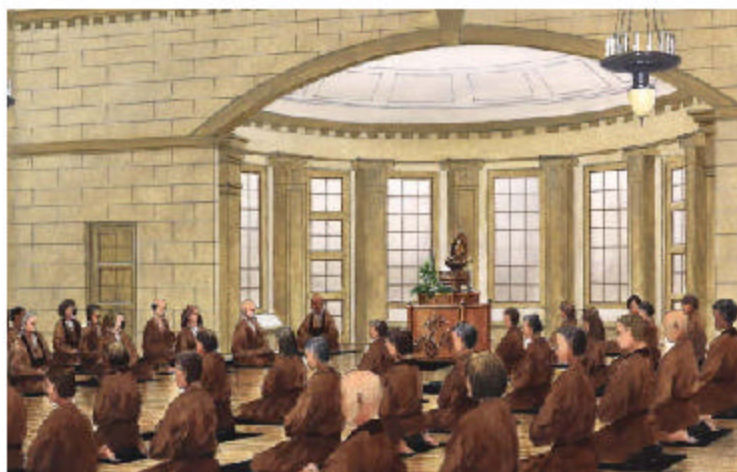


ZEN CENTER OF DENVER
LOTUS IN THE FLAME TEMPLE
DENVER, CO



PROGRAMMING
AND
PRELIMINARY SCHEMATIC
DESIGN



SLATER PAULL
ARCHITECTS

The Zen Center of Denver
Lotus in the Flame Temple
Denver, CO

TEMPLE FACILITY PROGRAMMING
AND PRELIMINARY SCHEMATIC DESIGN

presented

July 10, 2002

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EXECUTIVE SUMMARY

The Zen Center of Denver is located at 3101 West 31st Avenue, Denver, Colorado in the existing Fourth Church of Christ Scientist. The building was designed by Burnham Hoyt and completed in 1929.

In September 2002 the Building Committee of the Zen Center of Denver engaged the architectural firm of SLATERPAULL ARCHITECTS to analyze and find a solution for the space needs of the Center. After a series of meetings with members of the Building Committee, the follow spatial plan and schematic design solution was developed to address the existing spaces and the needs of the Center.

The building committee, with input from the Center members, along with Clayton Cole, a principal architect with SLATERPAULL, Jim Paull, a Senior Architect with SLATERPAULL and Melanie Parson, an Intern Architect with SLATERPAULL, have come to the conclusion that present spaces have significant inadequacies, and the present allocation of space does not agree with the long term needs of the Center.

- The auditorium is the major component of the building at this time. The space allocation to this function is too great.
- There is a lack of appropriate spaces for Temple functions.
- There is a desire to have permanent spaces allocated for residential Zen training, A School of Zen Arts and Studies and a community outreach program. Currently these spaces either do not exist, or overlap.
- The path and entry into the Zendo are not appropriate for the sacred purpose of the space.
- Mechanical, electrical and fire protection are not up to current loads and code requirements.

The development of the proposed schematic design allowed for the desired spaces to be fit into the existing building with the addition of a floor extending from the current elevation of the organ loft. The budget for the full build-out scenario is approximately \$4,600,000 in 2002 dollars. The likelihood is that the project will be developed in phases. Two phased options were presented, see attached cost and schedule scenario. The preferred option for the first phase allowed for the development of the Zendo level and new toilet rooms, construction of the dormitory floor, and upgrades to existing systems. The budget for this phase of work is approximately \$ 2,270,000 in 2002 dollars. The subsequent phases would include build out of the school level, offices and dorms levels depending on funds.

The table following this narrative provides detailed square footage for the projected needs of the three primary functions of the Temple along with existing square footage and proposed square footage allocations.

SUMMARY NEEDS REPORT

The existing square footage were measured from plans provided by the Zen Center of Denver and present a reasonably accurate view of the distribution of space as it is now organized. The building was not directly measured for the purposes of this report.

The existing square footage of the Zen Center is approximately 18,500 square feet. Based on information gathered during the Building Committee meetings, the desired program would encompass 22,890 square feet. This would represent an increase of 24%. Detailed discussions of the three major uses of the building follow, but it appears the Temple Functions and Center Operation usages are short of needed space, while the School of Zen Arts and Sciences/Community Interface usage occupies too large of percentage of the available square footage due to the large auditorium.

ZEN CENTER OF DENVER
 Programming Size and Space Allocation
 12/2001
 10130.000

<u>Major Division</u>	<u>Existing</u>	<u>Program Plan</u>	<u>Schematic</u>
Temple Functions			
Meditation (Zendo)Hall (40 people) + Spectator seating for Zendo Hall	1,000 SF	2,500 SF	2,200 SF
Interview Room (Dokusan)	90 SF	100 SF	150 SF
Interview Room (Dokusan)	----	100 SF	150 SF
Waiting area (Dokusan rm)	150 SF	250 SF	200 SF
Waiting area (Dokusan rm)	----	250 SF	200 SF
Devotional Room	----	150 SF	350 SF
Lineage/Relics Room	----	100 SF	150 SF
Dormitories - 40 total people			
Men's	350 SF	1,000 SF	1,000 SF
Women's	350 SF	1,000 SF	1,000 SF
Private Rooms (4)	500 SF	400 SF	inc. above
Dining Area	350 SF	500 SF	675 SF
Office for Spiritual Director	80 SF	125 SF	150 SF
Caretaker's Residence	100 SF	125 SF	150 SF
Accessible Toilet Rooms	----	400 SF	375 SF
Changing rooms			
Men's	150 SF	150 SF	150 SF
Women's	150 SF	150 SF	150 SF
Laundry	75 SF	75 SF	75 SF
Storage 80 SF	80 SF	80 SF	
Outdoor Garden	----	----	----
SUBTOTAL	3,325 SF	7,555 SF	7,205 SF
Area Circulation x 30%	1,000 SF	2,265 SF	2,150 SF
TOTAL	4,325 SF	9,820 SF	9,355 SF
<u>Major Division</u>	<u>Existing</u>	<u>Program Plan</u>	<u>Schematic</u> ¹

School of Zen Arts and Studies / Community Interface

Auditorium (inc. stage)	7,650 SF	2,000 SF	1,600 SF
Foyer	1,375 SF	1,375 SF	1,375 SF
Movements Room	----	1,200 SF	1,100 SF
Classroom	----	300 SF	235 SF
Classroom	----	300 SF	---
Child Care	----	150 SF	150 SF
1000 Hands office space	----	100 SF	135 SF
Zen school office space	----	100 SF	100 SF
Accessible Toilets	250 SF	100 SF (acc)	100 SF (acc)
Storage	<u>75 SF</u>	<u>100 SF</u>	<u>100 SF</u>
SUBTOTAL	9,350 SF	5,725 SF	4,895 SF
Area Circulation x 25%	N/A	1,430 SF	1,225 SF
TOTAL	9,350 SF	7,155 SF	6,120 SF

Center Operations

Main administrative Office	350 SF	225 SF	500 SF
Publications Office	---	100 SF	inc. above
Conference Room	in office	400 SF	350 SF
Kitchen w/ service window	250 SF	450 SF	450 SF
Pantry	40 SF	40 SF	40 SF
Art Shop	---	inc. classrm	inc. classrm
Art Storage	---	40 SF	40 SF
Library	200 SF	325 SF	350 SF
Lounge Area	---	200 SF	500 SF
Sewing Room	80 SF	100 SF	100 SF
Fireproof Data Storage	---	40 SF	40 SF
Store	95 SF	95 SF	95 SF
Sound and Light booth	---	150 SF	100 SF
Electrical	---	150 SF	125 SF
Mechanical	600 SF	400 SF	575 SF
Construction Work room	220 SF	220 SF	----
Elevator Mechanical Room	---	100 SF	150 SF
Janitor's Closet	---	40 SF	40 SF
Storage	<u>80 SF</u>	<u>100 SF</u>	<u>120 SF</u>
SUBTOTAL	1,915 SF	3,185 SF	3,575 SF
Area Circulation x 30%	585 SF	955 SF	1,075 SF
TOTAL	2,500 SF	4,140 SF	4,650 SF

Total Allocated Areas 16,170 SF 21,115 SF 20,125 SF
 Current Square Footage: Schematic Square Footage:

Temple Functions:	4,325 S.F.	Temple Functions	9,355 S.F.
Auditorium	7,650 S.F.	Auditorium	1,600 S.F.
Community Outreach	1,700 S.F.	Community Outreach	4,520 S.F.
Center Operations	2,500 S.F.	Center Operations	4,650 S.F.

Total:	16,170 S.F.	Total:	20,125 S.F.
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TEMPLE FUNCTION REQUIREMENTS

Existing Conditions:

1. The historic building's main worship space is a large sloped floor auditorium with central front stage and individual fixed theater seating. This is inappropriate for the needs of Zen Buddhism.
2. The current Dokusan and waiting area are inadequate.
3. There is no space for Devotional meditation or relic display. These things are important to the practice of Zen Buddhism.
4. Up to 40 people spend a full week in the Zendo during retreat sessions. Currently, they must use temporary spaces and disrupt all other activities within the building.
5. Inadequate toilet room facilities exist.
6. The sound system needs to be modernized to allow for taping and broadcasting of talks.
7. Traffic noise from Speer Blvd. is intrusive.

Proposal:

1. The auditorium is reduced to a 150 seat venue with the skylight and three large windows remaining in this historic space. A new floor is introduced to serve as the Zendo and auxiliary needs. This floor extends from the current elevation of the organ loft. The area below the new floor, at approximately the level of the existing stage, is utilized for residential Zen training periods.
2. The Dokusan and waiting areas are doubled, the waiting areas have abundant natural light, each Dokusan is larger than the existing one, and the circulation is clarified.
3. A combination Devotional/ Relics room is created on the Zendo floor level. This quiet room will receive abundant natural light and will be accessible.
4. A residential training area has been created beneath the Zendo floor. This area has four private rooms and a divisible group room. The group room can accommodate 35 people. Natural light is allowed to wash the exterior walls.
5. New toilet room facilities are built in the space beneath the Zendo floor. These serve not only the Zendo, but the residential and auditorium at various times.
6. A sound and light booth is designed in to serve both the Zendo and the Auditorium. It would be located beneath the Zendo floor.
7. Filtering glass walls in the Zendo allow for diffused light into both the Zendo and the residential levels, while adding an additional layer of sound protection for those within the Zendo space.

SCHOOL OF ZEN ARTS AND STUDIES/ COMMUNITY INTERFACE

Existing Conditions:

1. The auditorium is the largest function within the building.
2. There are inadequate classrooms for the School.
3. There is inadequate office spaces for the School and community interface. They must share office space with Temple Operations.
4. There are inadequate toilet facilities.

Proposal:

1. The auditorium square footage has been reduced. See #1 under Temple Functions.
2. Three classrooms have been created on the lower level. The School functions have all been incorporated into the lower level, this allows for classes to operate semi-independently from the Temple. These classrooms have different occupancy loads, from 25 to 10 people. Several of the classrooms also double as Center Operations functions for a square footage savings.
3. Two offices have been created on the lower level, so the administrative personnel will be in close proximity to the classroom spaces.
4. Two accessible toilets have been provided.

CENTER OPERATIONS REQUIREMENTS

Existing Conditions:

1. A poorly designed kitchen is inadequate for retreats.
2. Office space is inadequate and shared with boardroom function. There is no place for publications and mailing work to spread out.
3. Auxiliary functions, such as the library, art, sewing, lounge, etc. have no designated spaces. As a result they occur within circulation areas.
4. There is no designated child care space, there is a lack of storage for their supplies.
5. Mechanical and electrical services are old and inefficient.
6. The facility is not accessible to the disabled.

Proposal:

1. The kitchen will be enlarged and designed with various work stations and up to date appliances.
2. The office space will be enlarged, with a separate casework area for publications and mailing storage and lay out. The boardroom has been moved into a room on the lower level.
3. The library, sewing and lounge areas have designated spaces. These serve as auxiliary areas for the Zendo functions, away from the public realms, to allow for personal meditation and study.
4. A child care space and storage area have been created on the lower level. This space doubles as a small classroom.
5. All new electrical service will be installed. Mechanical systems will be upgraded as required.
6. An elevator will be installed. This elevator will service the lower school level, foyer level, auditorium/ residence level, and Zendo level. The only areas that will not be upgraded to be accessible are the office and kitchen levels.

EXISTING SITE CONDITIONS

The Zen Center is located on an unusually shaped lot in Northwest Denver. The project will not impact the footprint of the existing building with the possible exception of a new entry vestibule and canopy to the west. Parking is located on a separate site, landscaping and entry path sequence will be addressed.

The building is in generally good repair, however there are some deferred maintenance issues that will need to be addressed as the building project progresses. These items could also be addressed in a separate project. One of the major areas of concern is regarding the windows. The windows in the main auditorium are large and single-paned. This allows for greater air infiltration and noise infiltration than modern windows. Several scenarios were looked at to rectify this condition. JHL Constructors priced storm window additions and complete replacement of the auditorium windows. The other windows in the facility require routine maintenance including minor repairs, glazing repair, putty repairs, scraping, priming and painting. There is a concern that there are most likely hazardous materials, including lead paint and asbestos fibers in the window putty. This is addressed in the costs attached. The foundation would benefit from a waterproof coating. JHL has priced an interior waterproof coating on the stone foundation, to bypass the expense of excavation on the exterior. The roof is in generally good condition with some missing tiles requiring replacement.

EXISTING SITE CONDITION COSTS

HARD COSTS	
Foundation water proofing and re-pointing	\$81,000
Other associated foundation costs	\$18,000
Roof tile replacement	\$10,000
Window repairs	\$40,000
Exterior painting	\$52,300
Estimating Contingency (20%)	\$40,260
ALTERNATES	
Storm windows	\$55,500
TOTAL CONSTRUCTION	\$297,060
SOFT COSTS	
A/E Fees (Allowance)	\$36,000
Reimbursable expenses	\$10,000
Project Contingency	\$30,000
TOTAL SOFT COSTS	\$76,000
TOTAL PROJECT COSTS	\$373,060

COST SCENARIOS

The following cost scenarios were developed in conjunction with JHL Constructors. The overall

costs were determined by square footage analysis, subcontractor walk-through and prior experience with buildings of this type.

THE DENVER ZEN CENTER
 MASTER COST ESTIMATE
OPTION I
 Build out Lower Level

	Phase One	Future
HARD COSTS		
Building System Upgrades	\$780,000	\$320,000
Zendo Level Costs		\$490,000
Dorm Area Costs		\$615,000
Kitchen Area Costs		\$140,000
Ground Level Costs		\$175,000
Lower Level Costs	\$265,000	
Contingency (20%)	\$209,000	\$348,000
ALTERNATES		
Landscaping, Parking, Walks		\$200,000
TOTAL CONSTRUCTION	\$1,254,000	\$2,288,000
SOFT COSTS		
A/E Fees (Allowance)	\$150,000	\$300,000
Special consultants-Acoustical		\$10,000
Reimbursable expenses	\$15,000	\$25,000
Furniture Design Allowance	\$5,000	\$15,000
Contingency	\$15,000	\$35,000
Testing/Misc.	\$15,000	\$15,000
Public Service (Excel Energy)	\$30,000	
Tap Fees		\$20,000
Development Fees (possible)		
Telephone / Computer Systems	\$5,000	\$15,000
Furniture Allowance	\$20,000	\$80,000
TOTAL SOFT COSTS	\$255,000	\$515,000
OTHER COST ALLOWANCES		
Temporary Office Space (rental and set-up)		\$50,000
Temporary Zendo Space Costs	\$50,000	
Temporary Phones & Computers	\$5,000	\$5,000
Moving Costs (contract)		
Financing fees and interest	\$30,000	\$70,000
TOTAL OTHER COSTS	\$85,000	\$125,000
DEFERRED MAINTENANCE ITEMS		
Foundation water proofing and re-pointing	\$81,000	

Other associated foundation costs	\$18,000	
Roof tile replacement	\$10,000	
Window repairs	\$40,000	
Exterior painting	\$52,300	
Storm Windows		\$55,500
Estimating Contingency (20%)	\$40,260	
TOTAL DEFERRED MAINTENANCE ITEMS	\$241,560	\$55,500
TOTAL PROJECT COSTS	\$1,835,560	\$2,983,500
Total Project		\$4,819,060

THE DENVER ZEN CENTER
MASTER COST ESTIMATE

OPTION II

Build out New Dorm and Zendo Level

	Phase One	Future
HARD COSTS		
Building System Upgrades	\$780,000	\$320,000
Zendo Level Costs	\$490,000	
Dorm Area Costs	\$200,000	\$415,000
Kitchen Area Costs		\$140,000
Ground Level Costs		\$175,000
Lower Level Costs		\$265,000
Contingency (20%)	\$294,000	\$263,000
ALTERNATES		
Landscaping, Parking, Walks		\$200,000
TOTAL CONSTRUCTION	\$1,764,000	\$1,778,000
SOFT COSTS		
A/E Fees (Allowance)	\$220,000	\$230,000
Special consultants-Acoustical	\$10,000	
Reimbursable expenses	\$20,000	\$20,000
Furniture Design Allowance	\$10,000	\$10,000
Contingency	\$25,000	\$25,000
Testing/Misc.	\$15,000	\$15,000
Public Service (Excel Energy)	\$30,000	
Tap Fees	\$20,000	
Development Fees (possible)		
Telephone / Computer Systems	\$10,000	\$10,000
Furniture Allowance	\$50,000	\$50,000
TOTAL SOFT COSTS	\$410,000	\$360,000
OTHER COST ALLOWANCES		
Temporary Office Space (rental and set-up)		\$50,000
Temporary Zendo Space Costs	-	-
Temporary Phones & Computers	\$5,000	\$5,000
Moving Costs (contract)		
Financing fees and interest	\$50,000	\$50,000
TOTAL OTHER COSTS	\$55,000	\$105,000
DEFERRED MAINTENANCE ITEMS		
Foundation water proofing and re-pointing	\$81,000	
Other associated foundation costs	\$18,000	

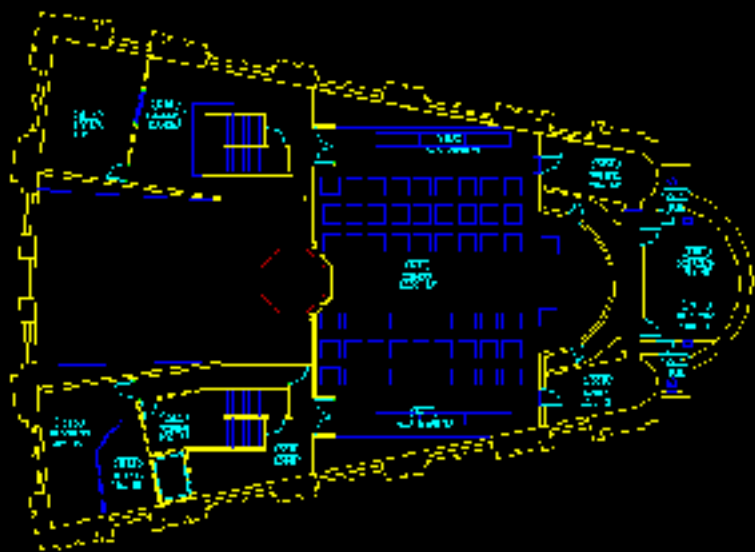
Roof tile replacement	\$10,000	
Window repairs	\$40,000	
Exterior painting	\$52,300	
Storm Windows		\$55,000
Estimating Contingency (20%)	\$40,260	
TOTAL DEFERRED MAINTENANCE ITEMS	\$241,560	\$55,000
TOTAL PROJECT COSTS	\$2,470,560	\$2,308,500
Total Project	\$4,779,060	

POSSIBLE PROJECT SCHEDULE

Presentation of Schematic Design to Sangha	July 2002
Completion of Schematic Design/ Fund raising Packet	Aug 2002
Fund raising	Aug - Dec 2002
Decision on Phased Option I or II	Jan 2003
Design Development - Phase I	Jan - March 2003
Sangha Review	March 2003
Construction Documents - Phase II	April - Aug 2003
Bidding and Permit	Sept 2003
Construction Commences - Phase I	Nov 2003
Construction Completion - Phase I	Sept 2004

ISSUES

An informal meeting with the City and County of Denver Building Department has occurred. A formal meeting and formal submittal of the project will occur in the future. At the informal meeting, the following areas of concern were raised by the Building Department. The existing from the dormitory area does not specifically meet the code requirement of exiting directly to the exterior, however four exits are provided from the area, two directly into exit stairwells. Also identified as an area of concern were the exiting conditions from the Zendo. However, this ties into an existing condition and may be acceptable. Each area of concern has the potential for full approval, disapproval, or modification of the Center's request. Therefore, the schematic design outlined in this report will be modified as required upon final review of the City. As many issues as possible have been addressed for this schematic design submittal.



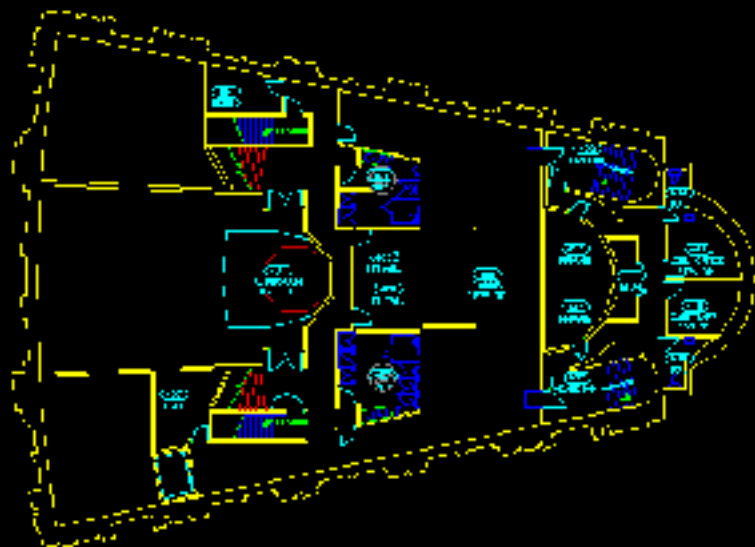
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ARCHITECTURAL FLOOR PLAN

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REVISIONS

SCHEMATIC • DESIGN • SUBMITTAL

3810-0012 02/2018 ARCHITECTURE

3810-0012

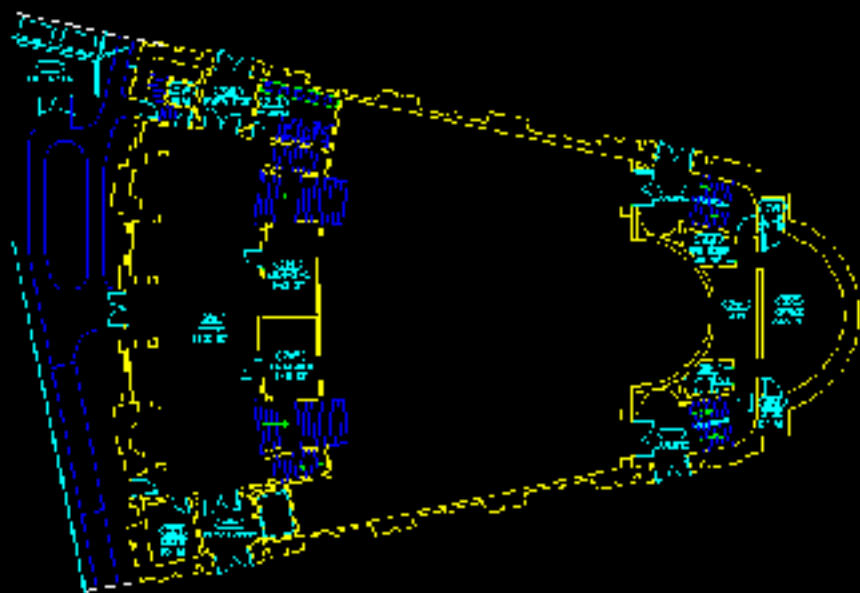


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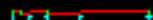
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SCHEMATIC - DESIGN - SUBMITTAL

DATE: 08/15/2018

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1/8" = 1'-0"



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LOBBY PLAN

SCHEMATIC DESIGN SUBMITTAL

PLANNING DEPARTMENT, CITY OF LOS ANGELES

DATE: 01/15/2015



DATE: 01/15/2015



PLANNING DEPARTMENT

DATE: 01/15/2015