

June 23, 2025



Unitarian Universalist
Congregation
of Cleveland

Future Facilities Taskforce



HITI
DIFRANCESCO
+ SIEBOLD

GUIDING PRINCIPLES

- Provide realistic, reasonable, and achievable alternative recommendations that allow the UUCC to make informed decisions about our future facilities.
- Promote sound financial stewardship of UUCC's resources to foster continued viability and growth of our congregation.
- Support worship, lifespan faith development, ministries and the wide range of other activities of the UUCC.



GUIDING PRINCIPLES

- Respect the inherent privilege of having this facility and leveraging the building and grounds in a way that values our past and creates a vibrant future.
- Promote environmental justice and sustainability.
- Strengthen the UUCC's relationship with our neighbors and the broader community.



GUIDING PRINCIPLES

- Embrace change and uncertainty with generous thinking.
- Conduct this process in a manner that listens to all voices equally, and celebrates the effort, persistence, and commitment of the UUCC.

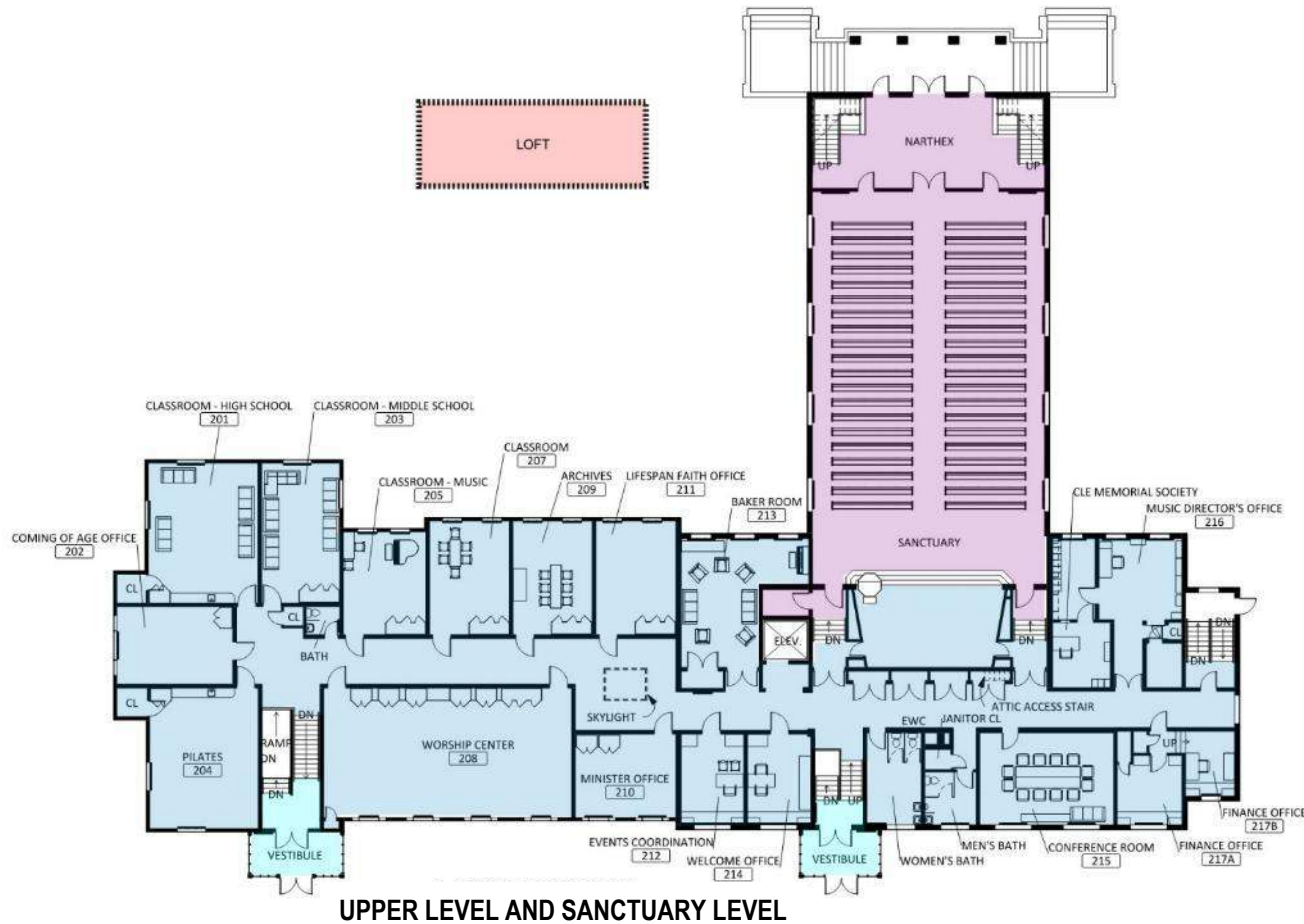


ASSESSMENT

- Prepared background drawings
- Reviewed available documentation and reports
- Conducted interviews with staff
- Surveyed interior spaces, building systems, code compliance, and accessibility
- Assessed exterior building envelope integrity and energy efficiency.



UUCC Facility Assessment and Feasibility Study



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UUCC Facility Assessment and Feasibility Study



BUILDING ENVELOPE

Slate roof areas

**Flat built-up roofs,
parapets and flashing**

**Gutters and
downspouts**

UUCC Facility Assessment and Feasibility Study



BUILDING ENVELOPE

- Steeple structure
- Spire - metal cladding and finish
- Wood sheathing, cladding, trim and ornamental details
- Internal structure
- Roof and drainage

UUCC Facility Assessment and Feasibility Study



BUILDING ENVELOPE

- Entrance portico
- Porch
- Stairs and landings
- Retaining walls
- Guardrails and handrails

UUCC Facility Assessment and Feasibility Study



BUILDING ENVELOPE

- Masonry walls
- Masonry openings
- Foundation and basement walls
- Existing windows
- Wood trim and casings

UCC Facility Assessment and Feasibility Study



EAST ENTRANCE

- Storefront entrance
- Vestibule
- Stairs and accessibility

UUCC Facility Assessment and Feasibility Study



WEST ENTRANCE

- Storefront entrance
- Vestibule
- Stairs, ramp and accessibility

UUCC Facility Assessment and Feasibility Study



SANCTUARY

- Ceiling and lighting
- Flexibility, function and hierarchy
- Accessibility and circulation
- Daylighting
- Image, interior finishes
- Audio/video
- Sacred space

UUCC Facility Assessment and Feasibility Study



FELLOWSHIP HALL

- Size and function
- Stage and backstage areas
- Accessibility and circulation
- Table/chair storage
- Restrooms
- Outdoor space
- Image, interior finishes
- Audio/video

UUCC Facility Assessment and Feasibility Study



KITCHEN

- Size and function
- Food service equipment
- Interior finishes and lighting
- Storage and support
- HVAC and environment

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CLASSROOMS

- Quantity and location
- Use and function
- Interior finishes and lighting
- HVAC and environment

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MEETING ROOMS

- Quantity and location
- Use and function
- Interior finishes and lighting
- HVAC and environment

UUCS Facility Assessment and Feasibility Study



OFFICES

- Quantity and location
- Use and function
- Interior finishes and lighting
- HVAC and environment

UUCS Facility Assessment and Feasibility Study



RESTROOMS

- Quantity and location
- Use and function
- Interior finishes and lighting
- HVAC and environment

UUCS Facility Assessment and Feasibility Study



HVAC - ELECTRICAL SYSTEMS

- Electrical service and distribution
- Boiler and hydronic heat system
- Domestic hot water
- Airconditioning
- Exhaust

UUCS Facility Assessment and Feasibility Study



PROPERTY

- Walkways, drives and parking
- Solar array parking shed and EV charging
- Green space and gardens
- Playground and basketball court
- Trash and recycling

UUCC Facility Assessment and Feasibility Study

LISTENED TO CONGREGATION VOICES

- **Attended Sunday service**
- **Conducted staff interviews**
 - ✓ **Rev. Randy Partain – Minister**
 - ✓ **Jenni Papp – Life Span Faith Development**
 - ✓ **Mike Carney - Music Director**
 - ✓ **Rita Jackson – Office Administrator**
 - ✓ **Victor Young - Facilities Manager**
 - ✓ **Mike Kuehm, - Facilities**



UCC Facility Assessment and Feasibility Study

LISTENED TO CONGREGATION VOICES

- Conducted focus group conversations
 - ✓ UCC Board Members
 - ✓ Worship Team
 - ✓ Social Justice
 - ✓ Membership Committee
 - ✓ Ministry for Earth
 - ✓ IMPACT Youth Enrichment Program
 - ✓ Meals on Wheels



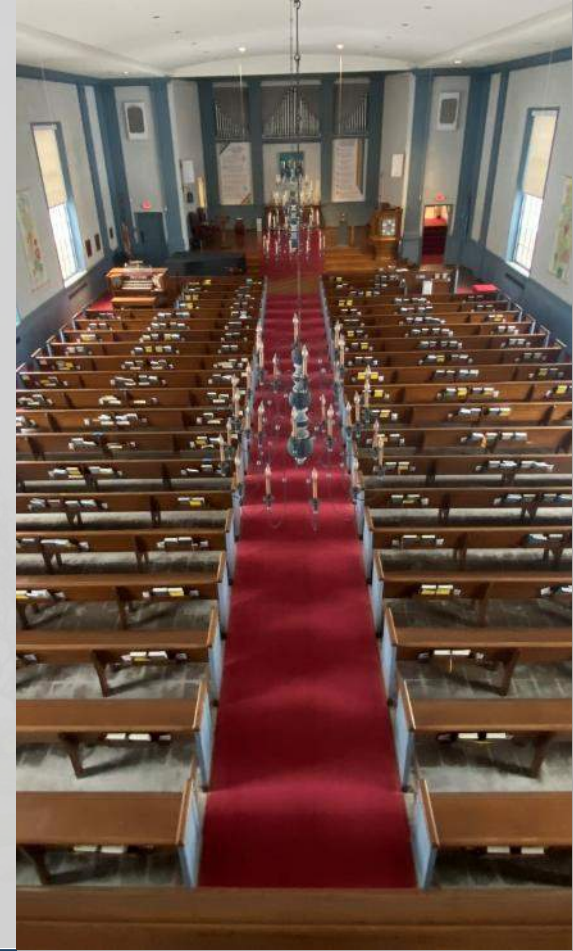
SURVEY QUESTIONNAIRE RESPONSES

- Congregation engagement Sunday event
- 10 questions plus open comments
- 51 survey responses received
- Responses compiled, reviewed ranked and categorized



SURVEY QUESTIONNAIRE RESPONSES

- Q1 Most valued space? **Sanctuary and Fellowship Hall**
- Q2 Magic wand? **Welcoming accessible entrance**
- Q3 Most valued attribute? **Community**
- Q4 Importance of environment? **Very important**
- Q5 Outdoor space? **Gathering and worship**



ASPIRATIONAL VISION - What we heard...

- Stay on existing campus in Shaker Heights
- Focus on improvements for congregation
- Welcoming and accessible entrance that expresses the spirit of UUCC community
- Dignified, clear and intuitive access to all building levels
- Meaningful outdoor space for gathering and worship



ASPIRATIONAL VISION - What we heard...

- **Sanctuary that reinforces community spirit and allows for flexibility**
- **Larger Fellowship Hall to accommodate entire congregation**
- **Enhanced connection to daylight and outdoor space**
- **Chapel for smaller services, meditation and meetings**



ASPIRATIONAL VISION - What we heard...

- **Entrance portico and steeple – renovate or remove and replace?**
- **Flexible and adaptable classrooms and meeting spaces – crisis housing.**
- **Office spaces that promote collaboration**
- **HVAC – comfort and energy efficiency**
- **Upgrade kitchen – new equipment**
- **Dignified and accessible restrooms**



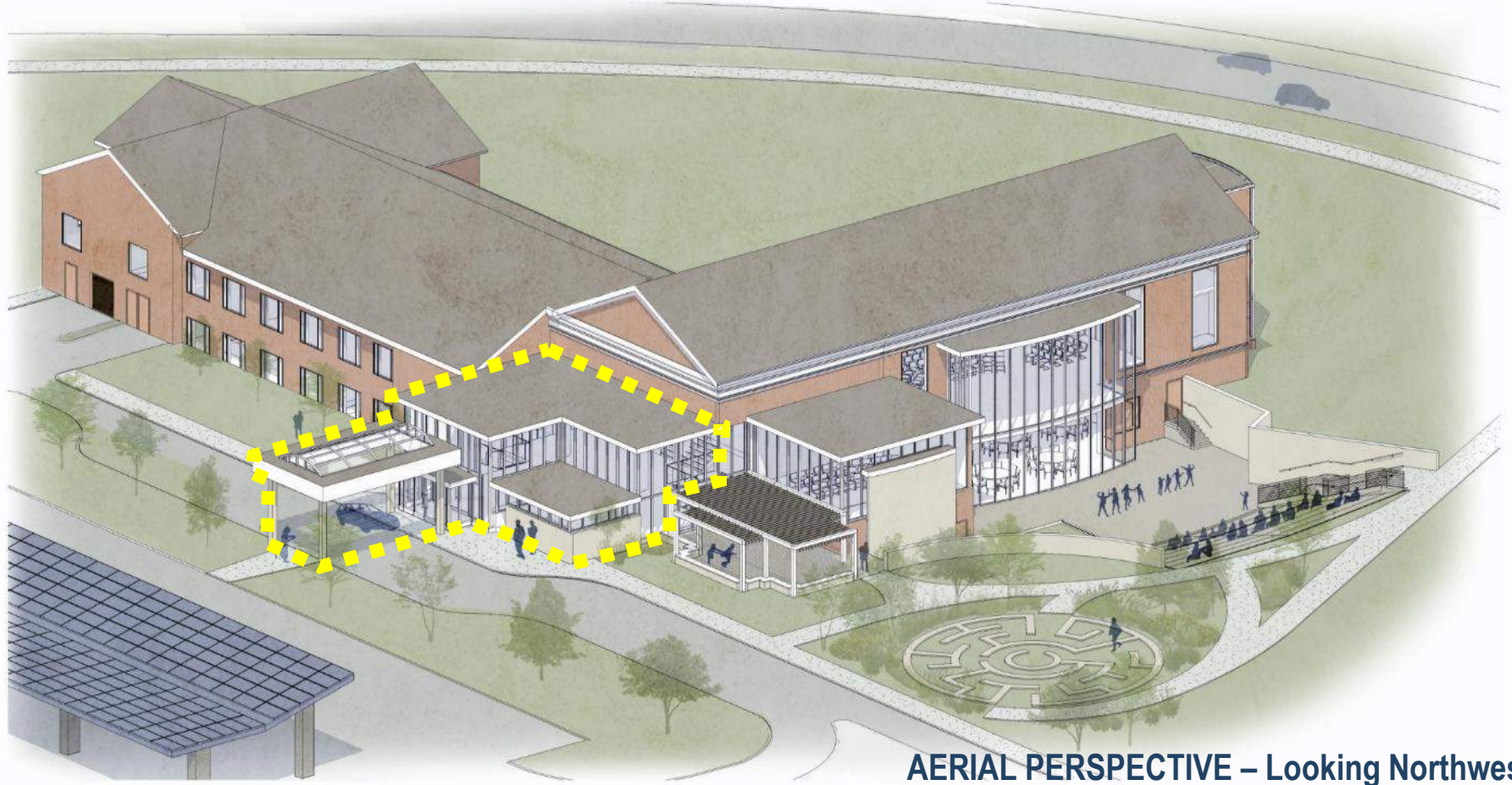
ASPIRATIONAL VISION

Welcoming and accessible entrance

Expresses the spirit of UUCC community

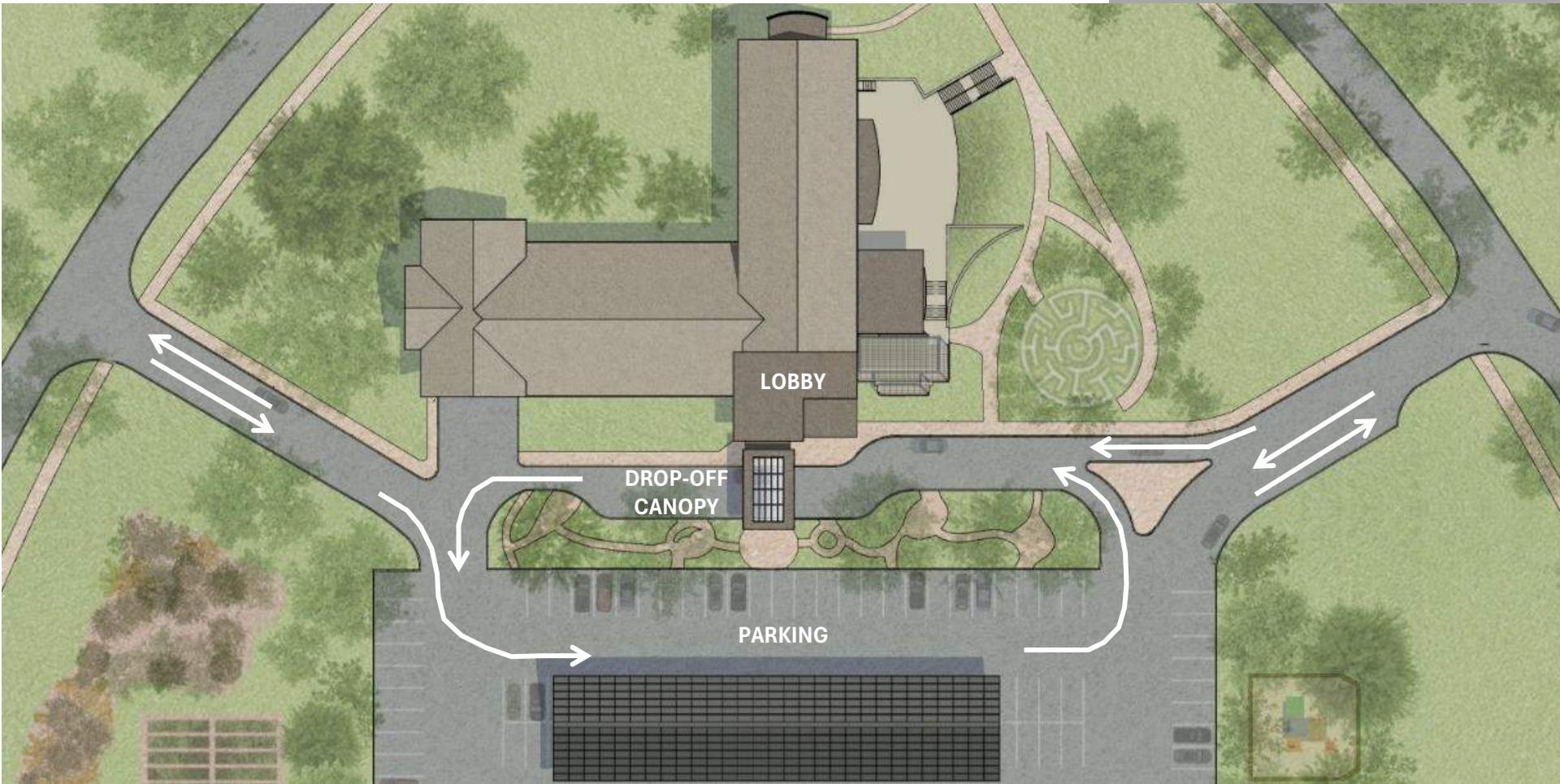
Dignified, clear and intuitive access to all building levels

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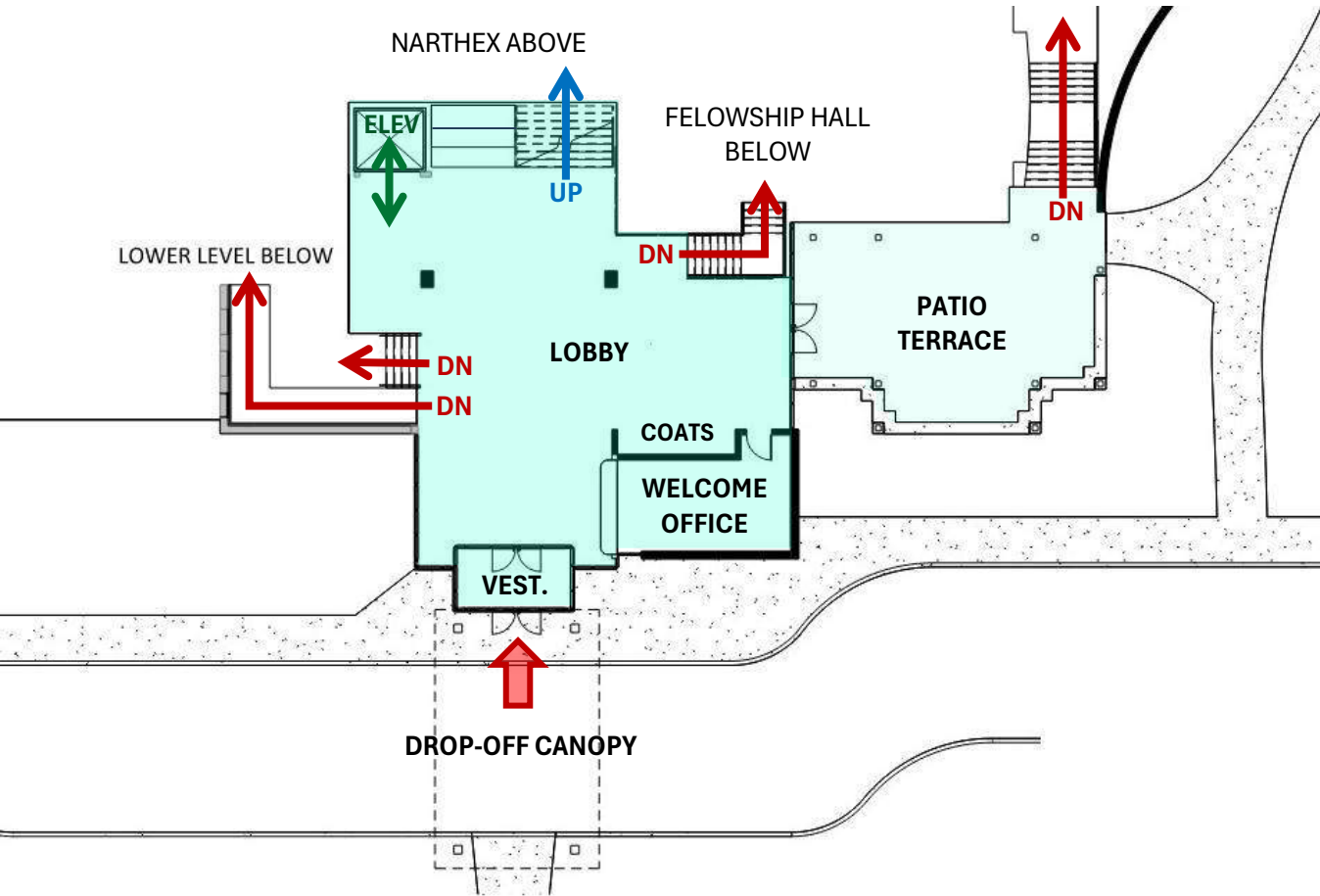


AERIAL PERSPECTIVE – Looking Northwest

UUCC Facility Assessment and Feasibility Study



UUCC Facility Assessment and Feasibility Study



GRADE LEVEL IMPROVEMENTS

Selective demolition of a portion of the existing east wing

New drop off canopy - Porte Cochere

New entrance, vestibule and atrium lobby addition

Welcome Office

Elevator to all building levels

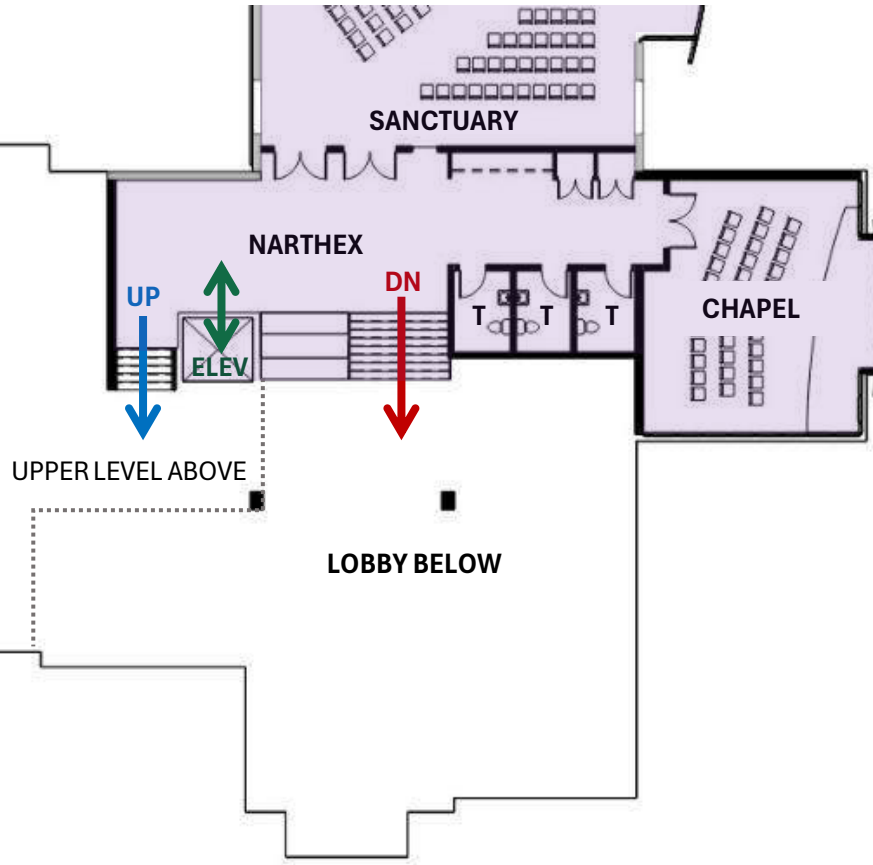
Staircase and gathering stair up to Sanctuary Level

Staircase down to Fellowship Hall

Stair and ramp down to Lower Level

Access to outdoor terrace and covered shade pergola

UUCC Facility Assessment and Feasibility Study



NARTHEX AND SANCTUARY LEVEL FLOOR PLAN

SANCTUARY LEVEL IMPROVEMENTS

Relocated Narthex with access to Sanctuary and new Chapel

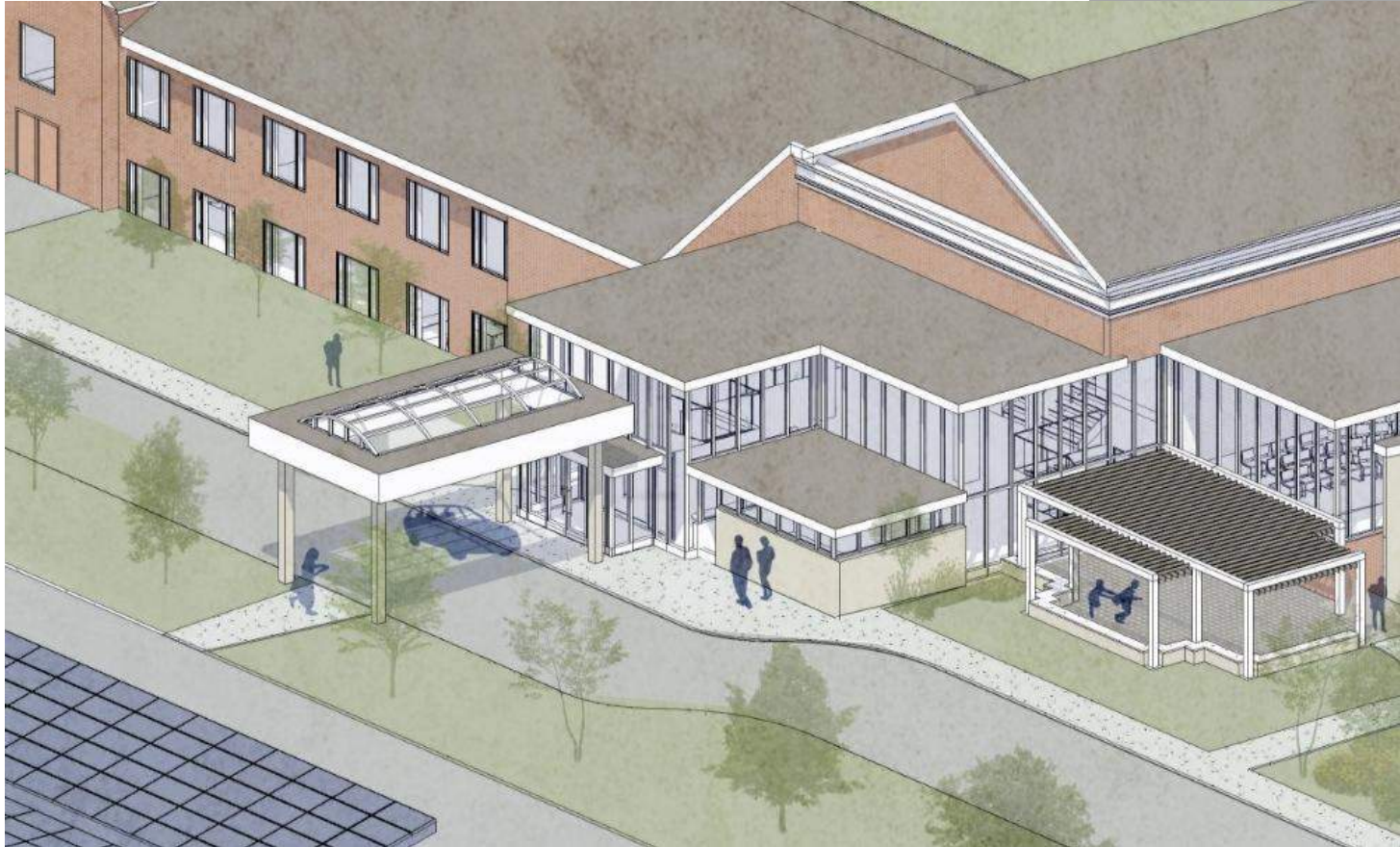
Stair and gathering stair down to Lobby

Elevator access to other levels

Stair up to upper level

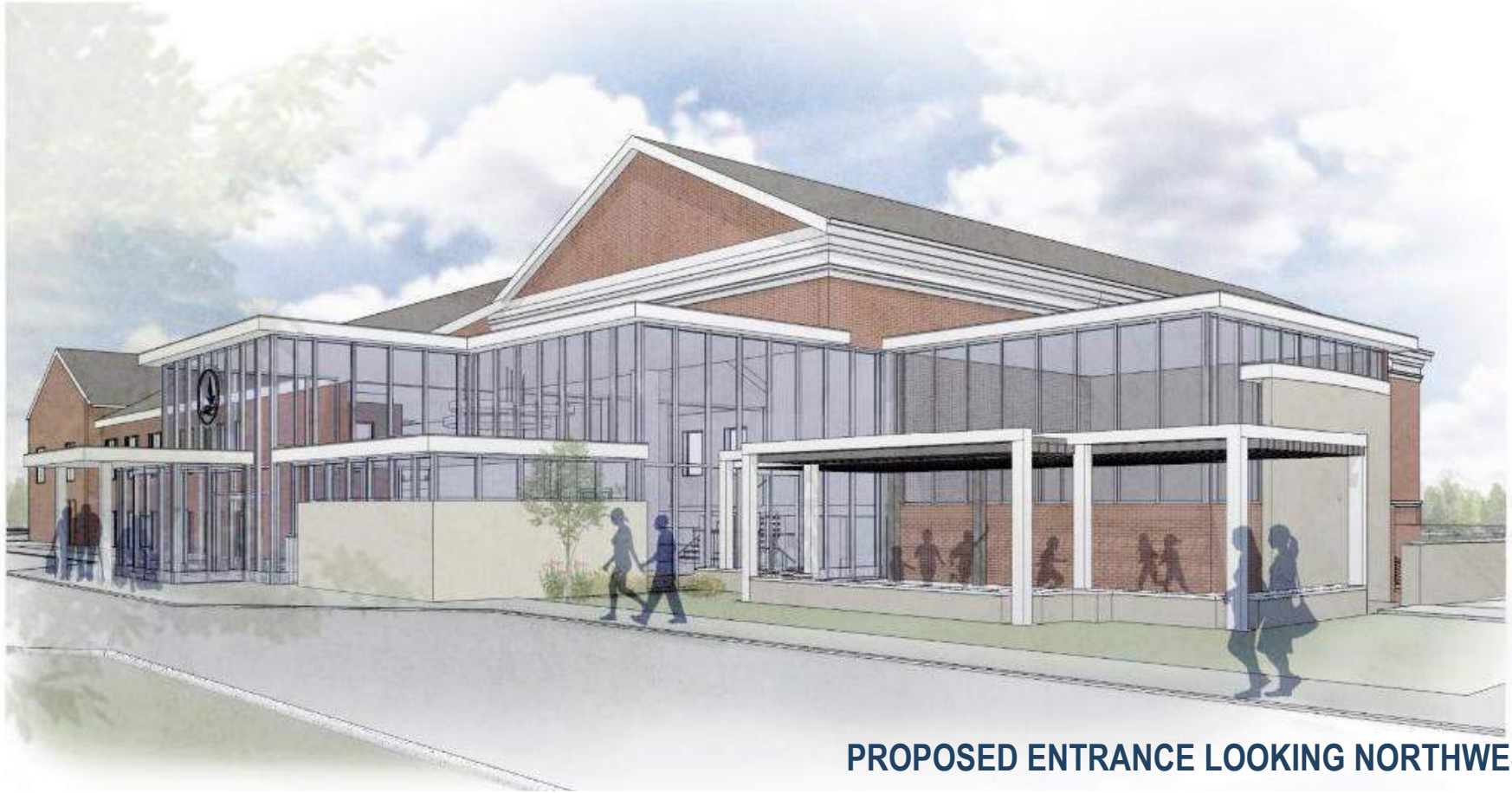
Single use all-gender restrooms

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PORTE-COCHERE DROP-OFF AND ENTRANCE LOBBY EXPANSION

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PROPOSED ENTRANCE LOOKING NORTHWEST

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ENTRANCE LOBBY LOOKING TOWARDS SANCTUARY

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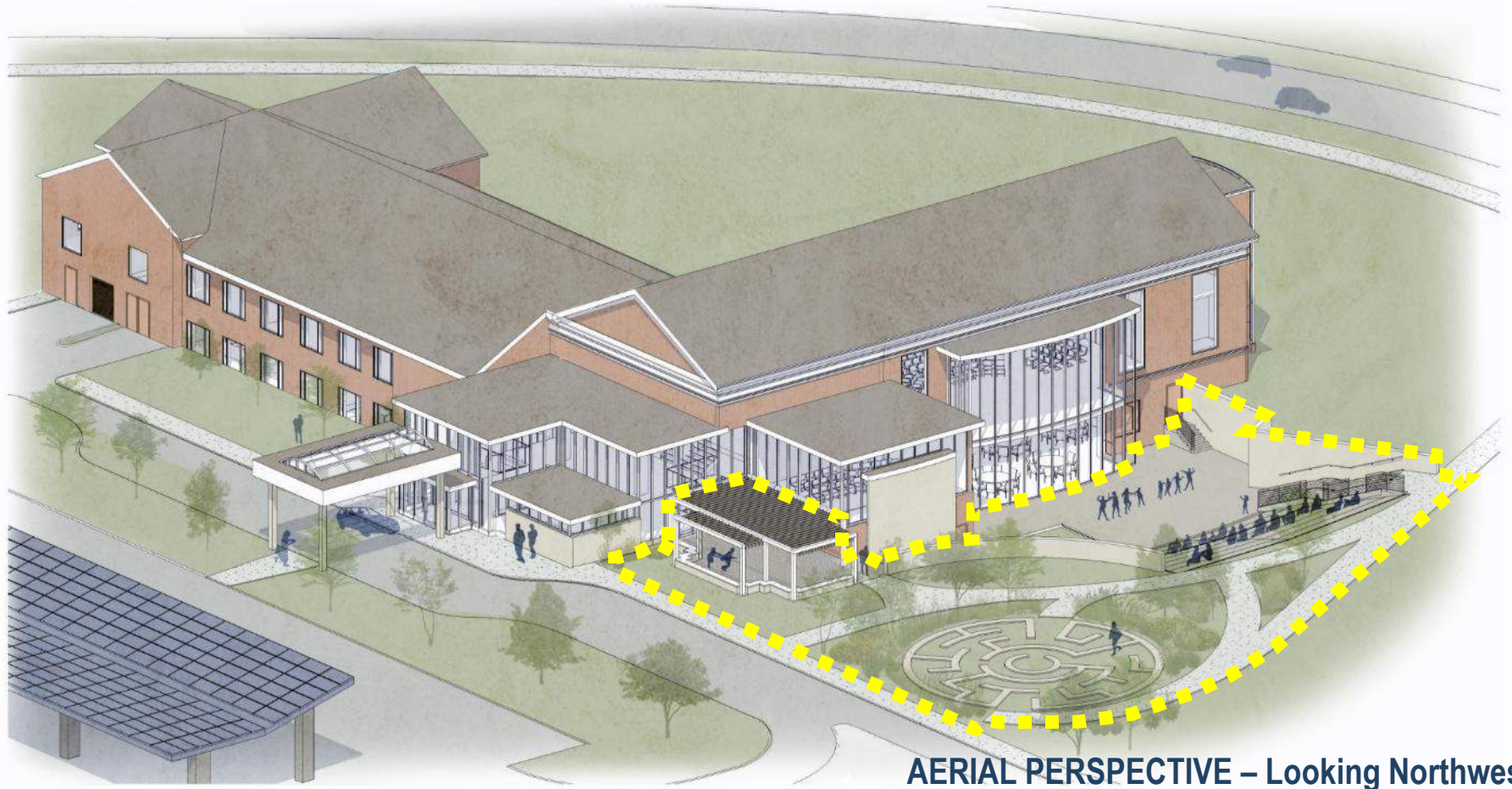


ENTRANCE LOBBY LOOKING WEST

ASPIRATIONAL VISION

Meaningful outdoor spaces for gathering and worship

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AERIAL PERSPECTIVE – Looking Northwest

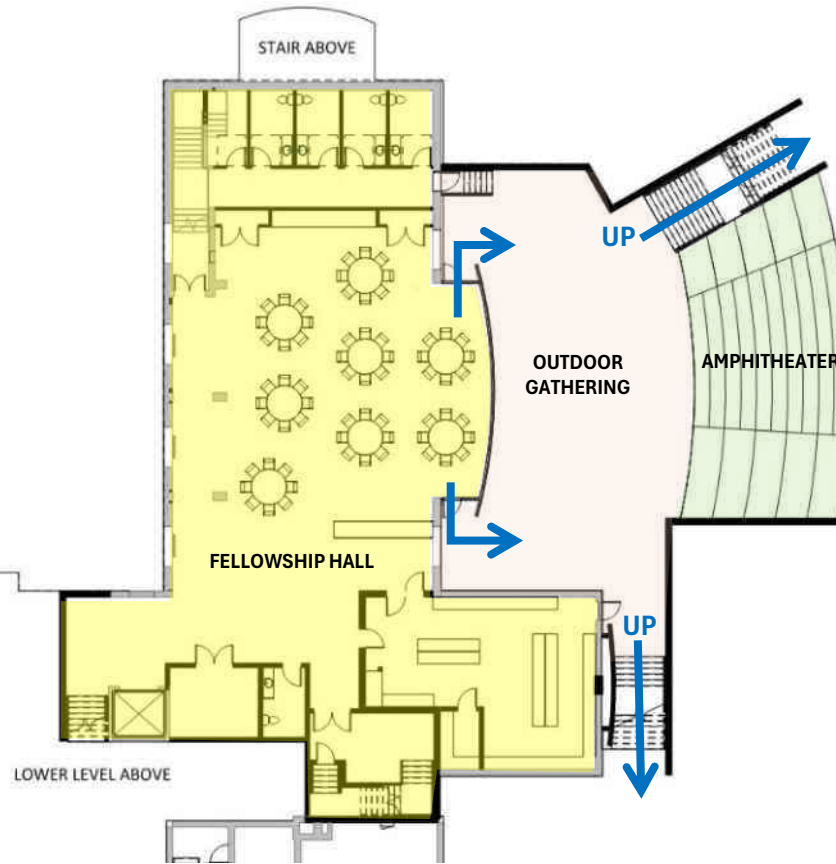
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PATIO TERRACE WITH SHADE PERGOLA

OUTDOOR GATHERING AREA

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FELLOWSHIP HALL LEVEL FLOOR PLAN

FELLOWSHIP HALL AND OUTDOOR GATHERING

Outdoor Gathering area accessed from Fellowship Hall and Kitchen

Amphitheater lawn or gathering stairs

Stair up to entrance area terrace patio

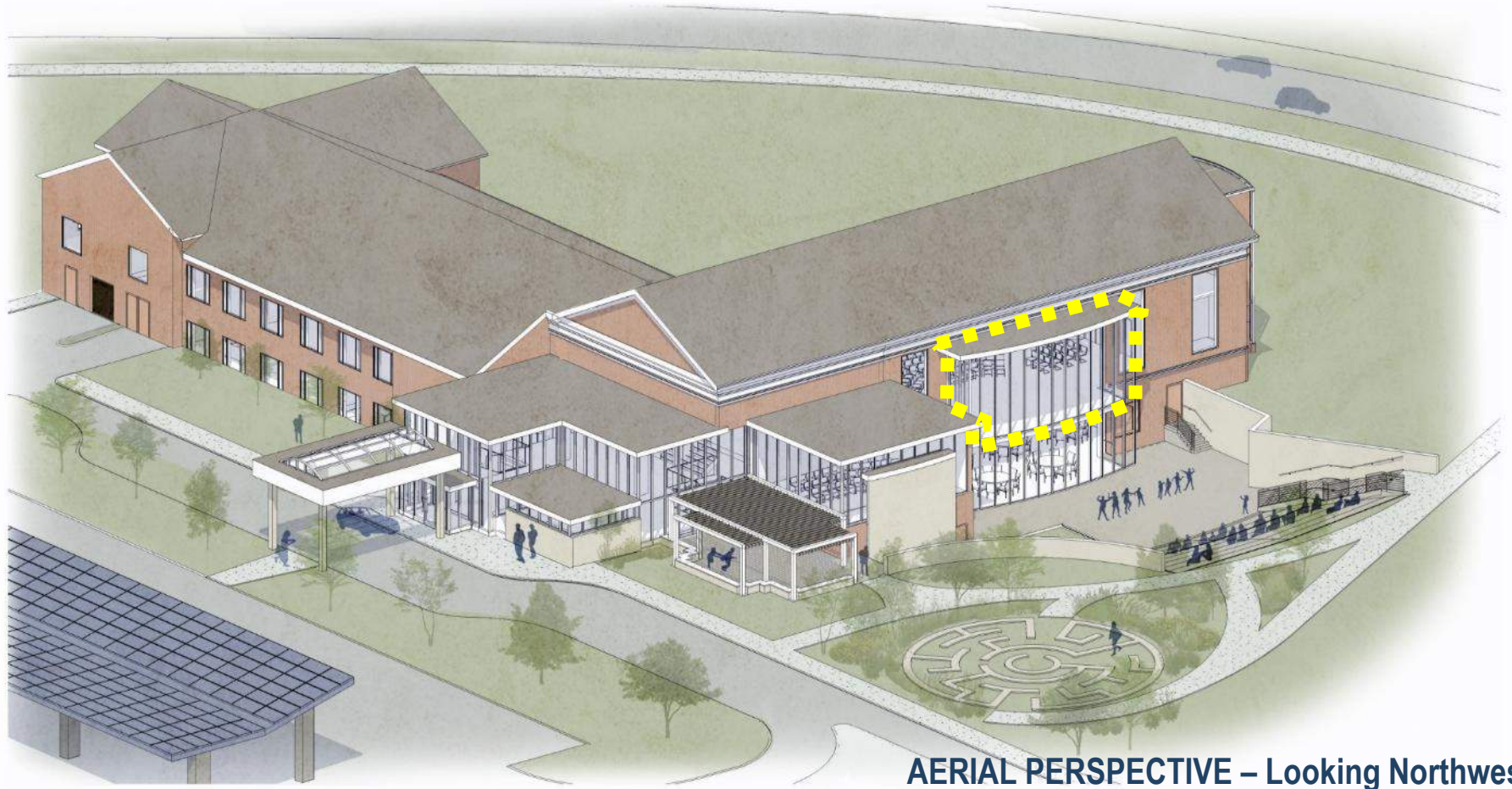
ASPIRATIONAL VISION

Sanctuary that reinforces community spirit

Allow for flexibility and support worship

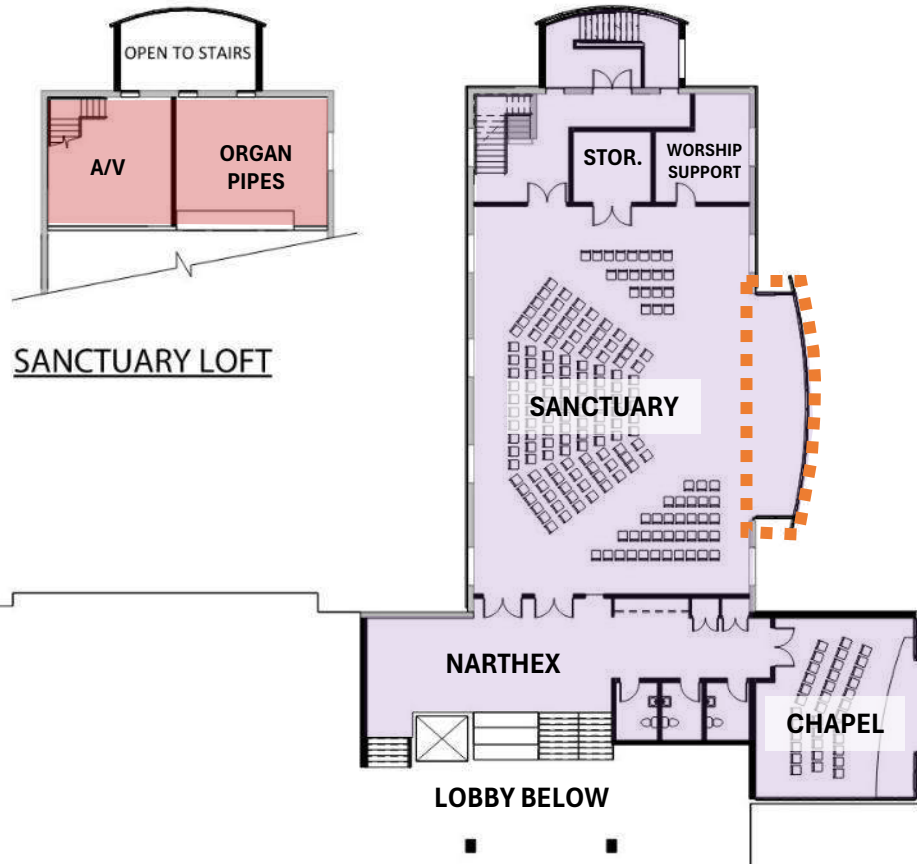
Connection to daylight and outdoors

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AERIAL PERSPECTIVE – Looking Northwest

UCC Facility Assessment and Feasibility Study



NARTHEX AND SANCTUARY LEVEL FLOOR PLAN

SANCTUARY IMPROVEMENTS

Entrance from new Narthex

Sanctuary bump-out expansion – increase space and access to natural light

Interior renovation of existing Sanctuary including finishes, lighting and A/V.

Removal of pews for flexible use and Sanctuary reconfiguration

Portable stage platform to allow for reconfiguration

Reconfiguration of existing Narthex for egress, chair storage and worship support space.

Relocate organ pipes and AV equipment controls to loft.

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SANCTUARY BUMP-OUT EXPANSION

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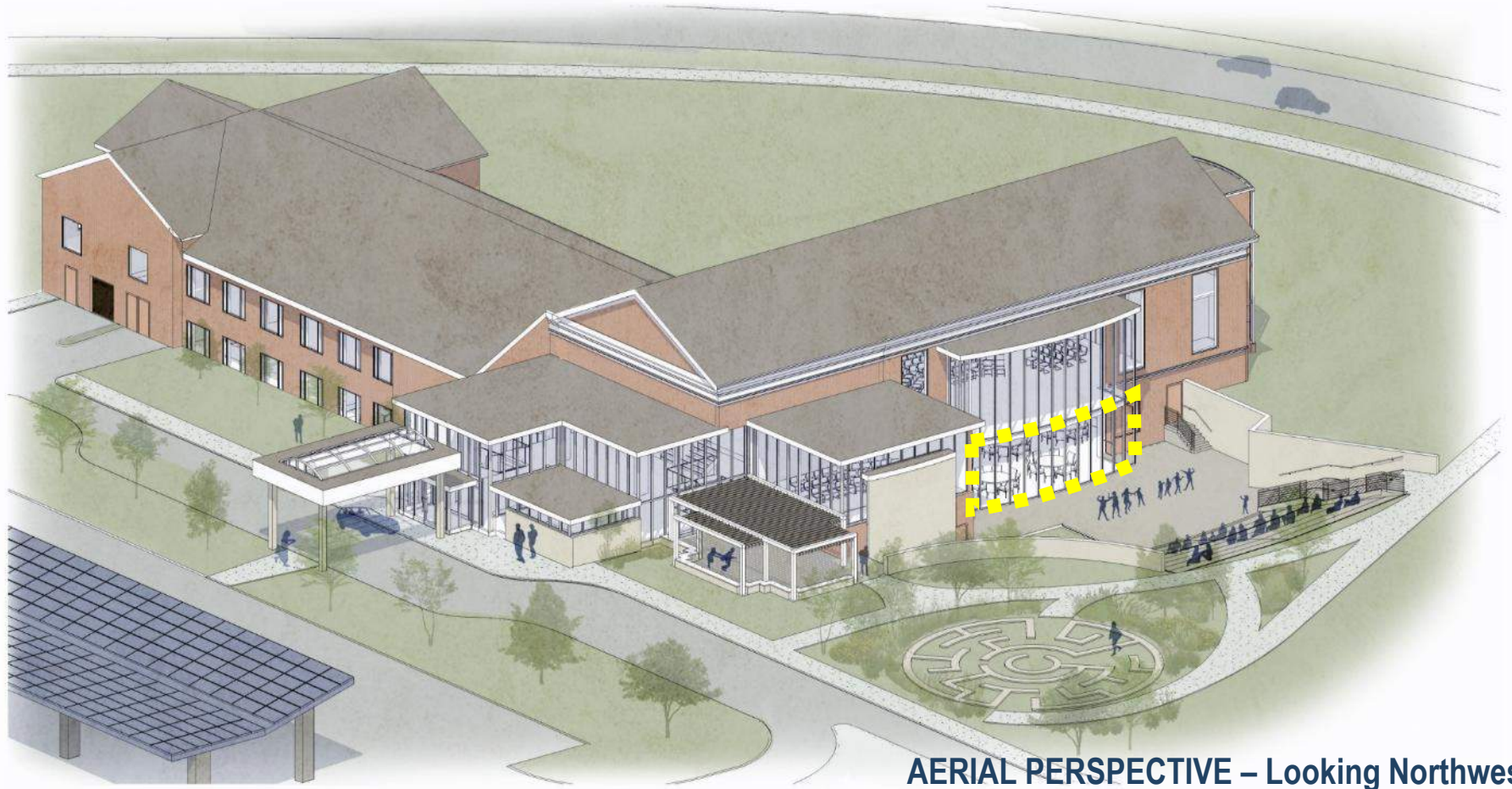
SANCTUARY LOOKING EAST

ASPIRATIONAL VISION

**Larger Fellowship Hall to accommodate
congregation events**

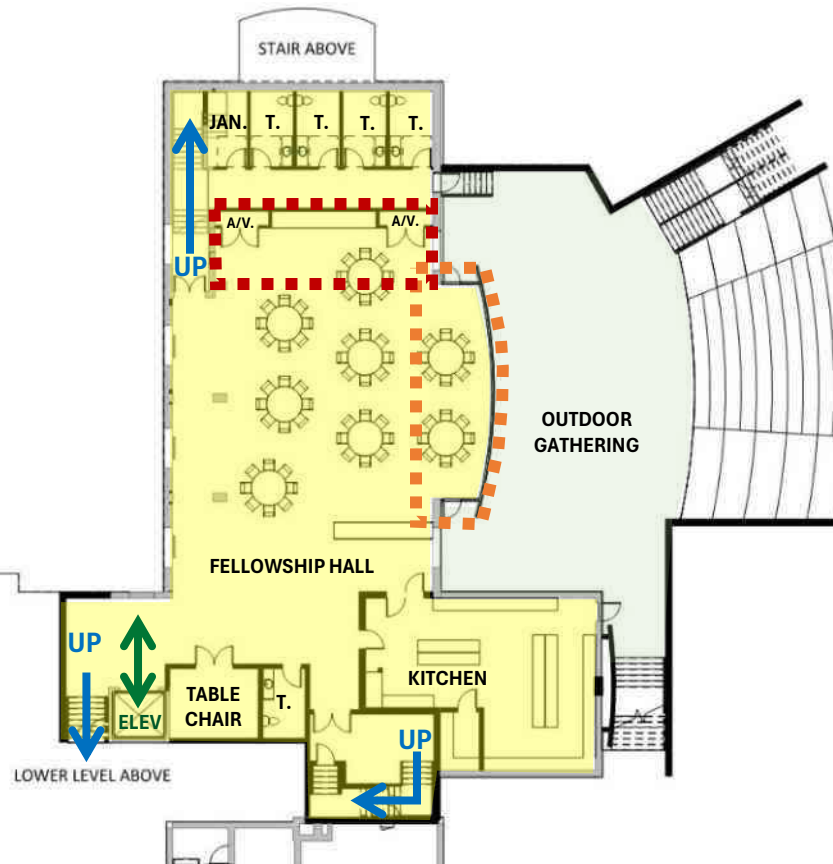
Upgrade Kitchen and provide new equipment

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AERIAL PERSPECTIVE – Looking Northwest

UUCC Facility Assessment and Feasibility Study



FELLOWSHIP HALL LEVEL FLOOR PLAN

FELLOWSHIP HALL LEVEL IMPROVEMENTS

Fellowship Hall bump-out addition

Demolish wood-frame portion of existing stage to enlarge Fellowship Hall

Renovate backstage for new restrooms, janitor closet and egress corridor

Interior renovation of existing Fellowship Hall including finishes, lighting and Audio/Visual.

New table/chair storage closet

New accessible restroom

New stair up to Lower Level

Renovation of existing kitchen and new food service equipment

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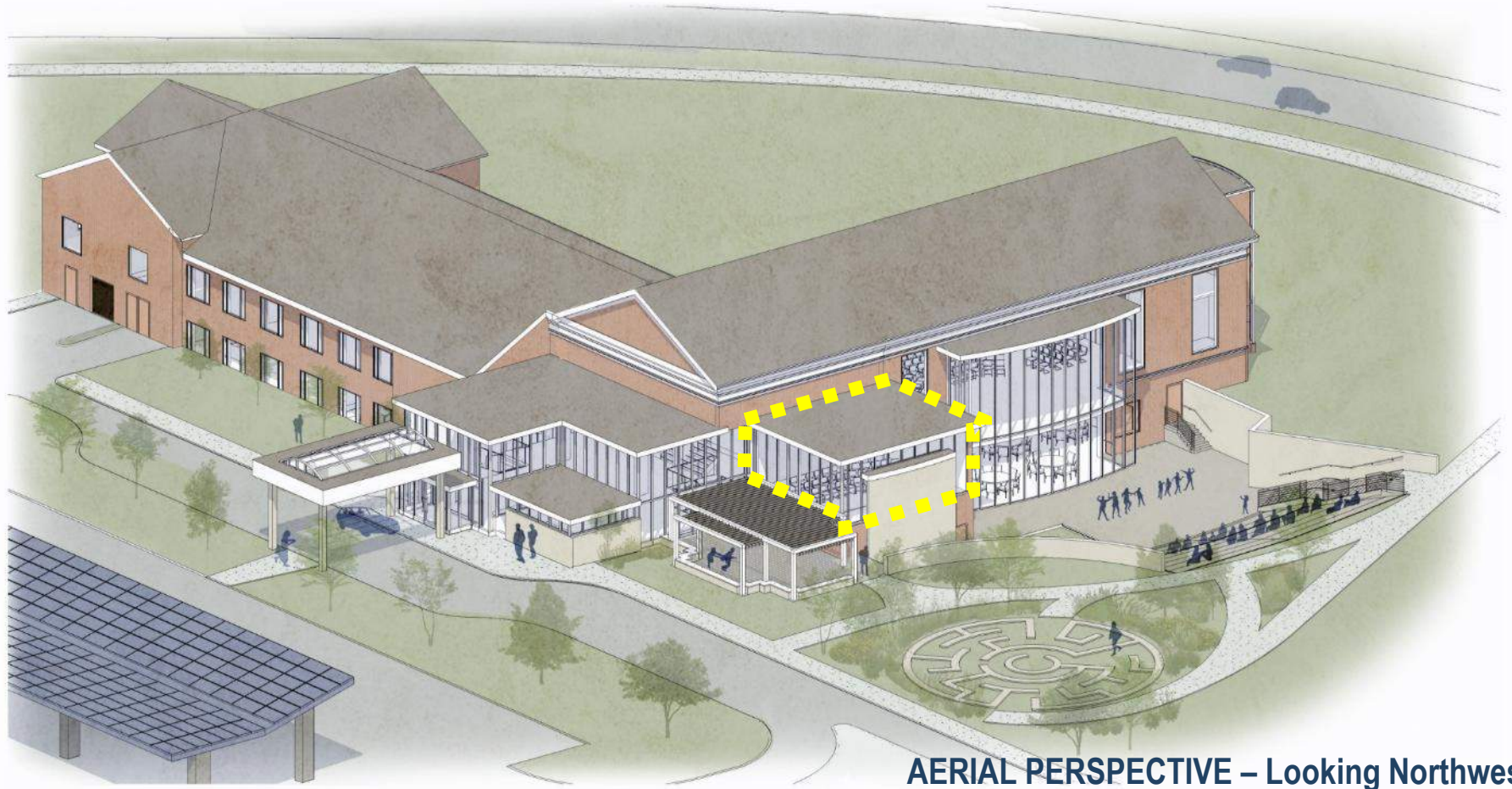


FELLOWSHIP HALL BUMP-OUT EXPANSION

ASPIRATIONAL VISION

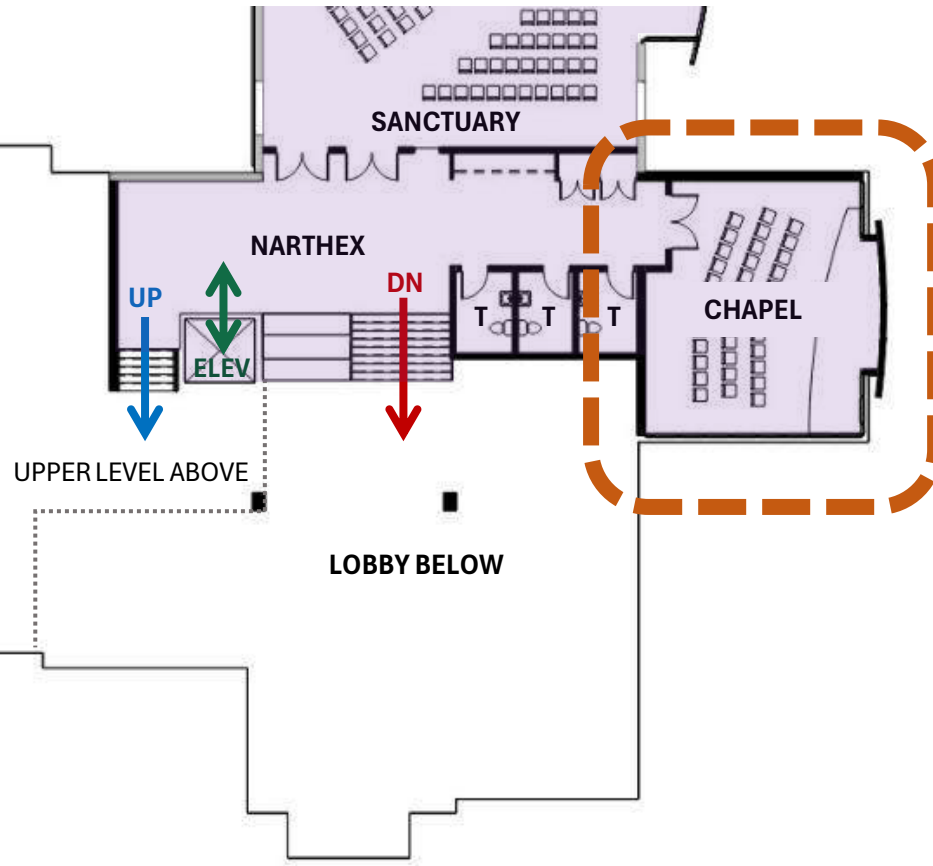
Chapel for smaller services, meditation and meetings.

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AERIAL PERSPECTIVE – Looking Northwest

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NARTHEX AND SANCTUARY LEVEL FLOOR PLAN

NEW CHAPEL

Located above existing Kitchen

Accessed from Narthex

Accommodate approximately 40 people

Access to natural light

Flexible seating and portable stage platform to allow for reconfiguration

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CHAPEL

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PROPOSED CHAPEL

ASPIRATIONAL VISION

**Entrance Portico and Steeple
renovate or remove and replace?**

Reflect the spirit of UUCC Community

UUCU Facility Assessment and Feasibility Study

HISTORIC RESTORATION

Steeple Renovation: Paint removal, repair and rebuild deteriorated areas, reglaze glass prepare, prime and paint.

Portico Renovation: Repair and rebuild deteriorated areas, and prepare, prime and paint.

Porch and Stairs: Removal concrete, stone and brick. Repair, re-support and waterproof foundation walls and deck. Rebuild brick masonry walls and install new handrail and guard rail system.

EXISTING NORTH PORTICO AND STEEPLE

UUCC Facility Assessment and Feasibility Study

HISTORIC RESTORATION

Steeple Renovation: Paint removal, repair and rebuild deteriorated areas, reglaze glass prepare, prime and paint.

Portico Removal and Replacement
Demolish existing portico, porch, stairs and landing. Construct new egress stair and exit addition.

NEW NORTH STAIR AND STEEPLE

UUCC Facility Assessment and Feasibility Study

HISTORIC RESTORATION

Steeple Removal: Dismantle and remove existing steeple structure. Install new roof framing, sheathing and slates to match existing.

Portico Removal and Replacement: Demolish existing portico, porch, stairs and landing. Construct new egress stair and exit passage addition.



NEW NORTH STAIR WITH STEEPLE REMOVED

UUCC Facility Assessment and Feasibility Study



NEW NORTH STAIR ADDITION WITH STEEPLE REMOVED

ASPIRATIONAL VISION

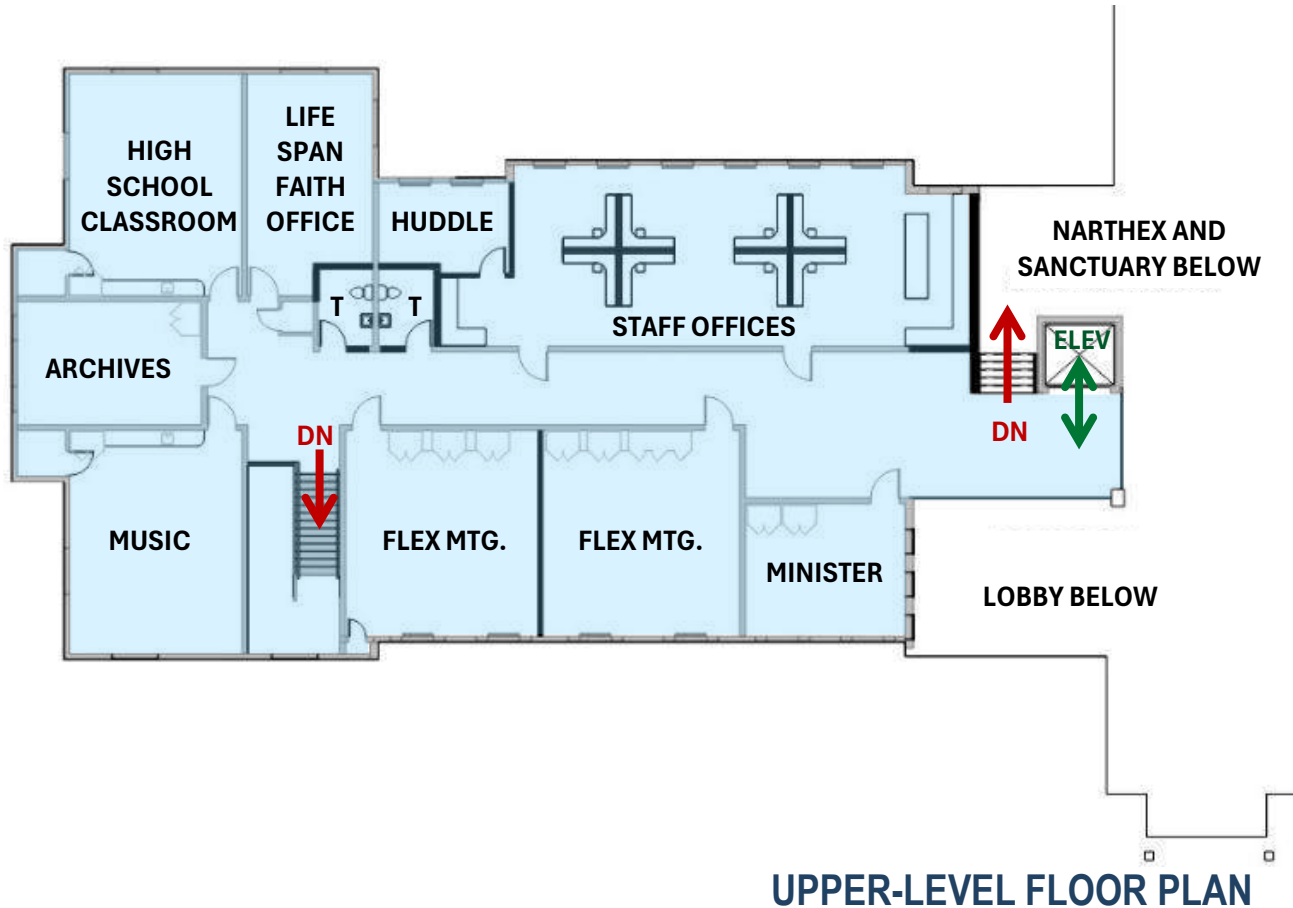
Office space that promotes staff collaboration

Flexible and adaptable classrooms and meeting spaces

Opportunity and flexibility for crisis housing

Dignified and accessible restrooms

UUCC Facility Assessment and Feasibility Study



UPPER-LEVEL IMPROVEMENTS

New stair down to Sanctuary and Narthex level.

Elevator access to other levels

New collaborative office space with work areas, storage and huddle room.

Flexible meeting and conference rooms

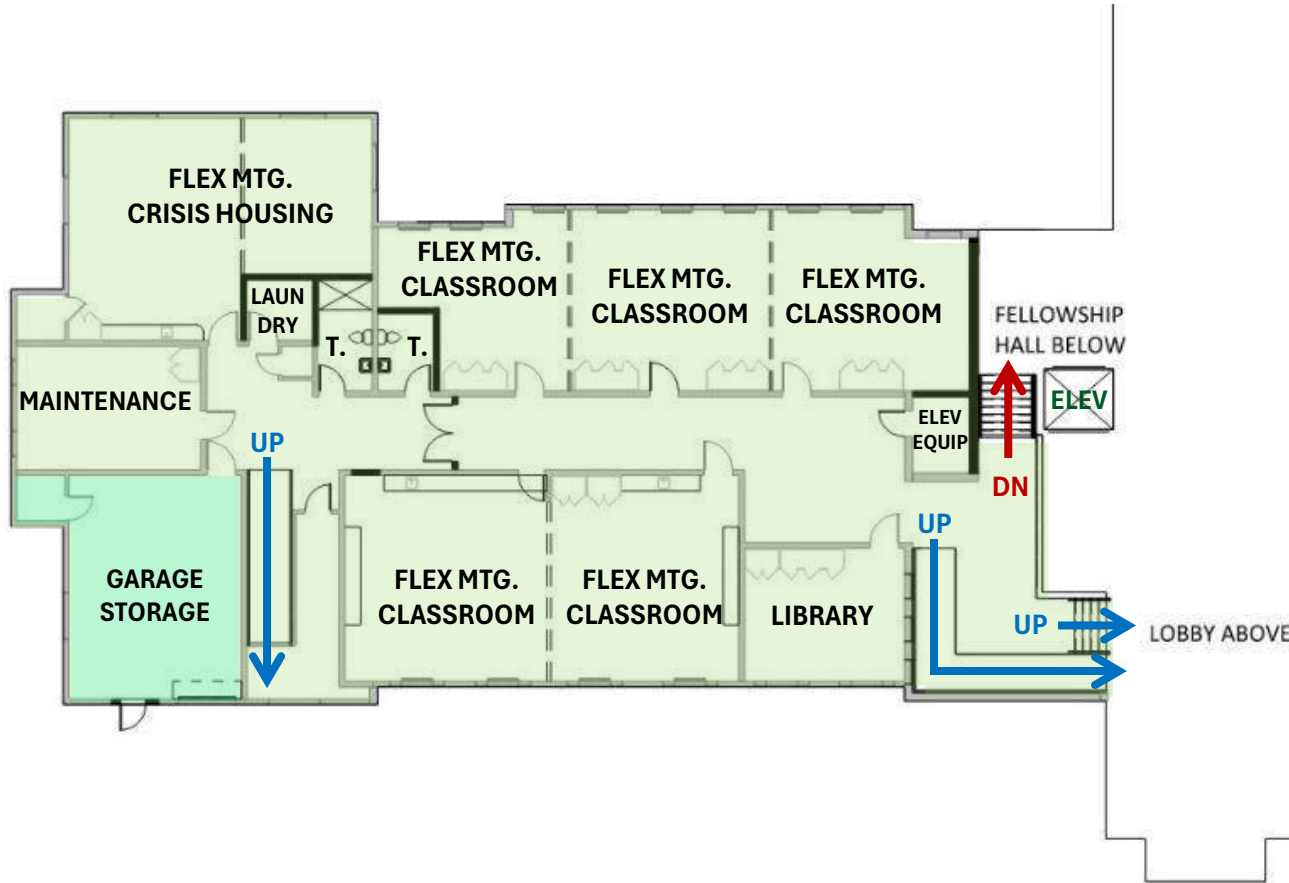
Accessible, single-use all gender restrooms

Interior renovation of ceilings, lighting and finishes in all rooms and corridors.

HVAC upgrade – air conditioning

Window replacement

UUCC Facility Assessment and Feasibility Study



LOWER-LEVEL FLOOR PLAN

LOWER-LEVEL IMPROVEMENTS

Stair down to Fellowship Hall

Stair and Ramp up to Entrance Lobby

Flexible meeting and conference rooms, and library

Accessible, single-use all gender restrooms. One with shower. Adjacent Laundry Room.

Garage storage and maintenance room

Interior renovation of ceilings, lighting and finishes in all rooms and corridors

Foundation waterproofing

HVAC upgrade – air conditioning

Window replacement

UUCU Facility Assessment and Feasibility Study

OPTION 1

OTHER IMPROVEMENTS

Slate roof repairs

Replace west wing flat roof with new sloped slate shingle roof

Replace all windows

Remove or restore existing steeple

Remove and replace or restore north portico, porch and stair

Full masonry and wood trim restoration

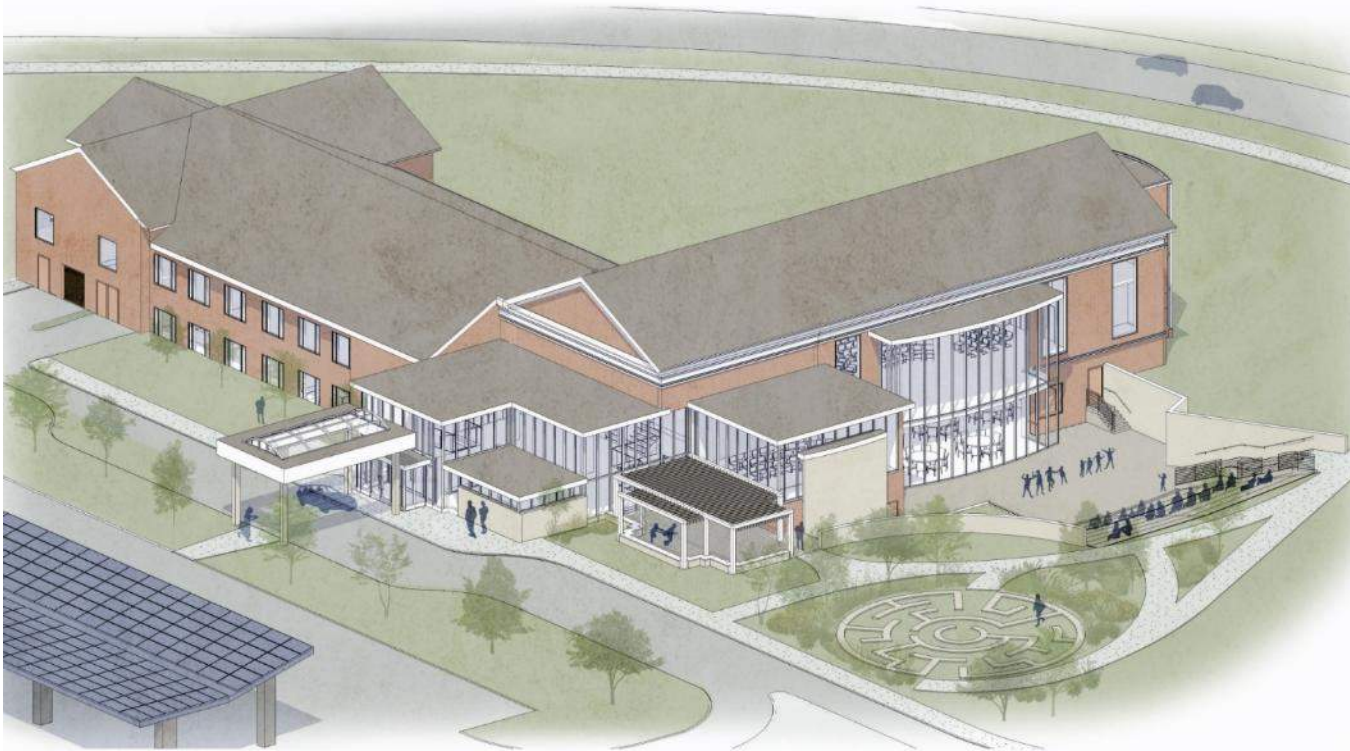
Upgrade electrical service

New HVAC air conditioning to entire building

Upgrade boiler hydronic system

Parking lot and drives

Landscape areas and playground



UUCC Facility Assessment and Feasibility Study

OPTION 2

SCOPE REDUCTIONS

Covered pergola at entrance removed – terrace only

Remove bump out expansion at Sanctuary and Fellowship Hall

North portico, porch and stair to remain – no stair addition

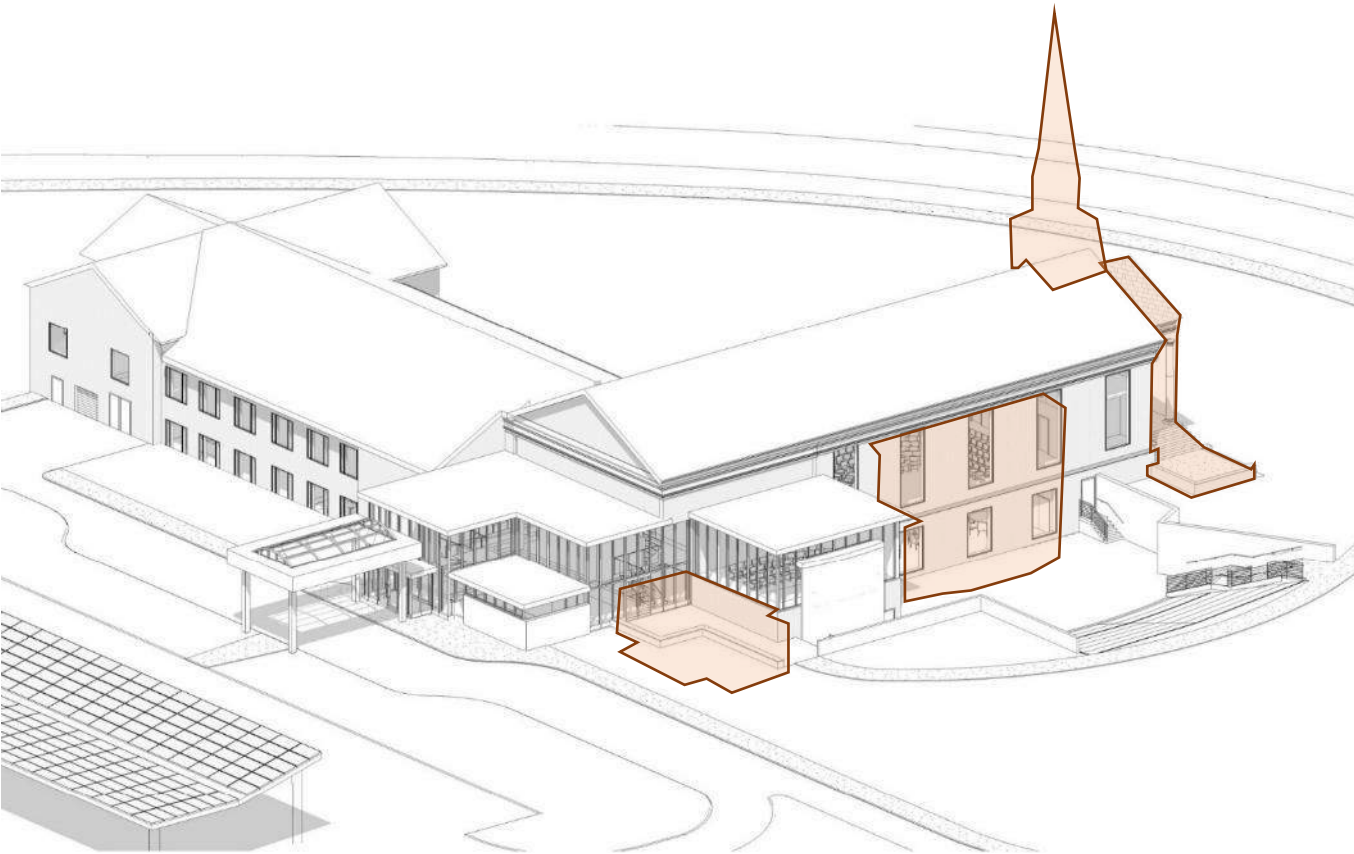
Remove steeple – repair existing

Limited renovation of upper-level and lower-level.

No air conditioning for upper-level and lower level

Replace windows in Sanctuary and Fellowship Hall only. Repair windows in upper-level and lower level.

Limited improvements to landscape and playground areas



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OPTION 3

FURTHER SCOPE REDUCTION

Eliminate porte-cochere at drop off
– canopy only

Reduce size of entrance lobby
addition

Eliminate chapel – replace with
green roof on Kitchen

Eliminate slope roof above west
wing – repair existing flat roof

Reduce scope of improvements in
Kitchen

Reduce repairs to masonry and
wood trim

Reduce repairs to parking and
drives

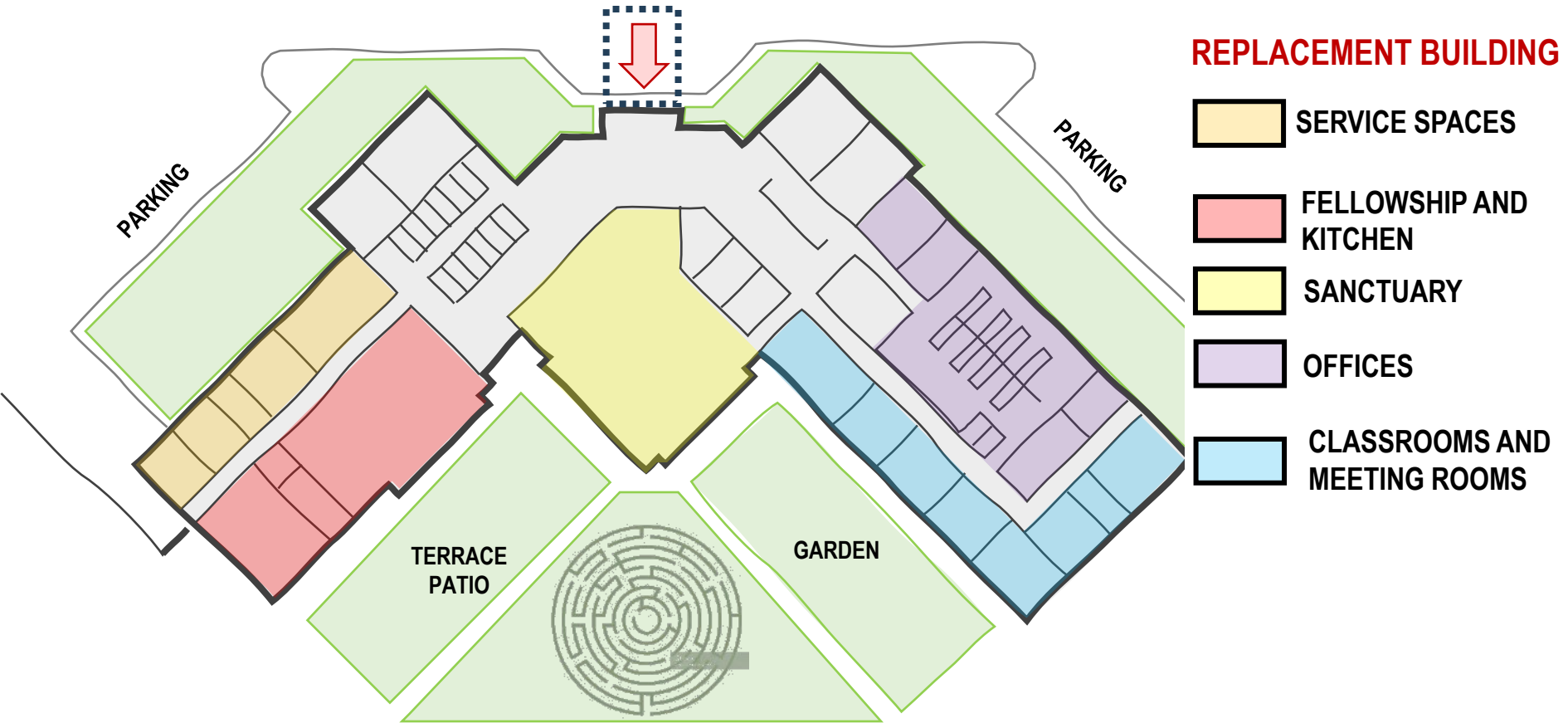


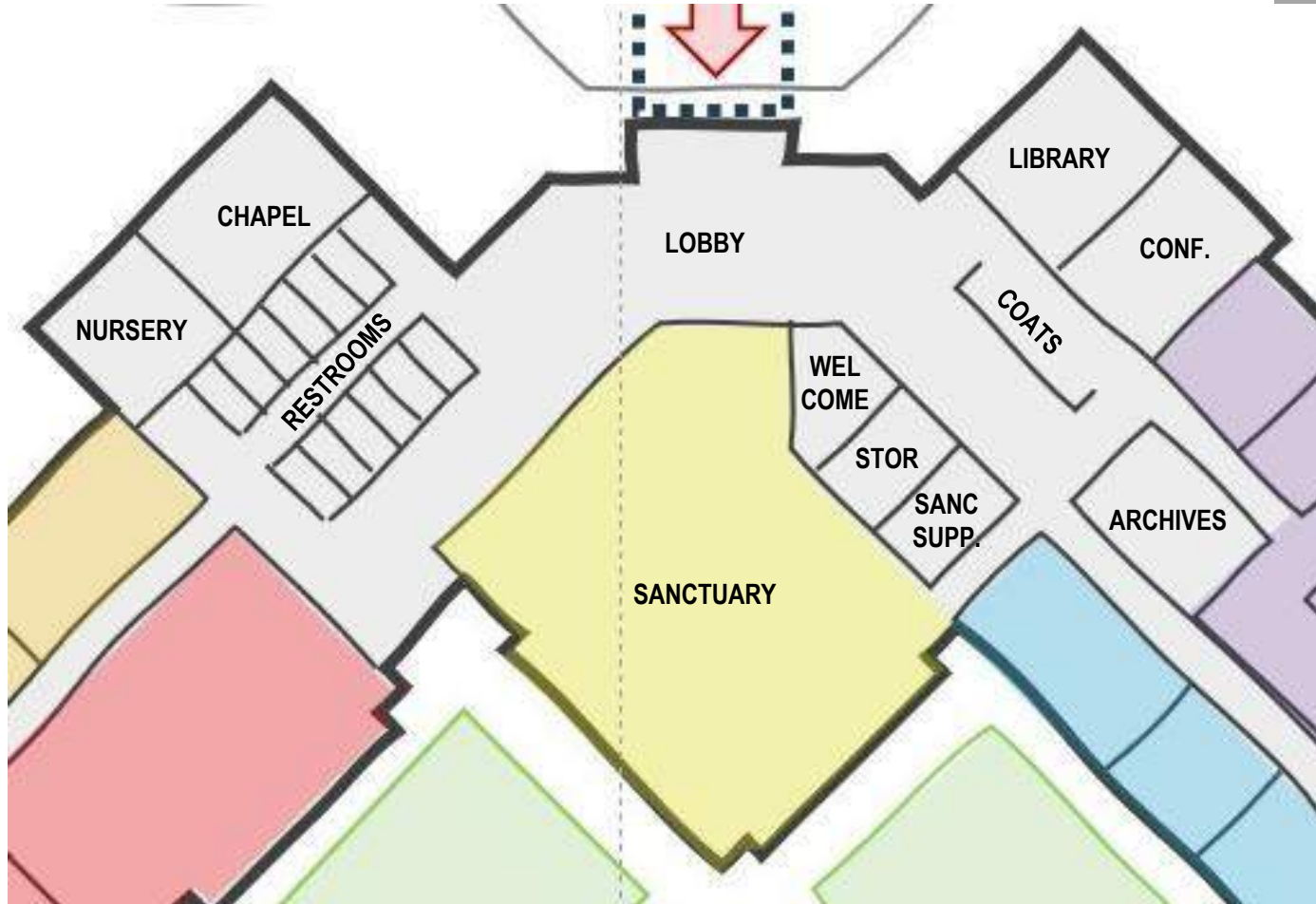
UUC Replacement Building

OPTION 4

REPLACEMENT BUILDING DRAFT PROGRAM

Space/Room	Area (SF)	Quantity	Total Area (SF)		EXISTING BUILDING
Vestibule	150.00	1.00	150.00		300.00
Lobby Entrance Gathering Area	600.00	1.00	600.00		800.00
Sanctuary	2,600.00	1.00	2,600.00		3,700.00
Sanctuary Support and Storage	600.00	1.00	600.00		
Fellowship Hall	3,000.00	1.00	3,000.00		2,100.00
Table/Chair Storage	300.00	1.00	300.00		
Kitchen (Including Cold Storage)	800.00	1.00	800.00		1,000.00
Kitchen Dry Storage	120.00	1.00	120.00		130.00
Chapel - Meditation	600.00	1.00	600.00		
Library	600.00	1.00	600.00		460.00
All Gender Restrooms	100.00	6.00	600.00		
Children Restrooms	60.00	4.00	240.00		
Nursery – 109	320.00	1.00	320.00		340.00
Classrooms (Flex Meeting)	450.00	6.00	2,700.00		350.00
Storage Rooms	350.00	2.00	700.00		
Office Suite, Six Offices, Work Room, Small Conference Room, Huddle Room, Storage	960.00	1.00	960.00		12,600.00
Minister Office	240.00	1.00	240.00		320.00
Life Span Faith Office Office	240.00	1.00	240.00		320.00
Music Office and Rehearsal Space	850.00	1.00	850.00		600.00
Music Storage	120.00	1.00	120.00		150.00
Multi Purpose Meeting	450.00	2.00	900.00		540.00
Archives	400.00	1.00	400.00		340.00
Conference Room	600.00	1.00	600.00		450.00
Janitor's Closet	80.00	2.00	160.00		30.00
Garage/Equipment Storage	240.00	1.00	240.00		140.00
Mechical Room	800.00	1.00	800.00		900.00
Electrical Room	400.00	1.00	400.00		240.00
Total Net Area			19,840.00	1.30	
Total Gross Area	30%		25,792.00		36,000.00





REPLACEMENT BUILDING CENTER CORE

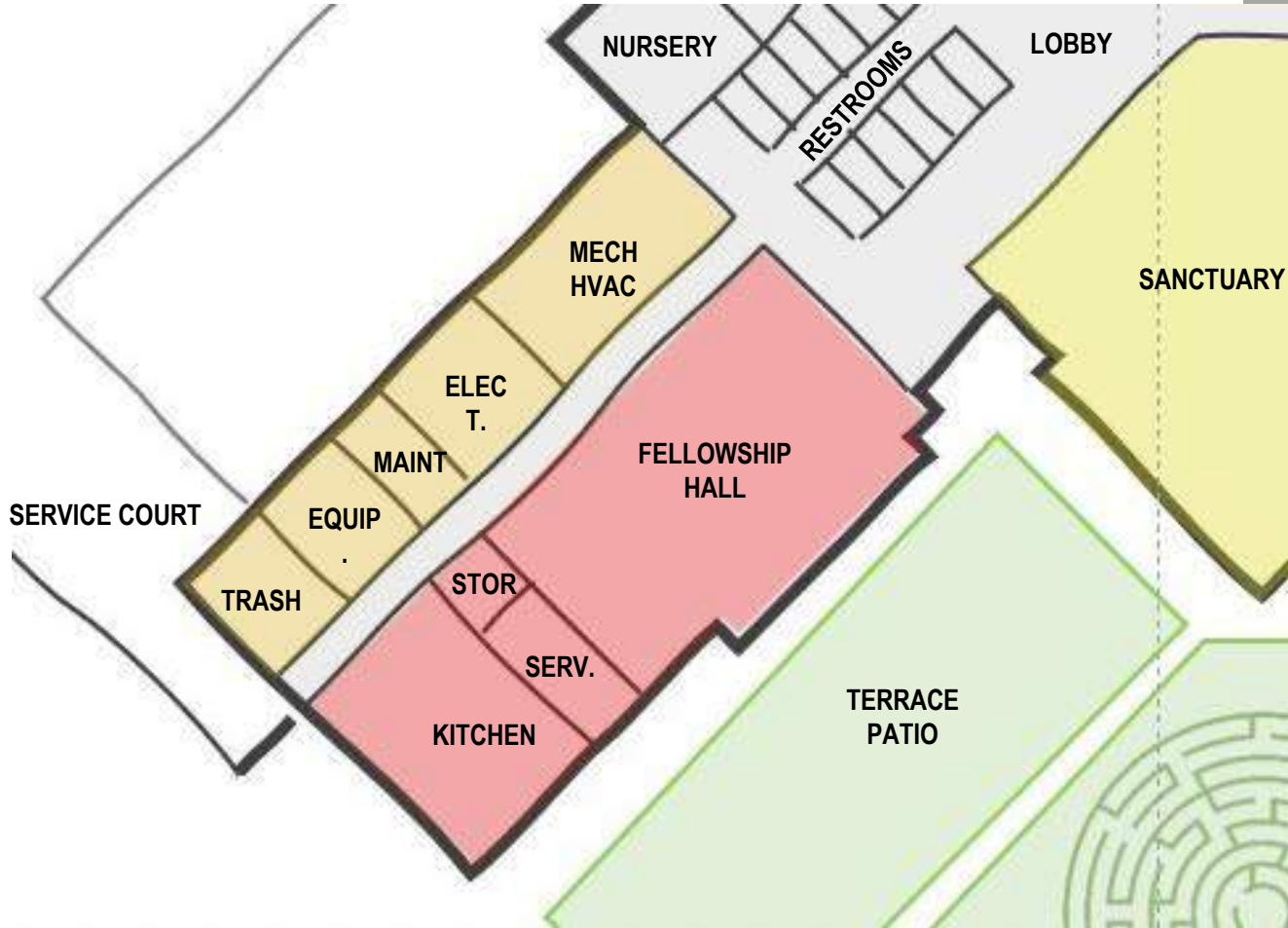
- Entrance lobby with access restroom and coat storage
- Sanctuary and sanctuary support
- Chapel
- Nursery
- Library and archives
- Conference room

OPTION 4

REPLACEMENT BUILDING EAST WING

- Offices and staff work areas
- Music Room
- Flexible meeting and classroom spaces
- Access to courtyard garden





REPLACEMENT BUILDING WEST WING

- Fellowship Hall
- Kitchen and kitchen support spaces
- Building services and support
- Access to terrace and patio



- **Single story fully accessible building**
- **Maintain existing access roads, curb cuts and memorial garden**
- **Allows existing building to remain operational during construction**
- **Assume LEED Platinum with Geothermal**

ITEMIZED IMPROVEMENT COSTS

Grade Level - Entrance

Lobby Addition Portion	\$ 1,914,000.00
Lobby Renovation Portion	\$ 194,000.00
Renovate West Lobby	\$ 12,000.00
Garage Relocation	\$ 46,400.00
SUBTOTAL	\$2,166,400.00

Canopy Drop Off

Canopy Drop Off	\$ 350,000.00
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Sanctuary Level

Narthex	\$ 140,000.00
Narthex restrooms	\$ 40,000.00
Chapel	\$ 315,000.00
Sanctuary	\$ 69,000.00
Sanctuary Addition	\$ 398,000.00
Stair Addition	\$ 534,000.00
SUBTOTAL	\$1,496,000.00

Upper level

Offices, Meeting Rooms	\$ 149,000.00
Corridors	\$ 61,000.00
Restrooms	\$ 21,000.00
SUBTOTAL	\$ 231,000.00

Lower Level

Flex/Meeting	\$ 267,000.00
Restrooms, Shower and Laundry	\$ 44,000.00
Corridor	\$ 53,000.00
SUBTOTAL	\$ 364,000.00

Fellowship Hall Level

Fellowship Hall	\$ 259,000.00
Fellowship Hall Restrooms	\$ 92,000.00
Fellowship Hall Addition	\$ 104,000.00
Kitchen	\$ 185,000.00
SUBTOTAL	\$ 640,000.00

Basement Level

Basement Level	\$ 36,000.00
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Site Improvements

Terrace and Pergola	\$ 45,000.00
Lower Level Outdoor Gathering	\$ 184,000.00
Parking Lot and Pavement	\$ 127,020.00
Landscape Areas and Playgrounds	\$ 115,000.00

Roof Repairs and Improvements

Repair Slate Roof West	\$ 9,300.00
Repair Sanctuary Narthex Slate Roof	\$ 20,400.00
Add Slope Roof to West Wing	\$ 255,000.00
Replace West Wing Built Up Roof	\$ 153,000.00
Replace Central Area Built Up Roof	\$ 169,650.00

Building Envelope Improvements

Replace Existing Windows (Pella)	\$ 480,000.00
Replace Existing Windows (Historic)	\$ 680,000.00
Masonry and Wood Trim Restoration	\$ 750,000.00
Renovate Existing Steeple	\$ 500,000.00
Remove Existing Steeple	\$ 350,000.00
Renovate North Portico and Stair	\$ 450,000.00
Demolish North Portico and Stair	\$ 250,000.00

HVAC/Electrical Improvements

Upgrade Electrical Service	\$ 410,000.00
Sanctuary HVAC	\$ 275,000.00
Fellowship Hall HVAC	\$ 330,000.00
Upper/Lower Level HVAC	\$ 860,000.00
Boiler Hydronic System Upgrade	\$ 225,000.00

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COST ESTIMATES

ALL-IN IMPROVEMENTS

Restore Existing Steeple and North Portico

Building Improvements and Additions	
Grade Level Improvements	\$ 2,119,700.00
Drop-Off Canopy	\$ 350,000.00
Sanctuary Level Improvements	\$ 959,600.00
Loft Level Improvements	\$ 45,000.00
Upper Level Improvements	\$ 231,000.00
Lower Level Improvements	\$ 364,000.00
Fellowship Hall Level	\$ 639,800.00
Boiler Room Level Improvements	\$ 36,050.00
SUBTOTAL	\$ 4,745,150.00
Site Improvements	
Terrace and Pergola	\$ 45,000.00
Lower Level Outdoor Gathering	\$ 183,750.00
Parking Lot and Pavement	\$ 127,020.00
Landscape Areas and Playgrounds	\$ 127,750.00
SUBTOTAL	\$ 473,520.00

Roof Repairs and Improvements

Repair Slate Roof West	\$ 9,300.00
Repair Sanctuary Narthex Slate Roof	\$ 20,400.00
Add Slope Roof to West Wing	\$ 255,000.00
SUBTOTAL	\$ 284,700.00

Building Envelope Improvements

Replace Existing Windows	\$ 680,000.00
Renovate Existing Steeple	\$ 500,000.00
Renovate North Entrance Portico	\$ 450,000.00
Masonry and Wood Trim Restoration	\$ 750,000.00
SUBTOTAL	\$ 2,380,000.00

HVAC/Electrical

Upgrade Electrical Service	\$ 410,000.00
Sanctuary HVAC	\$ 275,000.00
Fellowship Hall HVAC	\$ 330,000.00
Upper/Lower Level HVAC	\$ 860,000.00
Boiler Hydronic System Upgrade	\$ 225,000.00
SUBTOTAL	\$ 2,100,000.00

TOTAL ALL-IN IMPROVEMENTS \$ 9,983,370.00

RENOVATION, ENTRANCE ADDITION ONLY

Renovate Steeple and North Portico

Building Improvements and Additions	
Grade Level Improvements	\$ 2,119,700.00
Drop-Off Canopy	\$ 350,000.00
Sanctuary Level Improvements	\$ 561,900.00 *
Loft Level Improvements	\$ 45,000.00
Upper Level Improvements	\$ 231,000.00
Lower Level Improvements	\$ 364,650.00
Fellowship Hall Level	\$ 535,950.00 *
Boiler Room Level Improvements	\$ 36,050.00
SUBTOTAL	\$ 4,244,250.00
Site Improvements	
Terrace and Pergola	\$ 45,000.00
Lower Level Outdoor Gathering	\$ 183,750.00
Parking Lot and Pavement	\$ 127,020.00
Landscape Areas and Playgrounds	\$ 117,750.00
SUBTOTAL	\$ 473,520.00

Roof Repairs and Improvements

Repair Slate Roof West	\$ 9,300.00
Repair Sanctuary Narthex Slate Roof	\$ 20,400.00
Add Slope Roof to West Wing	\$ 255,000.00
SUBTOTAL	\$ 284,700.00

Building Envelope Improvements

Replace Existing Windows	\$ 680,000.00
Renovate Existing Steeple	\$ 500,000.00 *
Renovate North Entrance Portico	\$ 450,000.00 *
Masonry and Wood Trim Restoration	\$ 750,000.00
SUBTOTAL	\$ 2,380,000.00

HVAC/Electrical

Upgrade Electrical Service	\$ 410,000.00
Sanctuary HVAC	\$ 275,000.00
Fellowship Hall HVAC	\$ 330,000.00
Upper/Lower Level HVAC	\$ 860,000.00
Boiler Hydronic System Upgrade	\$ 225,000.00
SUBTOTAL	\$ 2,100,000.00

TOTAL ALL IMPROVEMENTS \$9,482,470.00

ENTRANCE, SANCTUARY & FELLOWSHIP

Reduced Scope, No Chapel, No Bump Out Additions and Restore Existing Steeple

Building Improvements and Additions	
Grade Level Improvements	\$ 2,119,700.00
Drop-Off Canopy	\$ -
Sanctuary Level Improvements	\$ 349,000.00 *
Loft Level Improvements	\$ 38,000.00
Upper Level Improvements	\$ 153,000.00
Lower Level Improvements	\$ 191,000.00
Fellowship Hall Level	\$ 452,000.00 *
Boiler Room Level Improvements	\$ 16,000.00
SUBTOTAL	\$ 3,328,700.00
Site Improvements	
Terrace and Pergola	\$ -
Lower Level Outdoor Gathering	\$ 183,750.00
Parking Lot and Pavement	\$ 65,000.00
Landscape Areas and Playgrounds	\$ 55,000.00
SUBTOTAL	\$ 393,750.00

Roof Repairs and Improvements

Repair Slate Roof West	\$ 9,300.00
Repair Sanctuary Narthex Slate Roof	\$ 20,400.00
Replace BUR Roof to West Wing	\$ 153,000.00
SUBTOTAL	\$ 182,700.00

Building Envelope Improvements

Replace Existing Windows	\$ 480,000.00
Renovate Existing Steeple	\$ 500,000.00
Renovate North Entrance Portico	\$ 450,000.00
Masonry and Wood Trim Restoration	\$ 380,000.00
SUBTOTAL	\$ 1,810,000.00

HVAC/Electrical

Upgrade Electrical Service	\$ 410,000.00
Sanctuary HVAC	\$ 275,000.00
Fellowship Hall HVAC	\$ 330,000.00
Upper/Lower Level HVAC	\$ -
Boiler Hydronic System Upgrade	\$ 225,000.00
SUBTOTAL	\$ 1,240,000.00

TOTAL ALL-IN IMPROVEMENTS \$6,865,150.00 (\$3,118,000.00)

ENTRANCE, SANCTUARY & FELLOWSHIP

Reduced Scope, No Office/Classroom Renovations No Chapel, No Bump Out Additions and Restore Existing Steeple

Building Improvements and Additions	
Grade Level Improvements	\$ 2,119,700.00
Drop-Off Canopy	\$ -
Sanctuary Level Improvements	\$ 349,000.00 *
Loft Level Improvements	\$ 38,000.00
Upper Level Improvements	\$ 22,000.00
Lower Level Improvements	\$ 24,000.00
Fellowship Hall Level	\$ 452,000.00 *
Boiler Room Level Improvements	\$ 26,000.00
SUBTOTAL	\$ 3,030,700.00
Site Improvements	
Terrace and Pergola	\$ -
Lower Level Outdoor Gathering	\$ 183,750.00
Parking Lot and Pavement	\$ 65,000.00
Landscape Areas and Playgrounds	\$ 55,000.00
SUBTOTAL	\$ 393,750.00

Roof Repairs and Improvements

Repair Slate Roof West	\$ 9,300.00
Repair Sanctuary Narthex Slate Roof	\$ 20,400.00
Replace BUR Roof to West Wing	\$ 153,000.00
SUBTOTAL	\$ 182,700.00

Building Envelope Improvements

Replace Existing Windows	\$ 225,000.00
Renovate Existing Steeple	\$ 500,000.00
Renovate North Entrance Portico	\$ 450,000.00
Masonry and Wood Trim Restoration	\$ 380,000.00
SUBTOTAL	\$ 1,555,000.00

HVAC/Electrical

Upgrade Electrical Service	\$ 410,000.00
Sanctuary HVAC	\$ 275,000.00
Fellowship Hall HVAC	\$ 330,000.00
Upper/Lower Level HVAC	\$ -
Boiler Hydronic System Upgrade	\$ 225,000.00
SUBTOTAL	\$ 1,240,000.00

TOTAL ALL-IN IMPROVEMENTS \$6,312,150.00 (\$3,671,000.00)

OPTION 1

ALL ASPIRATIONAL VISION SCOPE ITEMS

\$9.5 – 10.5 Million

OPTION 2

REDUCE SCOPE ITEMS

\$7.0 – 7.5 Million

OPTION 3

FURTHER REDUCE SCOPE ITEMS

\$3.0 – 3.5 Million

OPTION 4

REPLACEMENT BUILDING

\$12.5 – 14.5 Million

REPLACEMENT BUILDING

- ☐ SERVICE SPACES
- ☐ FELLOWSHIP AND KITCHEN
- ☐ SANCTUARY
- ☐ OFFICES
- ☐ CLASSROOMS AND MEETING ROOMS

NEXT STEPS

**Continued conversation and engagement
over the summer**

UUCC fund raising capacity study and capital campaign

**Recalibrate improvements and scope to
available resources**

Initiate design process

June 23, 2025



Unitarian Universalist
Congregation
of Cleveland

Future Facilities Taskforce



HITI
DIFRANCESCO
+ SIEBOLD