



MDPC

MEMORIAL DRIVE
PRESBYTERIAN CHURCH

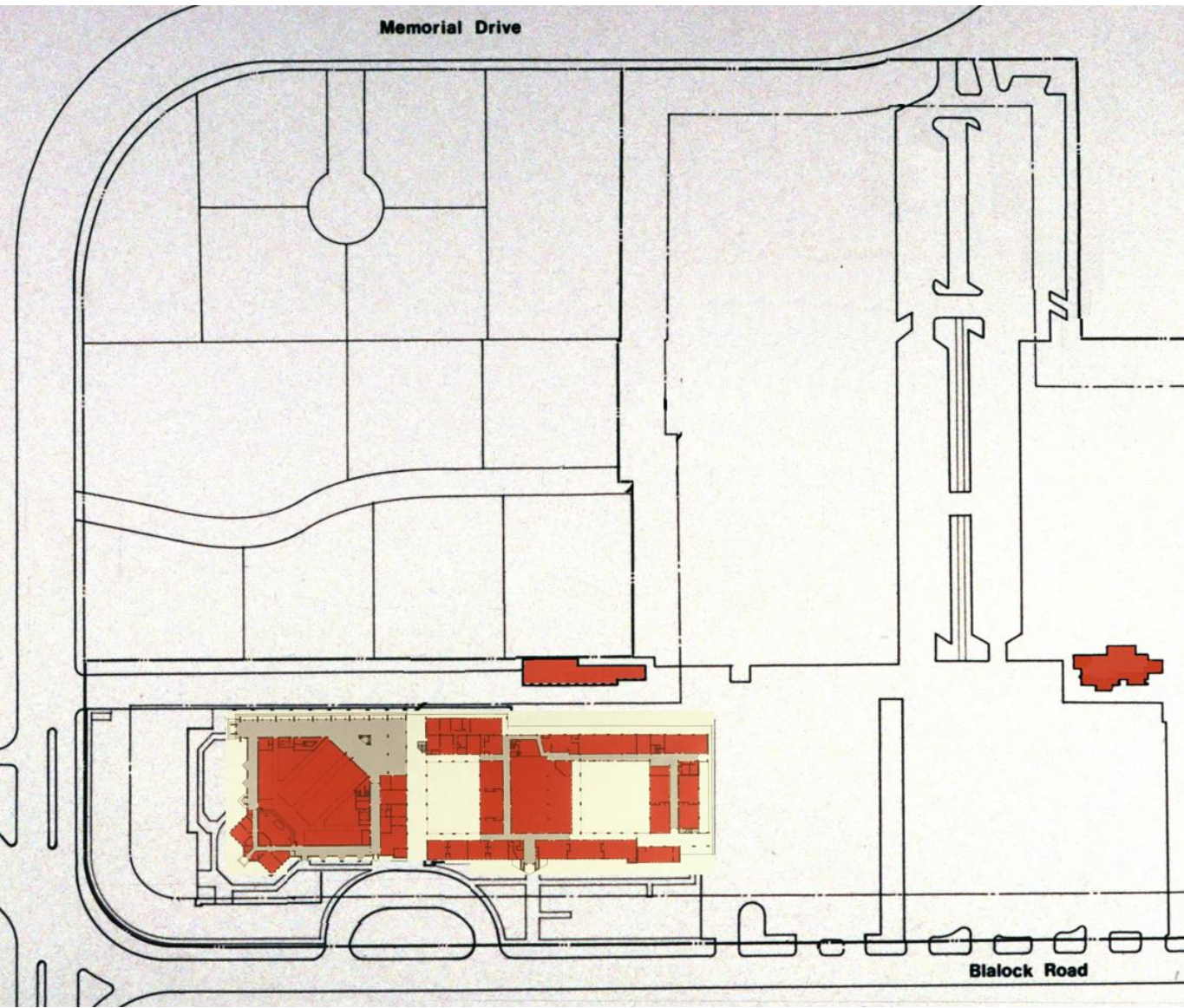


Presentation Outline

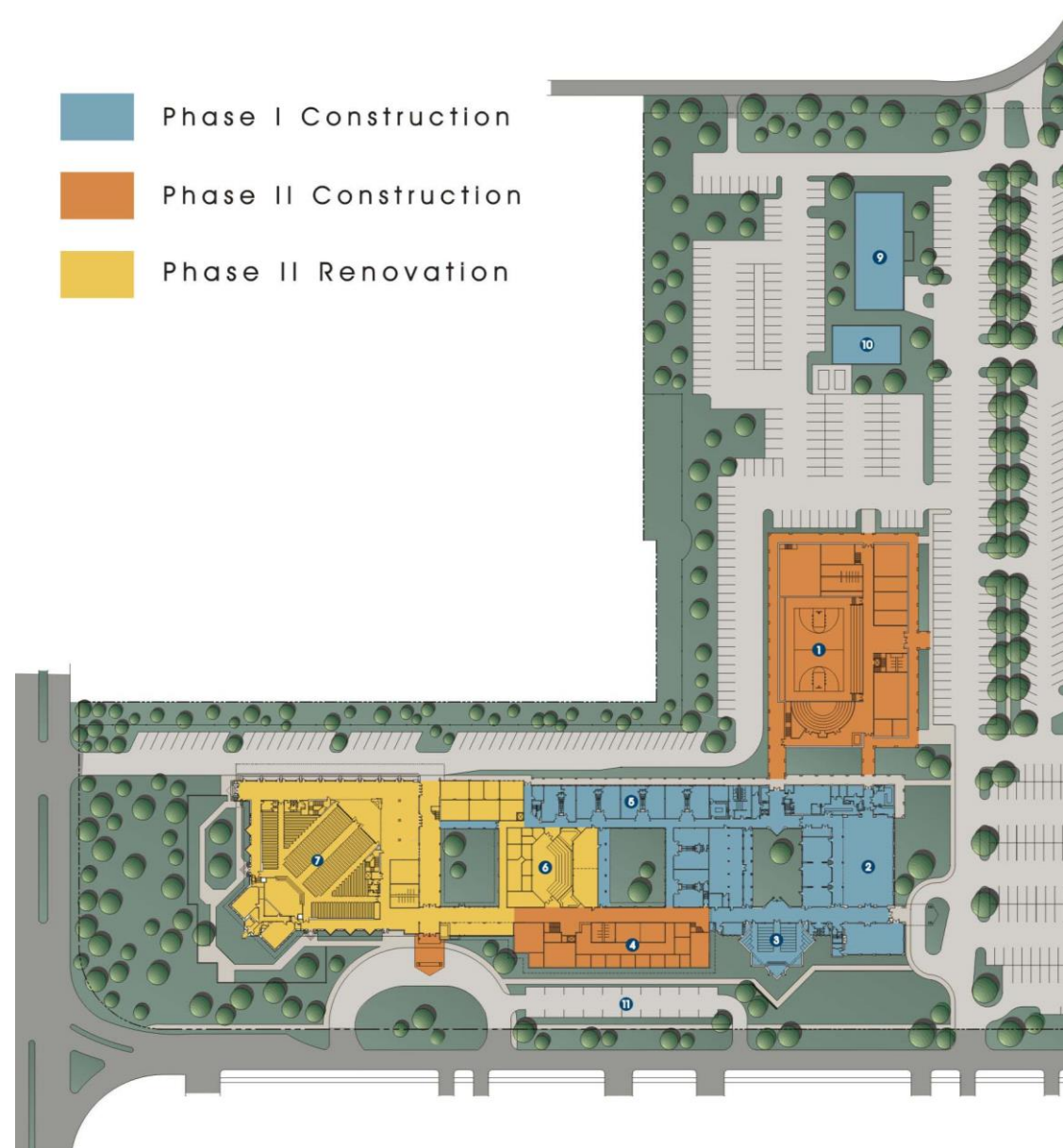
- **MDPC projects**
- **Design Process Review**
- **Master Plan proposal**

MHP projects at MDPC

- 1989 Master Plan
- 1990 Fellowship Hall, Chapel Additions with Children's Wing Renovations
- 1999 Master Plan Update
- 2003 Church Life Center
Ministry Center
Music Suite
Sanctuary Renovation
- 2003 Monument Sign
- 2008 Chapel Renovations
Children's Second Floor Classroom Renovations
Youth Renovations
- 2010 Generator Enclosure
- 2010 Master Plan Update
- 2011 Fellowship Hall and Kitchen Finishes, CLC Office Renovation
- 2013 Good Housekeeping, Sanctuary Renovations, Columbarium
- 2017 Parking Lot/Security
- 2024 Pickleball Courts
- 2024 Restroom Renovation and other renovations



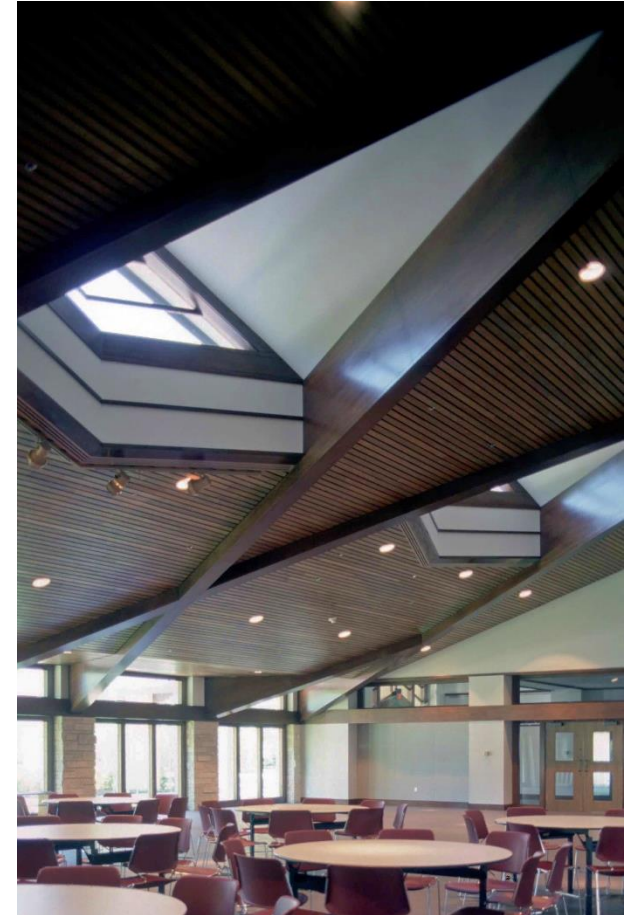
Campus prior to 1989 Master Plan



1999 Updated Master Plan



1990 Fellowship Hall



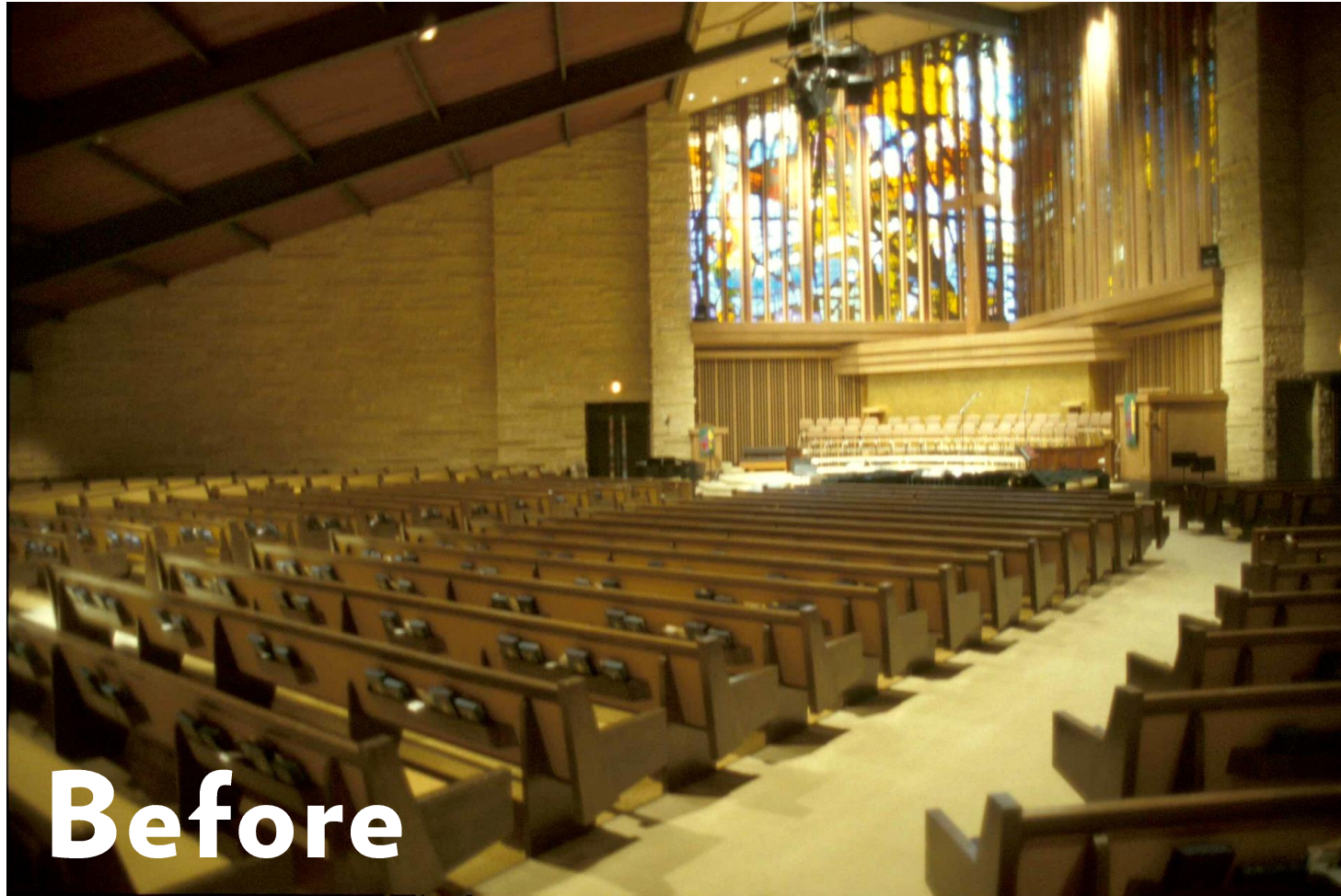


1990 Chapel





1999 Updated Master Plan



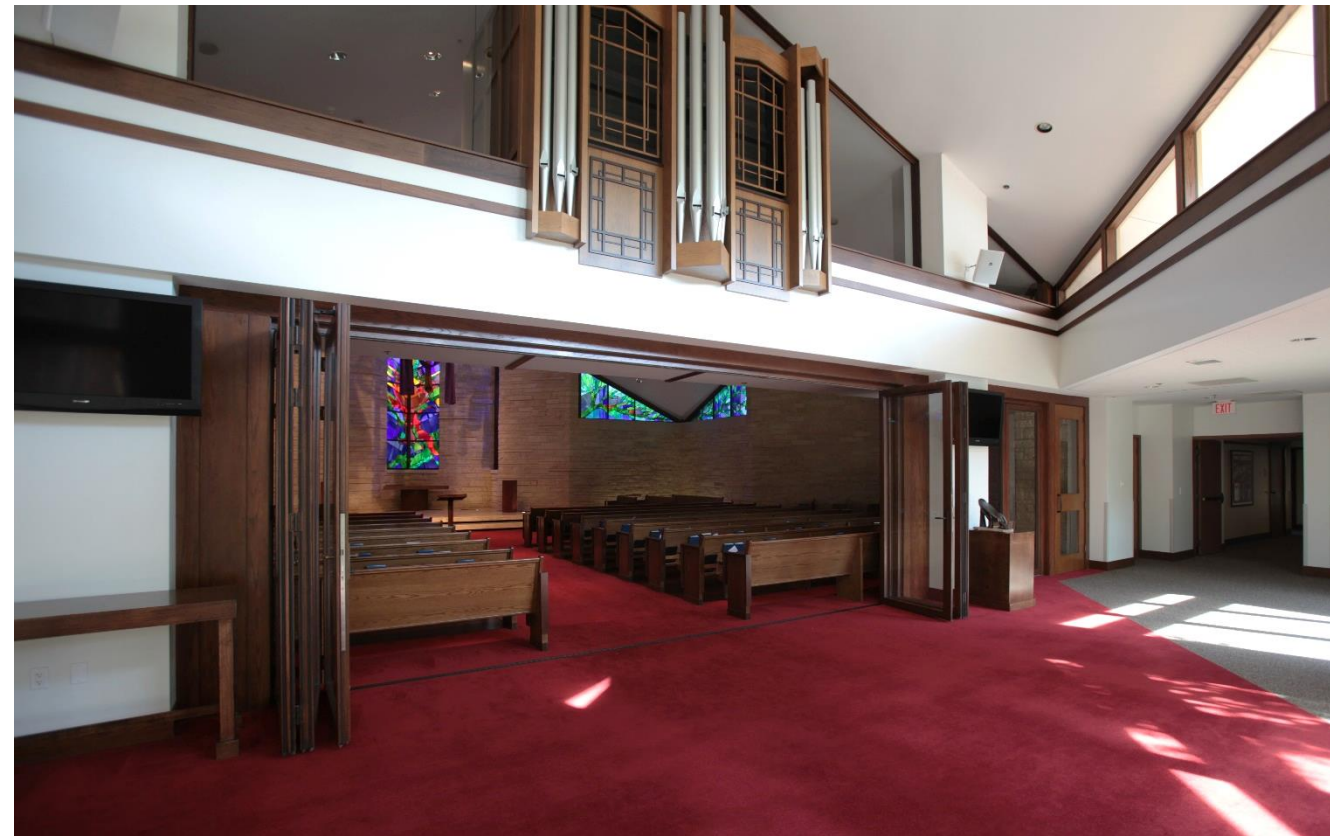
Before











2008 Chapel Renovation



2008 Youth Renovation



2008 Children's Renovation



2013 Columbarium



2017 Parking Lot



2024 MDPC Pickleball Courts

An aerial photograph of a large school campus. The central focus is a long, multi-story building with a dark blue roof. To the right of this building are several large parking lots filled with cars. The campus is surrounded by green trees and grassy areas. In the background, there are residential houses and more trees. The text "A New Master Plan for MDPC!" is overlaid in white, bold, sans-serif font across the middle of the image.

A New Master Plan for MDPC!



Design Process



Case Study

Saint Thomas' Episcopal Church and School

Step 1:
Master Planning Services

1. Create facilities that support the **mission** of St. Thomas' Episcopal, to **share the joy of loving and serving God the Father, the Son, and the Holy Spirit**.
2. Create facilities that support the school's mission to **form honorable men and women through a classical education** grounded in a **Christ-centered worldview**.
3. Provide new facilities that harmonize with the **classical architectural heritage** of the campus.
4. Provide buildings with **abundant natural light and courtyards** that continue St. Thomas' strong tradition of building community and connection through the outdoors.
5. Provide spaces that **support and encourage church growth**, including:
 - **Dynamic space for Children and Youth ministry** that appeals to young families
 - **Adult Bible Study Rooms**
 - Spaces for **fellowship**, including a new Parish Hall
 - **Renovate the church to convey transcendence and the immanence of God**
6. Provide facilities that will allow the school to **grow to 1,060 students and attract and retain top students and faculty**, including:
 - **STEM spaces**, including maker and robotics labs
 - **Art and Performing Arts spaces**, including a new and larger theater
 - Provide classrooms that will accommodate up to 25 students each in Phase 1, which can ultimately be configured to accommodate ideal class sizes of 15 for lower school, 15 for middle school and 13 for upper school
 - Multi-purpose **cafeteria**
 - **Administration and Faculty offices** and support spaces
 - **Athletics spaces**, including a competition gym and multi-purpose auxiliary gym
 - General and room specific **storage**
7. Consider planning the campus with the **pre-school, lower, middle and upper schools each having their own identity** within the classical trivium, and provide a sense of graduation between them.
8. **Be good stewards of the site** and resources by considering:
 - **Multi-story buildings**
 - **Flexible spaces** that support different room uses, sizes and configurations
 - **Shared spaces** between the church and school
 - **Sustainable and energy efficient** building systems
9. Look for ways to **mitigate the risk of flood damage** to the campus, including:
 - Floodproof existing buildings that will remain that are below the floodplain
 - Build new buildings above the floodplain
10. Create **gracious campus flow and a clear wayfinding system** among existing, new and renovated facilities.
11. Provide for **parking needs on the main campus**.
12. Provide for **enhanced security** throughout the campus.
13. Engage leadership and the whole community in a **planning process that builds trust and excitement** about the future of St. Thomas'.
14. Plan for a possible **capital campaign in the Spring of 2018**.

Goals



Memorial Drive Presbyterian Church Questionnaire

Name(s):

Years of Membership:

Area(s) of Involvement:

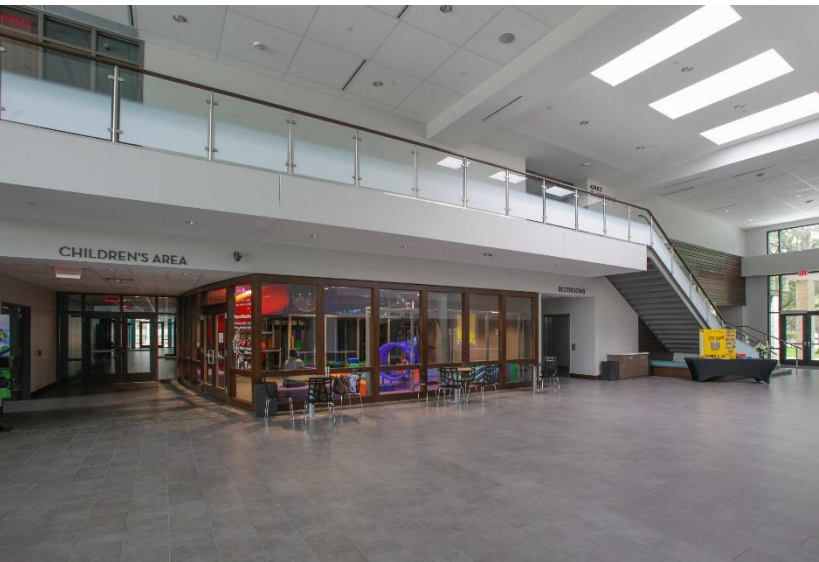
1. What are current attendance numbers in your ministry and how have they changed over the past five years?
2. What has made your ministry grow (or decline)?
3. What is your vision for your ministry? What should it look like in five years?
4. What spaces do you use now? Provide a list of the rooms used, days of the week, hours, and number of people per room.
5. What are your immediate facility needs to better support your ministry?
6. As the church plans its campus, what are your thoughts about the existing facilities? What do you like most and what could be improved or added?
7. What are your storage requirements?
8. What are other churches that have ministries, programs, or facilities that you see as good models?
9. Beyond your ministry, what do you see as the most important facility needs of the church?



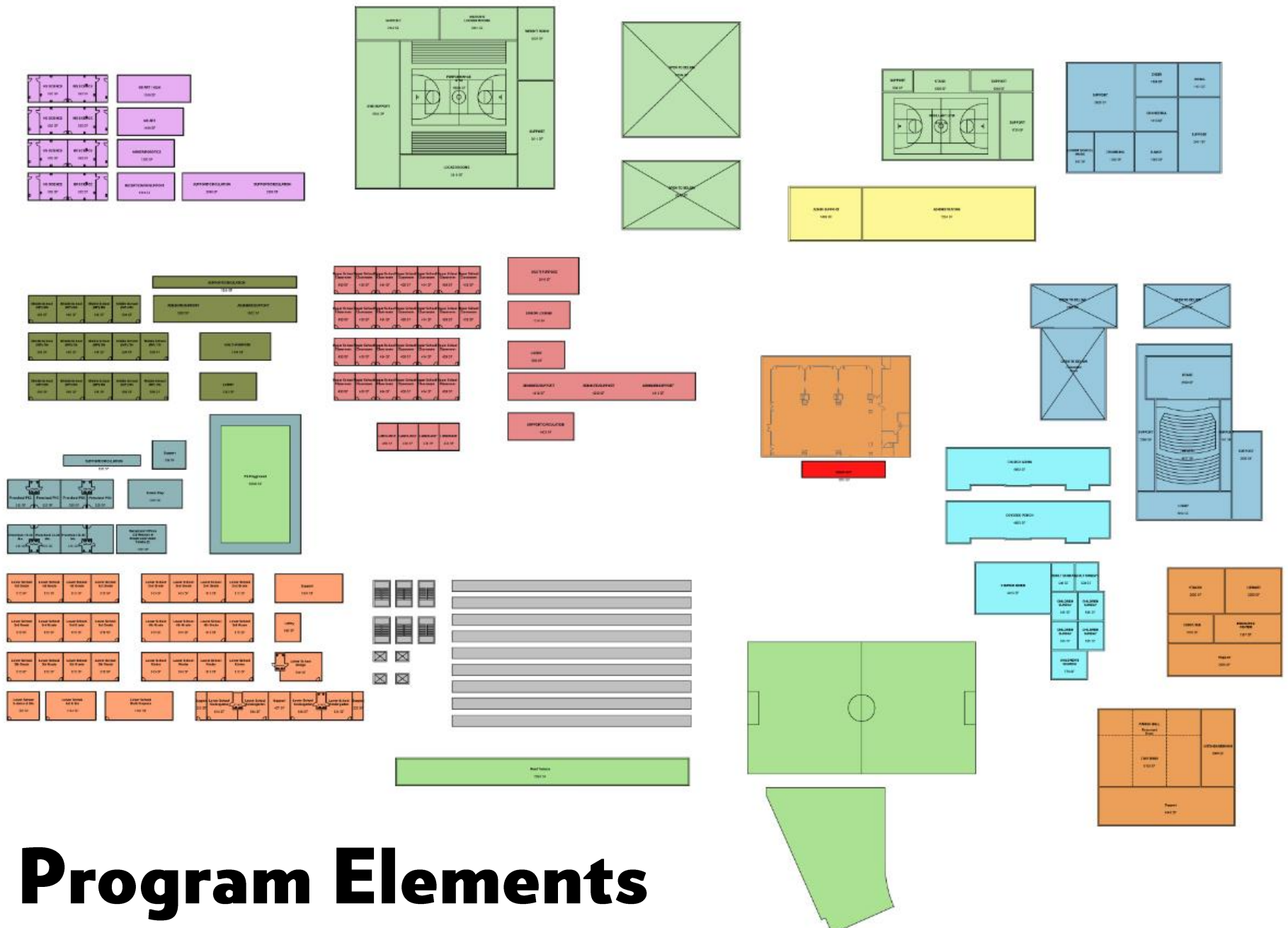
Town Hall Meetings

- Image
- Vehicular Flow
- Parking
- Pedestrian Flow
- Utilities
- Storm Water Detention
- Flood Mitigation
- Deed Restrictions
- Setbacks
- Accessibility
- Life Safety Code Issues
- Neighborhood growth/changes
- Usage Patterns

Analyze Site & Existing Facilities



Benchmark Tour



Program Elements

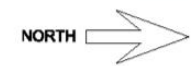
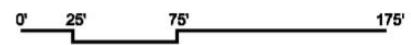


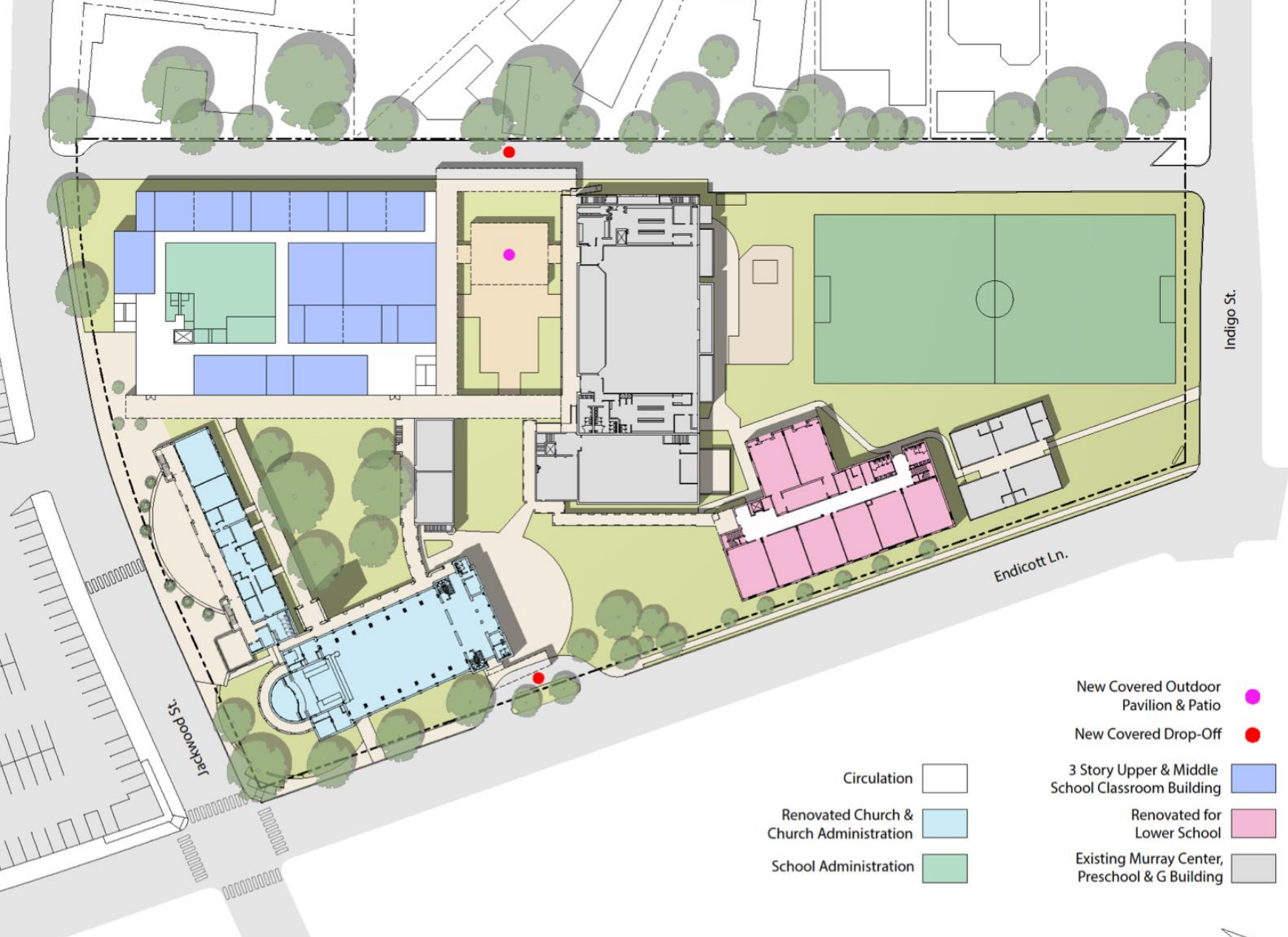
Gaming



Master Plan

Site Plan





Phase 1 project

Site Plan 0' 25' 75' 175' NORTH



3d Model Studies



Fundraising Materials

Step Two

**Architecture & Engineering
Services for Phase One**

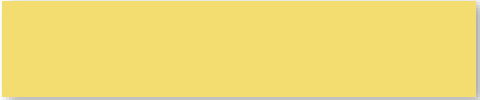
AIA Phases



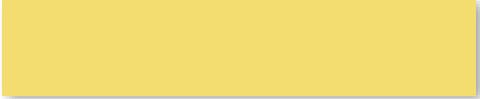
Master Plan



Schematic Design



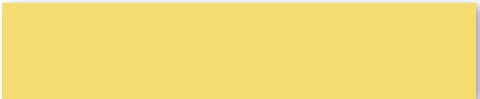
Design Development



Construction Documents



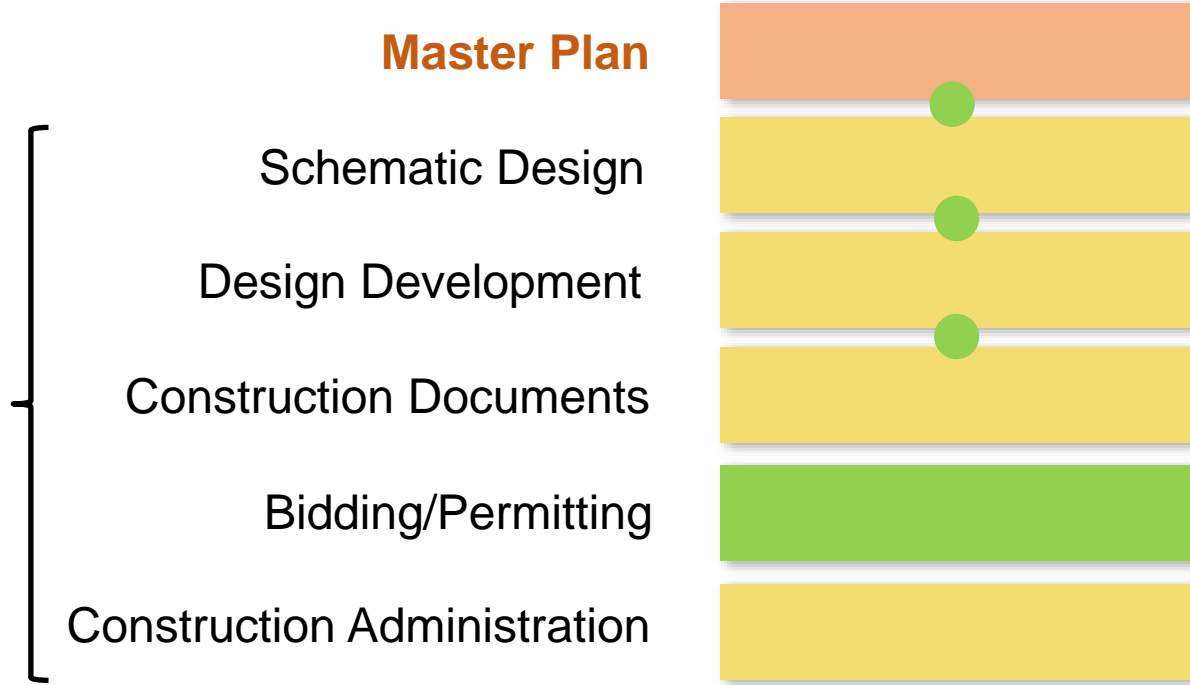
Bidding/Permitting



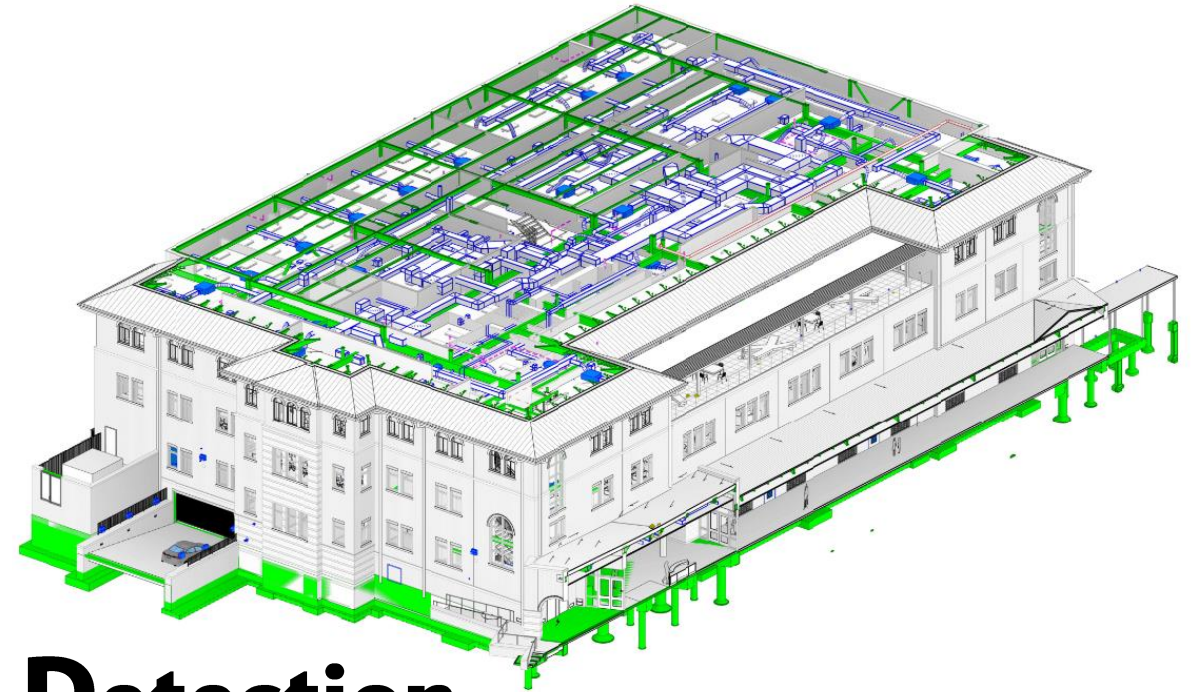
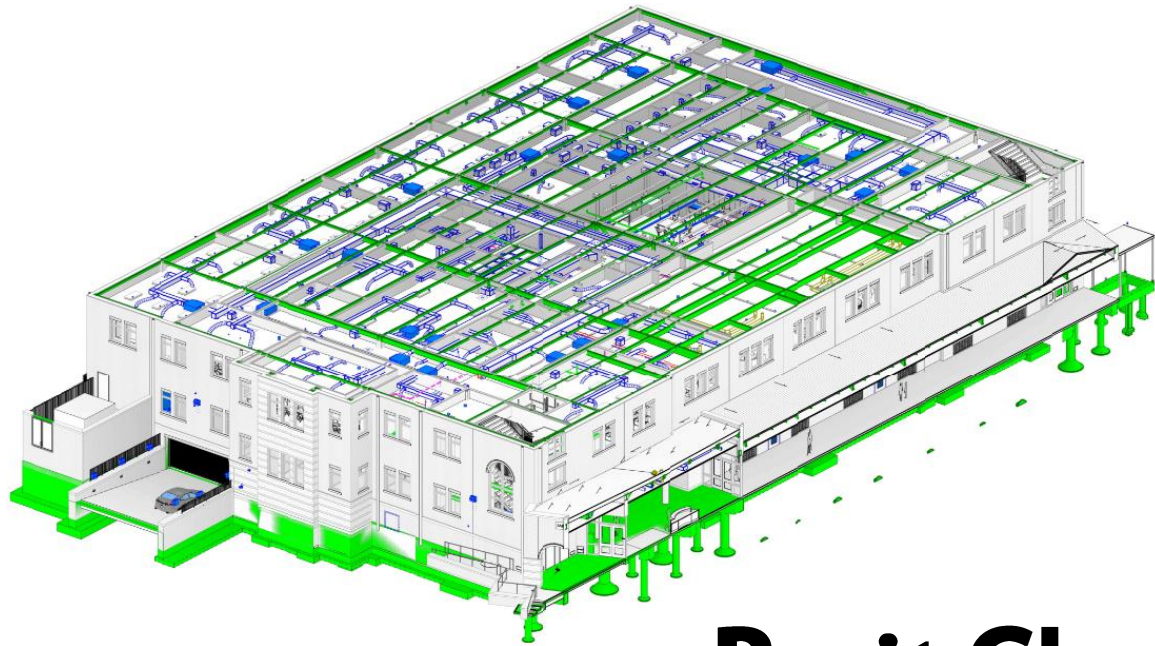
Construction Administration



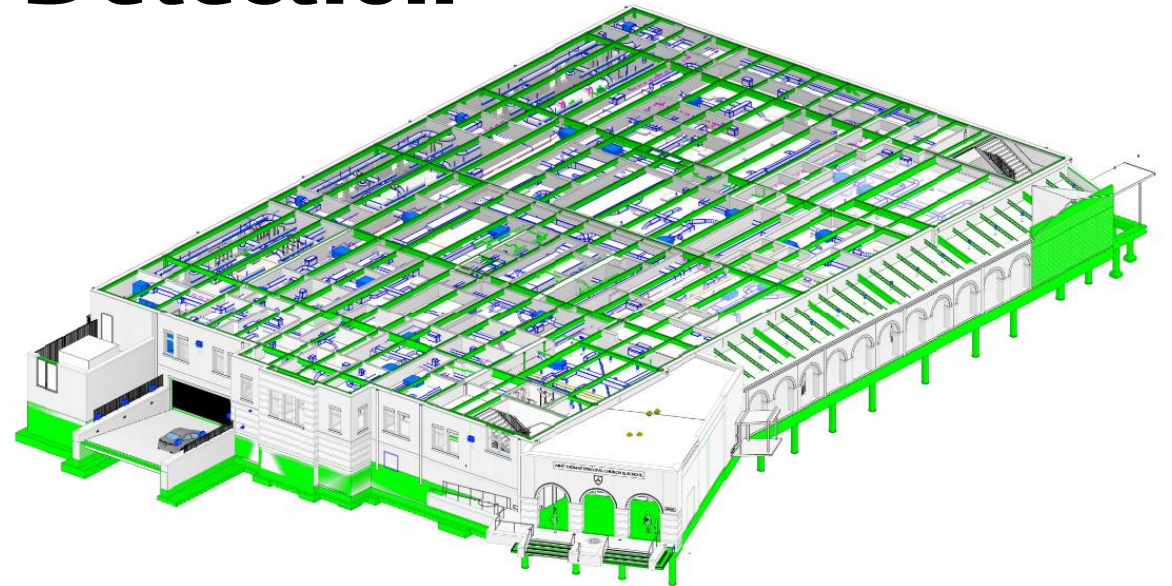
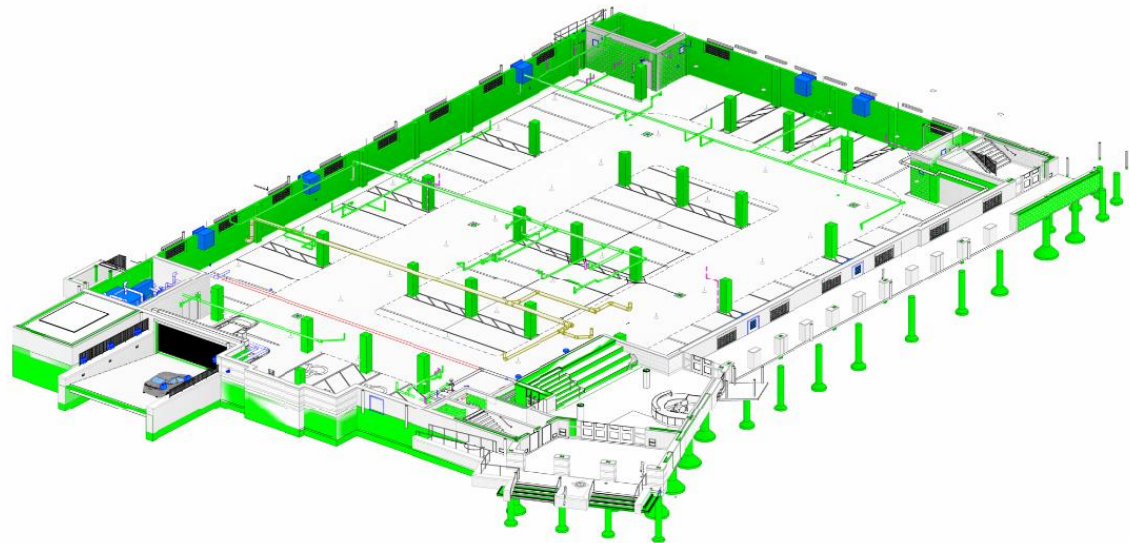
AIA Phases



Pricing by a General Contractor



Revit Clash Detection



Project Cost Analysis

8/21/2019

St. Thomas' Episcopal Church and School

Phase 1 Classroom Building and Church Renovation

A GMP Construction Cost			
Total Construction Cost			\$ 24,226,736
Owner's Construction Contingency			2% \$ 484,535
Grand Total Construction Cost			\$ 24,711,271
Construction Cost, Classroom Building			\$ 21,526,434
Base Cost			\$ 21,634,060
Alternates			\$ (107,626)
Construction Cost, Church Renovation			\$ 2,700,302
Base Cost			\$ 2,561,126
Alternates			\$ 139,176
B Special Systems			\$ 636,000
1 A/V Systems, flat screen tvs			included in total
2 A/V Systems, communion equipment, intercom system			included in total
3 Security			included in con. contract
4 Church A/V/L			\$ 131,000
5 Church Security			\$ 500,000 allowance
C A/E & Other Consultants			\$ 3,275,449
Classroom Building			
1 AE @7.25% (Arch, Struct, MEP)			\$ 1,726,712
2 CB and Church AE for Special Systems Coordination			46,000
3 AE for furnishings selections			72,000 allowance
4 Civil Engineering			48,000
5 Acoustical Consulting			\$ 13,598
6 MEP Commissioning			\$ 20,000
7 Envelope Commissioning			\$ 20,000
8 Traffic Consultant			\$ 14,800
9 IT planning & design consultant			\$ 43,250
10 Fund raising consultant			
11 FEMA Consultant			
12 Arborist (see D10)			\$ -
13 Permit Expediter			\$ -
14 Code Consultant			\$ 7,500
15 Reimbursible expenses			\$ 25,000 allowance
16 Legal expenses			
17 Add services for DBR for drop-off lighting			\$ 2,500
Church Renovation			
1 Architecture for DD-CA @7.5%			\$ 204,649
2 Architecture & Structural Engineering for SD			\$ 26,500
3 MEP Engineering			\$ 17,000
4 Structural Engineering for building			\$ 7,000
5 Structural Engineering for covered drop-off			\$ -
6 Arch for Chair Coordination with Sauder			\$ 6,000

Project Cost Management

7	Civil Engineering		\$ -	
8	Acoustical Consulting		\$ 14,770	
9	Commissioning		\$ 2,000	
10	Arborist		\$ -	
11	Permit Expediter		\$ -	
12	Reimbursible expenses		\$ 10,000	allowance
13	Legal expenses		\$ -	
D Other Owner's Expenses				\$ 963,897
Classroom Building				
1	Site Survey		\$ 8,500	
2	Material Testing		\$ 30,000	allowance
3	Geotechnical Investigation		\$ 7,500	
4	Hazardous Materials Survey			completed
5	Hazardous Materials Abatement		\$ 60,000	allowance
6	Interior Signage		\$ 20,000	allowance
	Donor Signage		\$ 100,000	allowance
7	TAS Review		\$ 1,500	allowance
8	City Utility Impact Fees		\$ 10,000	allowance
9	Playground Equipment		\$ -	
10	Tree Pruning		\$ 25,000	allowance
11	Land Raising Materials		\$ 18,750	
12	Construction Draw Improvements		\$ 50,000	allowance
13	Furnishings (reuse existing, some new required)			
	Classroom Furniture		\$ 200,000	use existing
	Office Furniture		\$ 75,000	use existing
	Maker Space Equipment		\$ 75,000	
	Equipment		\$ 50,000	allowance
14	Landscaping & Irrigation		\$ 40,000	
Church Renovation				
1	Site Survey		\$ -	
2	Material Testing		\$ 5,000	allowance
3	Hazardous Materials Survey		\$ 5,000	allowance
4	Hazardous Materials Abatement		\$ 35,000	allowance
5	Interior Signage		\$ 1,000	allowance
6	TAS Review		\$ 1,500	allowance
7	City Utility Impact Fees		\$ -	
8	Furnishings (chairs)		\$ 127,647	
9	Other furnishings		\$ 7,500	allowance
10	Landscaping & irrigation		\$ -	
11	Organ Console Handling and Reinstallation		\$ 10,000	allowance
Total Owners Costs				\$ 3,875,346
Owner's Contingency			2.50%	\$ 96,884
Total Owners Costs			18.45%	\$ 3,972,229
Total Project Cost				\$ 28,683,500



Construction Administration Phase



SAINT THOMAS' EPISCOPAL CHURCH & SCHOOL



4900A



Before



St. Thomas' Episcopal Church & School



Before





Proposal for Master Plan Services

A. SCOPE OF SERVICES

The scope of services will include the following:

1. Step One – Master Plan

- a. Kick-off and regular meetings with the Facilities Committee.
- b. Review of attendance and any other data furnished by MDPC.
- c. Preparation of a Revit model of the existing campus.
- d. Interviews with MDPC staff and ministry representatives to identify near and long-term ministry needs.
- e. Development of a Goals Statement, to support the Vision and Mission of MDPC.
- f. Analysis of the site and existing buildings, evaluating the existing conditions from a use, condition, and code perspective.
- g. Benchmark tour of other churches in the Houston region with program elements similar to those projected for MDPC.
- h. Conduct an initial “Town Hall” meeting with the congregation to present work completed to date, and receive their input.
- i. Development of a space program that identifies program areas to support current and projected space needs.
- j. “Gaming” session with the Committee to explore options for space adjacencies.
- k. Exploration of Master Plan alternatives, and selecting one for development as the final Master Plan.
- l. Development of construction phases for the Master Plan, including the Phase One Construction project. The Phase One project will be developed at a Master Plan level.
- m. 3d views of the Master Plan and Phase One project developed in Sketchup.
- n. If requested, assistance with the selection of a General Contractor.
- o. Development of a preliminary budget for Phase One construction and associated project costs. The construction cost will be provided by the selected General Contractor.
- p. Coordinating a meeting with the local permitting authority to get their input about the Master Plan and Phase One project.
- q. If requested, assistance in the preparation of Fundraising Materials, including coordination of artist renderings by others.
- r. Conduct a final “Town Hall” meeting with the congregation to present the completed Master Plan and proposed Phase One project.
- s. Documentation of the Master Plan and all of the steps listed above in a 3 ring binder.

D. COMPENSATION

1. Master Plan

Fees for Architectural Services described in Section A1 will be a lump sum of \$50,000, inclusive of a site investigation report by PEA Group. If requested, DBR Consulting Engineers will provide a fee for MEP Engineering information to support the Master Plan.

2. Architectural and Engineering Services for Phase One Construction

Fees for Architectural and Engineering Services for Phase One Construction will be determined as mutually agreed between MDPC and MHP and will be based on the actual scope and budget as determined by MDPC. We offer the following preliminary fees for a project of varying construction costs as determined by a qualified General Contractor for the services described in Section A2:

<u>Construction Cost</u>	<u>Architecture Fee:</u>
\$8,000,000 - \$10,000,000	6.75% of Construction Cost
>\$10m - \$15m	6.35%
>\$15m - \$20m	6.05%
>\$20m - \$30m	5.85%

The following consultant services fees are in addition to the Architecture Fee:

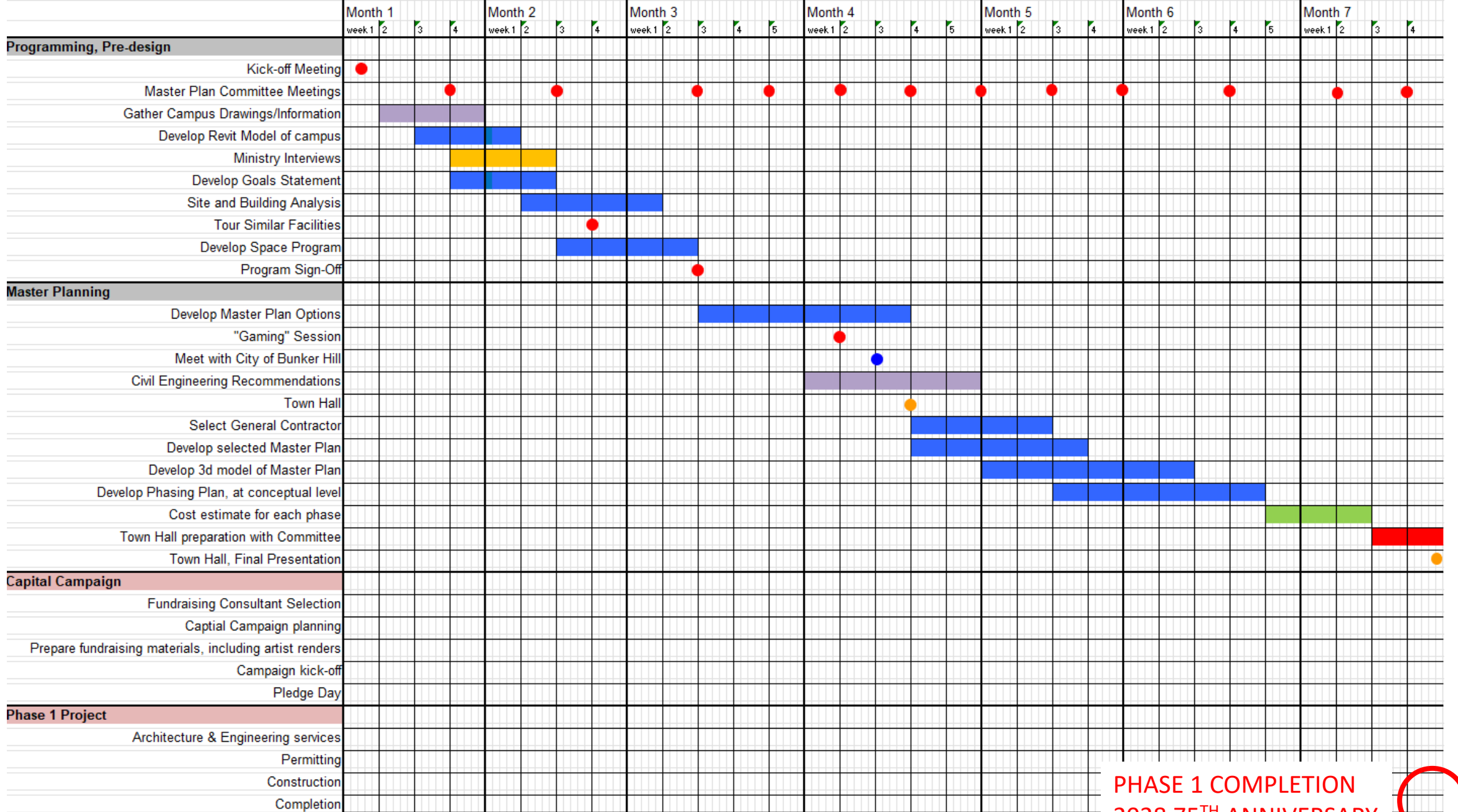
The fee for Structural Engineering will be approximately .6% of the Construction Cost of buildings, covered walkways, and other site elements that require foundations and/or structural framing. The fee basis will not include the Construction Cost of site elements that do not require foundations such as parking lots, patios, sidewalks, utilities, and landscaping.

The fee for MEP Engineering will be approximately 1.35% of the Construction Cost.

Additional consultant services, including Civil Engineering, will likely be required and will depend on the nature of Phase One Construction.

Master Plan Proposed Schedule

Merriman Holt Powell Architects



PHASE 1 COMPLETION
 2028 75TH ANNIVERSARY

Questions?



Thank You!