



PHASE ONE

FEASIBILITY STUDY

Scope of work for the Feasibility Study will be to evaluate the building's current deficiencies and shape an understanding of the potential renovations for the historic structure. Work will include:

- **Base Drawings** – Starting with the partial plans provided, will measure the building and provide a complete set of floor plans and exterior elevations of the building. These will be essential to performing a building code study and creating concept plans for an addition.
- **Site Visit** – The team will conduct a survey of the property. This will include evaluation of structural, mechanical, electrical, plumbing, and fire protection systems, and review the program for the addition.
- **Planning Code Analysis** - Will perform a planning code analysis to study how expansion of the facility will be viewed. The site's zoning is for Single Family Residential, so the current church use is non-compliant and grandfathered in. Modifications to the property may require a conditional use permit and are very likely to require consultation with the Planning Department. It may be very useful to consult with a land use attorney who is familiar with Marin County Planning to assist in this process.
- **Building code analysis** - Evaluate life safety and accessibility issues in the existing building, and to provide recommendations for resolving them. This will include narrative or simple sketches illustrating solutions. Additionally, we will evaluate the building code implications of the proposed addition.
- **Conceptual Design** – Develop concept plans for an addition to the structure and interior renovations. Site improvements as suggested in the “St. Columba’s Master Plan Brainstorm” will be described in narrative form.

- **Condition Analysis** – Limited analysis of building envelope condition (windows, walls, roof, and waterproofing)
- **Structural Analysis and Design** – Identification of deficiencies in the existing structural elements and system. Code analysis for seismic improvements required for the proposed addition, and development of the preliminary calculations and conceptual level framing.
- **MEP/FP** – The engineering team will report on the mechanical, electrical, plumbing, and fire protection systems relative to existing conditions, maintenance history, energy efficiency, adequacy for current and proposed uses, and life expectancy. A list of recommended or required improvements will be provided for each system. This will include recommendations for emergency generator sizing.
- **Roofing** – As we gain an understanding of the building, we will look for construction efficiencies and recommend which scopes of work are best run concurrent with the roofing. This work could occur as Phase 1 of the project.
- **Cost Estimate** – A cost estimate for building improvements, including roofing, restrooms upgrades, structural improvements, interior renovations, building expansion, and sustainable design will be provided. We will also develop an estimate for site/masterplan improvements including upgrades to the amphitheater, EV charging stations, landscape features (labyrinth), and new structures (yurts, eco-huts).
- **Sustainable Design** – Will look for opportunities to integrate sustainable features throughout the design process. We will also advise on certification paths such as LEED, ILFI, or NZE to assess which path best aligns with St. Columba's potential.
- **Meetings** – Four meetings are included during the Feasibility Study phase: 2 meetings are with the St. Columba client team, 1 meeting is with the land use attorney, and 1 meeting is with the Marin County Planning Department.

Fees to complete the services described herein are \$53,560.

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