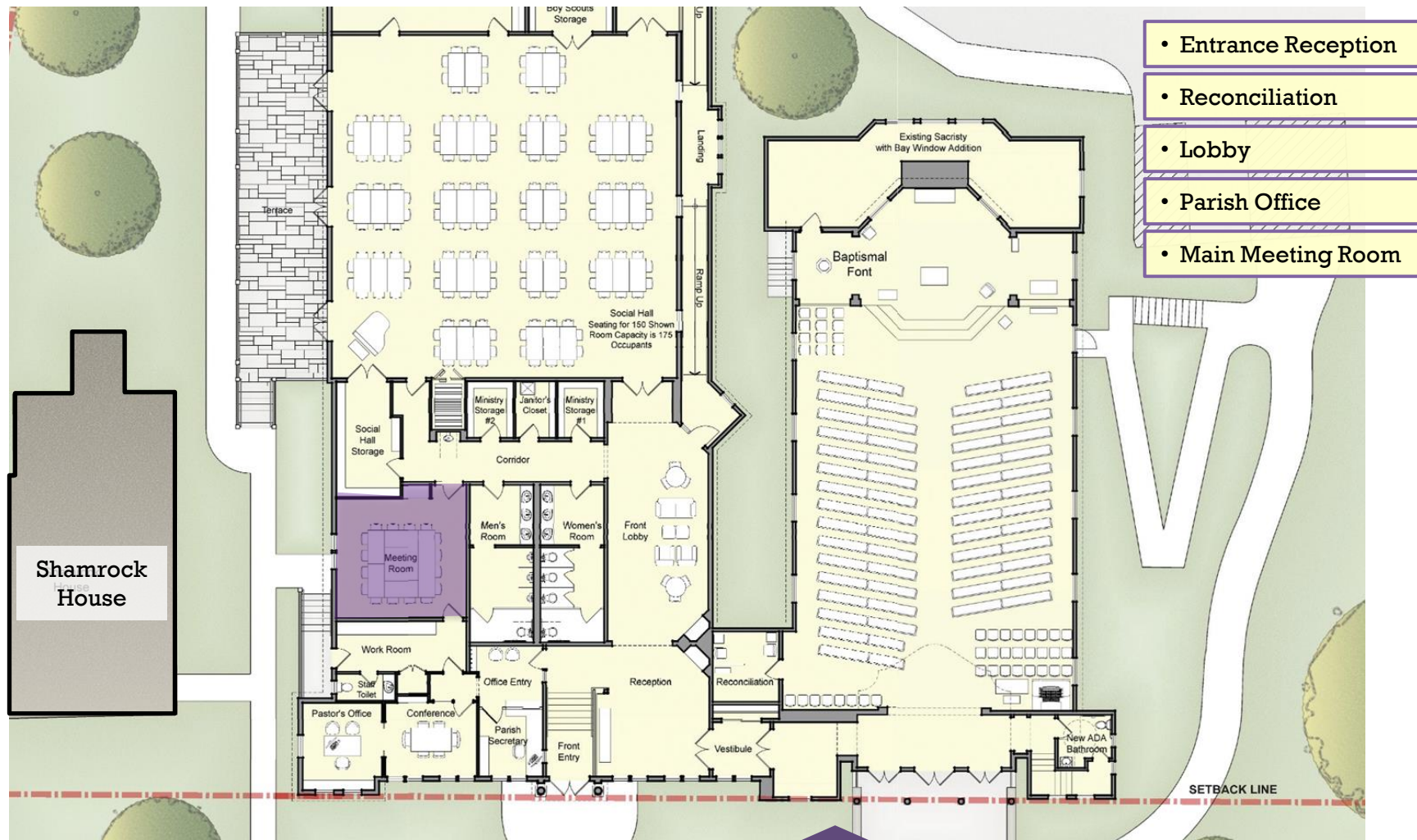
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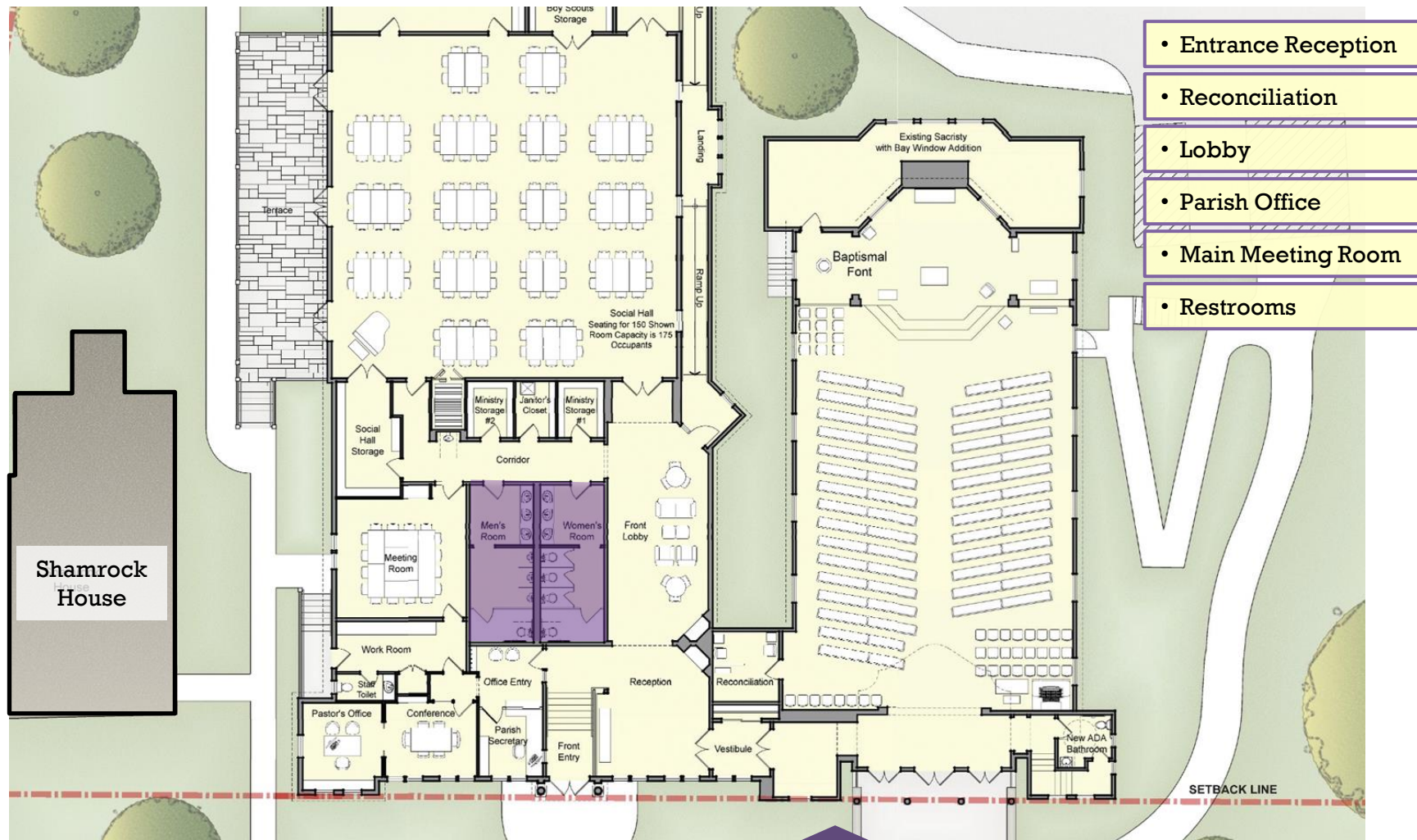
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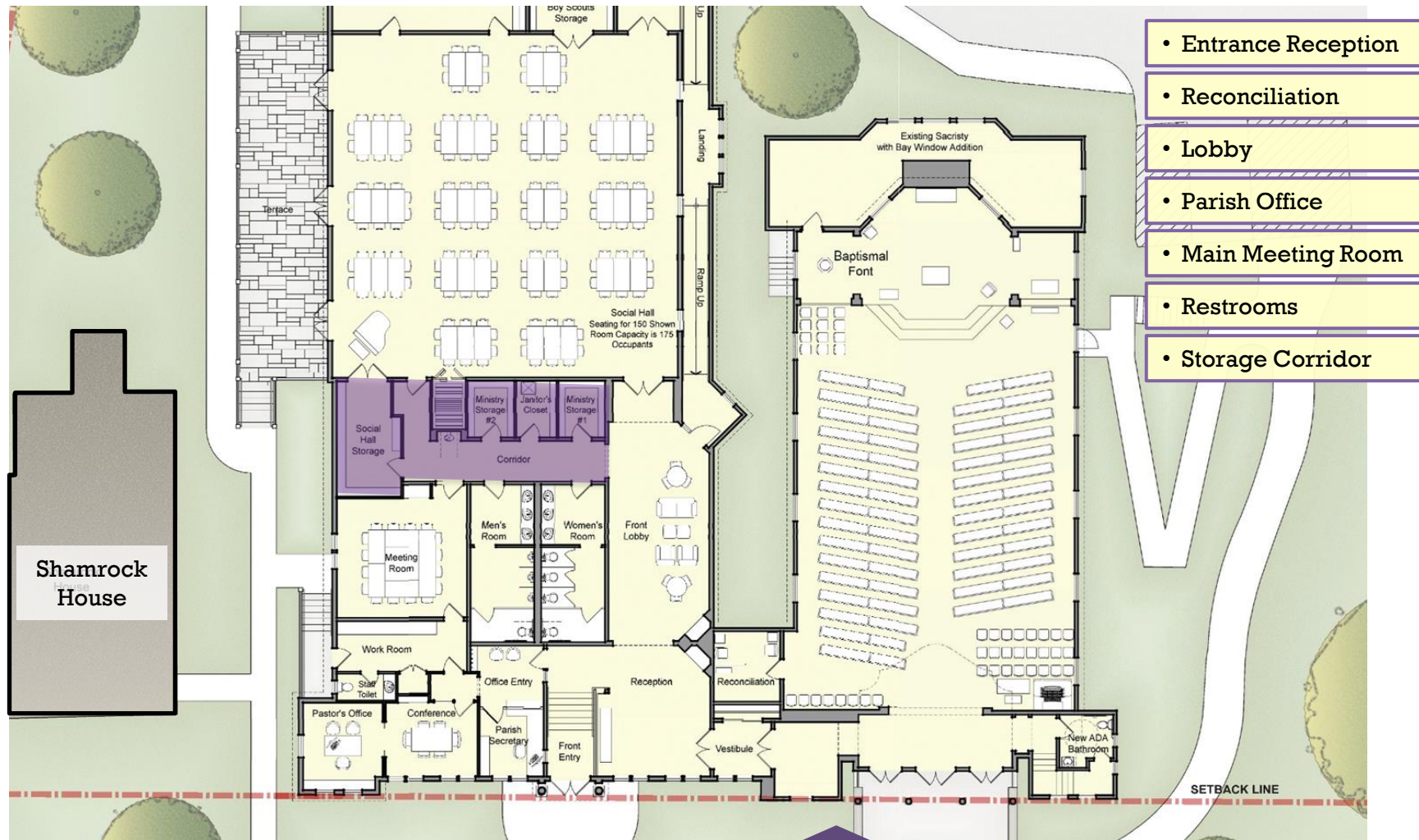
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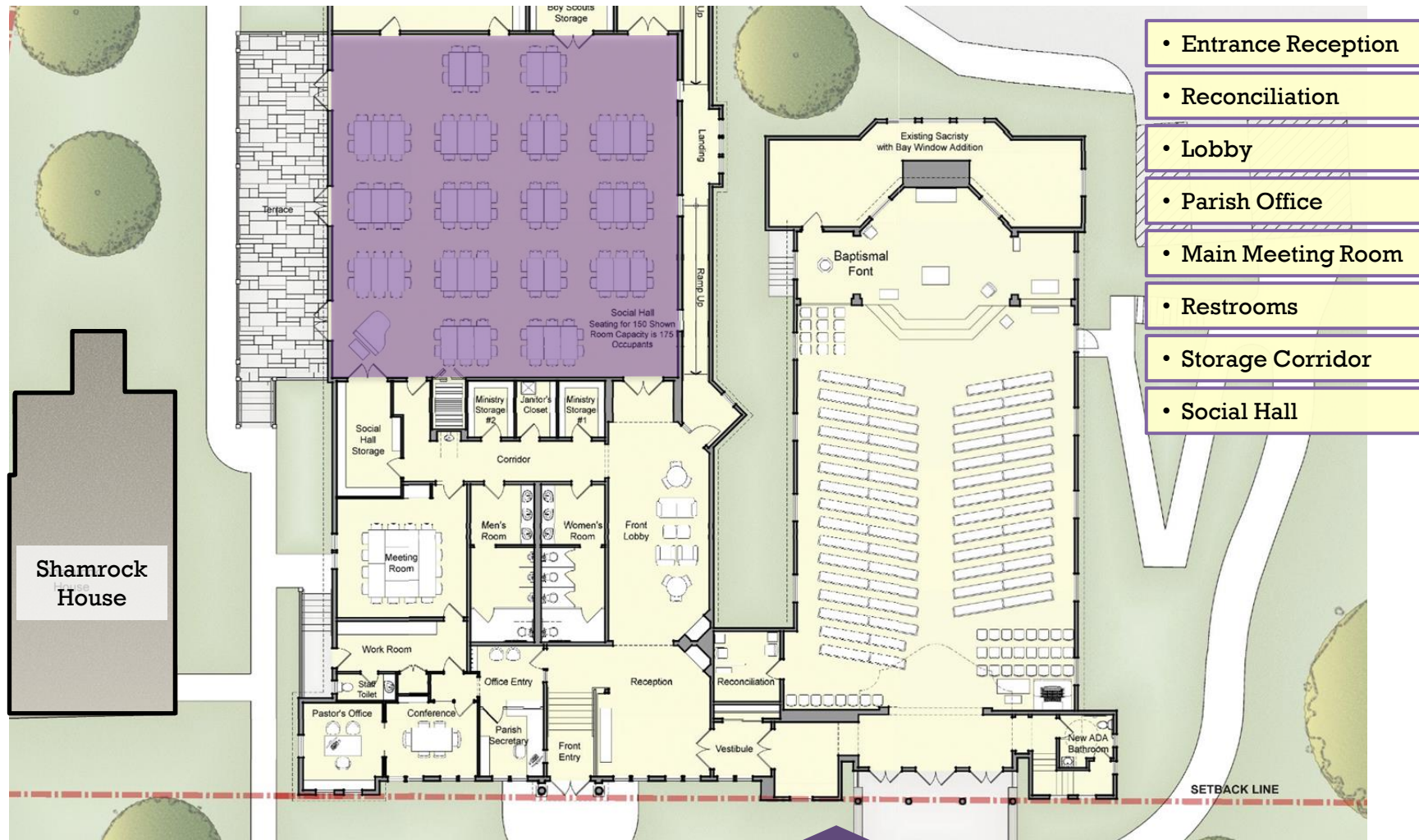
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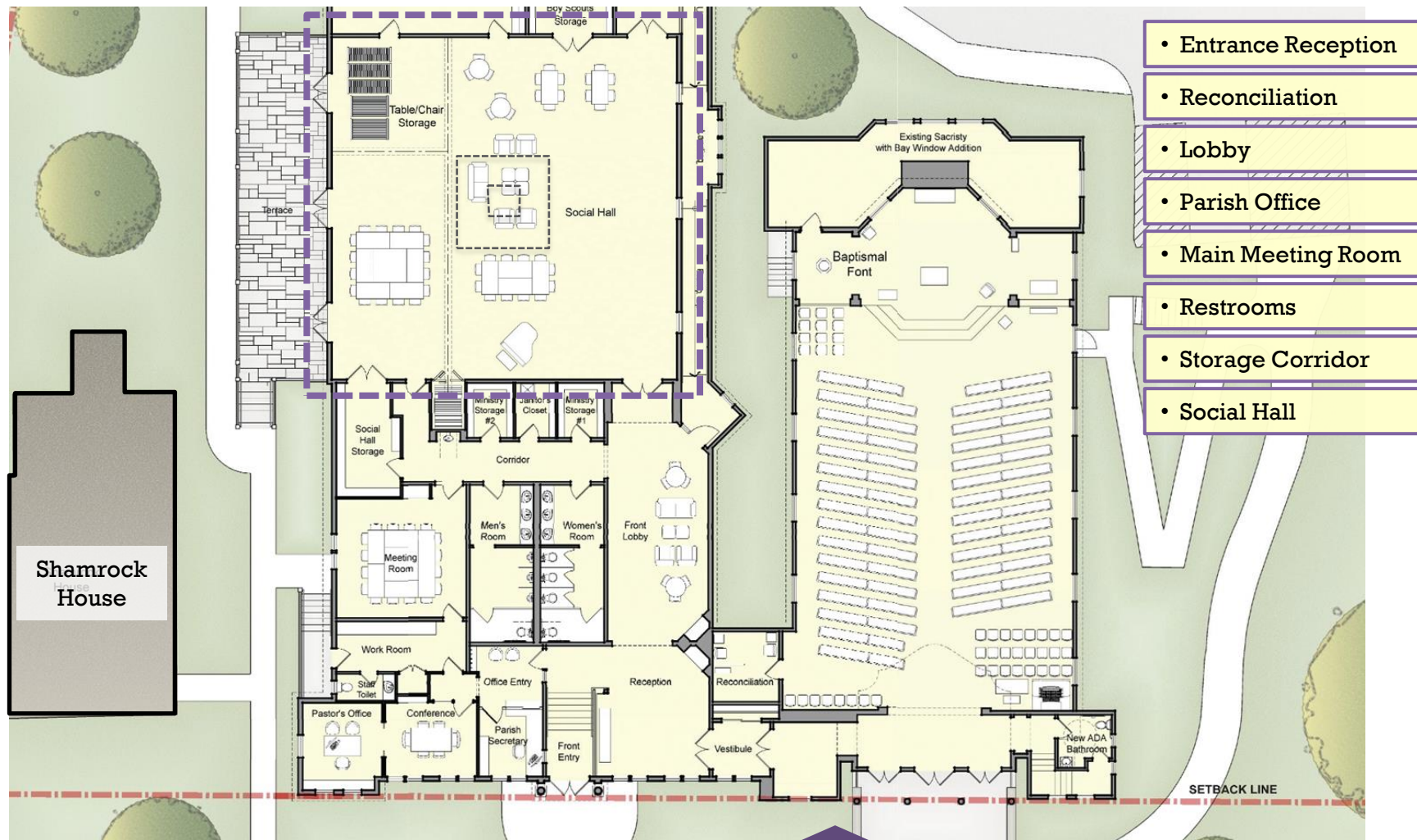
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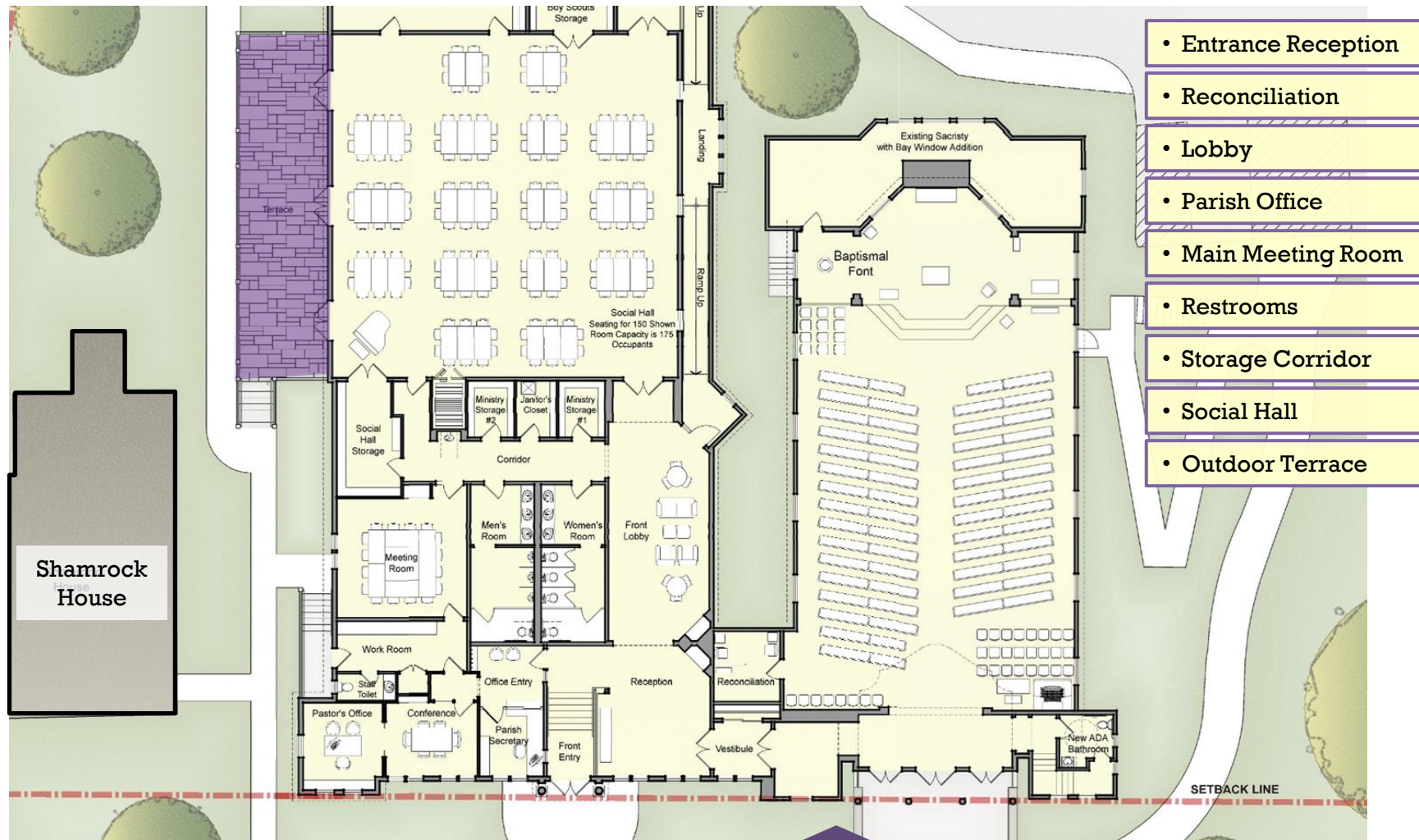
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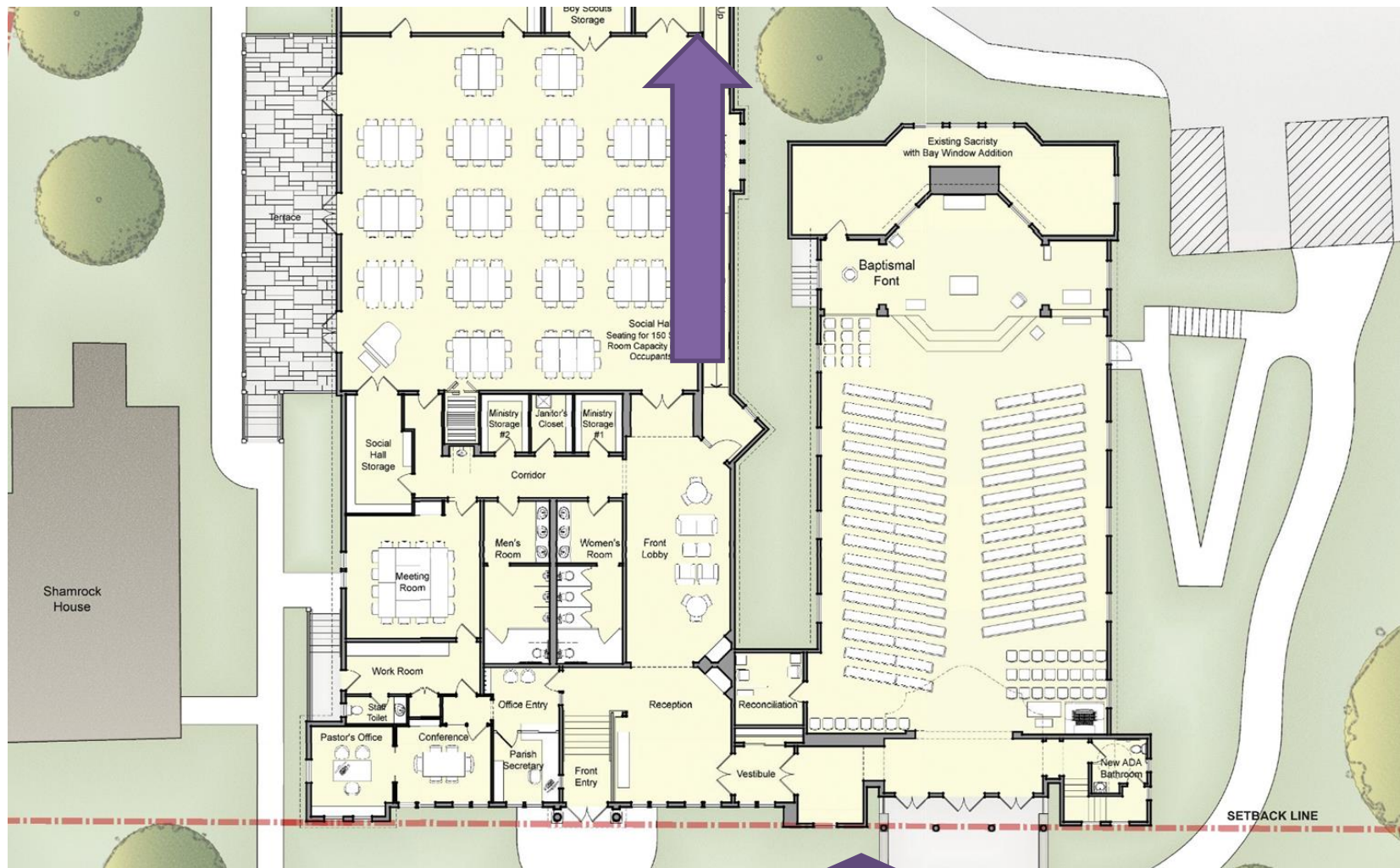
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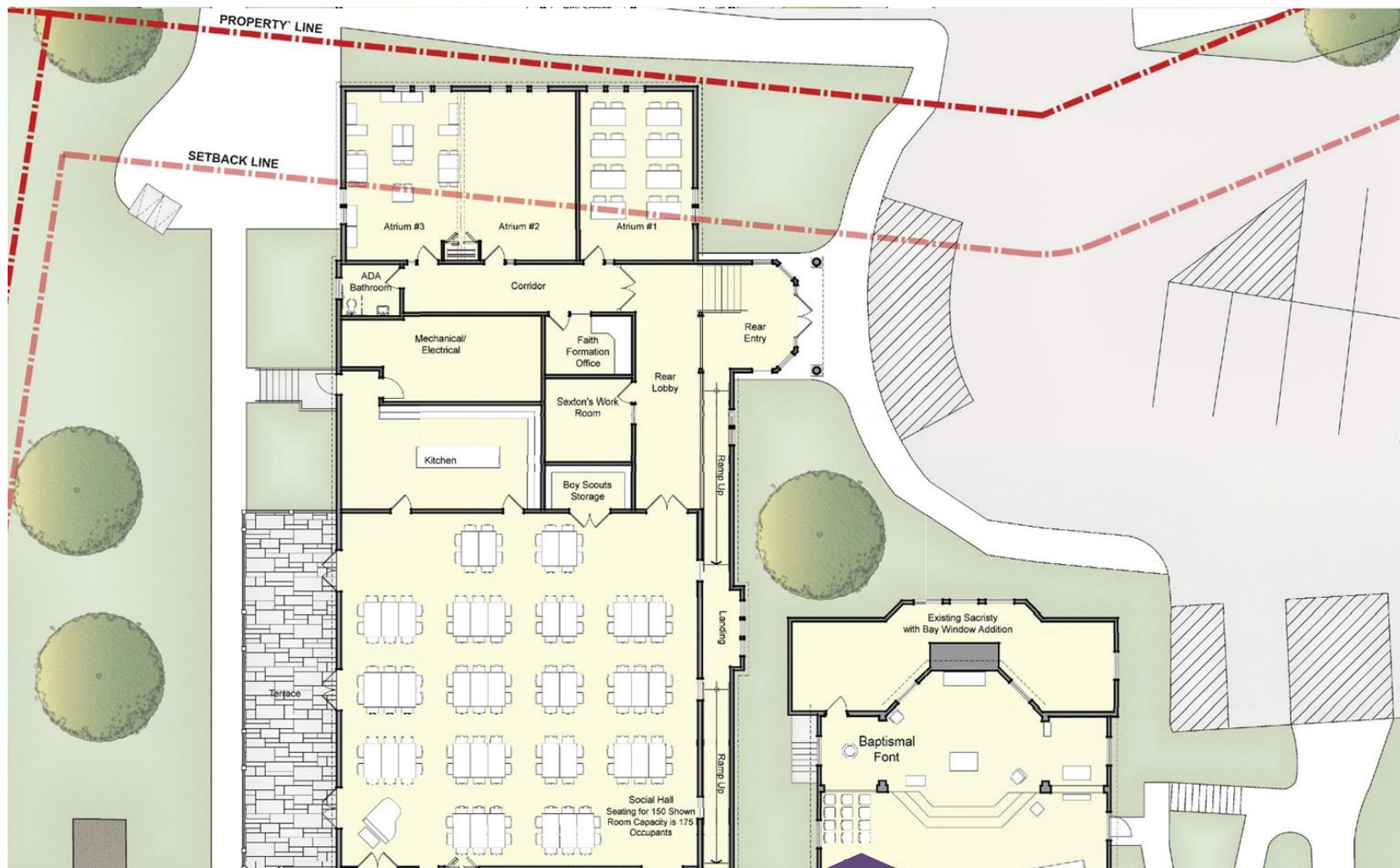
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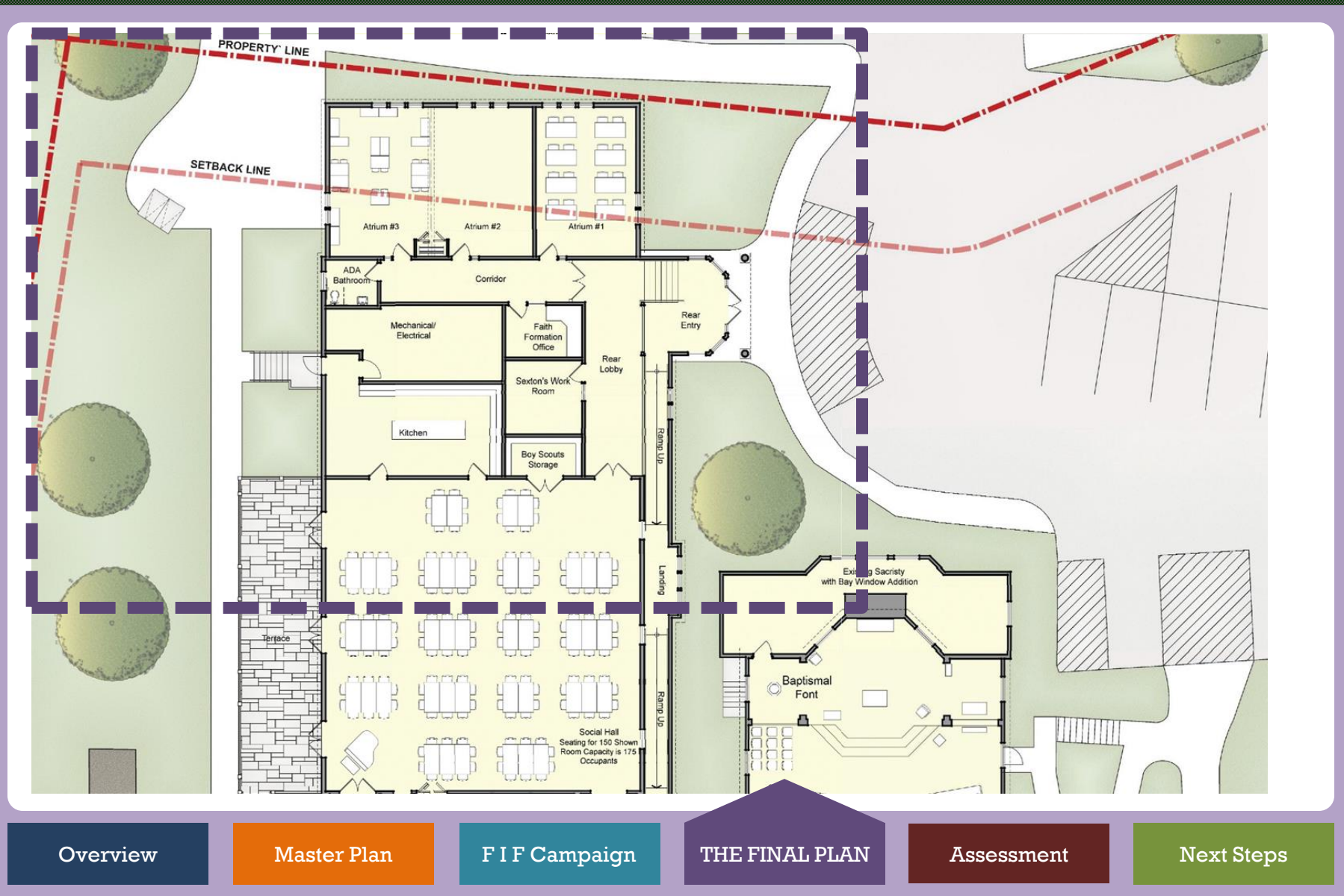
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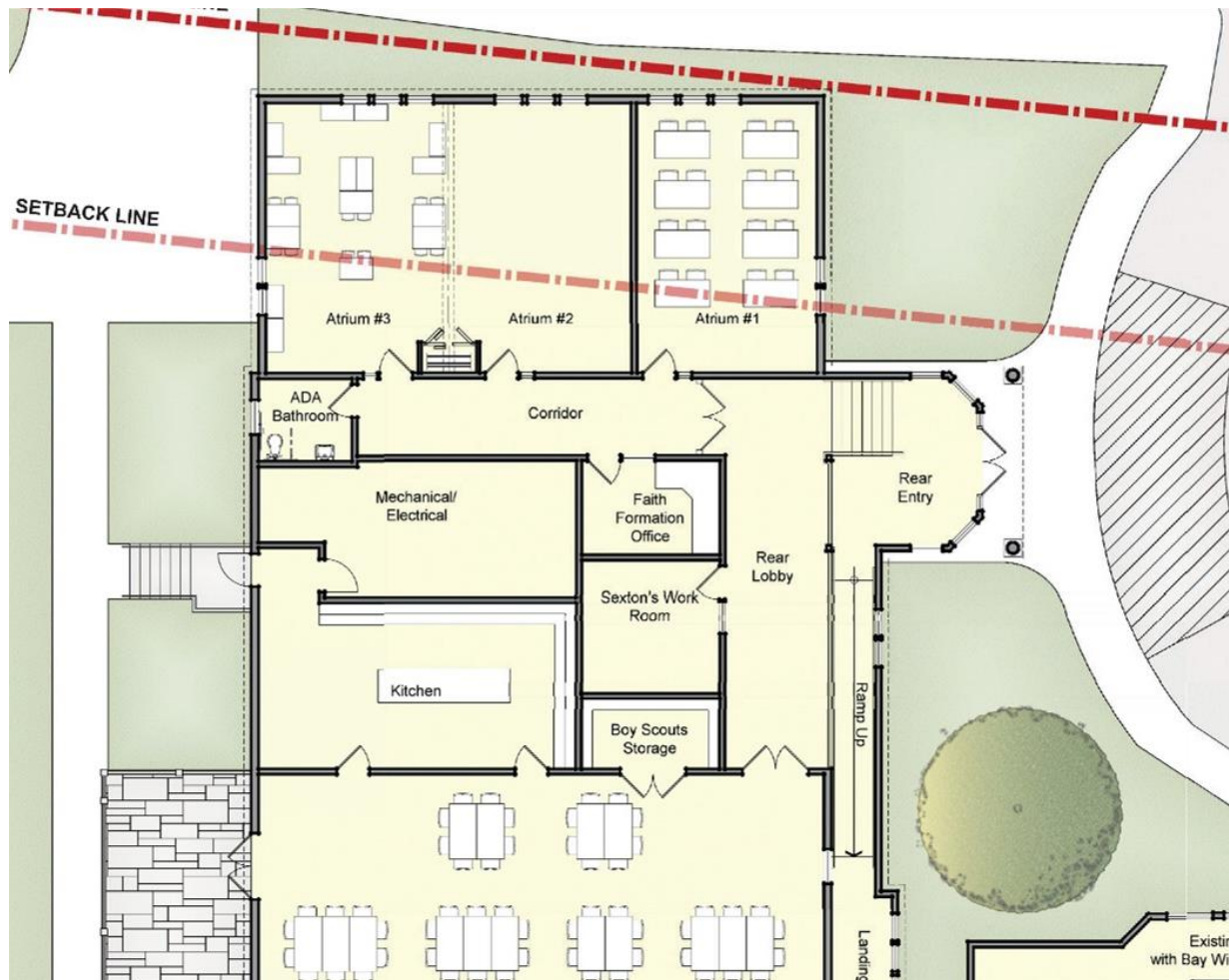
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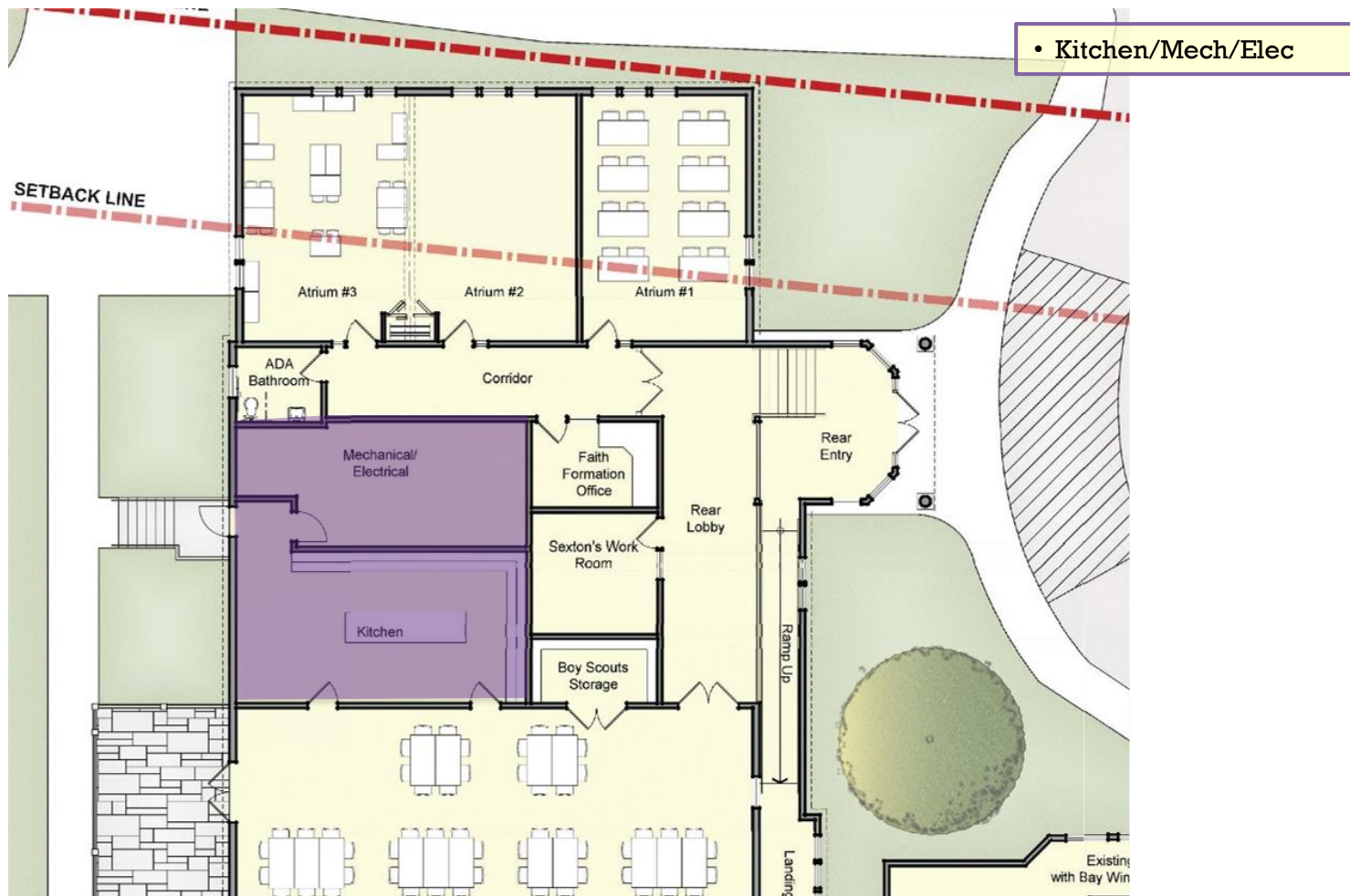
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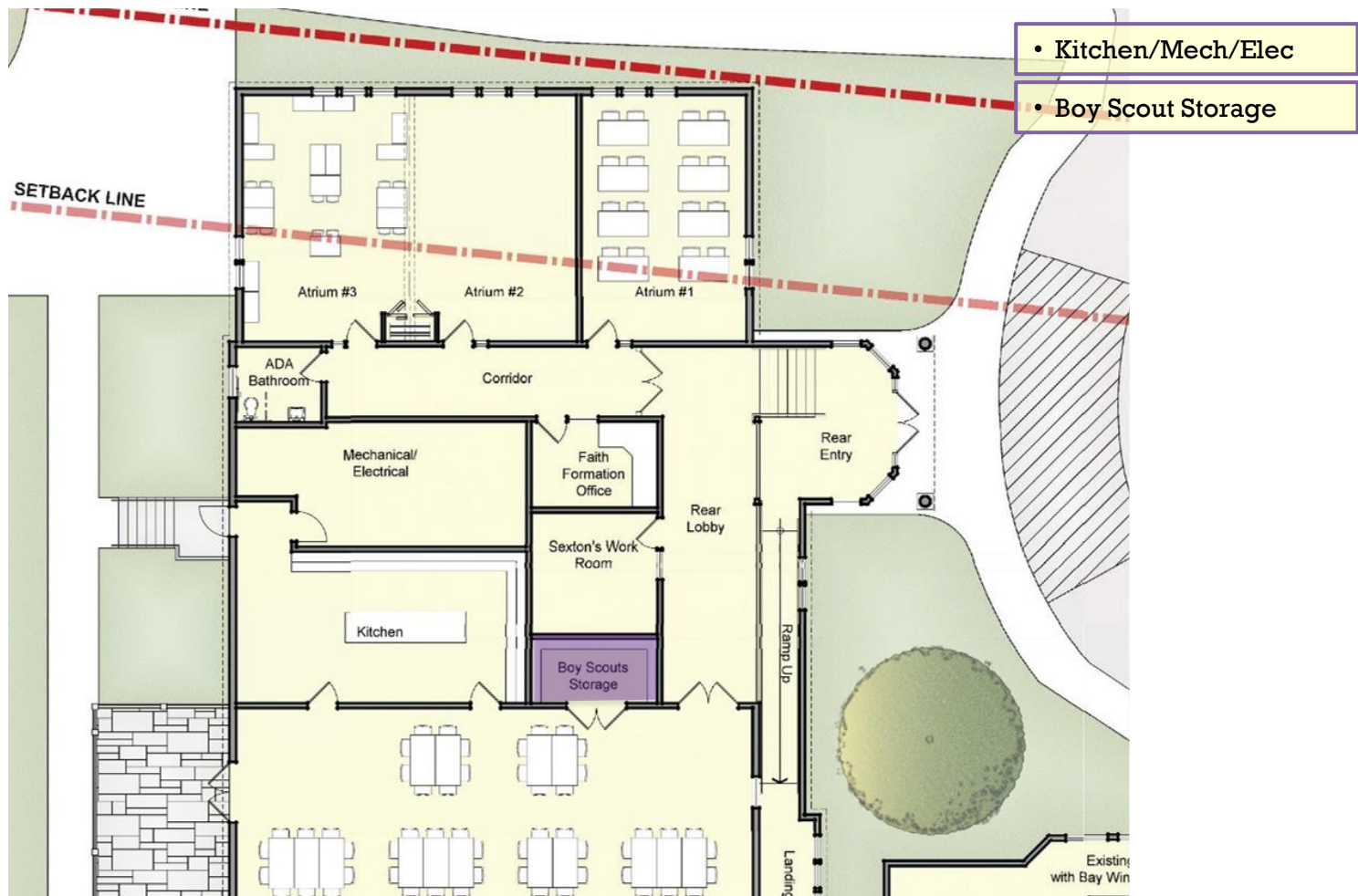
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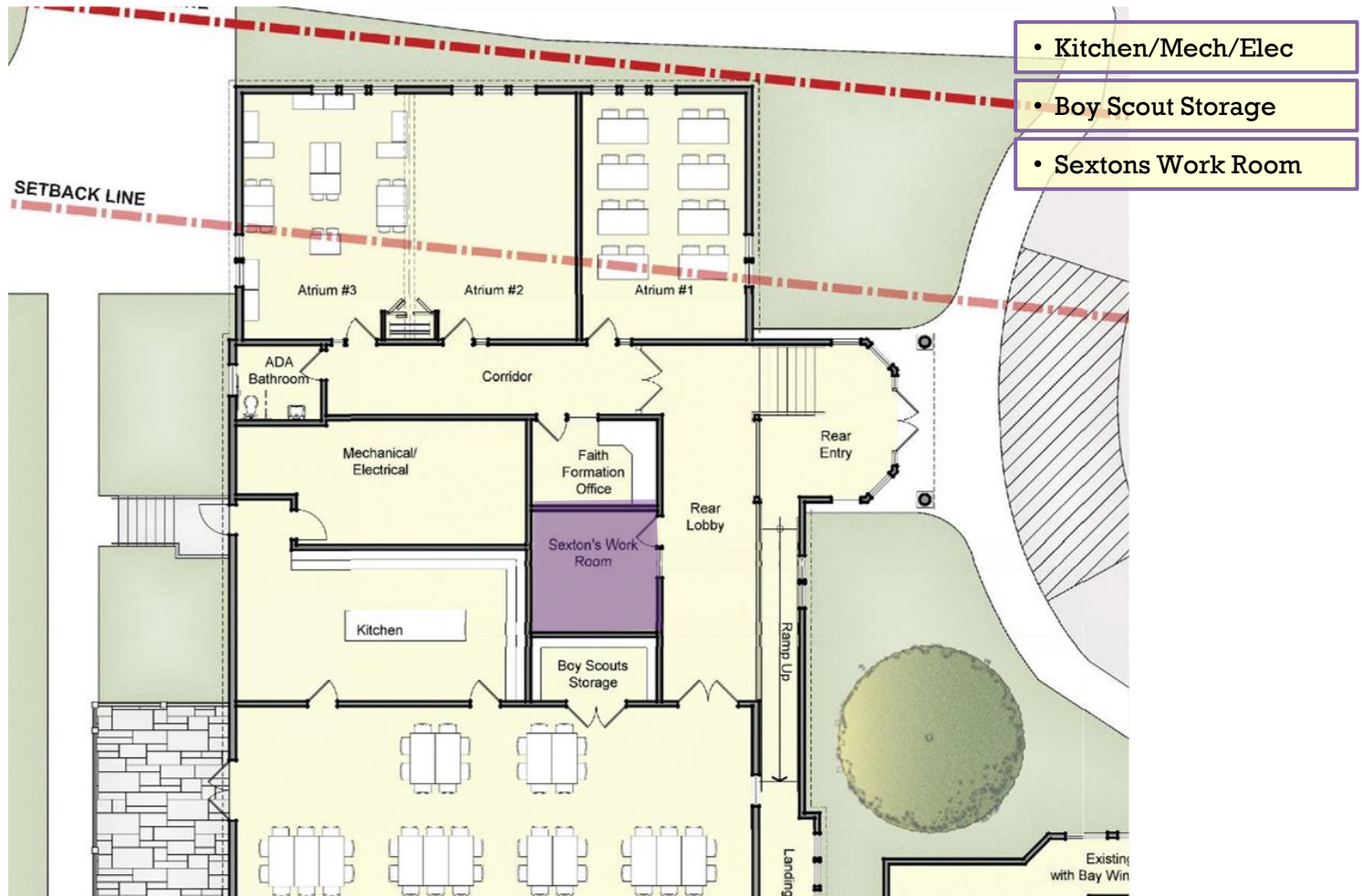
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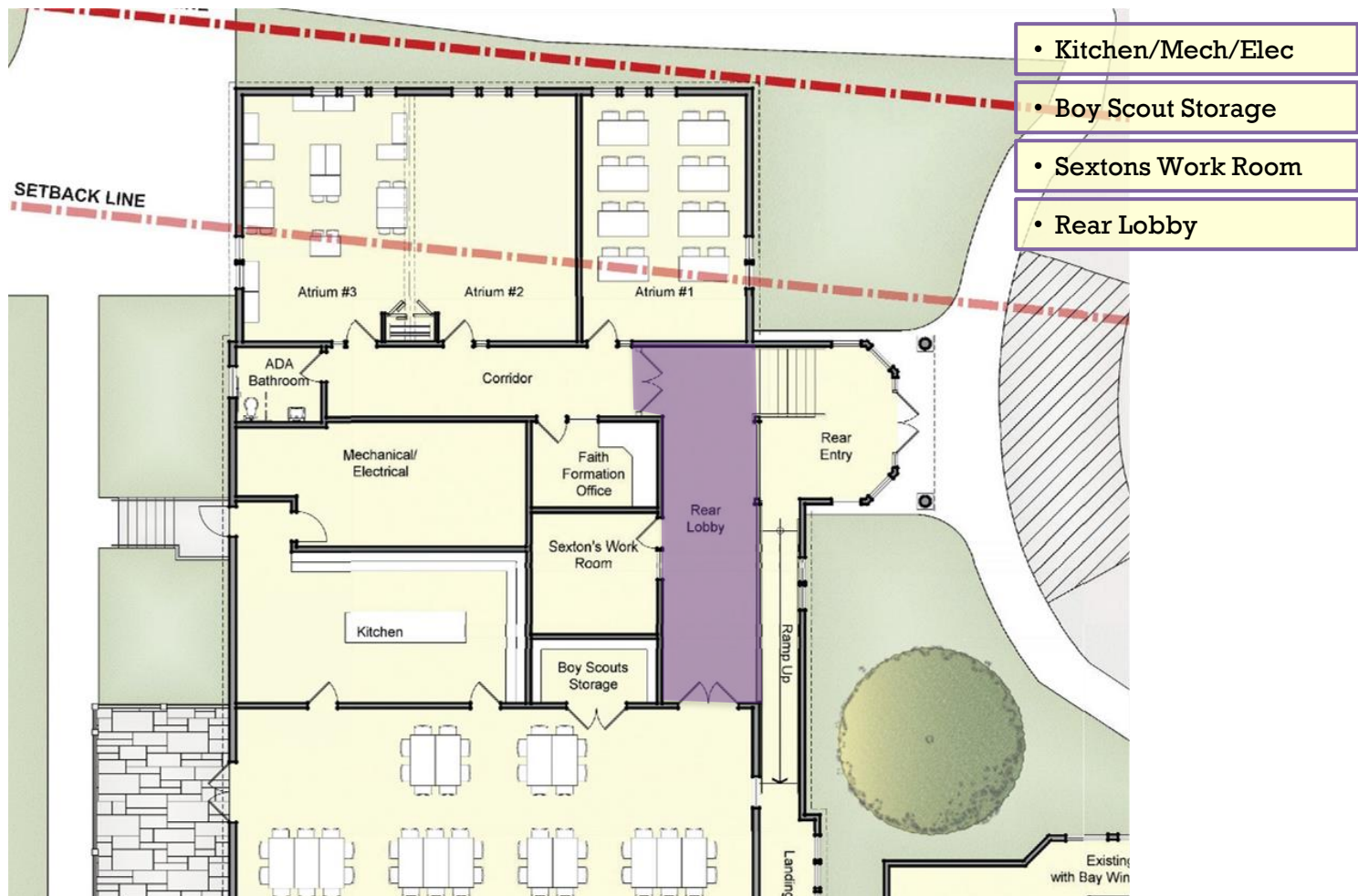
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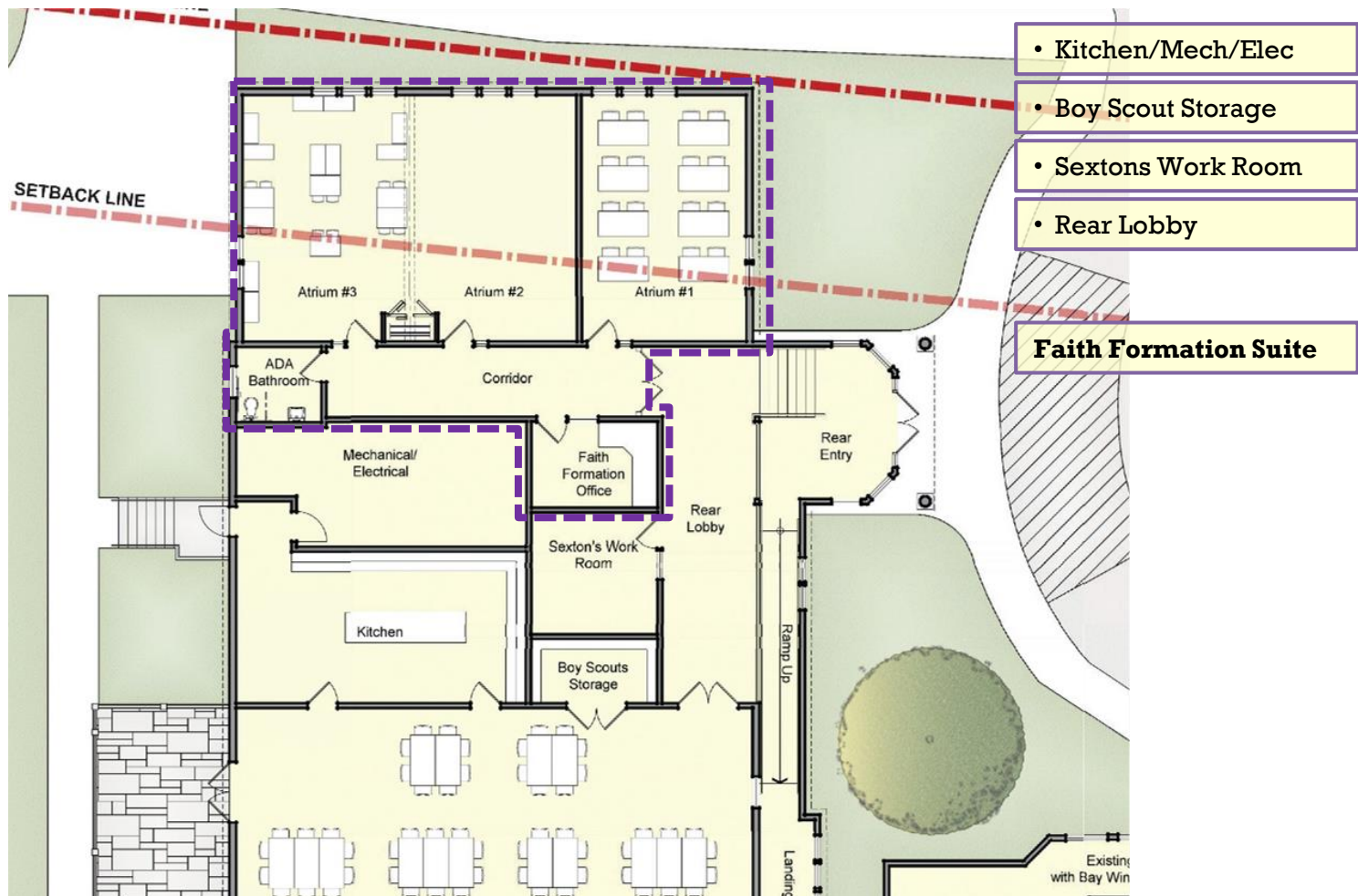
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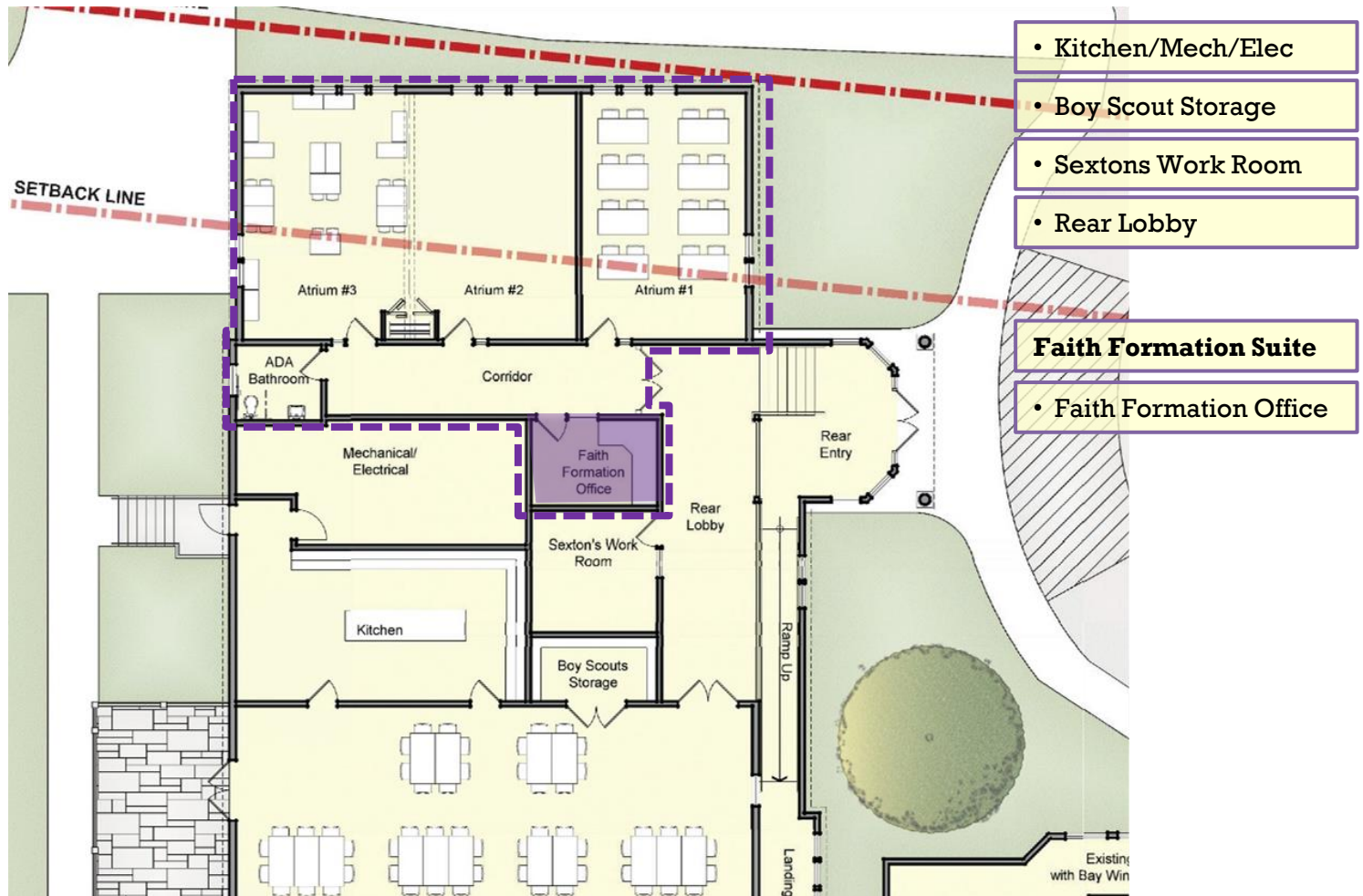
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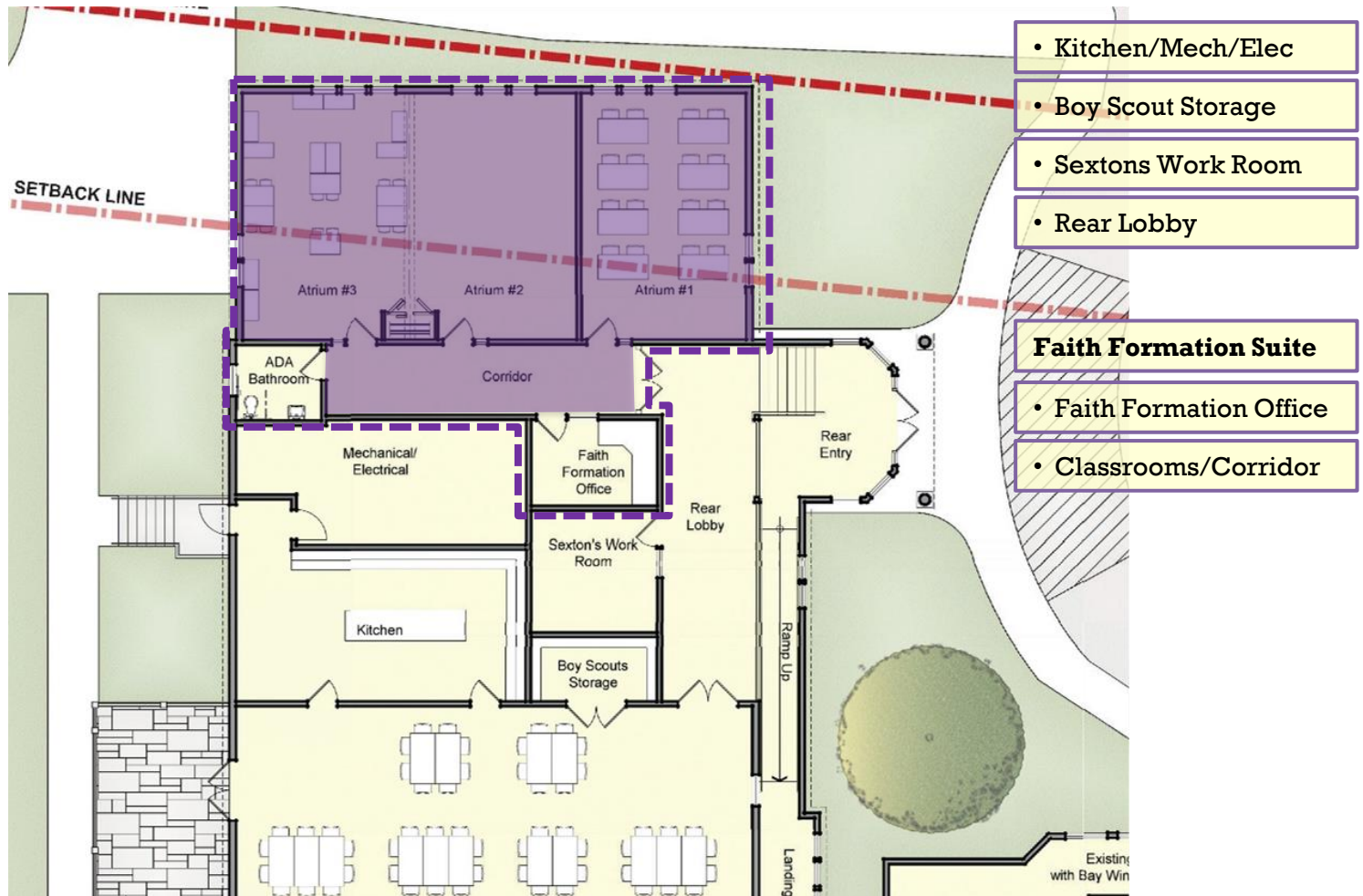
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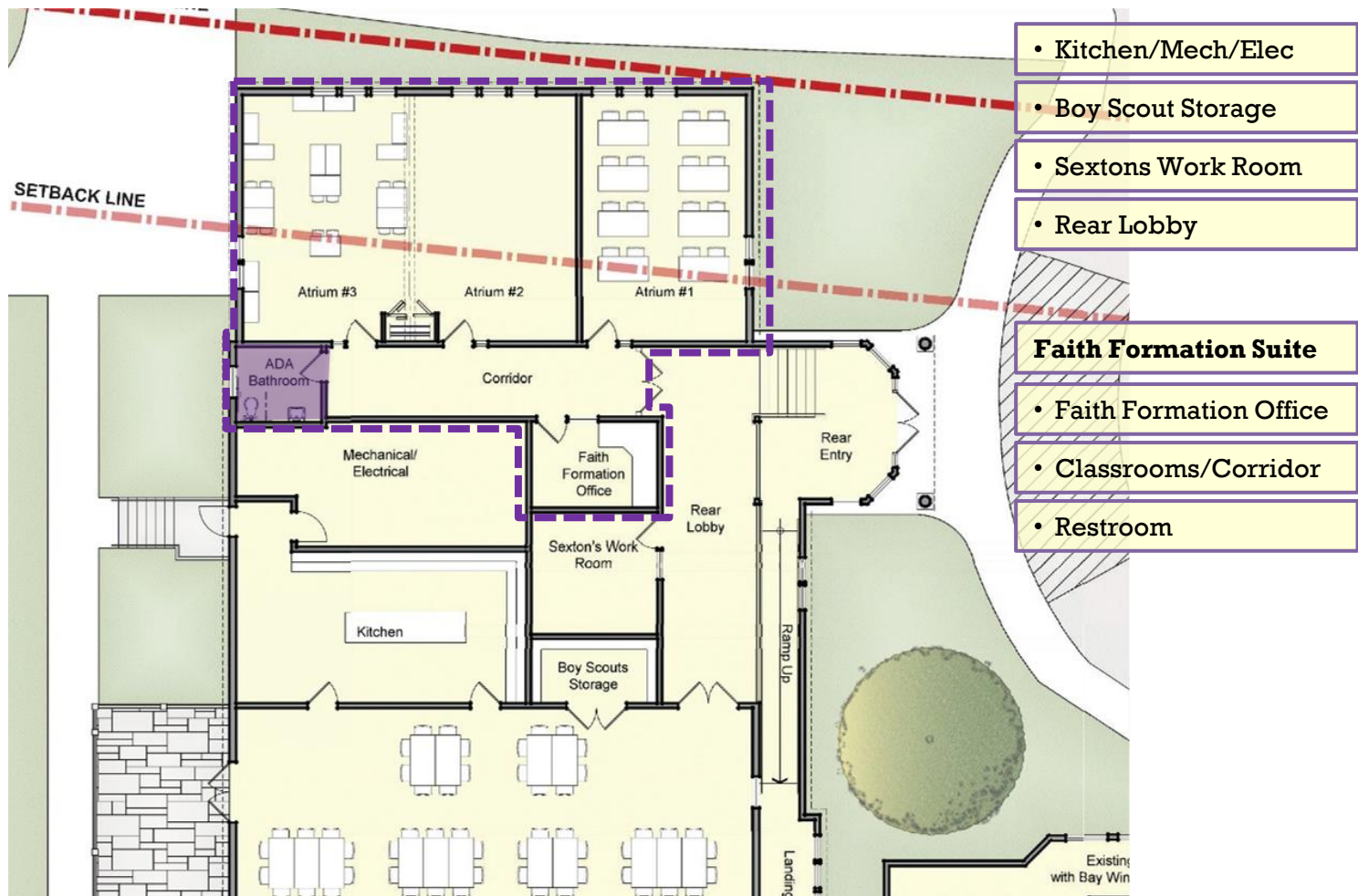
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East Main Street View



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Church Street View



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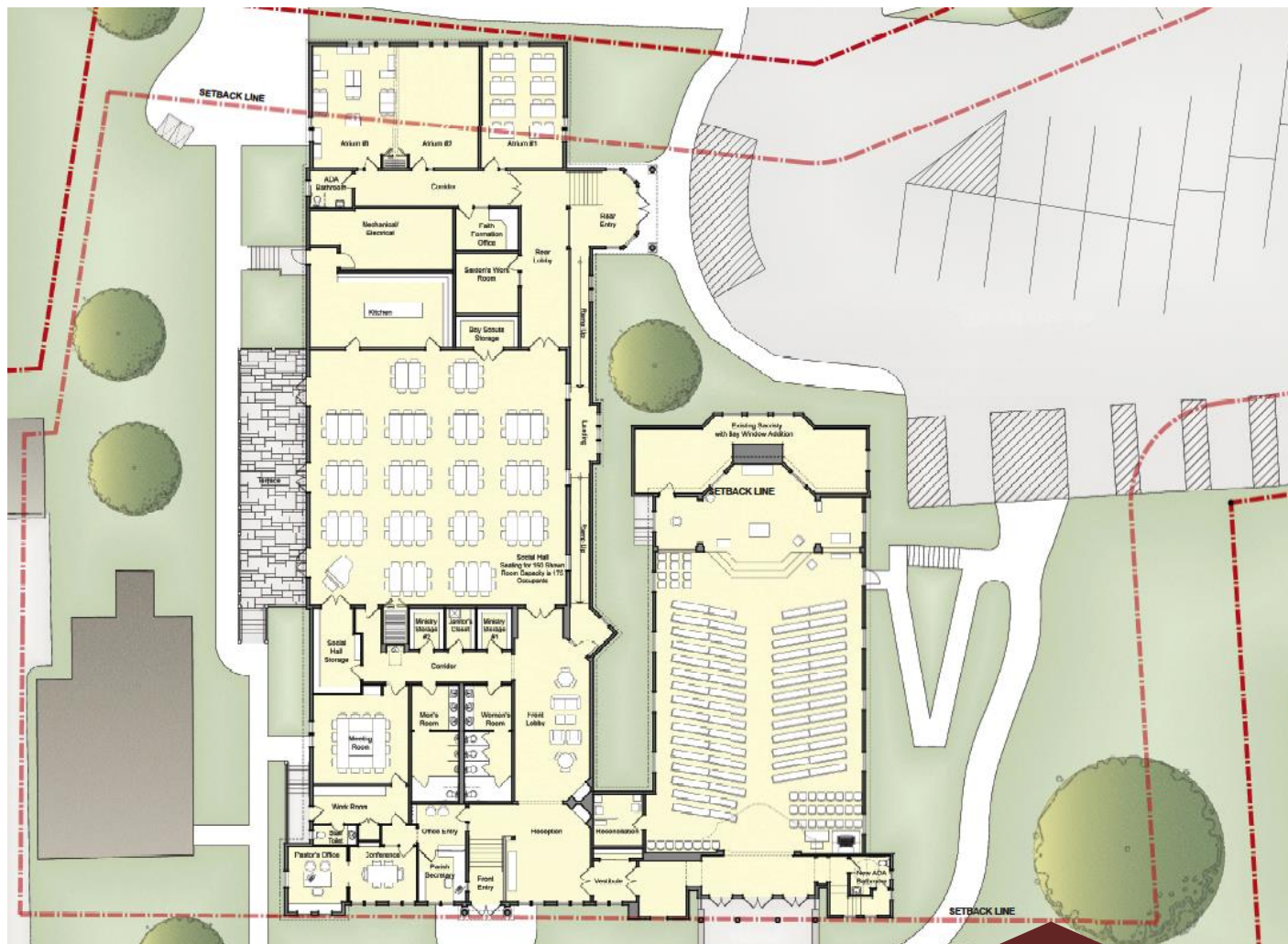
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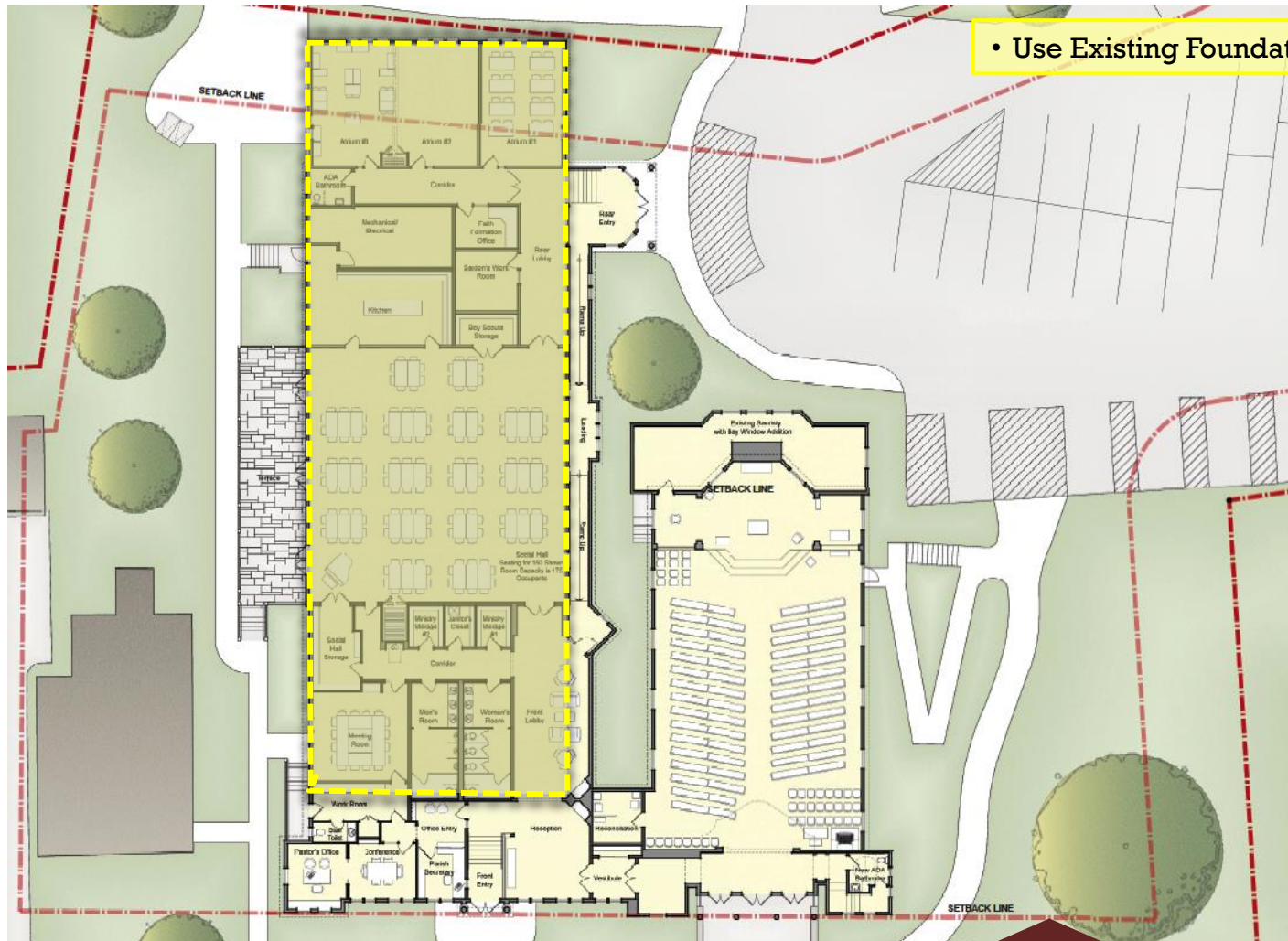
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- Use Existing Foundation

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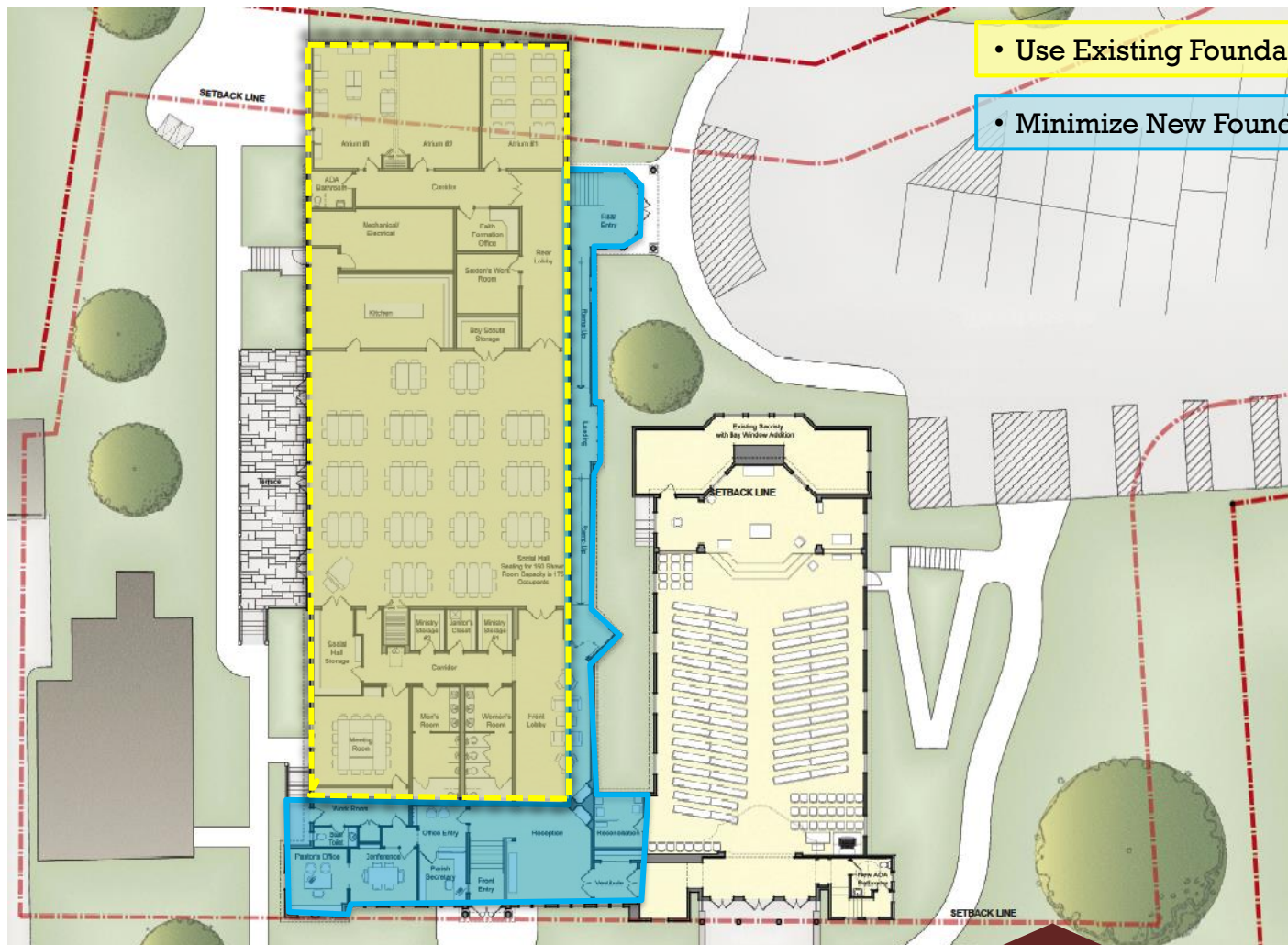
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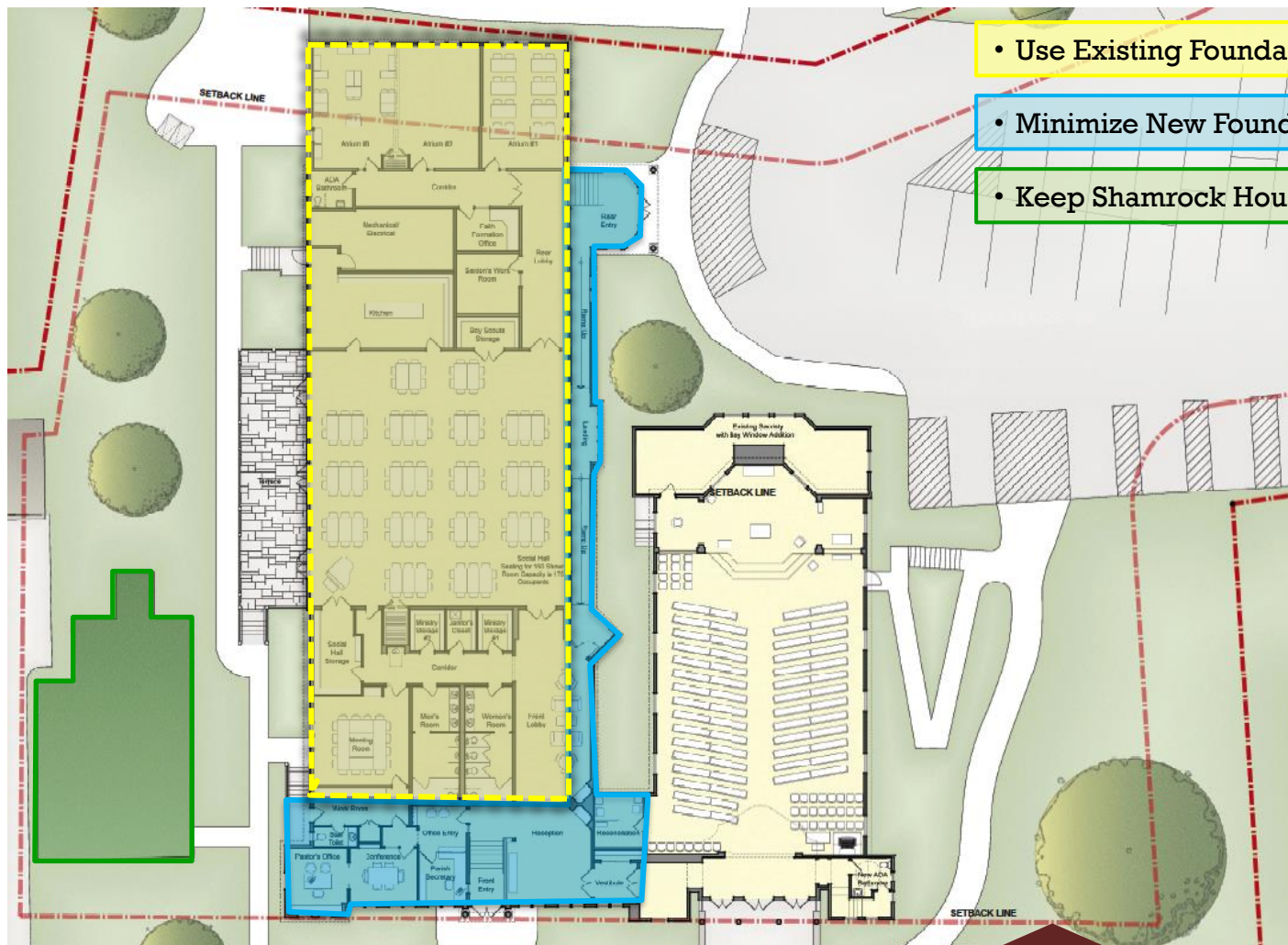
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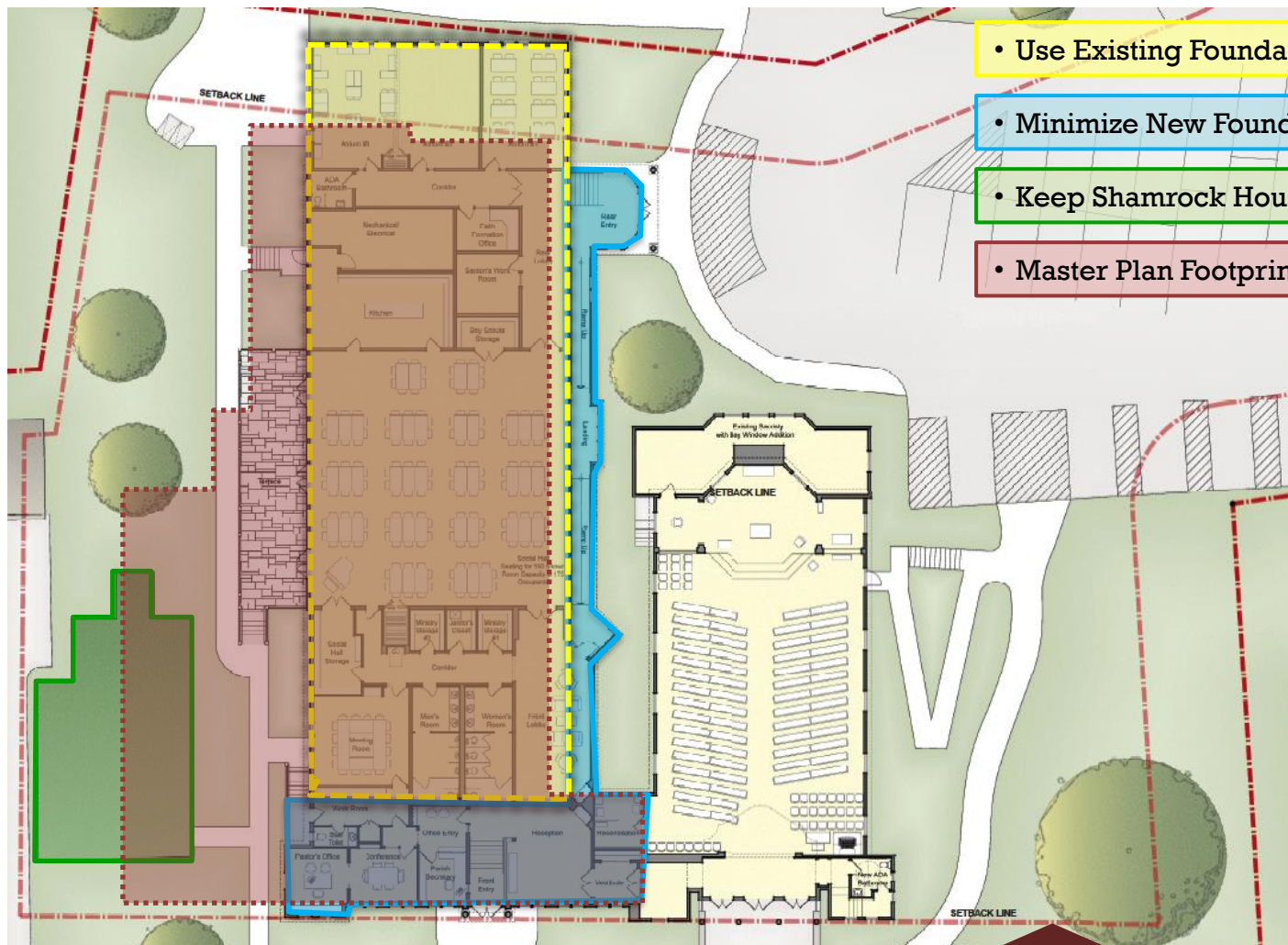
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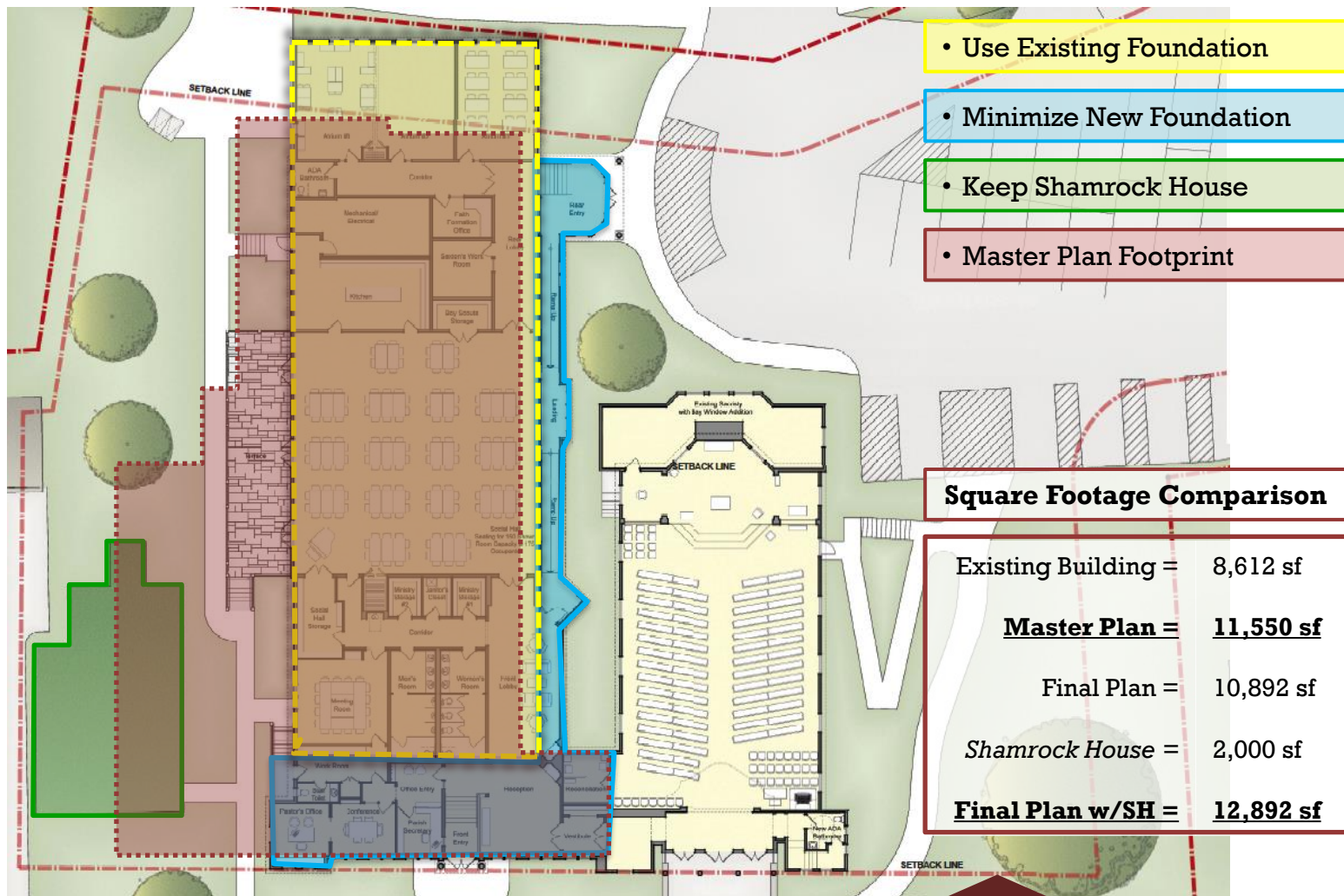
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ASSESSMENT: RENDERINGS FROM EAST MAIN STREET



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ASSESSMENT: RENDERINGS FROM CHURCH STREET



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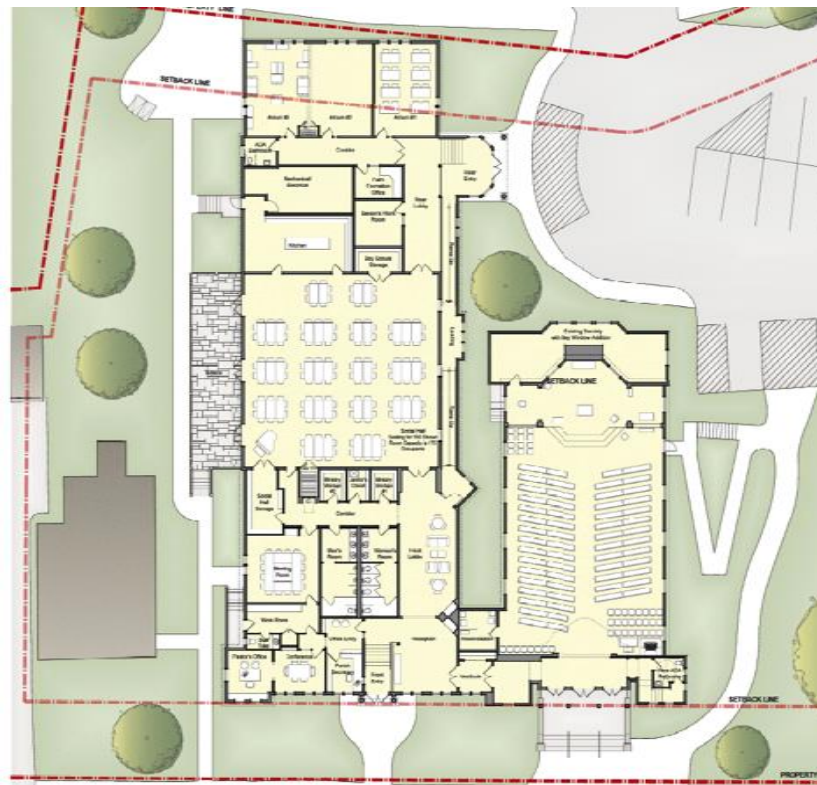
COST ESTIMATE — BASE BID AND ADD ALTERNATES

Base Bid: August 2020

New Center Construction:	\$3.2M
Church Renovation:	\$550k
Soft Costs:	\$430k
F F E:	\$295k
Total Base Items:	\$4.5M

Add Alternate Items:

• Sacristy Addition to Church Building :	\$ 95k
• ADA Bathroom inside Church:	\$ 45k
• Move Organ and Choir:	\$ 65k
• Center Terrace:	\$125k
• Stained Glass Window Restoration:	\$125k
• Narthex-to-Nave Door Restoration:	\$ 55k
• Audio Video/IT budget:	\$ 50k
• Shamrock House Garage Restoration:	\$ 50k
• <u>Re-siding Existing Church Building :</u>	<u>\$125k</u>
Total Add Alternates:	\$735k



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COST ESTIMATE — WHAT CAN WE AFFORD

Total Base Bid Items: \$4.5M ----- ➔ *VS \$5.1M - \$6.2M Original Master Plan Cost*

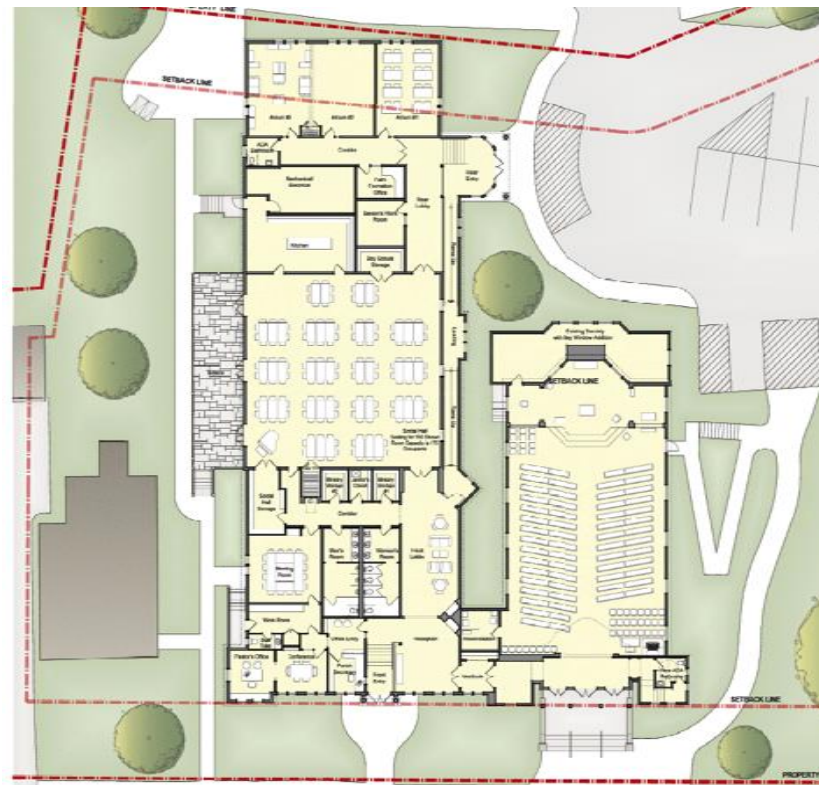
Pledges: \$2.73M*

Savings: \$0.1M

Loans: \$1.0M

Total Pledged & Available: \$3.83M

** \$2.2M collected*



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Total Base Bid Items: **\$4.5M** -----> *VS \$5.1M - \$6.2M Original Master Plan Cost*

Pledges: **\$2.73M***

Savings: **\$0.1M**

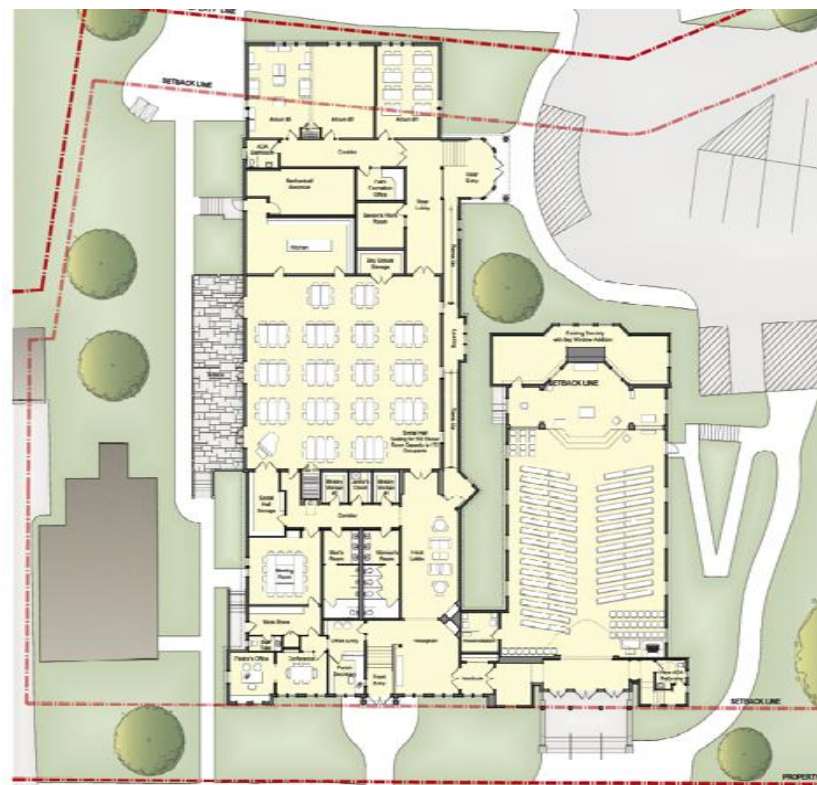
Loans: **\$1.0M**

Total Pledged & Available: **\$3.83M**

** \$2.2M collected*

Additional Dollars Needed:

- **For Base Bid:** **\$670,000**
- **For Base Bid PLUS Add Alternates:** **\$1.4M**



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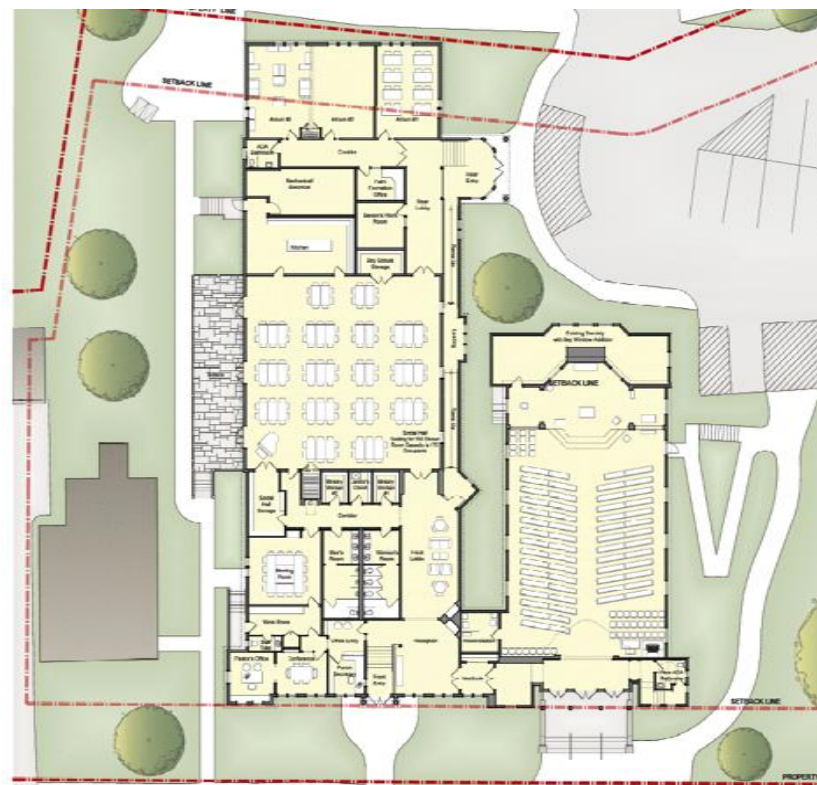
** \$2.2M collected*

Additional Dollars Needed:

- **For Base Bid:** **\$670,000**
- **For Base Bid PLUS Add Alternates:** **\$1.4M**

Possible Other Funding Sources:

- Angel Donors
- Matching Donations
- Sponsorship of Add Alternate Items
- Other



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SCHEDULE

Schedule

- **August 2020:** St. Patrick Committee Presentation
- **October 2020:** St. Patrick Parish Presentation
- **October 2020:** Architect Commence Town Zoning Process
- **October 2020:** Commence Additional Fundraising
- **April 2021:** Draft Construction Documents Complete
- **July 2021:** Project Out to Bid
- **September 2021:** Open Bids
- **November 2021:** Sign Contract/Notice to Proceed
- **March 2022:** Break Ground
- **June 2023:** Substantial Completion
- **September 2023:** Move in

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QUESTIONS?



DOYLE|COFFIN
ARCHITECTURE

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