

Comprehensive Master Plan

First Presbyterian Church *Baton Rouge, Louisiana*







The most refreshing future flows from the deepest sources. A campus master plan looks toward the coming years, trying to plan for uses and needs to come. But how can anyone figure out the future today? Only by clearing a channel to the deep spring that supplies our life.

So here at church, we spent a year clarifying the values that rise from drawing life from the gospel of Jesus Christ. Then we discussed and listened to the priorities that rise today from that eternal well. We envisioned how ancient truth could best be expressed in our particular situation in this city for these times. From there, we took another year to consider how those enduring values could be vividly rendered through our buildings and grounds, both now and for the decades to come. This thrilling document is the result.

The prophet Ezekiel once received a vision of water flowing out from the temple of the LORD, down its steps and out into the world. He saw that where the river flowed, everything came to life. I love how this vision connects architecture and mission. Both come from the one Source! The building for worship becomes the channel of living water that renews the earth. Think how this works. We come to our church campus to drink of the Living Water of Jesus in worship, in the Word, in fellowship with each other. Then, we flow out into the world to refresh others with Christ’s love. Our very campus will contribute mightily to that stream of life.

It moves me profoundly to see what the Spirit has led us to envision. And I know that in Christ’s strength, you will make this plan a reality. I will always be so grateful for where God has led us together.

———— Gerrit Dawson, Senior Pastor



It has been a privilege to serve as chairman of the Master Plan Committee, and I am pleased to present the work contained in this document. With clear direction from the Session, along with an extraordinary group of dedicated volunteers and trusted professionals, this process has been both exciting and deeply productive.

The mission of our committee was to align the FPC campus and facilities with the Strategic Plan adopted by the Session in 2024. Our goal was to ensure that our physical campus reflects the congregation’s core values and supports the ministry to which God has called us, while faithfully stewarding the gifts entrusted to us on this patch of earth.

I cannot say enough about the men and women who served on this committee. Their prayerful commitment, thoughtful engagement, and shared love for our church were invaluable throughout this journey. We were also intentional in selecting Tipton Associates, and we are grateful for their expertise and guidance. With their help, we gathered extensive information from our physical campus, reviewed historical documents, and engaged the congregation through focus groups and listening sessions that clarified both our challenges and opportunities.

I am humbled and encouraged to mark this moment—to “raise an Ebenezer”—in gratitude for God’s faithfulness to our church. It is our hope that this master plan will serve as a strong foundation for the future, and it will be a blessing to see these improvements come to fruition in the months and years ahead.

———— Scott Bardwell, Chairman

Acknowledgments

First Presbyterian Church

Master Plan Committee

Gerrit Dawson, Senior Pastor
 Scott Bardwell, Chairman
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Stakeholder Groups

Worship Team
 Youth Ministry Team
 Outreach Stakeholders
 Adult Ministries
 Facility Stakeholders
 Children’s Ministry and MDO
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Executive Summary

INVESTIGATION & ANALYSIS



Planning Context

In spring 2025, the First Presbyterian Church of Baton Rouge leadership and building committee engaged Tipton Associates to analyze community needs and resources and build a shared vision for future campus improvements. Existing facilities were studied in downtown context with specific attention to available parking and mid-block connections linking the FPC campus to the broader downtown fabric. The planning team participated in the ongoing Plan Baton Rouge public process with specific attention to initiatives impacting the current FPC site, Convention Street, North Boulevard, and Florida Boulevard corridors. Multiple members of the planning team attended all three worship services for observation and personal perspective on how the community and facilities function on a typical Sunday.



Facility & Site Analysis

Specific site and building conditions were assessed to understand current use patterns, determine quantity and quality of parking available, and identify conditions in need of attention. Building systems were reviewed by the engineering team to provide high-level evaluation of useful life and identification of components in need of immediate attention. Existing facility managers were interviewed to document current challenges and deferred maintenance considerations. MDO logistics were observed at drop-off and pick-up times for confirmation of daily security and parental engagement requirements.



Stakeholder Need Assessment

A broad range of campus stakeholders were engaged to identify and prioritize needs specific to respective ministries. FPC College of Elders provided perspective on the importance of place as well as significant campus qualities to be maintained as improvements are considered. Individual stakeholder constituency findings were aggregated and statistically analyzed to confirm priority needs for master plan response. Priority findings were reviewed with the FPC Task Force for confirmation prior to beginning exploration of campus planning options.

KEY FINDINGS

- Convention Street is the FPC campus “Front Door” and a significant downtown gateway.
- A significant mid-block connectivity pattern exists connecting FPC campus to downtown.
- Downtown streets (7th, 8th, 9th) shift at Convention Street bracketing the FPC campus.
- FPC effectively functions like a suburban church in downtown.
- Parking is the first campus experience.
- Currently there is no visitor parking, and no covered drop-off.
- Campus wayfinding is challenging.
- Sequence of entry to FPC campus is unclear for the uninitiated.
- Accessibility conditions restrict campus mobility and community engagement.
- Age group ministries are distributed amongst multiple campus buildings, exacerbating access and campus circulation challenges.
- Ministry partner space allocations create security, infrastructure, access and confidentiality challenges.
- Stakeholder needs were distilled to delineate high and medium priorities.
- Site and facility needs were similarly prioritized by scale: campus, building, and room/space.

KEY FINDINGS

- Property acquisition between 8th and 9th streets is a paradigm shift, which has allowed for proactive planning recommendations and campus possibilities previously limited.
- Current campus building fabric, established campus use patterns, and frequency for campus access effectively zones the campus from east to west.
- Campus zoning allows for layered campus security strategy virtually impossible today.
- Community use concentration in the campus core is the primary plan organizing device.
- Using the pattern established by North Boulevard, the master plan recommends a welcoming, green northern campus edge and visible new entry from Convention Street.
- Master plan recommendations strategically maximize use of existing campus conditioned space. Construction of new campus space is not required.
- Proposed campus community zone extends through the existing education building connecting the current courtyard to the new property east of 8th Street.
- Campus circulation recommendations define the community zone and establish logical covered drop-off locations using existing parking and street infrastructure.
- Campus circulation recommendations expand connectivity between campus buildings and extend established mid-block connectivity into the downtown urban fabric.
- Master plan recommendations expand space allocations for all key church ministries, critical community functionality, and appropriate supporting spaces.
- Master plan establishes a logical implementation sequence allowing for change over time with limited impact to existing space utilization.

Framework

Timing of planning efforts serendipitously allowed seamless consideration and exploration of additional property acquired between 8th and 9th streets. Existing use patterns were extended to embrace the expanded campus, and new possibilities for current campus challenges emerged once physical limitations were expanded. The framework plan represents a distilled skeleton, or frame, structure upon which the campus master plan can be built out over time. Specific components of the master plan will change over time. Framework concepts are foundational to optimizing campus functionality and therefore are less subject to modification over the life of plan implementation.

Exploration

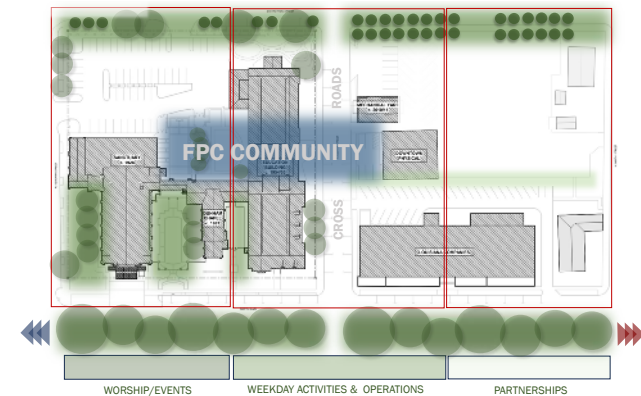
The planning team, in collaboration with the FPC task force, explored alternative strategies for organizing campus functions, expanding space availability for critical campus ministries, and making highest/best use of conditioned space available with the additional property acquisition. Specific exploration focused on the consolidation of vertical circulation in the worship building, connectivity between the Dunham Chapel and Worship building, and the center zone of the education building between the gymnasium to the North and the formal classroom wing to the South.

Synthesis

The master plan recommendations included represent a synthesis of best value/optimal solutions enabled by focused exploration noted above. The result focuses church community spaces and functions in the core of campus, establishes alternative circulation routes to define and activate the community space and provides for functional consolidation of church and partnered ministries. Visualization and inspirational imagery reinforce the character of the architectural fabric of the campus and potential of planned improvements to address priority needs identified.

Executive Summary

EXPLORATION & DISTILLATION

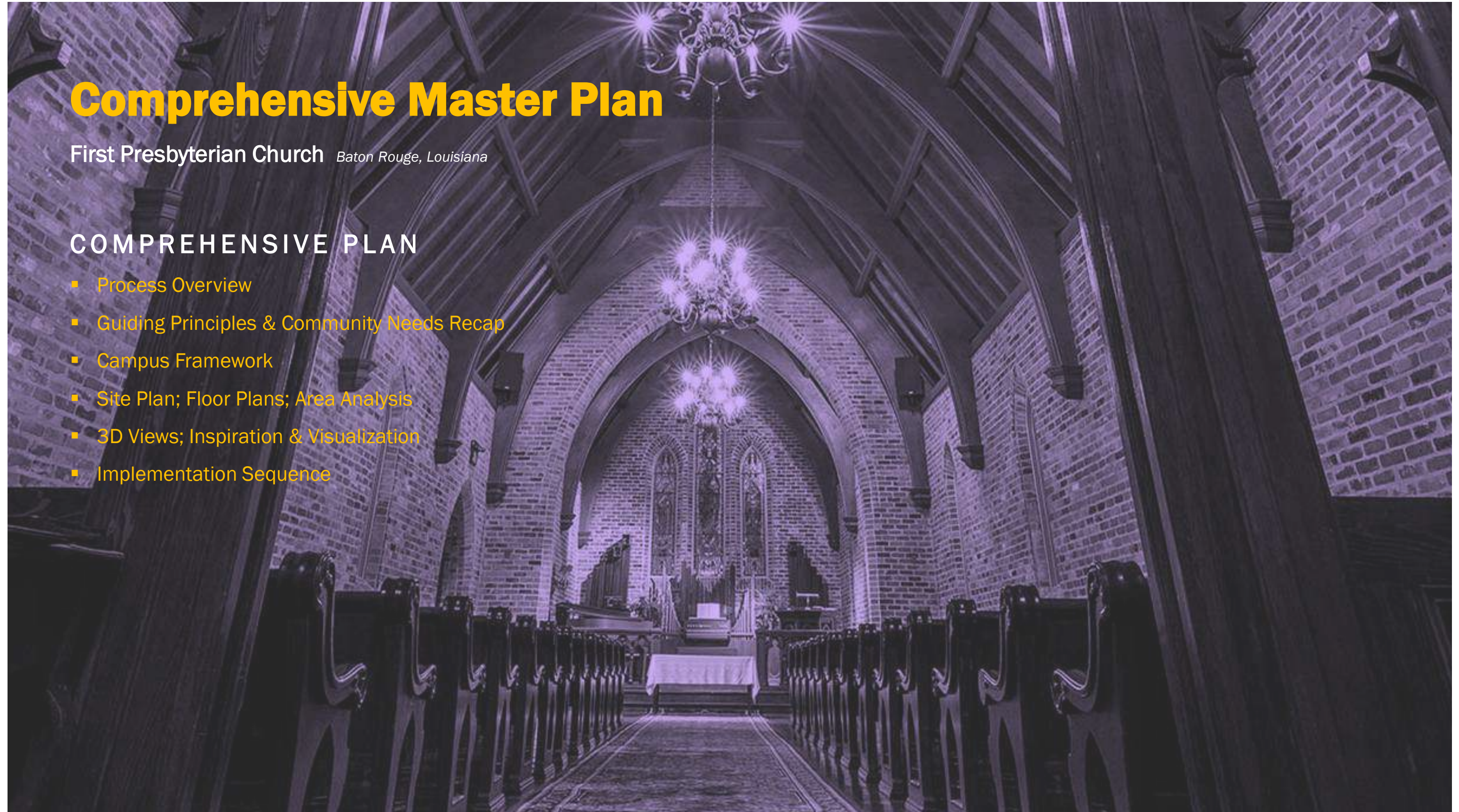


Comprehensive Master Plan

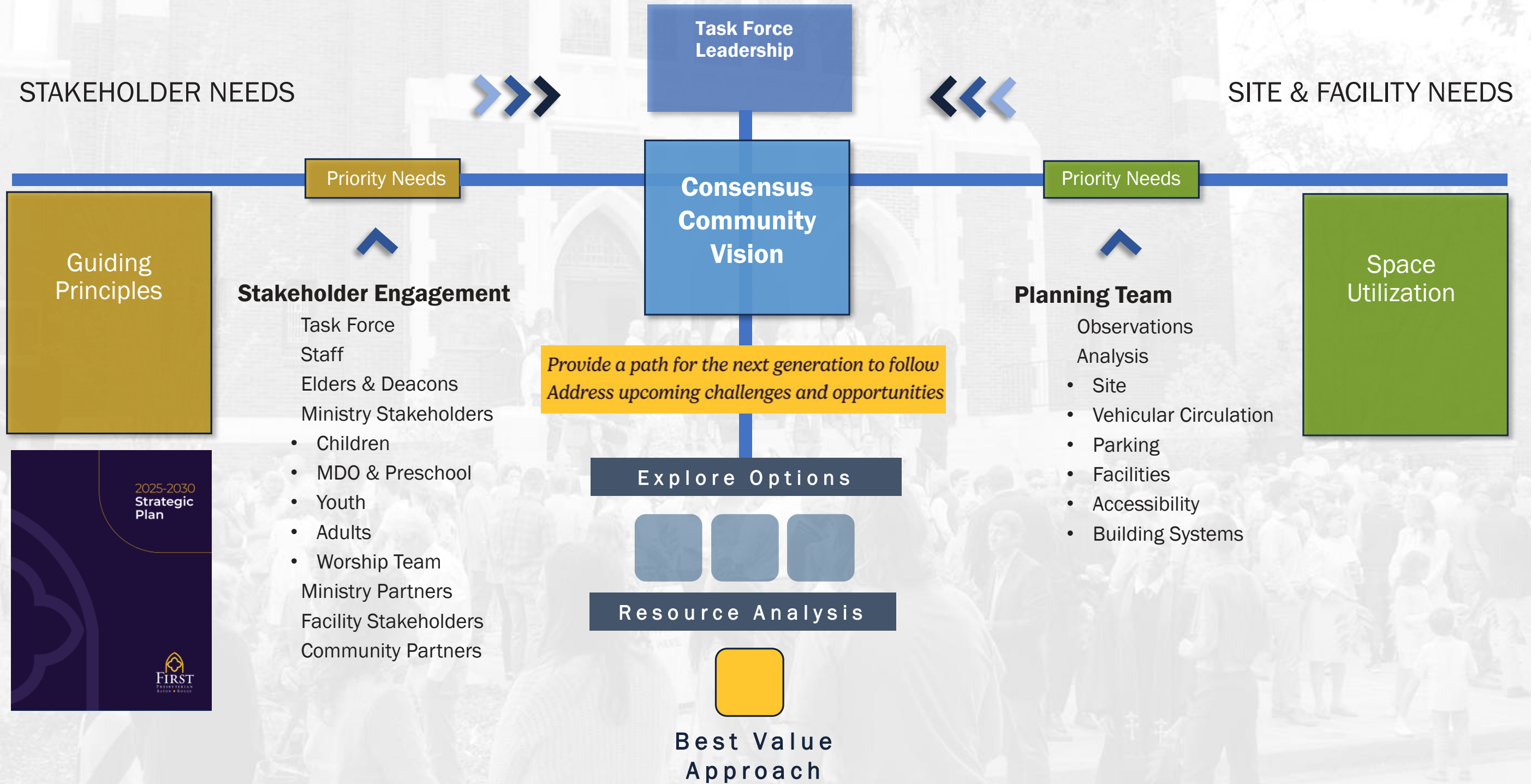
First Presbyterian Church *Baton Rouge, Louisiana*

COMPREHENSIVE PLAN

- Process Overview
- Guiding Principles & Community Needs Recap
- Campus Framework
- Site Plan; Floor Plans; Area Analysis
- 3D Views; Inspiration & Visualization
- Implementation Sequence



Planning Process



To develop the campus master plan, the FPC leadership and building task force engaged Baton Rouge architecture and planning firm Tipton Associates, APAC, in spring 2025. The planning team worked closely with the task force and the FPC community to understand community needs, develop a community vision, explore options, analyze resources, and find the best value approach.

Stakeholder Engagement



6

STAKEHOLDER GROUPS
+ COLLEGE OF ELDERS



72

STAKEHOLDER
PARTICIPANTS



432

ACTIVE RESPONSES

Key Questions for Consideration:

- When and how have your **ministry efforts** been most effective?
- What **ministry possibilities** should the planning team account for as we advise the steering committee on future potential?
- Are there current challenges impacting your **ministry area** that should be studied in more detail?
- Are there one or two key issues that could be addressed now to confidently meet **ministry needs** in your specific area of focus for the next decade?
- What **other ideas** deserve the planning team's consideration now to further **enhance the FPC community** over the next decade?

Guiding Principles



MISSION-ALIGNED

- Welcoming/Engaging
- Authentic/Genuine
- Communicate FPC Story
- Embrace Partnerships
- Civic Leader
- Campus/Buildings as Means not Ends

INVITING & INSPIRATIONAL

- Campus as Destination
- Clear Entry Sequence
- Prioritize Community
- Embrace All Ages
- Transcendent Spaces
- Campus as Active Communicator

MODEL STEWARDSHIP

- Respect for Legacy
- Optimize Assets
- Prepared for Future
- Active Campus
- Expectation of Quality
- Well Maintained & Operated Facilities

ACCESSIBLE & CONNECTED

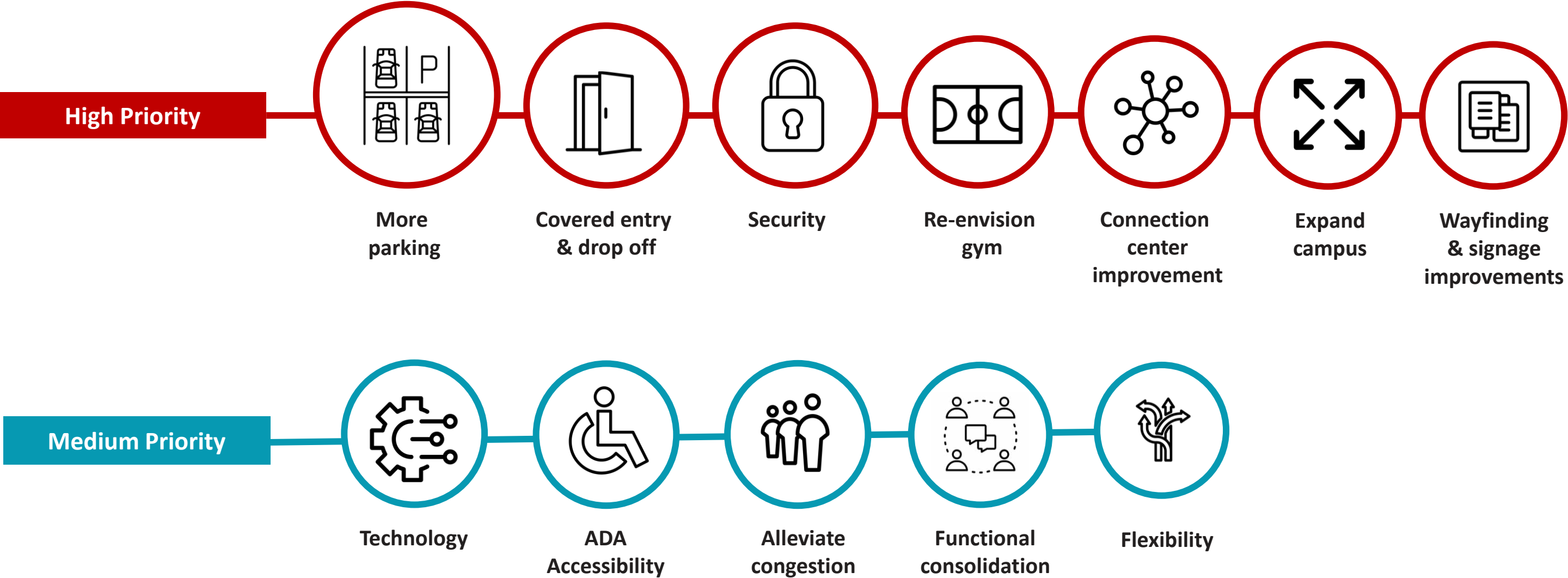
- Easy to Navigate
- Clear Way-finding
- Reduce Barriers
- Community Connectivity
- Secure Campus
- Significance of Outdoor Spaces & Experiences

FLEXIBLE & ADAPTABLE

- Embrace Technology
- Range of Space Sizes
- Spaces that Breathe
- Easy to Maintain
- Maximize Space Use
- Strategic Campus Utilization & Zoning

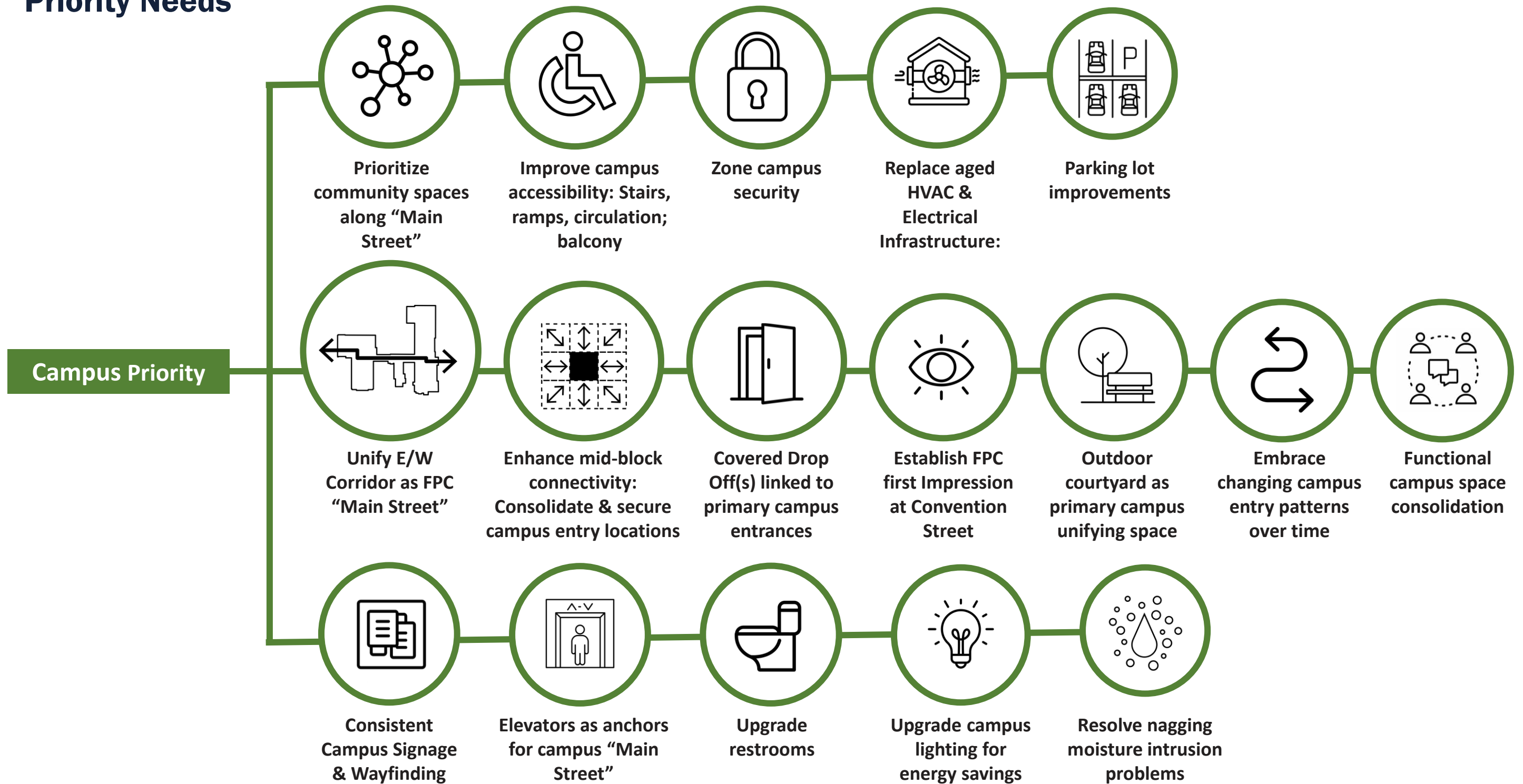
Guiding principles were distilled from campus stakeholder aspirations. These 5 key issues represent the primary objectives of the planning process. Guiding Principles link the master planning effort to the PFC strategic plan completed previously and offer directional clarity as master plan implementation decisions are made in the future.

Priority Needs



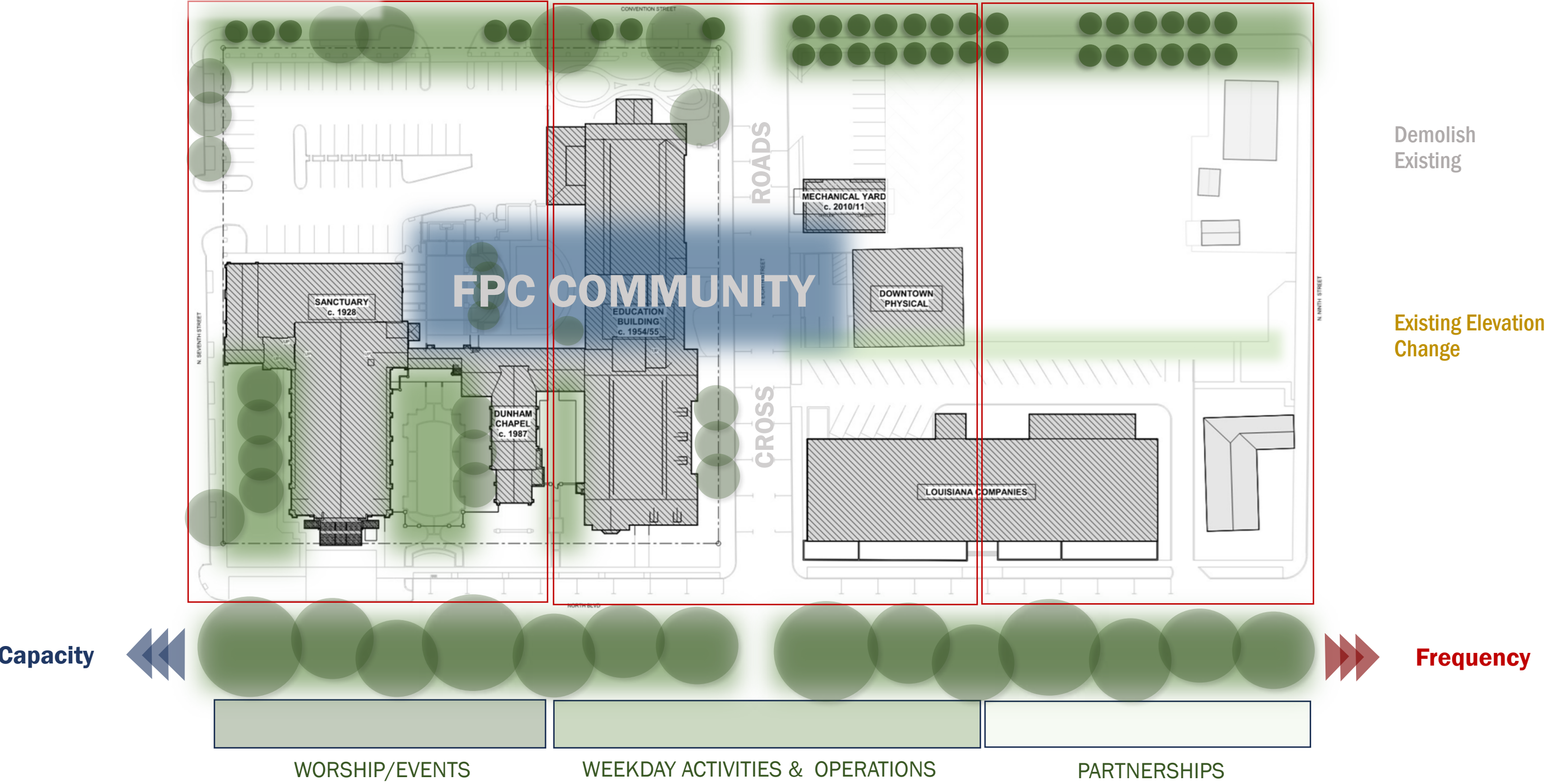
Priority needs were distilled from a statistical analysis of aggregated responses obtained in multiple campus stakeholder workshops. Findings were reviewed with the task force for confirmation.

Priority Needs



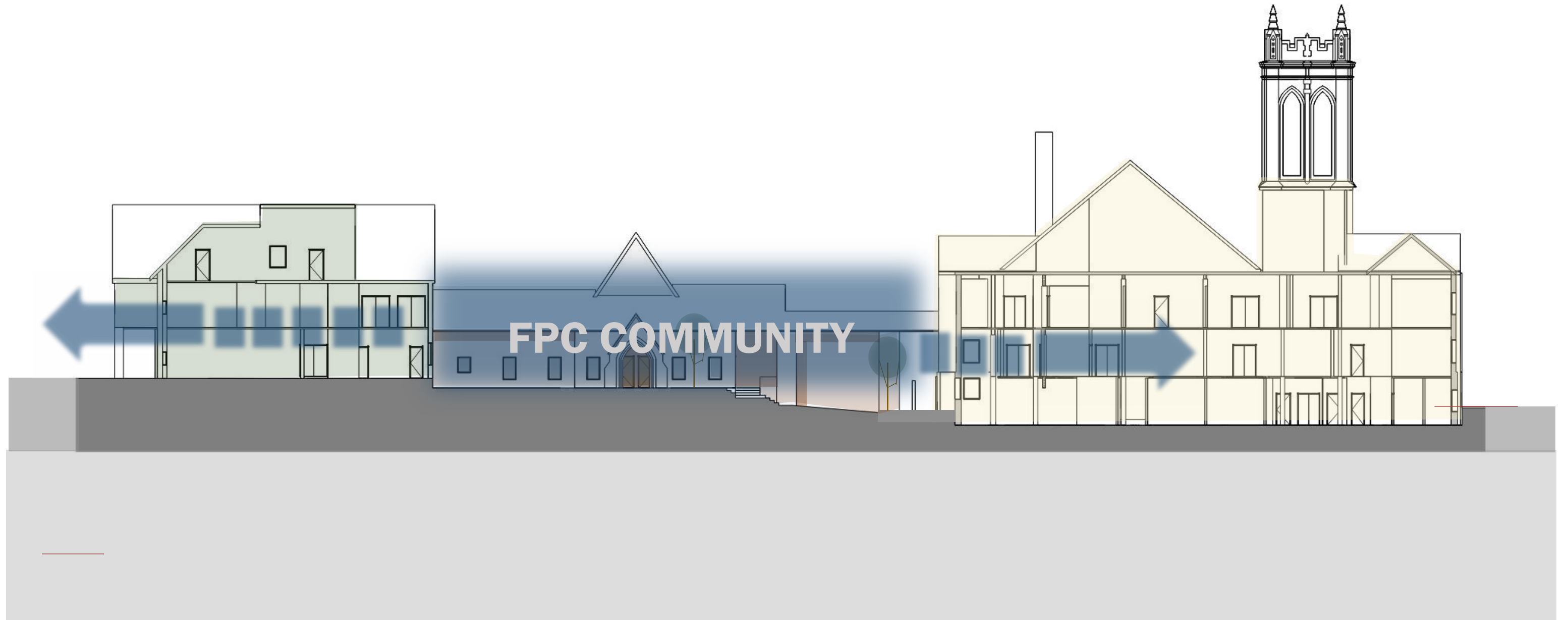
Priority site and facility needs were distilled from insights of key staff responsible for campus operations and independent observation and analysis conducted by the planning team. Priorities identified represent overlapping scale of need from the context of the downtown precinct to individual spaces and building systems.

Campus Framework



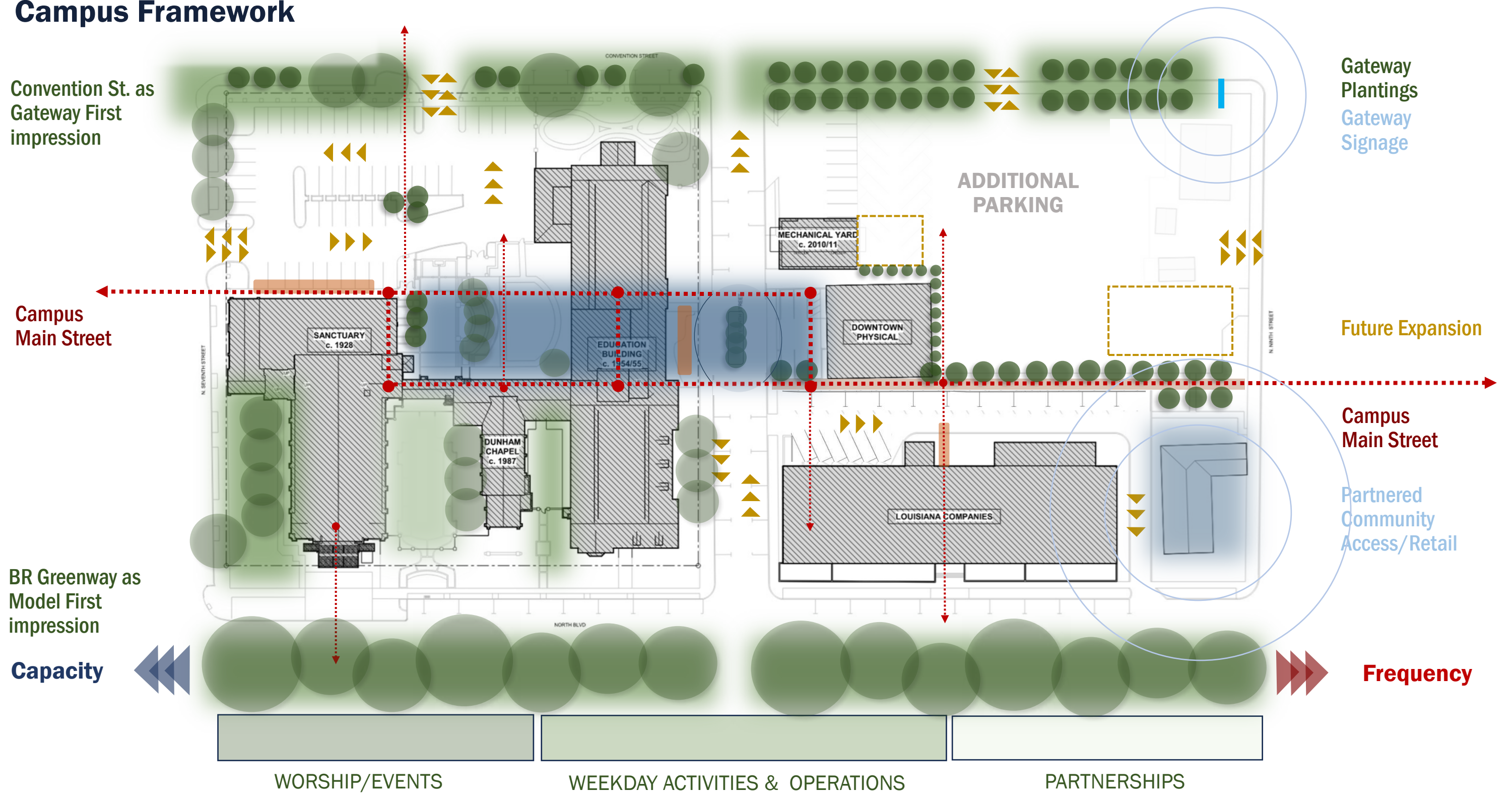
The campus framework illustrates the basic organizational structure underlying the master plan. Key components include a community focused campus core, landscaped campus edges, and optimal activity zones best suited for campus and partnered ministry functions.

Campus Framework



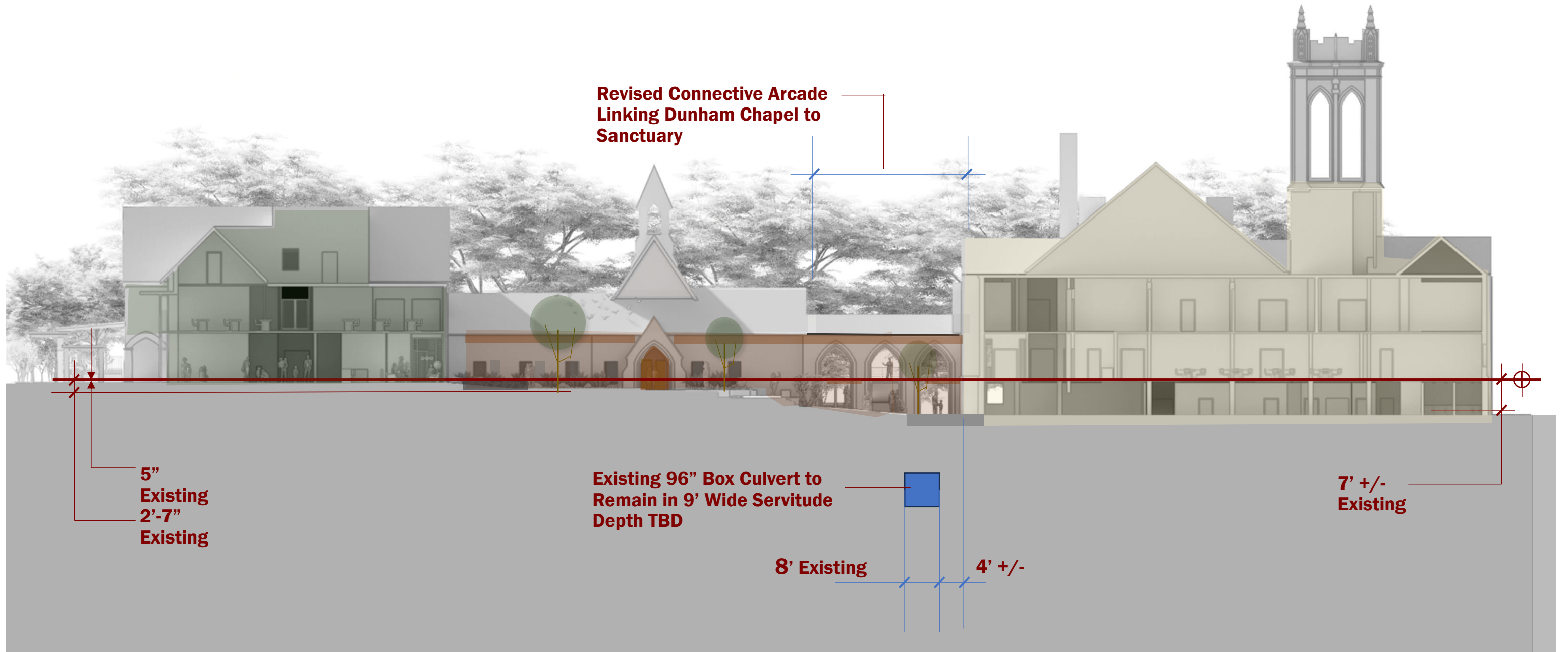
The existing campus courtyard provides precedent for an active church community core. The master plan framework extends the core by strategically positioning community functions in Sanctuary Building and Education Building for a connected set of community experiences.

Campus Framework



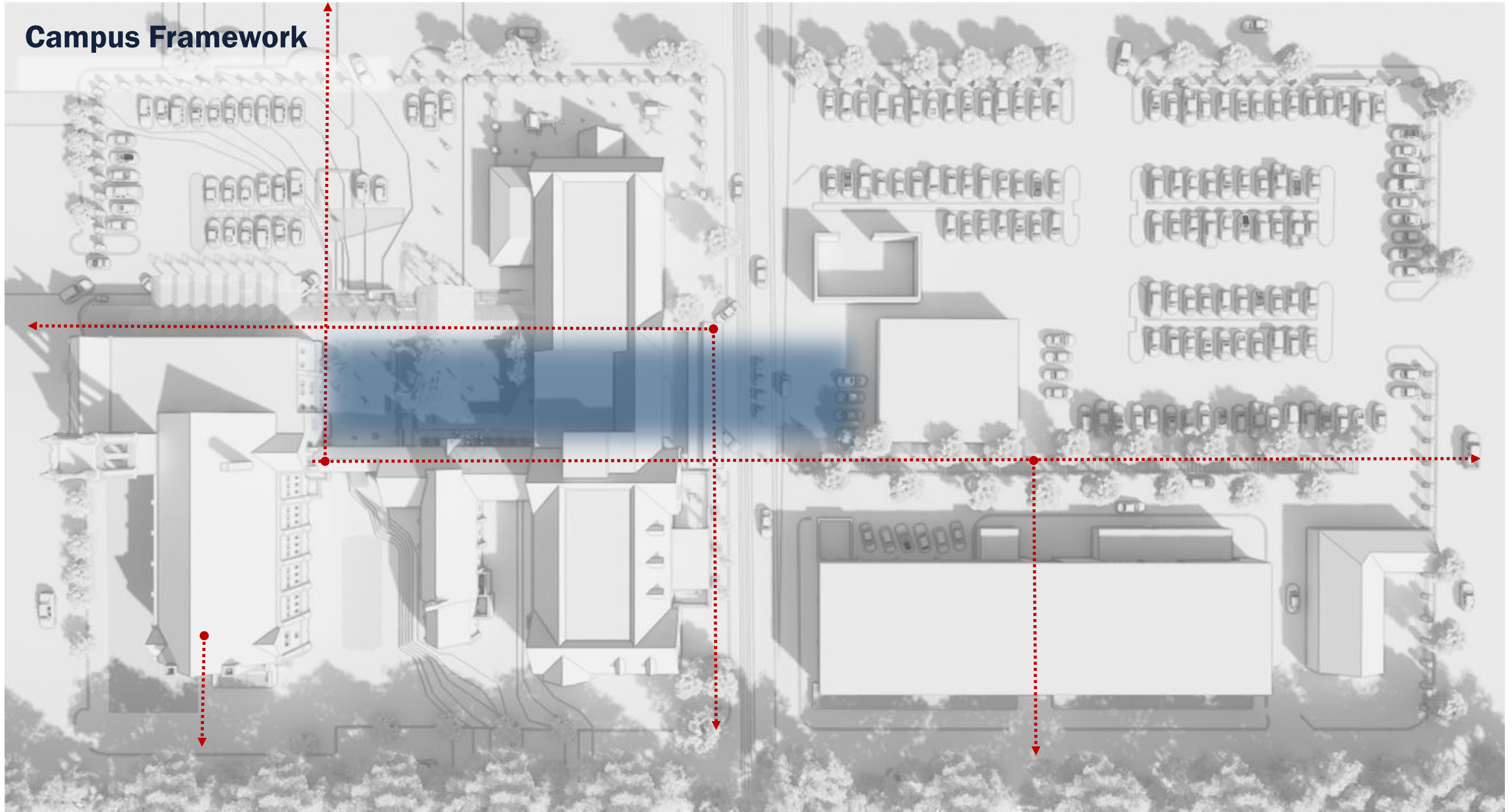
Landscaped development along Convention Street establishes a welcoming first impression of the FPC campus and serves as a gateway for this primary downtown entrance corridor. East | West “Main Street” circulation defines the FPC community core, expands current church fabric East of 8th street, and extends into the adjacent downtown fabric. Natural points of pedestrian entrance from East, West and North as well as logical points of covered drop-off occur along established “Main Street” routes.

Site Section



The campus framework resolves existing grade level changes connecting primary worship and educational functions. A proposed covered, open arcade links the Dunham Chapel to the Sanctuary Building while preserving the route for major storm drainage underground.

Campus Framework



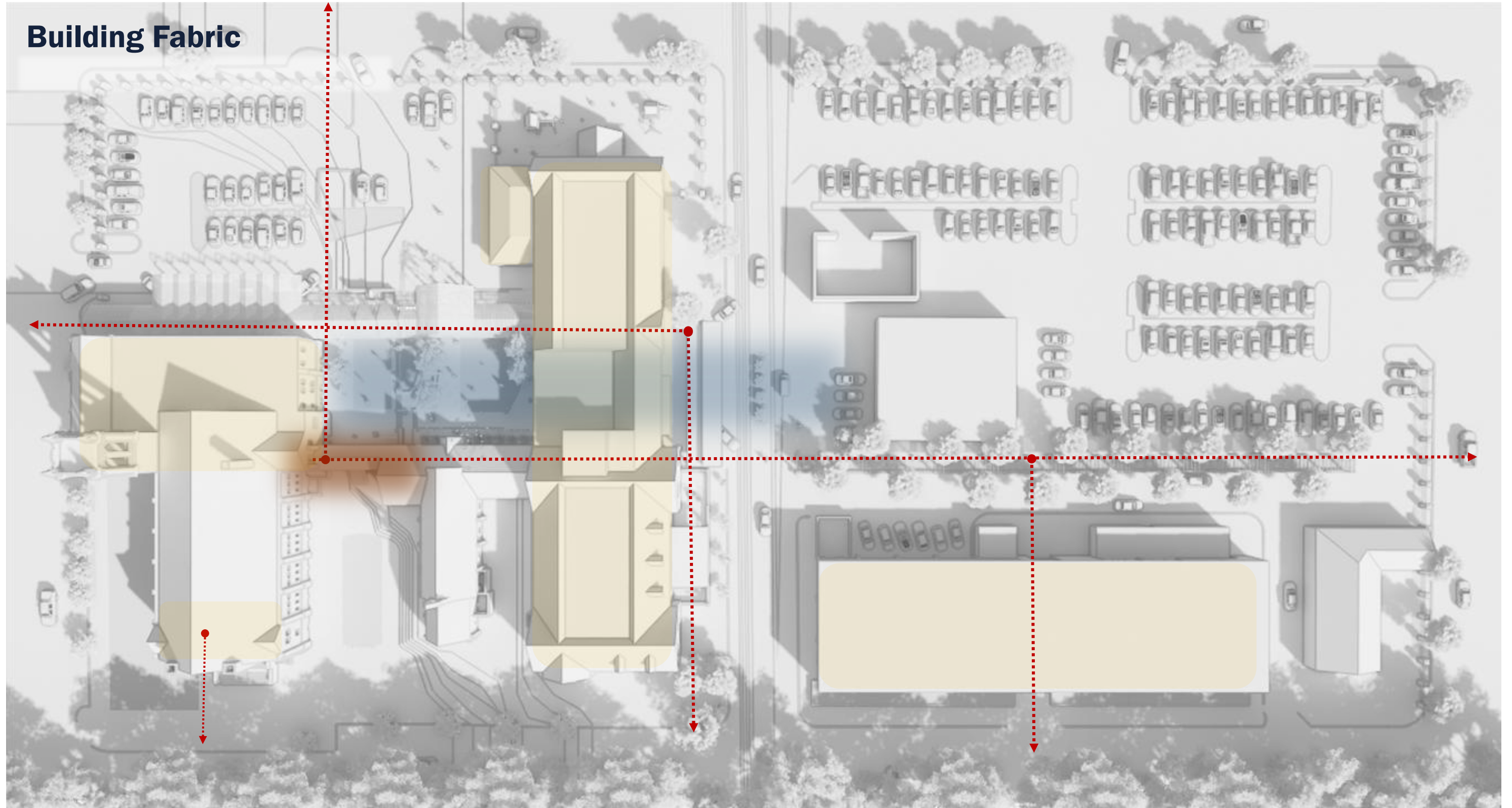
The expanded campus community core serves as primary organizing device for the master plan.

Campus Fabric



The existing and proposed landscape and hardscape development define campus edges and reinforce “Main Street” as a mid-block pedestrian route through campus. Covered walkways and drop-off locations provide reliable connectivity for weekday, Sunday and event circulation irrespective of weather conditions.

Building Fabric

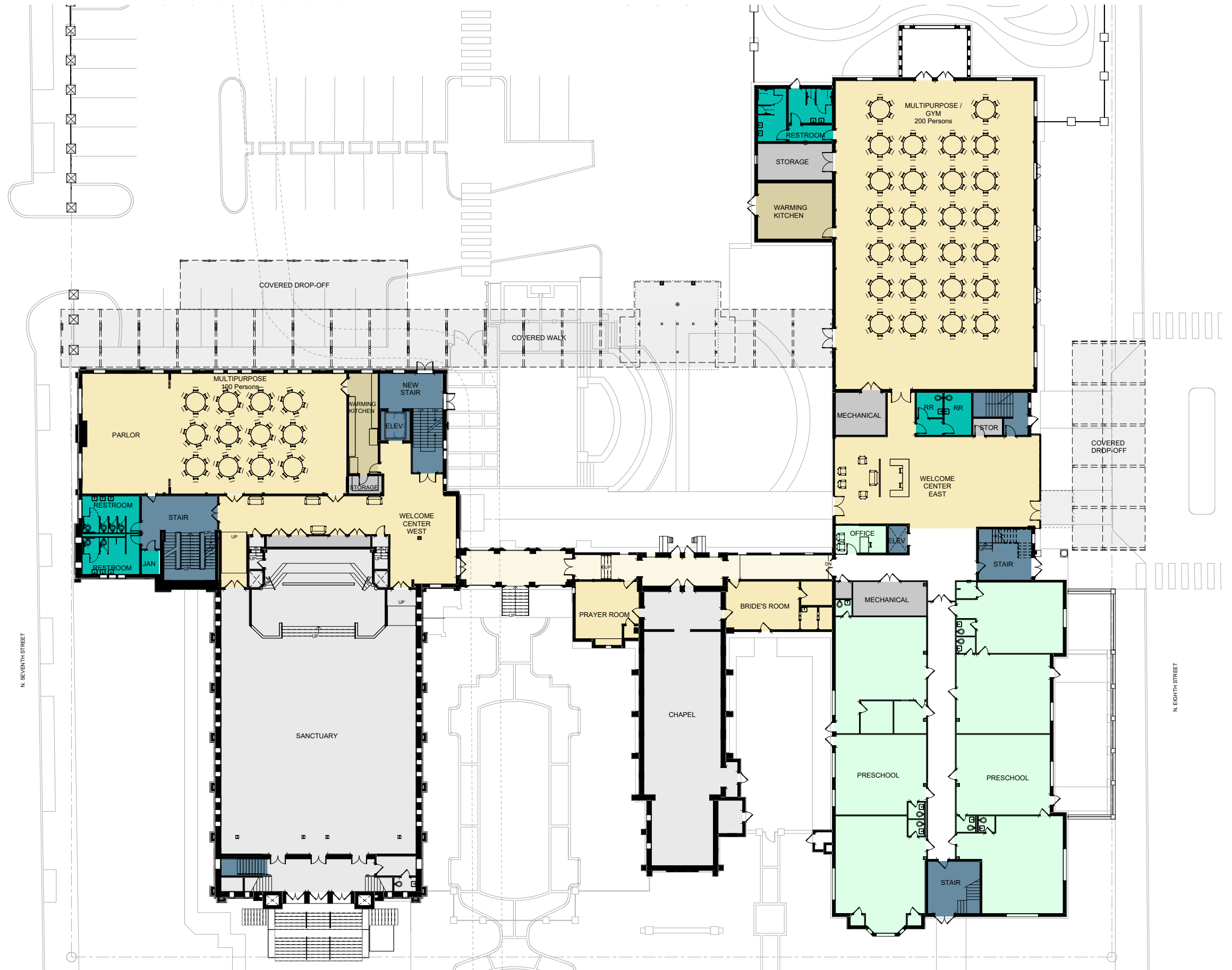


Strategic renovations to existing campus buildings consolidate ministry functions and expand space available for respective ministry programming. Improved organization of campus allows for zoned campus security, operating efficiencies for respective campus buildings, safer MDO logistics, and improved discretion for Christian Counseling Center clients. Master plan objectives are achievable without the need to build new conditioned space.

Main Level Plan

LEGEND

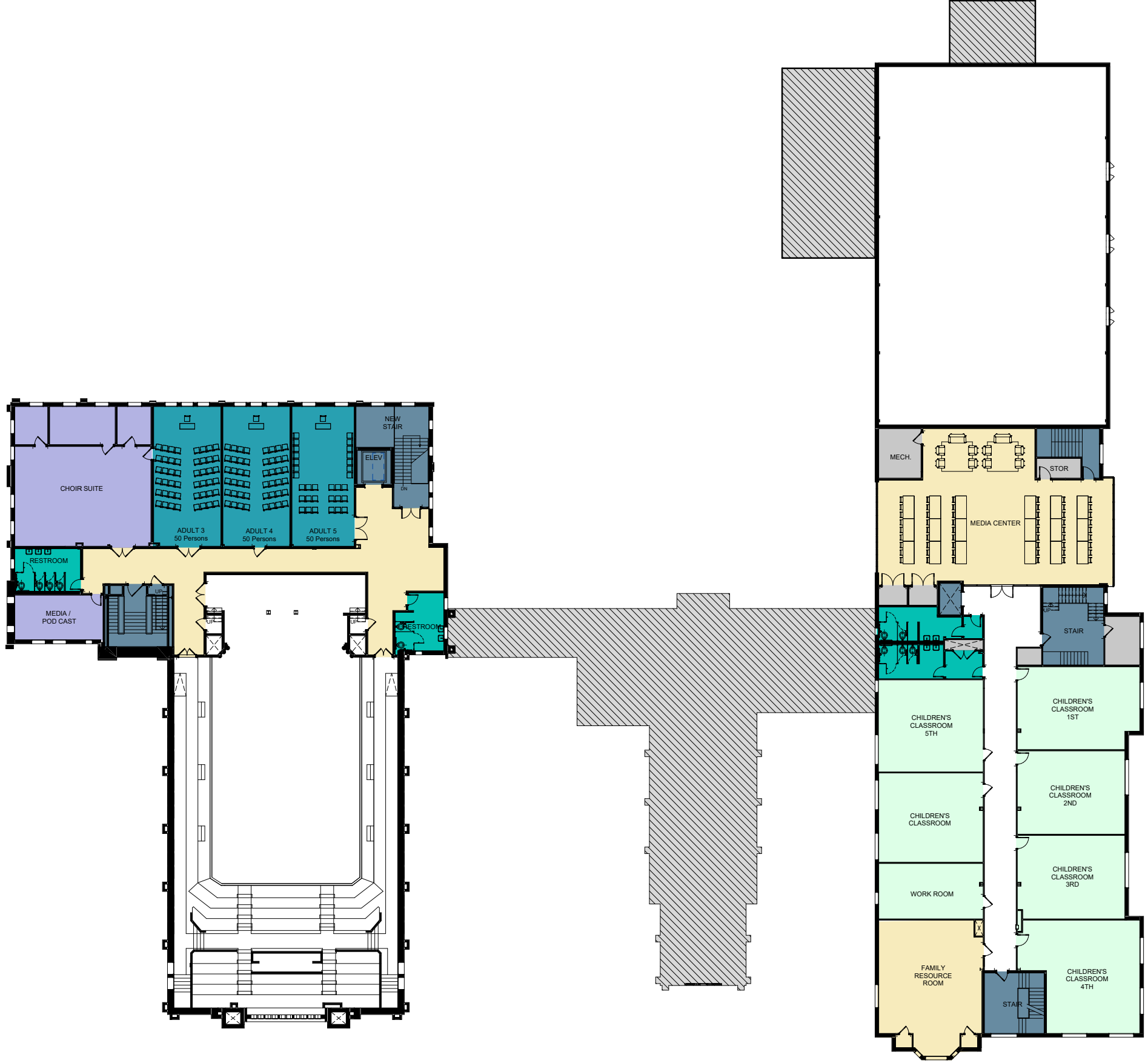
- Community Space
- Preschool Ministry
- Worship Space
- Corridor
- Restrooms
- Catering/Support
- Stairway/Elevator
- Mechanical/Storage



Lower Level Plan

LEGEND

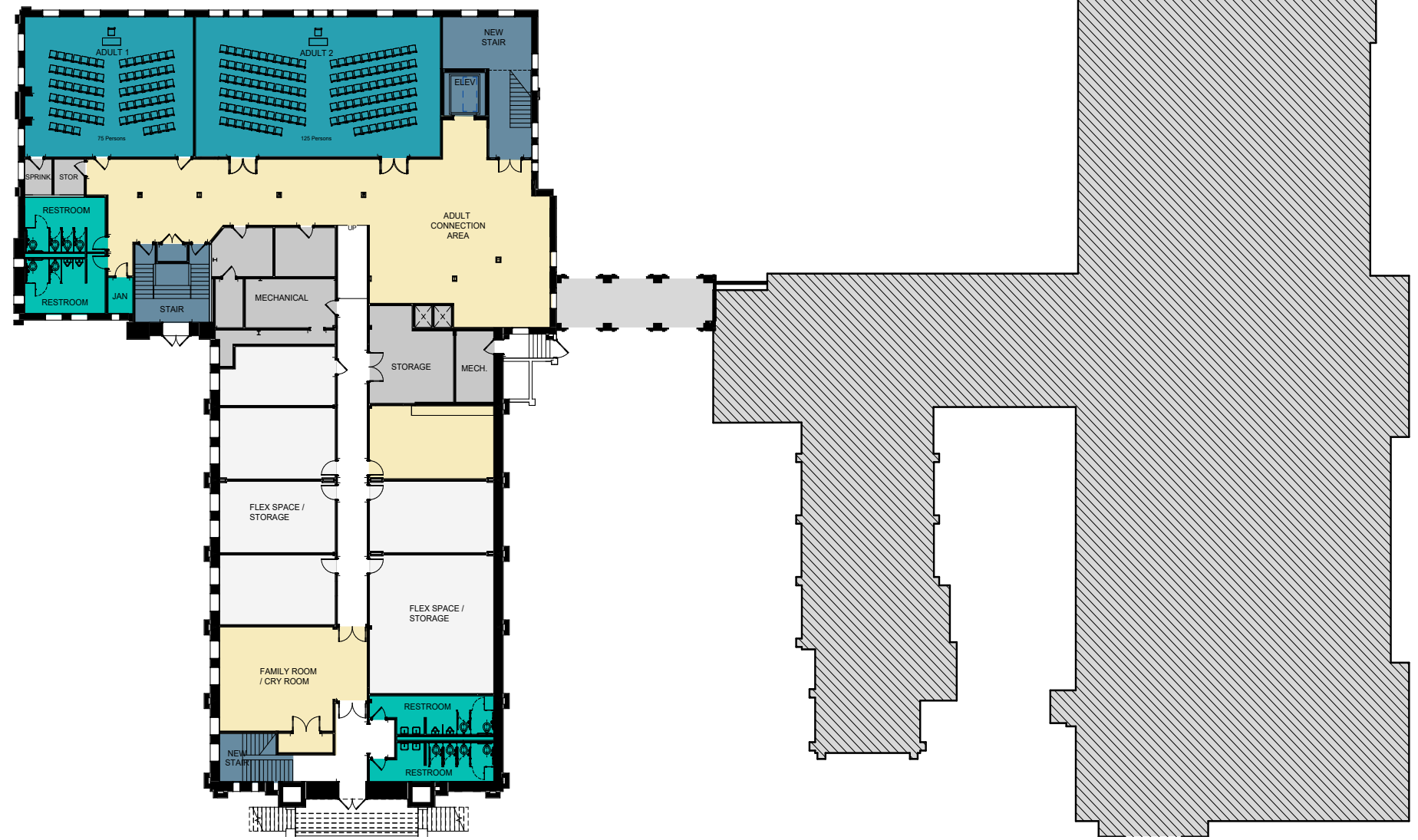
- Community Space
- Adult Education
- Flex Space
- Restrooms
- Stairway/Elevator
- Mechanical/Storage



Upper Level Plan

LEGEND

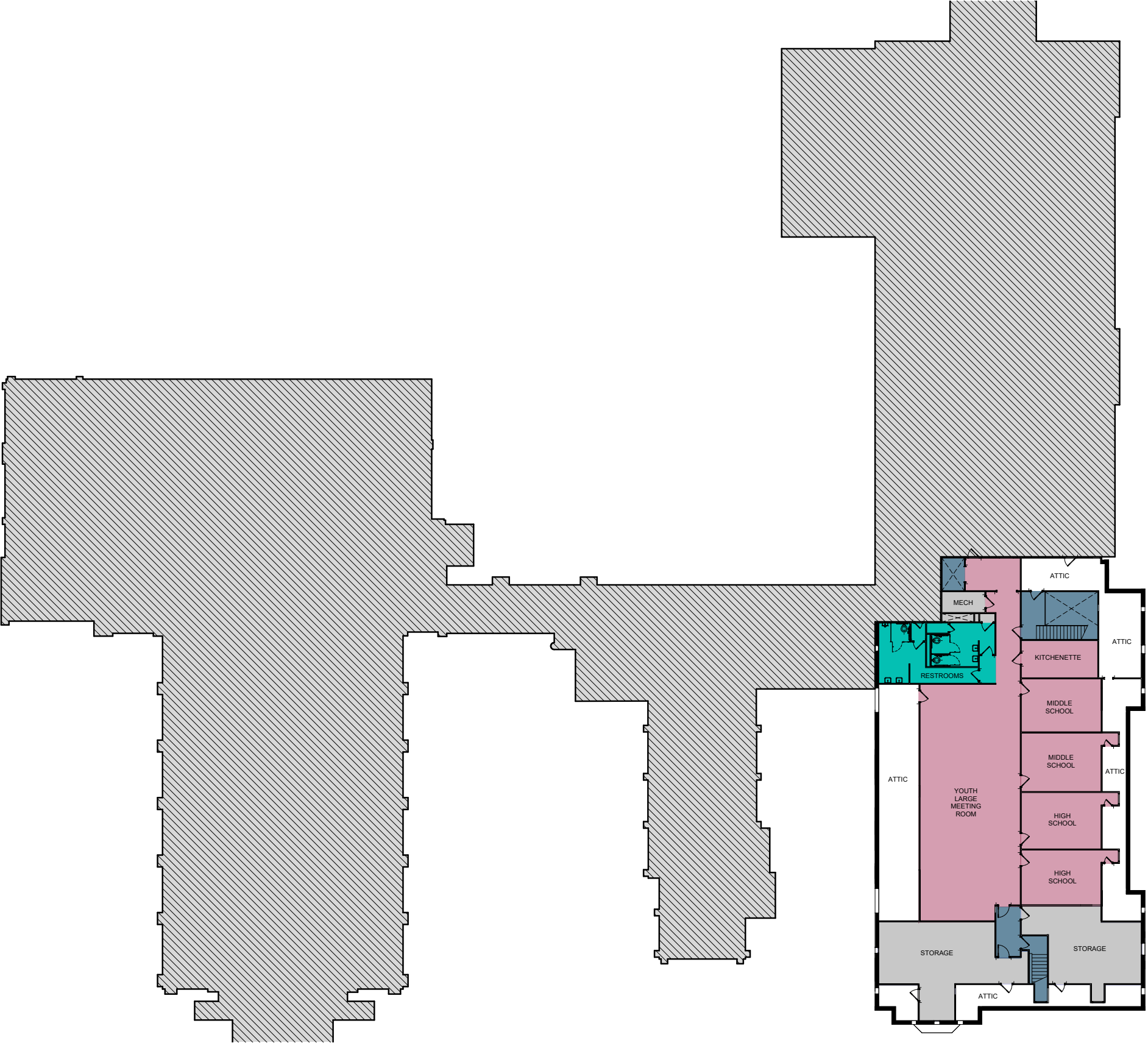
- Community Space
- Adult Education
- Choir & Media
- Children's Education
- Restrooms
- Stairway/Elevator
- Mechanical/Storage



Loft Level Plan

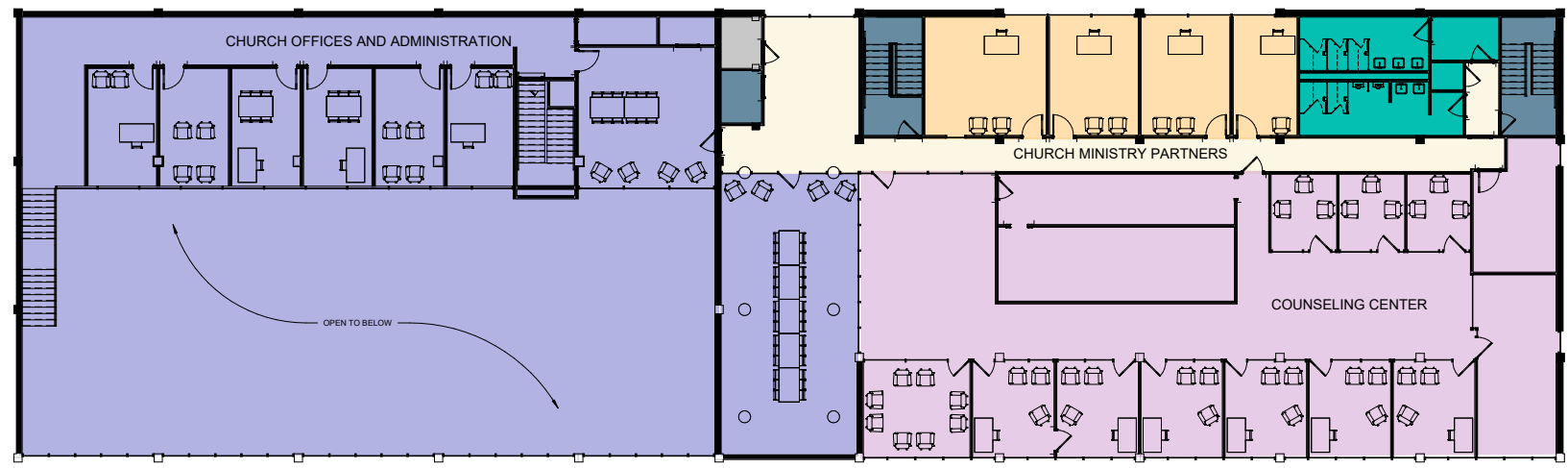
LEGEND

- Youth Ministry
- Restrooms
- Stairway/Elevator
- Mechanical/Storage



LA Companies Plan

- LEGEND
- Administration
 - Lease Space
 - Ministry Partners
 - Counseling Center



LEVEL 2

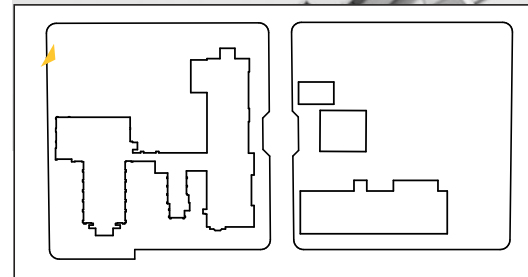


LEVEL 1

Area Analysis

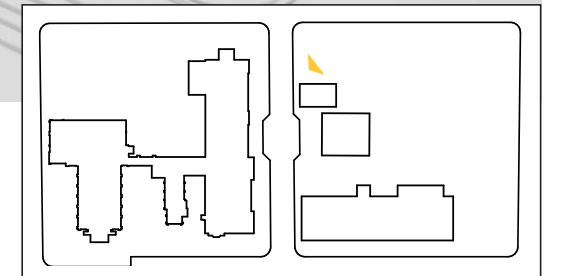
SPACE ALLOCATION		EXISTING QUANTITY/AREA	NEW QUANTITY/AREA	DELTA
	Adult Education	8 classrooms / 4,189 sf	8 classrooms/4,730 sf	+13%
	Youth Ministry	4 classrooms / 3,000 sf	5 classrooms / 3,870 sf	+29%
	Children's Classrooms <i>first floor</i>	6 classrooms / 3,253 sf	6 classrooms / 4,645 sf	+43%
	Preschool Ministry <i>second floor</i>	7 classrooms / 4,510 sf	Unchanged	N/C
	Administration	28 offices / 9,000 sf	28 offices + support / 9, 150 sf	+2%
	Community Spaces	3,635 sf	8,800 sf	+42%
	Ministry Partners	2 offices / 1,000 sf	2 offices / 1,000 sf	N/C
	Counseling Center	4,454 sf	12 - 15 offices / 5,100 sf	+15%
	Lease Space	None	8,715 sf	+100%
	Storage/Flex Space	3,903 sf	7,008 sf	+80%

3D Campus View



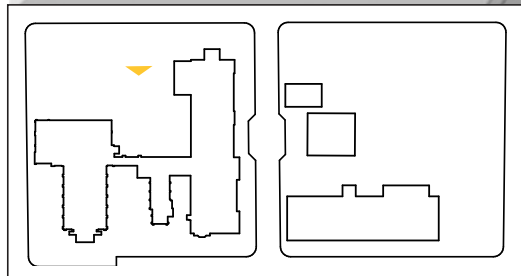
KEY PLAN

3D Campus View



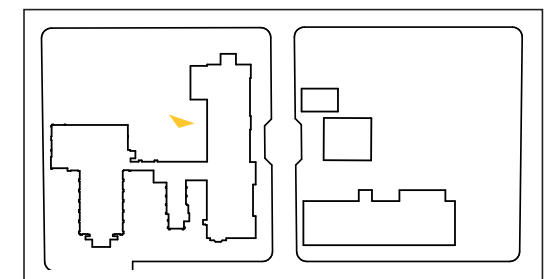
KEY PLAN

3D Campus View



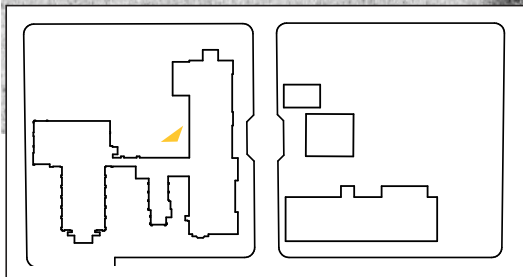
KEY PLAN

Inspiration & Visualization



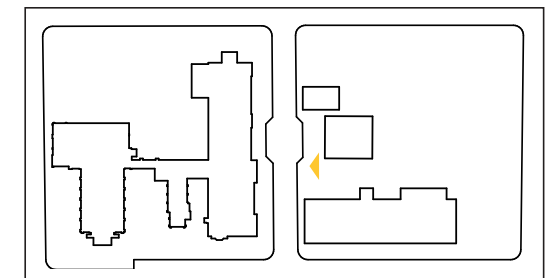
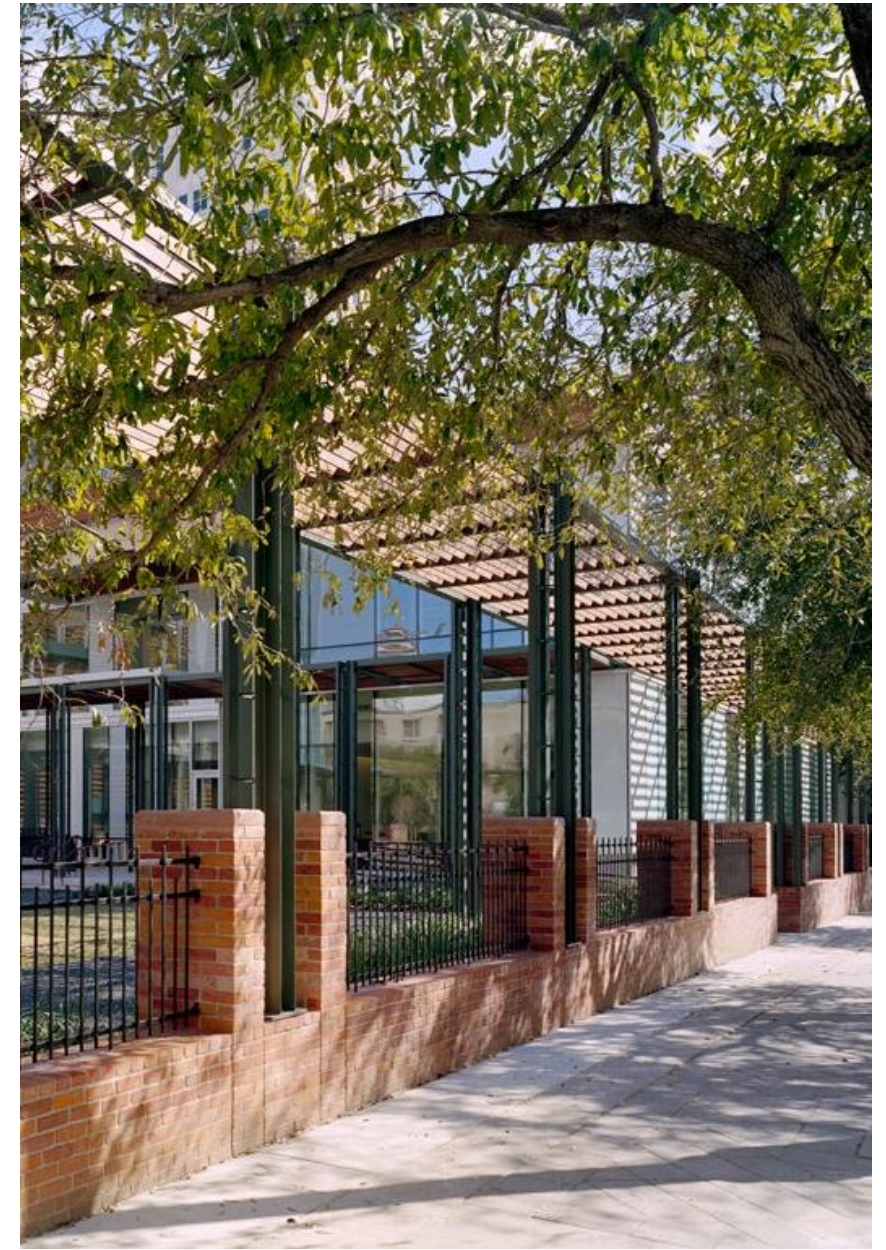
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Inspiration & Visualization



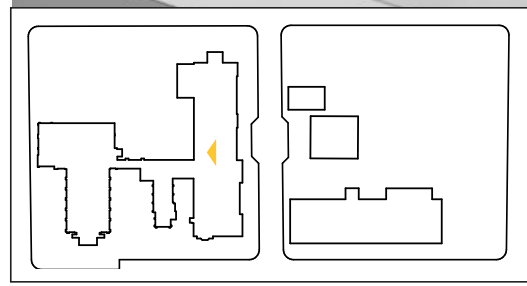
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Inspiration & Visualization



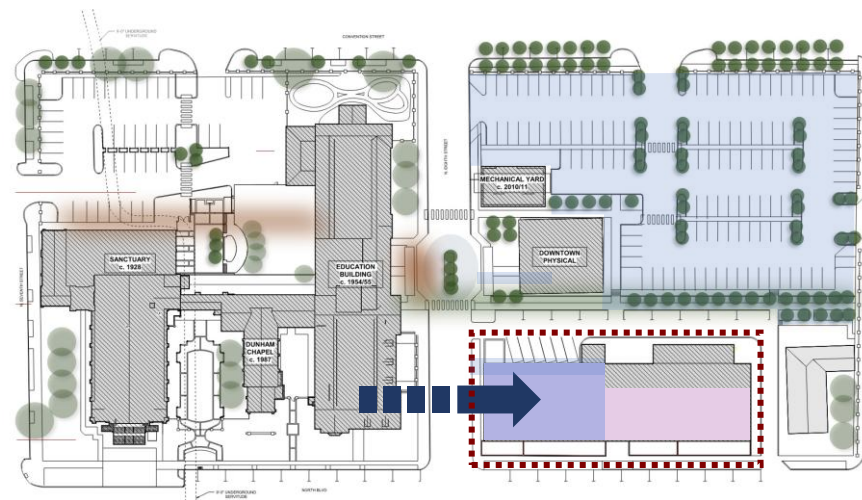
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Inspiration & Visualization

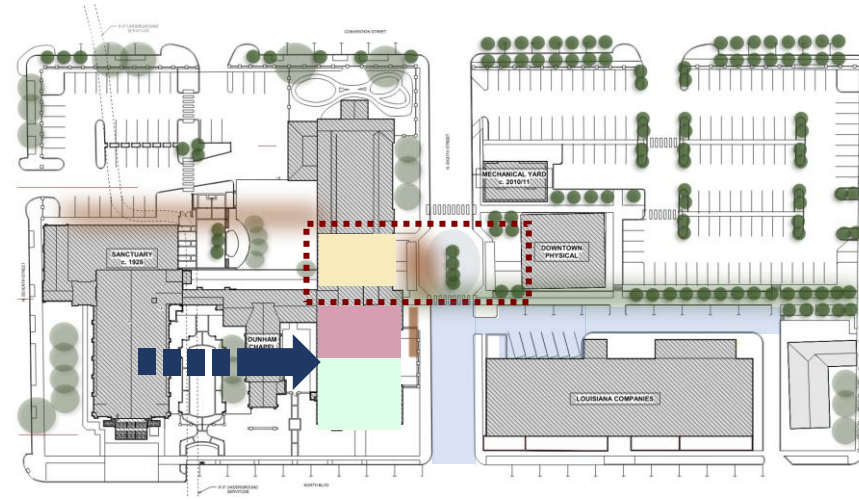


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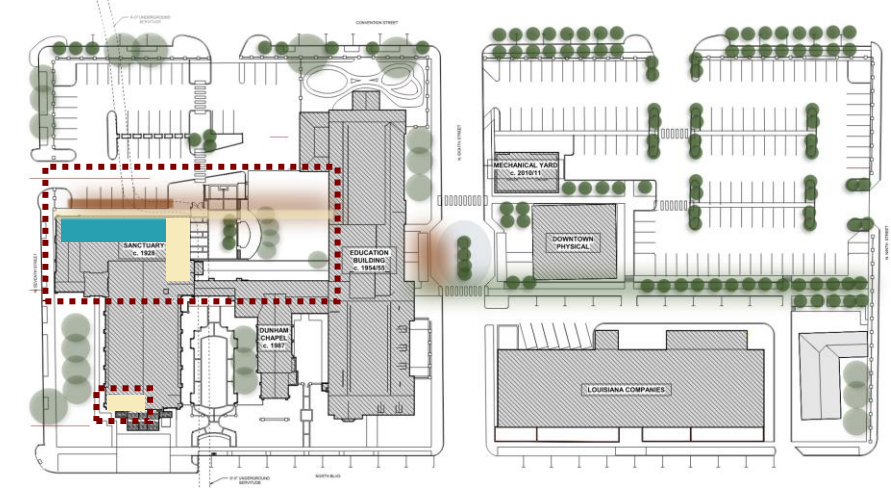
Implementation Sequence



- Parking improvements on newly acquired property
- “Main street” pedestrian improvements between 8th and 9th streets
- Renovate designated portions of Louisiana Companies Building
- Relocate Ministry partners to prepared space
- Relocate initial wave of Church staff to prepared space



- 8th street improvements
- Renovate vacated space in educational building floors 2 and 3
- Multipurpose improvements at mid point of educational building 2 floors; 8th street covered drop-off
- Relocate children and youth to renovated space



- New north sanctuary entry improvements; new elevator improvements; Relocate adult education into renovated classroom space
- Covered connector to educational building; new north covered drop off
- Narthex cry room and sanctuary restroom improvements
- Revise arcade connector between sanctuary & Dunham Chapel

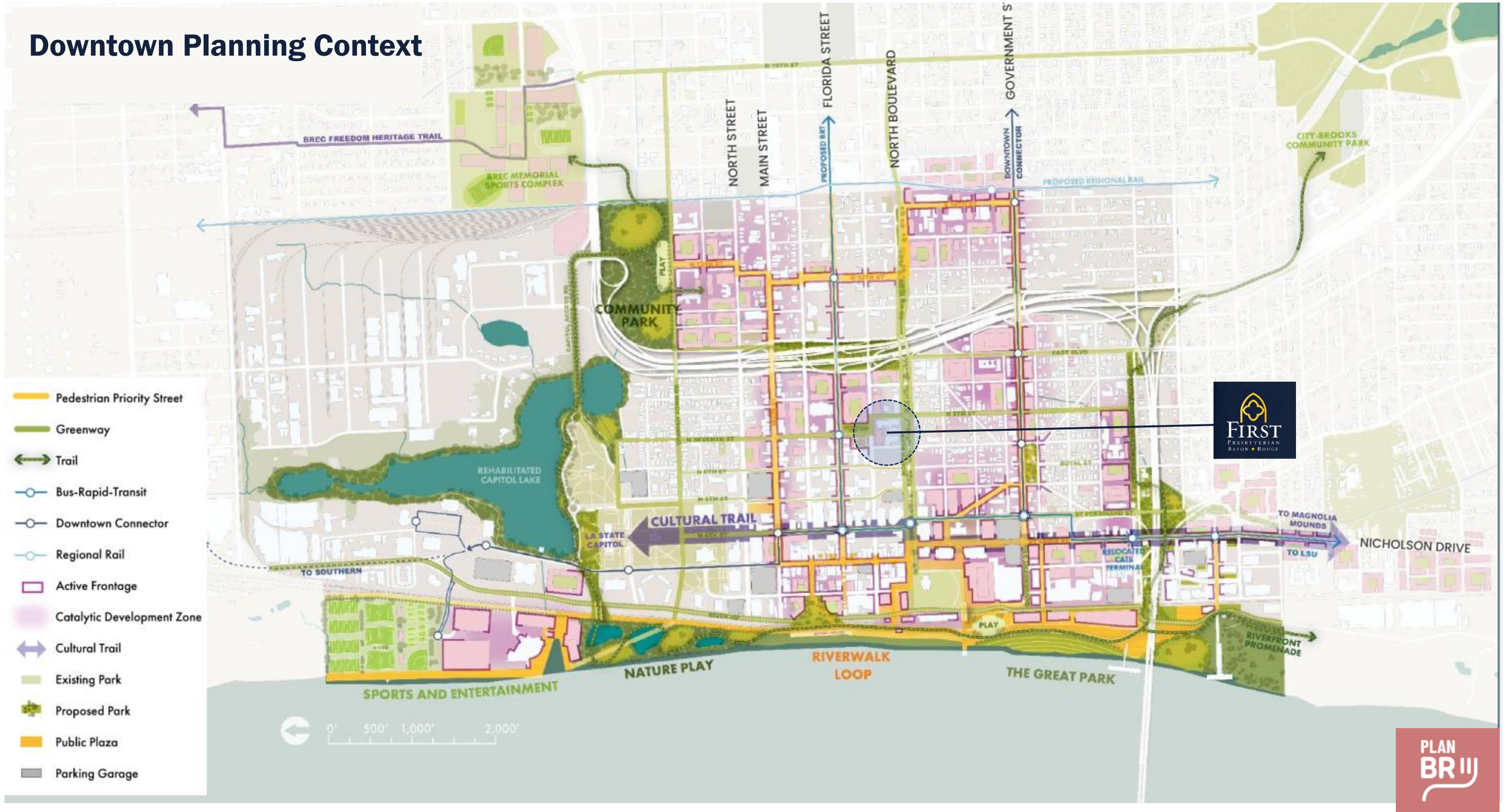
Comprehensive Master Plan

First Presbyterian Church *Baton Rouge, Louisiana*

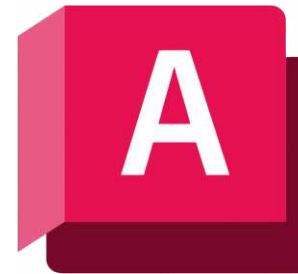
APPENDICES

- Downtown Planning Context
- Campus Observations Overview
- Accessibility
- Facility Analysis
- Space Utilization
- Stakeholder Need Analysis

Downtown Planning Context



The FPC campus master plan recognizes concurrent planning concepts and initiatives identified by Plan Baton Rouge III. The church campus is strategically positioned between the North Boulevard and Convention Street corridors, forming a key gateway into downtown Baton Rouge. Improvements included here—and the strategic position the FBC campus holds for downtown—provide church representatives with an opportunity for an influential leadership role in the Plan Baton Rouge effort.



AutoCAD



T.A. Content Creation



- 3-Dimensional Model
- Generated from Existing FPC Campus Documents
- Leverage for Comprehensive Plan Exploration & Communication
- Export 2-Dimensional Background Information to AutoCAD

FPC Background Content



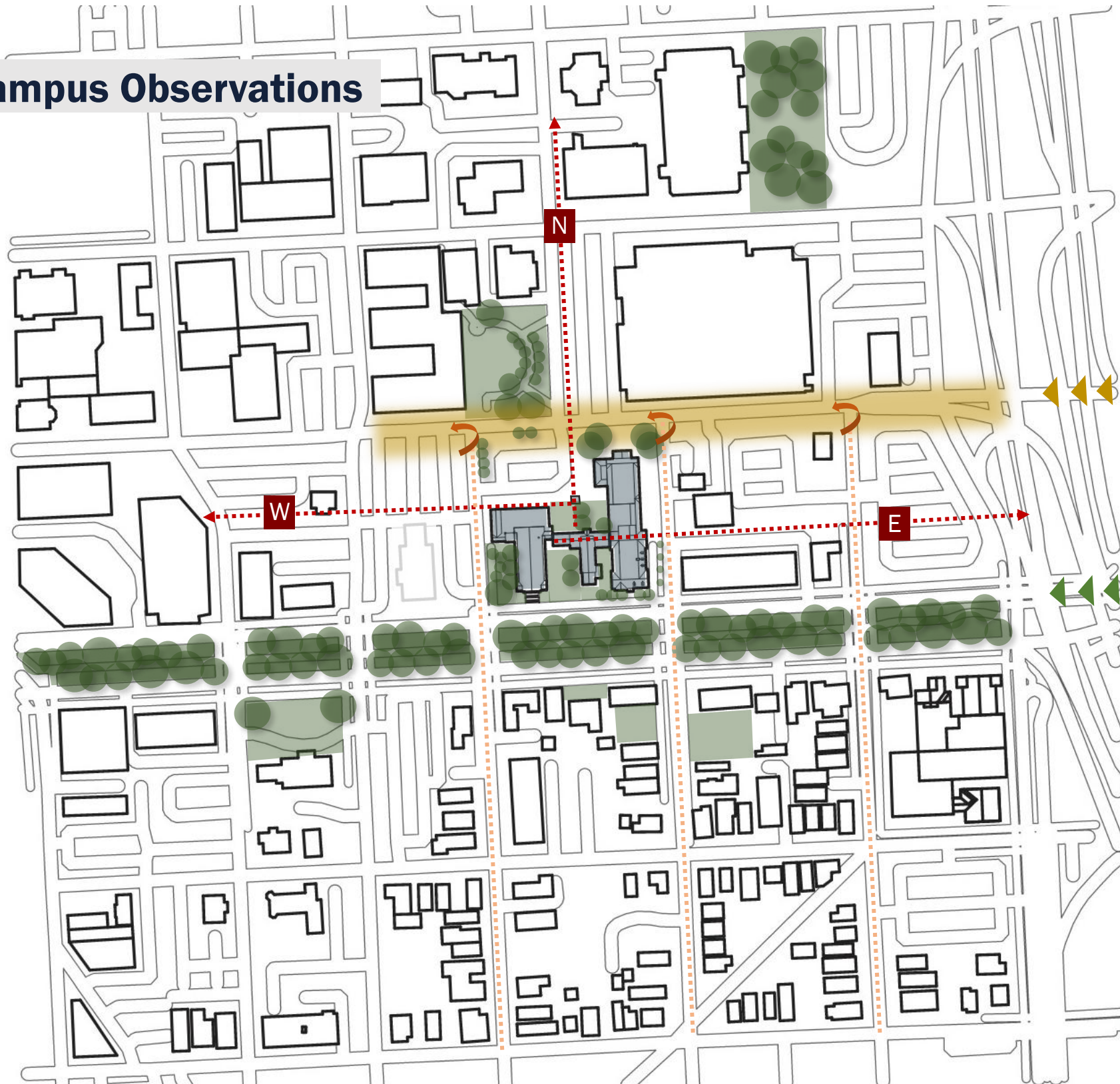
- 2-Dimensional Plans & Sections
- Exported from 3-Dimensional Model
- Background Content for Facility Management & FPC Campus Partners
- Seat license Available (AutoCAD Lite) to Maintain/Update Background Content Over Time

FPC System Content

- System Specific Overlays; Existing Content in Development
- Imports AutoCAD background for consistent scaling and Alignment
- System Layer Content Can Be Updated and Referenced Individually or in Combination
- Existing FPC seat License in Place. \$8/month per User

Concurrent with the development of the campus master plan, the planning team has developed a 3-dimensional campus model. Modeled facilities and site conditions can be exported to AutoCAD as background compatibility for the Smartdraw software currently used by FPC facilities team. As improvements are implemented over time, the available model provides FPC the opportunity to create a robust 3-dimensional tool for facility management.

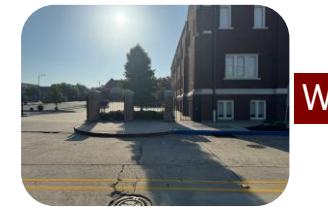
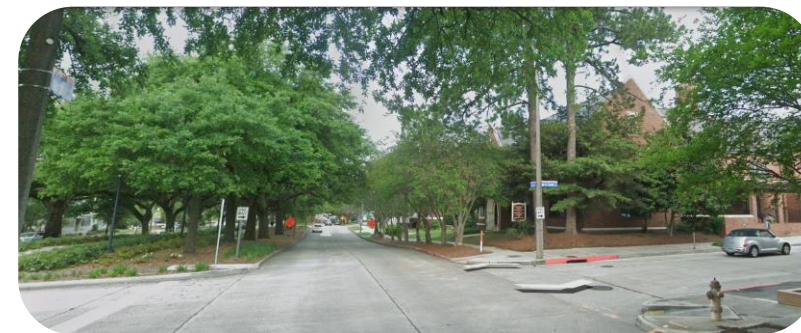
Campus Observations



Convention Street is campus “**Front Door**” & significant downtown gateway

Mid-block Connectivity Pattern

Major shift in street fabric (7th, 8th, 9th) at **Convention Street**



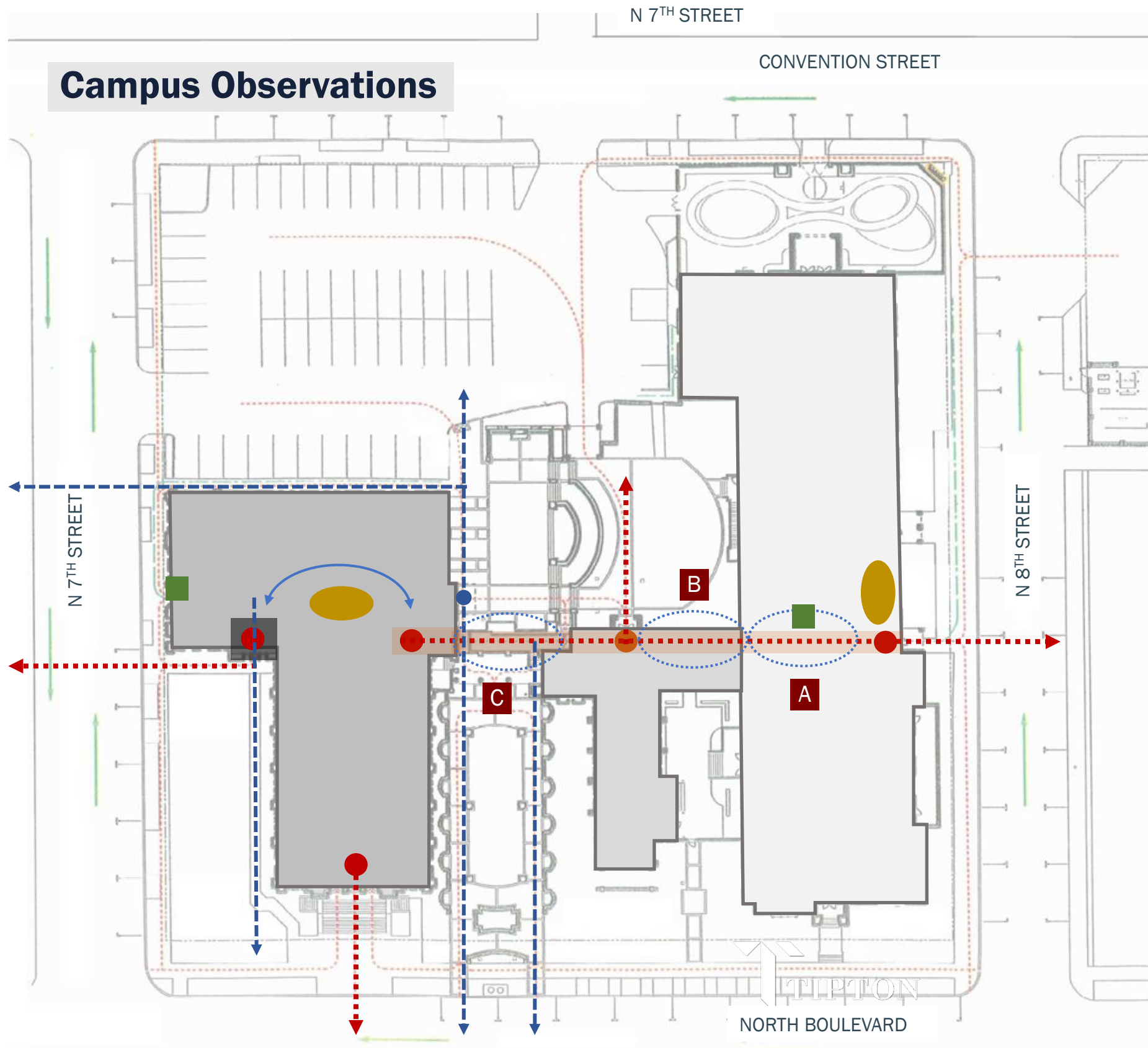
Suburban church in downtown:

Parking as first campus experience; No visitor parking, No covered drop-off.

Challenging Wayfinding:

Signals disconnected; unclear sequence of entry for the initiated

Campus Observations



E/W corridor is **campus circulation spine** & functions as **primary community gathering space**

Significant corridor **accessibility challenges** limit community gathering to **zones** with level floors



Community gathers in groups by zone:

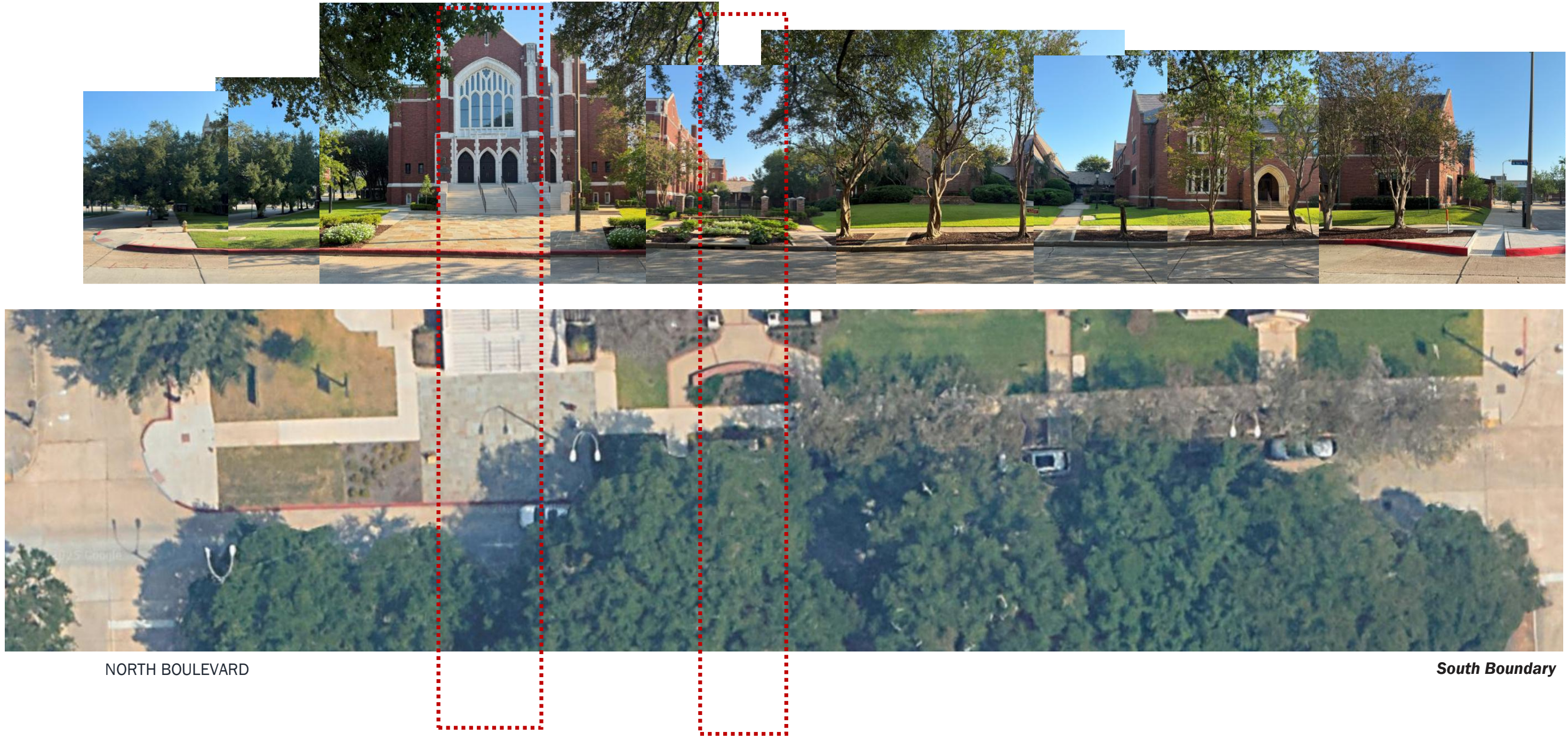
Significant variation in visual experience by zone; Space limitations establish group size; Personal connection established at worship entry sequence

Community spaces disconnected:

Parlor / Connection Center is hidden & difficult to find on W end; Existing commercial kitchen underutilized & offers community potential on E end



Observations 07.07.2025



Current architectural and landscaping fabric establish visual references and patterns establishing campus entry sequence. Established patterns at South, West and East campus boundaries are clear and well defined.

Observations 07.07.2025



Current patterns at the North boundary along Convention Street are vehicular focused with little pedestrian scale information.

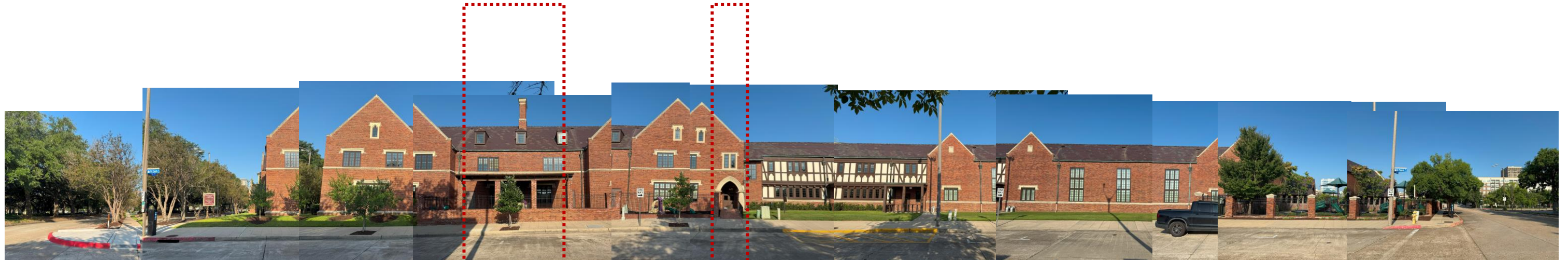
Observations 07.07.2025



NORTH SEVENTH STREET

West Boundary

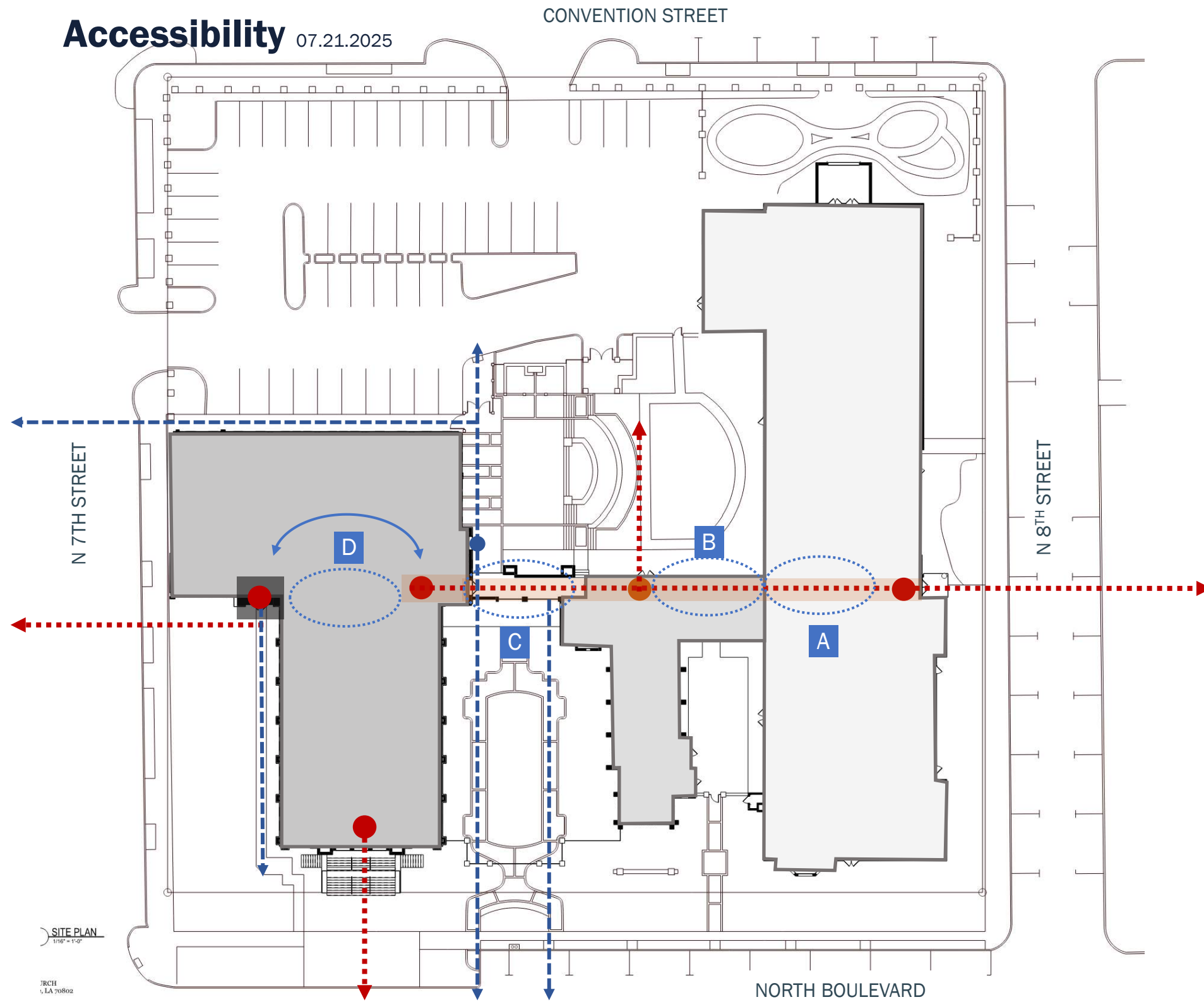
Observations 07.07.2025



NORTH EIGHTH STREET

East Boundary

Accessibility 07.21.2025



A



B



C

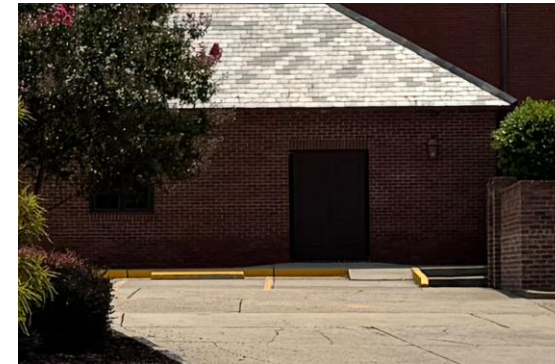
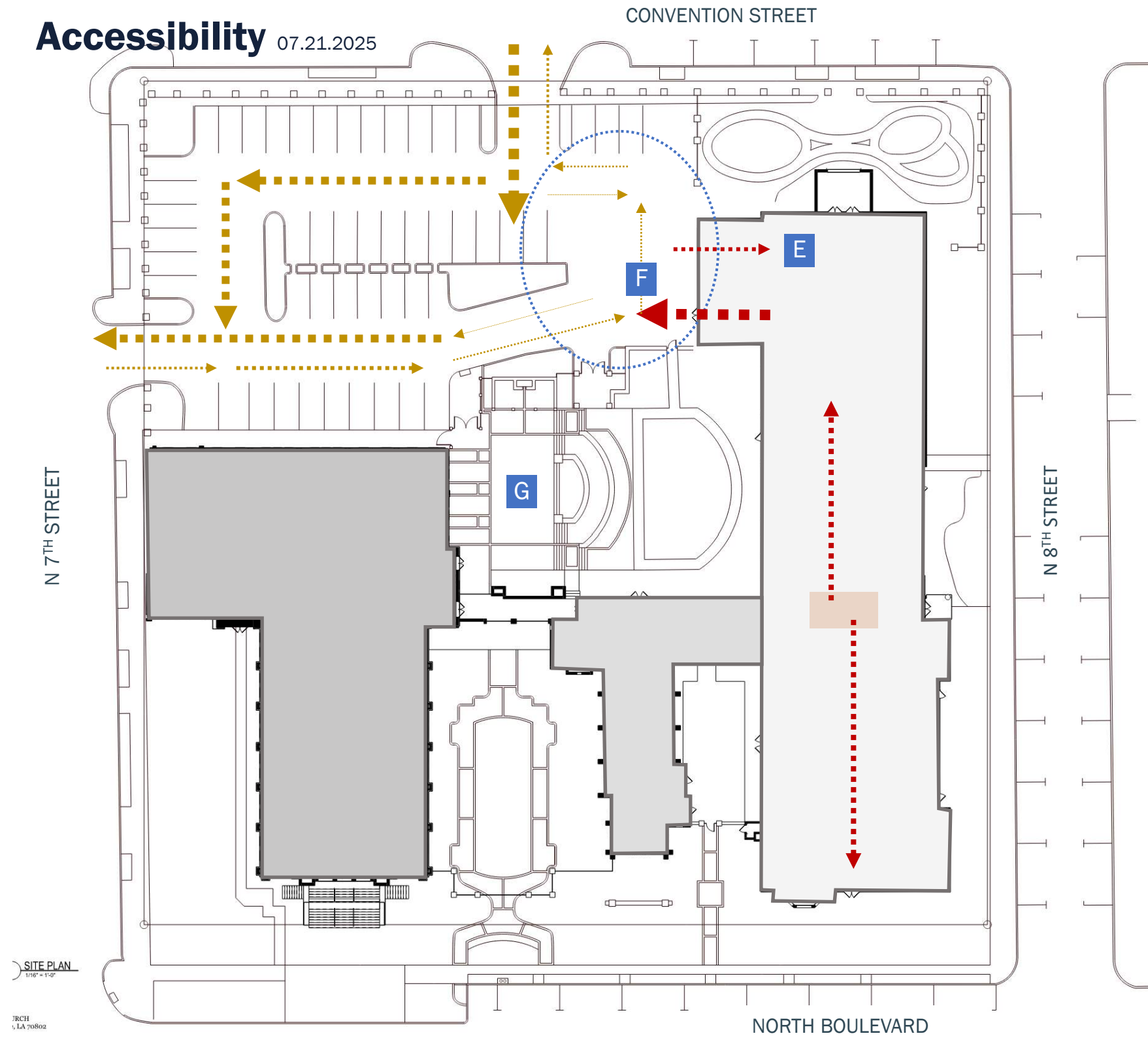


D



Planning team's review of existing campus accessibility: Primary East-West corridor conditions are illustrated here. The corridor experience is fragmented by zone and existing ramps to and from the Dunham Chapel narthex. Ramps inhibit community use of the corridor, concentrating social interaction in constrained level-floor spaces as a natural consequence. Resulting campus circulation is often congested and confusing. Current "connect center" is hidden and difficult to locate.

Accessibility 07.21.2025



F



E



G

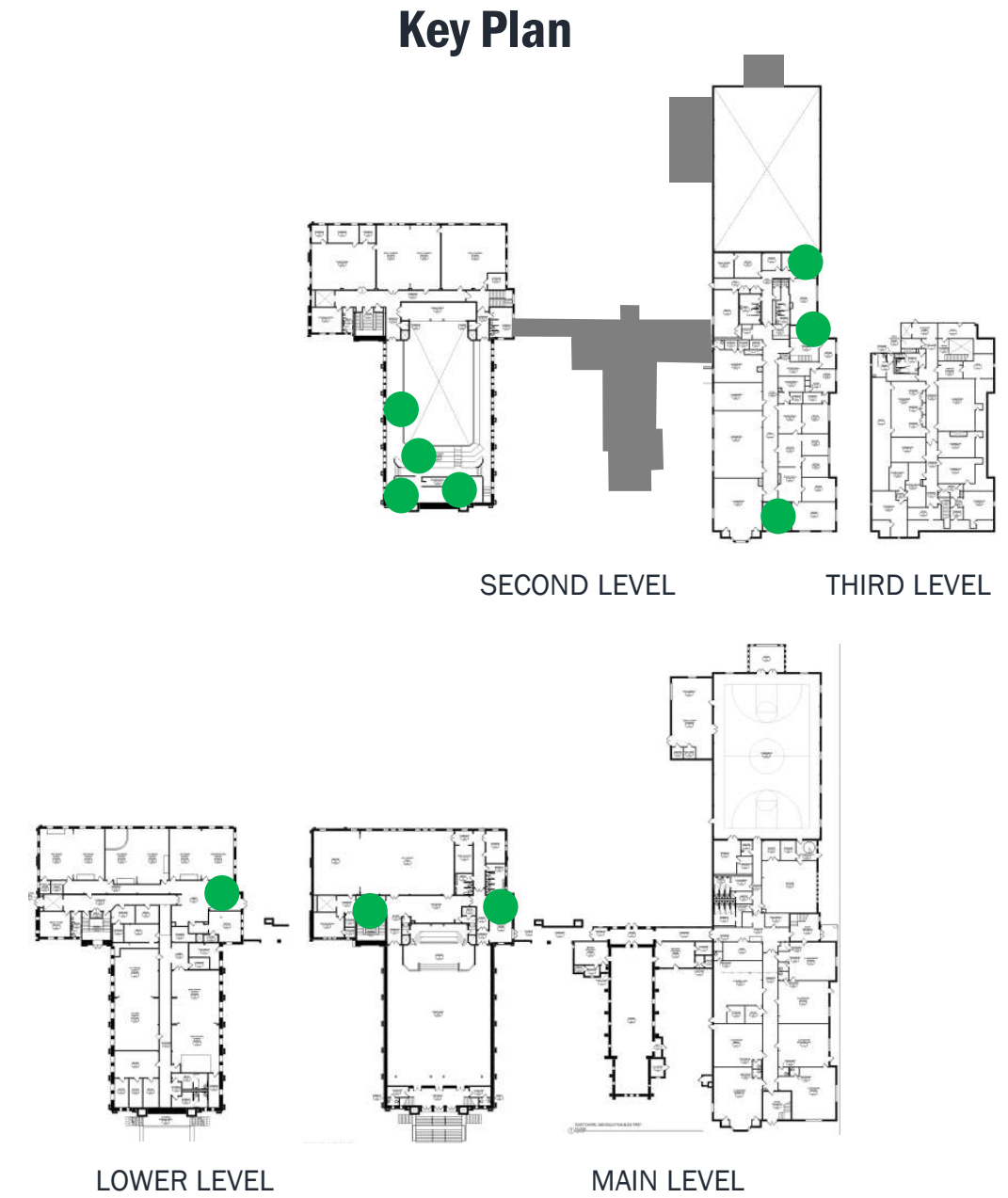
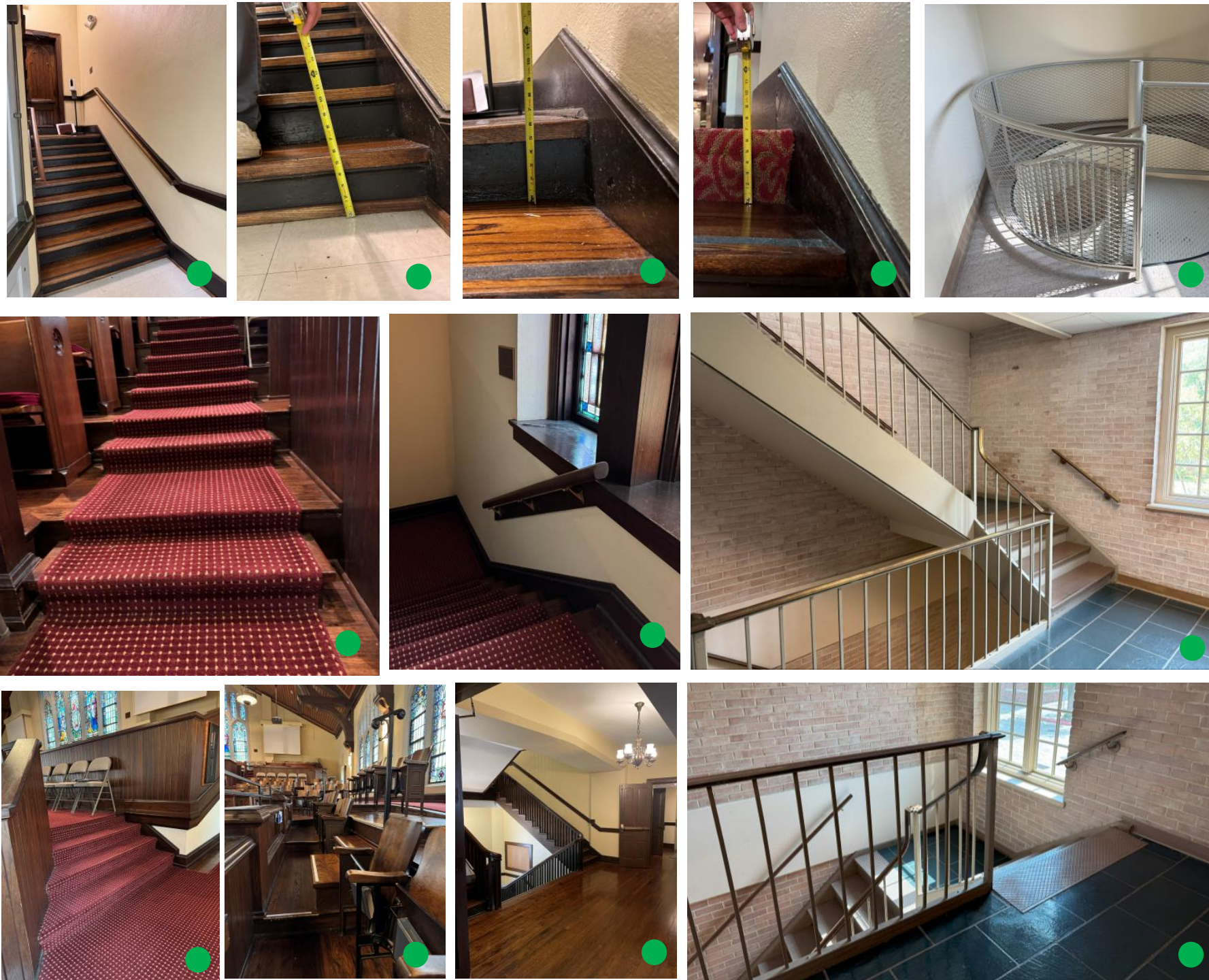
Planning team's review of existing campus accessibility: Representative site conditions are illustrated here. Of special attention are conditions experienced by MDO families for drop-off and pick-up of children. Current conditions present safety risks and establish the bus barn as the first and last impression of the FPC church community.

Accessibility 07.07.2025



Planning team's review of existing campus accessibility: Representative circulation conditions are represented here. Current conditions do not comply with latest accessibility standards and should be upgraded as master plan implementation projects are executed over time.

Accessibility 07.07.2025

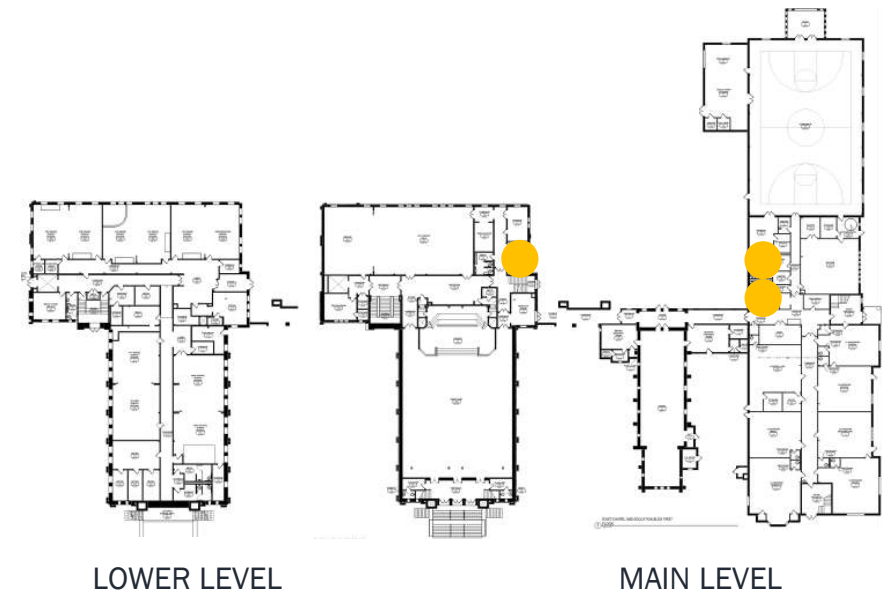
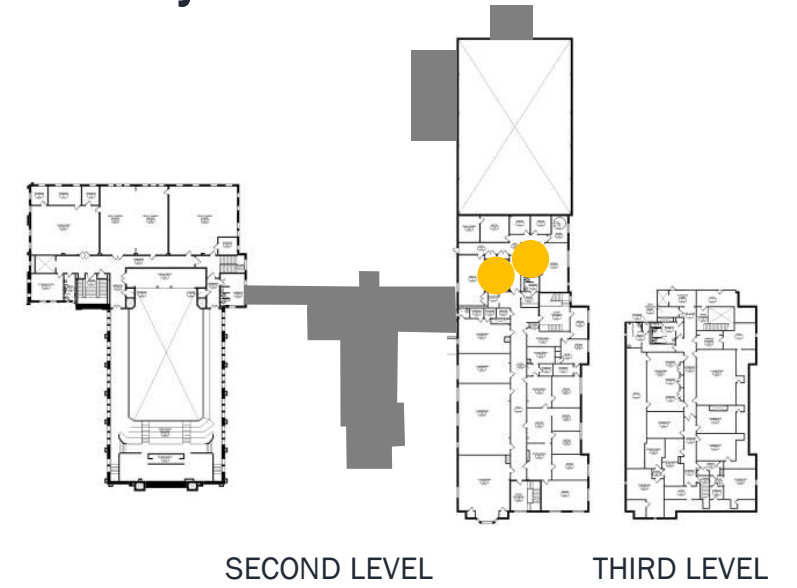


Planning team's review of existing campus accessibility: Representative circulation conditions are represented here. Current conditions do not comply with latest accessibility standards and should be upgraded as master plan implementation projects are executed over time.

Accessibility 07.07.2025



Key Plan



Planning team's review of existing campus accessibility: Representative circulation conditions are represented here. Current conditions do not comply with latest accessibility standards and should be upgraded as master plan implementation projects are executed over time.

Accessibility 07.07.2025



Planning team's review of existing campus accessibility: Representative circulation conditions are represented here. Current conditions do not comply with latest accessibility standards and should be upgraded as master plan implementation projects are executed over time.

Facility Analysis

MEETING REPORT

Project Name: First Presbyterian Church of Baton Rouge Comprehensive Plan
Arch. Job No.: 1647
Owner Job No.: N/A
Prepared By: Ken Tipton
Date of Meeting: 6/18/2025
Date of Issue: 6/21/2025
Purpose: FPCBR Facilities Initial Overview
Location: FPCBR Library
Present:
D.J. Davis
Jay High
Ken Tipton

Items of discussion were as follows:

Current Conditions: Building Systems; Existing Issues & Opportunities

1. Environmental
 - a. There is no asbestos management plan in place.
 - b. There are no known environmental concerns.
 - c. Educational building renovations have encapsulated lead paint by covering with an additional layer of drywall. In some locations 3/8"; in some locations 1/8"
2. Building Envelope
 - a. Sloped roofs are all slate. Slate roofs undergo periodic preventative maintenance to replace broken or missing slates.
 - b. Low slope roofs are mostly TPO. (2) of the (4) low slope roofs are under warranty. The gym and middle roof are not under warranty.
 - c. All windows in the Education Building have recently been replaced.
 - d. There are known remaining leak locations in the Education Building.
 - i. Leaks happen periodically with no apparent pattern.

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ARCHITECTURE PLANNING INTERIOR DESIGN TIPTON-ASSOCIATES.COM
449 Westmoreland Drive Baton Rouge LA 70806 225.387.0101 office 225.387.0104 fax

APAC Kenneth Tipton, Jr. Bryon Hume J. Shane Higdon Erin Morgan Fabie Bennett Derbigny



- ii. Leaks have been investigated without resolution.
- iii. Uncertain if leaks are related to building envelope, HVAC system, or most likely both.
- iv. Currently touching up affected surfaces until source of challenge can be identified.

3. Fire Protection

- a. The entire campus is sprinkler protected with the exception of Dunham Chapel.
- b. Sanctuary was sprinklered as part of the last major renovation.
- c. Separate systems for Sanctuary Building and Education Building.
- d. Dedicated pump in place for Education Building sprinkler system.
- e. Sprinkler heads in Education Building have been replaced to meet current code requirements.
- f. Hood exhaust systems in commercial kitchen in Education Building and Warming Kitchen in Sanctuary Building - inspected yearly.
- g. Master Fire Alarm panel in Sanctuary Building with integrated local reporting panel located in Education Building.

4. Security

- a. Unified campus network and door access control.
 - i. Key fobs on all primary entrances.
 - ii. Call boxes in place at 8th Street entry. Call boxes are integrated into the campus phone system (VOIP).
 - iii. Magnetic strikes at visitor entries are also integrated/activated by phone system signal.
- b. Currently adding campus surveillance cameras at key locations (also unified).

5. Wi-Fi & Network

- a. Campus Wi-fi has recently been updated.
- b. Significant available bandwidth.
- c. The Counseling Center is connected to the campus network, and their own Wi-Fi.
- d. An additional security firewall exists between primary network and Counseling Center to maintain HIPAA requirements.

6. A/V & Sound Systems

- a. Existing cameras support closed circuit TV and Live Streaming of worship service.
- b. Worship programming is all network based.
- c. Sanctuary sound system is state-of-the art.
- d. Sanctuary has 4 high quality display screens: 2 LED, 2 projector/screens.
- e. Screens above choir have the ability to be articulated manually.

Page 2 of 6

ARCHITECTURE PLANNING INTERIOR DESIGN TIPTON-ASSOCIATES.COM

- f. Existing PA system is performing per specification beyond its design life.
7. HVAC Systems
- a. 2 Chillers located on the East side of 8th Street.
 - i. Chiller are 14 years old.
 - ii. Chiller piping was replaced with chillers.
 - b. 12 existing air handling Units on campus.
 - i. All 12 are connected and can be monitored and controlled remotely.
 - ii. All operate on central chilled water.
 - iii. All use electrical resistance for heat.
 - iv. Currently have humidity control challenges on the north end of the second floor Educational Building.
 - c. 1 of 12 AHUs under control.
 - d. Primary sanctuary AHU is a problem on days when the temperature exceeds 90 degrees.
 - i. Challenge is most likely capacity, performance, and age.
 - ii. Currently actively pre-cooling sanctuary to overcome AHU limitations.
 - iii. This AHU needs to be replaced.
 - e. 2 roof-mounted packaged HVAC air handlers serving the east and west sides of the Counseling Center on the third floor of the Education Building.
 - i. These units are all electric.
 - ii. These units are not connected to energy management systems. They cannot be monitored or controlled remotely.
 - f. All HVAC systems are actively managed by Star Services.
 - i. Filters are changed 3 times annually.
8. Electrical Systems
- a. All buildings fed from central distribution switchgear located at the Terrace.
 - b. Additional building level switch gear is located at:
 - i. Basement Mechanical Room of Sanctuary Building.
 - ii. First Floor of Education Building in Tool Room.
 - iii. Other distribution locations are to be confirmed & documented as part of Tipton Associates' campus analysis.
 - c. Surge protection has been installed on primary campus service.
 - d. All electronic equipment is protected by UPS battery back-up devices.
 - e. Sanctuary monitors have separate power conditioners.
 - f. Campus staff currently handle lamp replacement for lighting.
 - g. Ballast replacement when needed is contracted.

- h. FPC would like but have not yet upgraded to LED lighting.
 - i. Educational Building needs most attention electrically.
9. Regulatory
- a. It is likely that some sprinkler heads are not optimally placed due to incremental renovations in Education Building but still passes inspections.
 - b. No additional Health or Code issues noted.
 - c. Based upon initial Tipton Associates' observations, campus has a range of accessibility conditions that need to be reviewed in more detail as part of the campus analysis effort.

Additional Items on Jay's List:

- 1. Library
 - a. Limited use; current collection managed by card file and Dewey Decimal system.
 - b. There are no children's books in the current library collection.
 - c. Children's book collection/access are handled in respective children's areas.
 - d. Preference for A/V system mobility. FPC currently has (5) big-screen, smart TVs on carts.
 - e. Need window treatments in current space.
 - f. Current space may have better use as office space or conference room.
- 2. Gymnasium
 - a. Lighting updates needed - LED lights more durable for gym use and more efficient.
 - b. Lighting Control needed – light switches wired in odd configuration for light groupings.
 - c. Consider floor surface replacement.
 - d. What is best use of existing garage space – current Mother's Day Out (MDO) entrance not optimal.
 - e. Expansion potential/possibilities.
- 3. Sanctuary Balcony Seating Replacement – from wood to cushioned.
- 4. Exterior Lighting
 - a. Currently limited to Dunham Chapel.
 - b. Facilities team would like to see appropriate exterior lighting for other campus buildings.
- 5. Parking lot and Pedestrian Security Gates with appropriate Access Controls.
- 6. Lightning Protection
 - a. Note: the bell tower is the only location with lightning protection currently.

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- 5. Parking lot and Pedestrian Security Gates with appropriate Access Controls.
- 6. Lightning Protection
 - a. Note: the bell tower is the only location with lightning protection currently.

Mechanical and Plumbing Site Visit Report for First Presbyterian Church

763 NORTH BLVD, BATON ROUGE, LA 70802

Background

The site visit was performed on September 24, 2025 with members of the First Presbyterian Church staff, Tipton Architects staff, and Salas O'Brien staff.

Notes were taken during the initial meeting proceeding the site walk.

The church facilities occupy the city block bounded by North Blvd., N. Eighth St., Convention St., and N. Seventh St. as well as a mechanical equipment yard in a satellite walled area across N. Eighth St.

The original Sanctuary building was constructed ca. 1928, the Education building ca. 1954, and the Chapel building and interconnecting walkway ca. 1986. There have been a number of renovations since original construction of the buildings with the most recent major equipment change completed ca. 2010.

The third floor of the education building contains the Baton Rouge Christian Counseling Center that operates autonomously. The education building also operates a Mother's Day Out service that does not fall under Louisiana law as a daycare center due to operating hours and other conditions.

The building HVAC system contains 12 chilled water air handling units of various ages which are all controlled by a centralized building management system. Two package direct expansion (DX) rooftop units (RTU) and one DX split air handler/condenser system are controlled via stand-alone thermostat controls in the spaces that they serve.

Heat is provided throughout the building HVAC systems by electric resistance coils.

Exhaust is provided through the facility buildings through exhaust risers served by rooftop or inline fans.

Chilled water is supplied by two packaged air-cooled chillers and three chilled-water pumps located in the mechanical equipment yard and interconnected to the main campus by two chilled water lines running beneath N. Eighth St. that were installed in the 2010 renovation.

HVAC systems are maintained by Star HVAC Service and they have provided work for some of the HVAC renovations.



The Sanctuary building and Education building are protected by sprinkler systems, and the Chapel building and walkway are not.

An incident was discussed where a toilet with a bad flush valve was back-filled with hot water upon loss of water pressure at the site.

The performance of the AHU serving the sanctuary was described as very poor, taking multiple days to reach the setpoint temperature for Sunday services and then not able to keep setpoint during the course of the day. The sanctuary was noted to let out all of the conditioned air in a short time if the doorways were left open.

There are several areas in the education building that are described as having moisture issues. Some areas need to be repainted on an approximately six-month basis because the paint fails. The moisture intrusion has been investigated by many people of various expertise, but no conclusive source of the water has been found.

Building Systems

Compiled data from several sources is included in Appendix Q of *Energy Audits and Improvements for Commercial Buildings* by Shapiro [1] and will serve as a reference for recommendations about the condition of equipment.

Primary equipment in the building and their median expected lifespans are presented in the table below.

Equipment Category	Median Age at Removal
Air handling unit, constant volume	52
Air conditioning unit, self-contained, 3-60 ton	20
Air conditioners, residential single or split package	15
Chillers, Air cooled Package	15 - 20
Centrifugal pump, frame-mounted, end-suction	45
Potable hot water heater, electric	12



Sanctuary, Basement:

AHU-1

Serves main sanctuary space.
 No apparent serial number. AHU age is indeterminate, but is a coil fitted within the sanctuary's structure with fans mounted into the downstream supply plenum.
 Discussion with staff notes that this unit to be under powered and takes multiple days to reach setpoint. The construction of the unit is integral to the building's form and may be difficult to replace with any off-the-shelf AHU.
 Upon entering supply air plenum it was observed that the Outside Air (OA) damper did not appear to be functioning as there was no actuator visible on the damper. OA damper is closed.
 Supply plenum is internally lined. Lining has dark markings and appears to be degrading.
 Separate supply fans supply air two supply zones within the sanctuary :

1. Main overhead diffusers via round grilles that are routed through the attic and provided with reheat coils in the attic space.
2. Up-throwing slot diffusers that are arranged along the lower level of the sanctuary space at the perimeter walls.

Return air is through a corridor-like concrete construction and draws return air from louvers mounted at the face of the sanctuary platform.

Recommendation is fully replacing this unit. It may be required to recreate a custom unit to fit the geometry of the building space due to accessibility of the components and proximity of the adjacent room that contains AHU-3 and AHU-4. Room lining is severely in need of replacement. Ductwork risers and attic supply and inline electric heaters appear to have been replaced in the 2010 renovation and should be able to be re-used.

AHU-3

Trane
 SN: K3E239210
 Unit age is indeterminate. Could not locate this serial number sequence in reference materials. Unit construction appears to be 1950s - 1960s approximately.
 Unit appears to be in good condition externally.
 Electric heater with the tag "EH-3" was mounted to the air handler labeled as "AHU-4." It should be verified in the BMS that equipment is correctly mapped. Tags should be corrected to reflect the same designation as in the BMS. EH-3 matches the location that is expected from the existing plans.
 Unit reported to be functioning well.

AHU-4

Trane
 SN: K3E239209
 Unit age indeterminate. Could not locate this serial number sequence in reference materials. Unit construction appears to be 1950s - 1960s approximately.
 Unit appears to be in good condition externally.
 Unit is reported to be functioning well.



Sprinkler riser
 Retrofitted sprinkler riser in the 2010 renovation. Sprinkler riser is in excellent condition.

Sanctuary, First Floor:

AHU-5 / EH-5A, EH-5B
 Serves first floor auxiliary rooms in sanctuary building.
 Unit was not observed.
 Unit is reported to be functioning well.

Sanctuary, Rear Roof:

RTU-1
 Chilled water rooftop AHU with electric heat in reheat position.
 Unit SN: K10D80574 (Nameplate difficult to read)
 Controls SN: K10D30975
 Electric heat SN: K10D30980
 Manufacture date April, 2010.
 Serves Second floor auxiliary/education rooms in sanctuary building.
 Unit exterior paint is weathered and chalking, but appears in good condition with little rust visible.

Education Building, First Floor:

AHU-10 / EH-10
 First Floor South End
 Trane
 SN: K00H39908A
 Manufacture date August, 2000
 Unit appears to be in excellent condition.

AHU-11 / EH-11
 TRANE
 K00H39910A
 Manufacture date August, 2000
 Serves level 2
 Duct heater in second floor riser.
 Unit appears to be in excellent condition.

AHU-10 and AHU-11
 Severe corrosion on OA duct. Water staining on the fabric duct connections. Source of the water is not clear as the outside air duct has a long path through the building to reach this area. It is recommended that the source of the corrosion be investigated more thoroughly than was possible in this site visit.

AHU-7
 Nordyne



B3BM-060-K
 SN: B3B991000996
 Built: 1991, October
 Serves kitchen only.
 5-ton nominal DX-split AHU with condenser mounted at grade outside.

Due to age this unit is charged with refrigerant R22 which is in EPA phase-out. It is recommended to replace this unit when it fails with a chilled water fan coil due to the adjacent access of the chilled water piping. The kitchen space is not currently heavily utilized and may change programming. It is therefore not recommended to expedite the AHU's replacement.

Kitchen exhaust hood

Exhaust hood is an older style and may not conform to current NFPA standards, although it appears to be in good condition and well maintained. The kitchen is reported to be seldom utilized for more than baking and food warming functions due to the current services offered at the facility. These functions would be better served with a general exhaust in the room conforming to the International Mechanical Code (IMC) and UL-710B recirculating hoods, if required.

Water heater

State electric water heating boiler
 480V 54kW
 MN: CSB12036SFEX 100
 SN: 1101M001244
 PN: 9290672004
 Manufacture date 2011, January.

Water heater appears to be in excellent condition.
 The water heater is classified as a boiler due to its size and capacity. It does not have a LASFM tag indicating that it has received a boiler inspection.
 No thermostatic mixing valve.
 No check valve caused hot water to backflow to leaking toilet upon the loss of water pressure in the building.
 No hot water recirculation is present.
 No thermal expansion tank is evident.

The lack of a thermostatic mixing valve is a hazardous condition that has the potential to cause severe injury for occupants of the building who need to utilize hand washing and shower facilities. It is recommended that a design be implemented to update the hot water supply to modern standards. It may be more economical to retrofit lavatories with instant hot water devices as has been done in other parts of the building. Additionally, the lack of an expansion tank could theoretically cause over-pressurization within the hot and cold water system of the building because there should be a check valve present in the backflow preventer at the domestic water supply entrance to the building/campus. The backflow preventer was not observed in this site visit.

The water heating boiler should be inspected and tagged by an approved agency. This is often performed by insurance companies' representatives if not by the SFM directly.



Due to the median age of replacement for this type of equipment, it is recommended that alternatives that are more compliant with water temperature code sections of the International Plumbing Code (IPC) and energy codes could be implemented when the device needs be replaced or preemptively at this time.

Sprinkler riser

Retrofitted sprinkler riser in the 2010 renovation. Sprinkler riser is in excellent condition.

Education Building, Second Floor:

AHU-13

Located in Room 232. Serves gymnasium.
 Manufacturer: Marlo Coil company. Age is indeterminate, but appearance of construction is ca. 1950s which would correspond to original construction of this area of the building.
 Drain pan is rusting-out.
 Recommend this unit for prioritized replacement. Access is limited in the room. It is recommended that the access would have to be expanded or to provide a chilled water AHU on the roof above. The adjacent space is an office and sound proofing is difficult. The unit is also installed as a return-air plenum with disallowed floor drains within the plenum. Relocation would make it simpler to fully duct the return air and outside air path but ducting may be possible when installing a new unit.

E-11

Markel
 MN: 3HFSOR1
 50kW, 480V 3PH
 SR: 835340417
 Serves AHU-11 and is installed in riser from first floor. Duct continues to third floor, but then supplies the second floor.
 Appears to be in good condition.

Education Building, Third Floor:

AHU-12 / EH-12

Carrier
 SN: 3190T11207
 Manufactured week 31, 1990.
 Unit appears to be in good condition.
 Located in attic near elevator lobby. Access is through storage room 300.
 Serves offices and other spaces near the gymnasium in the second floor of the education building. Several of the spaces that are served by this unit are subject to ongoing moisture issues. It is recommended that this unit be evaluated for operating function. In the current location, access to the unit is moderately difficult and not provided with the IMC required clear pathway.



EH-13

Externally mounted on rooftop of education building with short run of external ductwork. Appears to be in good condition.

Carrier RTU#1:

SN: 1498G30621

Week 14, 1998

Refrigerant is R22.

Due to phase out of R22, and degradation of condenser coil, unit replacement is recommended.

Carrier RTU#2

SN: 1498G30620

Week 14, 1998

Refrigerant is shown to be R407C via retrofit sticker.

Due to phase out of R22 and R407C, and degradation of condenser coil, unit replacement is recommended.

Chapel:

AHU-8 / EH-8

Main chapel AHU

TRANE

SN: K87CO8756

March 1987

Chilled water with Electric Reheat. Ducts are underground. Unit appears to be in good condition and is reported to work well.

AHU-9 / EH-9

Bride and groom AHU above dressing room ceiling.

Unit was not observed due to access.

Chilled water AHU

Presumed to match production date of AHU-8 by drawings

Return air is ducted through the corridor with transfer openings in the corridor walls.

Mechanical equipment yard:

CH-1 & CH-2

CGAM 120 ton

CH1: SN: U10F16192

CH2: SN: U10F16193

Chillers use R410a. This refrigerant is in EPA phase-down and the chillers are nearing their expected median lifetimes. Chillers appeared to be in excellent condition.

P-1, P-2, P-3

Pumps are expected to have several more decades of service life and appear to be in excellent condition.



Discussion:

In the 2010 renovation, 6" piping intended for supplying hot water from the mechanical equipment yard was installed under the roadway of 8th street and should be easily accessible for use. An energy efficiency improvement that could be planned would be to consider retrofitting heat-recovery chillers at the mechanical equipment yard when the existing chillers are due for replacement. Heat recovery chillers could provide a significant amount of the reheat water needed for dehumidification within the facility as reclaimed waste-heat and only requiring the electric heating to be utilized in a supplemental fashion. Currently heating is provided by 393kW of electric heating coils for chilled water AHUs as well as 54kW of heating coils for the package DX RTUs. Heating coils appear to have SCR (variable) heating installed for the chilled water systems throughout the building and all are scheduled in the 2010 plans with turn-down ratios. Therefore, the electric heat should be able to operate at reduced consumption. Existing plans show the existence of hot water piping that existed in the past but it was not clear if any of the hot water piping is remaining.

An energy analysis would be recommended to evaluate the first-cost and payback period for installation of this type of system if it is of interest to the building owners.

If air handlers require replacement within the facility, it appears that due to their capacity energy code would require the replacement unit to include economizer functionality into the replacement AHUs. This may present fitment difficulties in some areas of the building, but should also be considered for evaluation for payback within the previously recommended energy analysis.

No immediately evident source of moisture issues were identified during the site visit. The single most obvious connection between areas indicated as having moisture issues is that the majority of the rooms with issues on the second floor are served by AHU-12 and further evaluation of this unit is suggested.

Bibliography

1. Shapiro, Ian M. Energy Audits and Improvements for Commercial Buildings. Wiley, 2016.

Electrical and Low Voltage Site Visit Report for First Presbyterian Church

763 NORTH BLVD, BATON ROUGE, LA 70802

Background

The site visit was performed on September 24, 2025 with members of the First Presbyterian Church staff, Tipton Architects staff, and Salas O'Brien staff.

Notes were taken during the initial meeting preceding the site walk.

The church facilities occupy the city block bounded by North Blvd., N. Eighth St., Convention St., and N. Seventh St. as well as a mechanical equipment yard in a satellite walled area across N. Eighth St.

The original Sanctuary building was constructed ca. 1928, the Education building ca. 1954, and the Chapel building and interconnecting walkway ca. 1986. There have been a number of renovations since original construction of the buildings with the most recent major equipment change completed ca. 2010.

During the 2010 renovation, a new pad mount transformer was installed by Entergy and provides electrical service for the entirety of the campus. The transformer is installed inside of the fenced area off of N. Eighth St. directly south of the playground. Service conductors are routed from the transformer underground to panel CDP in the mechanical yard across N. Eighth St, and from the transformer underground to panel DP located in the courtyard on the West side of the gymnasium. Panel DP feeds panels DP1 and DP2 which serve the Sanctuary and Classroom buildings respectively. Panels DP1 and DP2 ultimately feed and energize downstream panels in these buildings.

Observations

The new electrical equipment installed during the 2010 renovation was observed to be in excellent condition. Exterior equipment was observed to have minimal corrosion and rust. Surge protection devices (SPDs) were installed on major distribution equipment and provide surge protection to all electrical panels and equipment downstream.

Electrical panels which were not replaced in the 2010 renovation are in fair condition when age is considered. While these panels do not appear to be of immediate hazard or concern, it is certain that replacement circuit breakers and other components are not commercially available, and replacement parts would only be available in refurbished condition from secondary markets. An example photograph of one of these panels installed on an upper level of the classroom building follows.



Light fixtures in the buildings were observed to be in decent condition and there were few non-functional lamps observed. The light fixtures did not appear to be lamped with LED bulbs. Most controls throughout the buildings were observed to be simple toggle switches. There were some areas which were controlled automatically via older lighting relay panels.

The lightning protection system was not observed during this site visit due to weather conditions, but it was noted as an item of concern by previous engineering consultants during the initial meeting prior to the site walk.

During the initial meeting, the fire alarm system status was described as fully functional, and the horn/strobe signaling aligns with the building classification. It was confirmed that the school portion of the campus was not an E (educational) type occupancy and would not require a voice evacuation system. Other low voltage systems on campus have been maintained by site personnel and new wireless access points were observed.

Recommendations

The equipment installed during the 2010 renovation is in great condition and is well within its useful life expectancy. No major actions are recommended at this time. While not expected, the equipment should be periodically observed for blown covers, burn marks, or other signs of arc-flash events and address damages and malfunctions and they arise. Periodic equipment maintenance such as cleaning of bussing and tightening of connections can help to ensure even longer life for this equipment.

No major actions are recommended for surge protection devices at this time; however, campus maintenance should become familiar with the locations of surge protection devices on major electrical distribution equipment. Lights on these devices indicate the health of the surge protection. As these wear down over time as they age and prevent surge events, they should be replaced per manufacturer recommendations as these devices are critical for protecting electronics which have become prevalent in modern equipment and devices of all types.



It is recommended to replace older electrical panels throughout the campus as budget permits. While still functional and continuing to provide electrical service to outlets and equipment served by these panels, corrosion and loose connections can degrade the power quality of the electrical system. New panels would also provide for ease of maintenance, parts replacement, and warranties. During the panel replacement, it is also recommended to replace feeders serving these panels with modern cables with modern insulation systems. While the existing feeders inside of the walls were not observed, it is expected that the insulation systems have degraded and become more brittle over time.

While not of immediate concern, it should be noted that light fixtures installed in the building do not meet IECC 2021 requirements which were adopted in Louisiana for new construction and renovations in 2023. Similarly, there are new requirements for lighting control systems in IECC 2021 which add automatic occupancy-based controls and dimming capabilities to many spaces. Please note that certain scopes of renovations could trigger light fixture and control upgrades and a budget for this may need to be carried in future renovations. This should not be of major concern as the cost of LED lighting has decreased while quality has increased, and will also result in energy savings.

While the lightning protection system was not observed during this site walk, it is not expected that a major overhaul or complete replacement would be required. The air terminals, connecting conductors and down terminals should be spot checked for signs of disconnecting or corrosion and to ensure that the system is complete and functional, with pieces of the system replaced as needed.

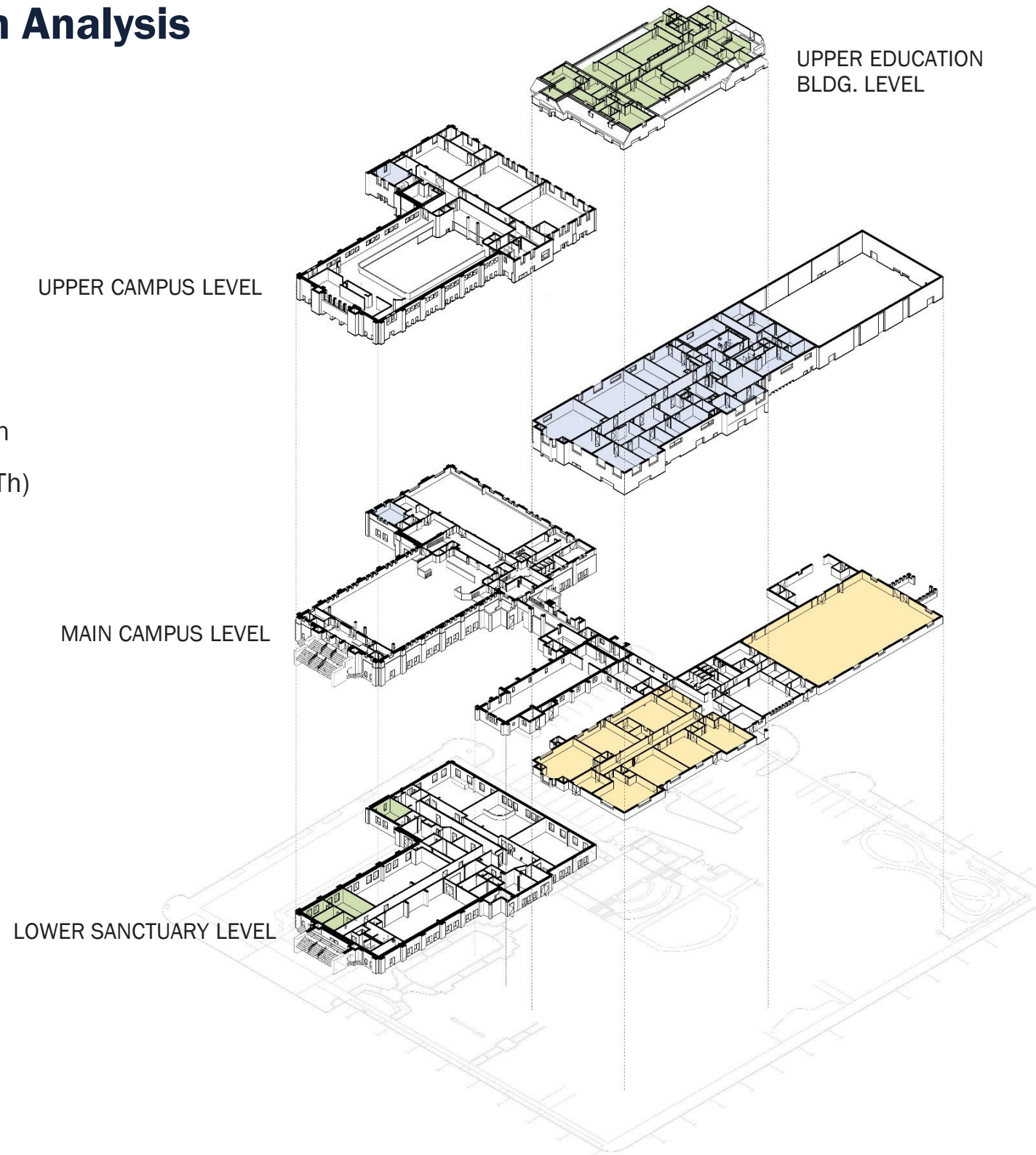
There are no immediate concerns for the fire alarm system or other low voltage systems. Please note that most renovations, especially ones which reconfigure existing spaces, will trigger fire alarm adjustments in order to conform to the new space programming and a budget for this should be carried in such renovations.

An item that is often forgotten during renovations and refreshes is to replace devices such as receptacles and their associated cover plates. In our experience, when this is left out of the scope of a renovation, it can dampen the brightness of a refreshed space, i.e. freshly painted white walls with old receptacles and devices which show signs of yellowing. This item should be budgeted for accordingly. There may also be some renovations which trigger a mandatory code-required replacement of receptacles, such as tamper-resistant receptacles in a classroom wing renovation.

Space Utilization Analysis

Weekday use patterns

- Church Administration
- Mother's Day Out (M-Th)
- Ministry Partner



Opportunity Analysis

Fragmented uses are **difficult to monitor**

Fragmented uses **limit** ability to effectively zone **campus security**

Fragmented Ministry Partner uses **dictate HVAC systems operation** campus wide on weekdays

On-site campus parking not connected to any of the on-campus ministry partner spaces. **Confusing access** is for visitors and clients.

Service support access for events in existing parlor **is challenging**. Catering and food transport must share circulation with event participants.

Overlapping uses at east elevator create operational challenges & **conflicting security requirements**

West elevator is the **only accessible entry for primary worship space and associated events**.

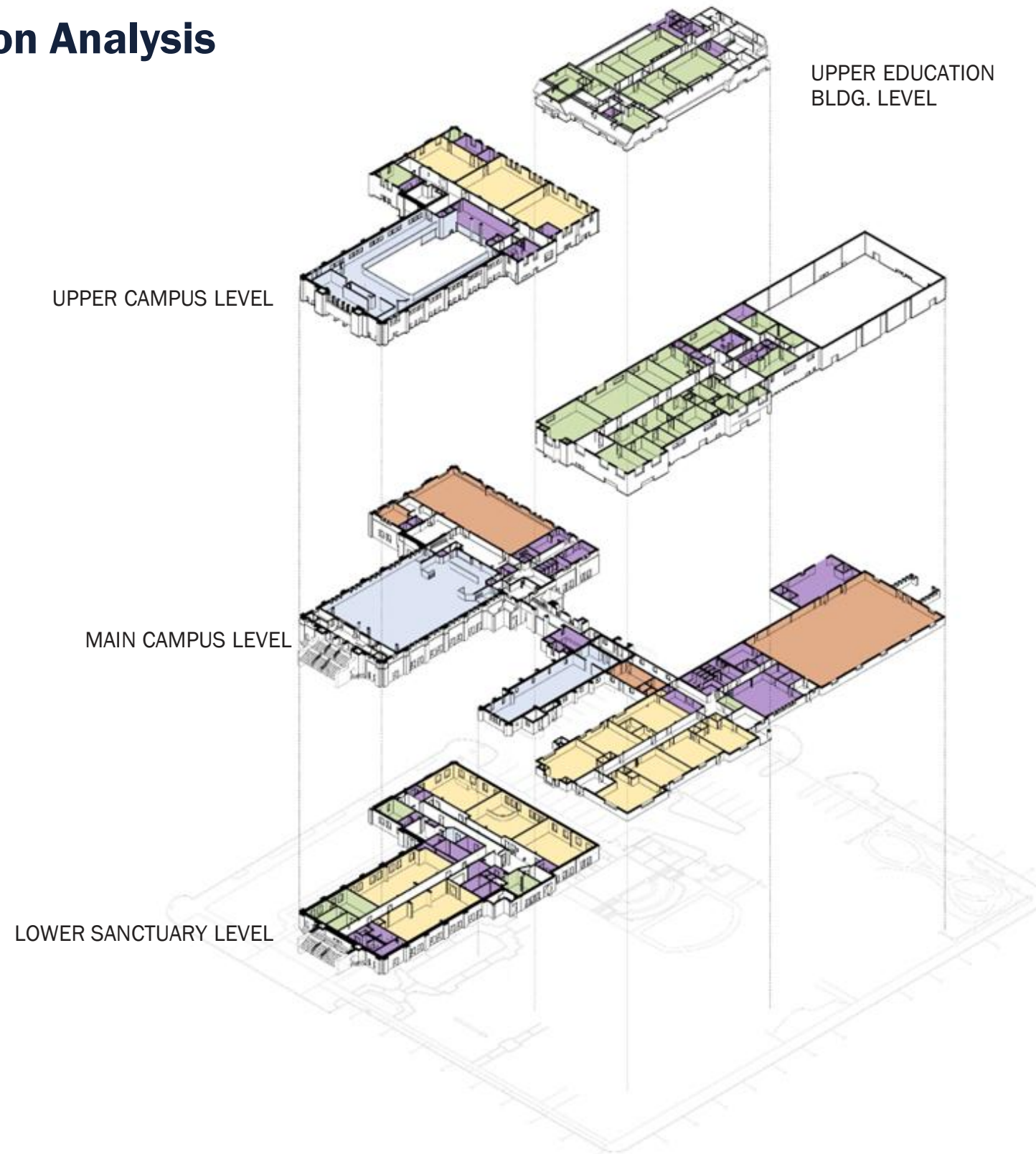
West elevator direct opening to 7th street creates **security challenges** when in use

Church **administration distributed** in multiple campus buildings

Space Utilization Analysis

Use Patterns by Primary Space Function

- Worship
- Education
- Administration
- Support
- Multipurpose
- Circulation



Opportunity Analysis

Fragmented uses dictate **constant circulation** along E/W circulation spine for all church activities

Multipurpose spaces are separated requiring **duplication of support functions**

On-site campus parking not connected to multipurpose or primary church administration space functions. **Confusing access** is for visitors.

Primary church administration functions are being housed in **spaces designed for education**

Church administrative **office fabric has grown incrementally** – current space allocations need re-evaluation to meet current office use requirements

Church library is underutilized; location does not encourage community access/use

Current use patterns and limited accessibility create **campus security zoning challenges**

West elevator is the **only accessible entry for primary worship space and associated events.**

West elevator direct opening to 7th street creates **security challenges** when in use

Stakeholder Need Analysis

First Presbyterian Church Stakeholder Response Analysis

Worship Team Need Responses 28-Jul-25
Participating 11

Description of Need	Total Responses	% Responses	% Respondents
High Priority (33% Respondents +)			
Connection center improvements	6	9%	55%
Choir loft improvements: too dark to read ; acoustically dead; can't hear; stairs difficult	6	9%	55%
Capitalize on use of gymnasium; worship improvements for youth in gym	6	9%	55%
Architectural history, stained glass, majestic space	5	8%	45%
Worship space better for productions; theater A/V & lighting improvements ; worship creativity	5	8%	45%
Balcony is dangerous	4	6%	36%
History & legacy; don't lose what we have	4	6%	36%
Sanctuary & worship spaces are great; chapel is special - intimate	4	6%	36%
Medium Priority (20% Respondents +)			
New organ	3	5%	27%
College outreach; college Worship	3	5%	27%
Prioritize A/V & acoustics over aesthetic limitations	3	5%	27%
Choir loft is too small. Choir is growing	3	5%	27%
Technology distracts from beauty of sanctuary	3	5%	27%
Educate children/youth in music + worship; include children in music	3	5%	27%
Low Priority			
Congregational sensory feedback for engagement; enhance sensory experience in worship space	2	3%	18%
Choir practice room too small	1	2%	9%
Explore how to reach multiple generations	1	2%	9%
Modern ways to draw people to church	1	2%	9%
Connect with individual hearers via Bluetooth	1	2%	9%
Worship space is deeply experiential.	1	2%	9%
Maintain all 3 services	1	2%	9%
Additional instrument storage	0	0%	0%
Different music styles in respective services	0	0%	0%
Dedicated student & youth space in gym	0	0%	0%
Outdoor A/V improvements	0	0%	0%
Creative tension technology vs aesthetics	0	0%	0%
Choir practice area on same level at main sanctuary	0	0%	0%
Safe place, leaving the world, transcendent	0	0%	0%
Easier stage transitions between services	0	0%	0%
Additional choir storage	0	0%	0%
Multiple services as outreach asset	0	0%	0%
New opportunities as outreach	0	0%	0%
Enhance membership	0	0%	0%
Easy to access outdoor infrastructure	0	0%	0%
Explore flexibility trends	0	0%	0%
Support outdoor services	0	0%	0%
Pads in pews	0	0%	0%
Activate north boulevard	0	0%	0%
Totals	66	100%	
Responses Possible	66		
Unregistered responses	12	18%	

First Presbyterian Church Stakeholder Response Analysis

Youth Ministry Team Need Responses 11-Aug-25
Participating 8

Description of Need	Total Responses	% Responses	% Respondents
High Priority (33% Respondents +)			
Youth loft over Gym; flexible area for youth events	6	13%	75%
Spaces that make youth feel important; spaces inviting to youth	6	13%	75%
Flexible/Modular youth spaces; 10; 50; 100; allow expansion & contraction	6	13%	75%
Resolve disconnect between gym & basement	4	8%	50%
Address campus security concerns	4	8%	50%
Better designated parking area with cover for elderly	3	6%	38%
A/V wiring in all classrooms	3	6%	38%
Medium Priority (20% Respondents +)			
Effective Sunday Bible Study Spaces	2	4%	25%
Better sightlines to screens for youth worship	2	4%	25%
Investing in youth = investing in future; youth investment building church legacy	2	4%	25%
Better lighting in "dungeon"	2	4%	25%
Youth stage needs dedicated storage	2	4%	25%
Low Priority			
Security cameras	1	2%	13%
Cry room; soundproof room in balcony; narthex as cry room	1	2%	13%
Nursery and Elementary areas closer together; resolve logistical challenges for parents	1	2%	13%
Clarify primary point(s) of campus access; fewer campus access points	1	2%	13%
Covered drop-off	1	2%	13%
Spaces where older and younger youth can mingle	1	2%	13%
Small group spaces that encourage interaction; inviting space for small groups	0	0%	0%
3 group meeting spaces: Confirmation; Middle School; High School	0	0%	0%
Larger pantry for coffee & snacks	0	0%	0%
Food staging area	0	0%	0%
Kitchen access	0	0%	0%
Accessible parking near elevator west side	0	0%	0%
Classroom door locks for lockdown	0	0%	0%
Open wall separating grade school children's area; connect Kingdom Kids with Youth	0	0%	0%
Improve wayfinding	0	0%	0%
Better parking access	0	0%	0%
Distinct youth area but still integrated with remainder of church	0	0%	0%
"Controllable" youth environment	0	0%	0%
Gym not inviting as meeting space	0	0%	0%
Youth band platform is congested	0	0%	0%
Totals	48	100%	
Responses Possible	48		
Unregistered responses	0	0%	

Stakeholder Need Analysis

First Presbyterian Church Stakeholder Response Analysis

Outreach Stakeholder Need Responses 17-Aug-25
Participating 12

Description of Need	Total Responses	% Responses	% Respondents
High Priority (33% Respondents +)			
Need to expand; consider adjacent properties; add space for growth	11	15%	92%
An accessible Christian library for children, families and all ages	9	13%	75%
Technology needs & protocols for recording, storing, simulcasting content	7	10%	58%
More parking	6	8%	50%
Counseling center needs privacy, ease of access, ADA accessibility	5	7%	42%
Narthex is too dark	5	7%	42%
Connect center functionality: visibility, visitor access, information, directions	5	7%	42%
Covered and welcoming access	4	6%	33%
Shared workroom for all ministry partners	4	6%	33%
Re-envision gym as true multi-purpose space: currently functions as gym	4	6%	33%
Medium Priority (20% Respondents +)			
Better wayfinding	3	4%	25%
Handicapped ADA accessibility improvements	3	4%	25%
Low Priority			
Larger prayer room for small groups	2	3%	17%
Discreet ability to enter service if late	2	3%	17%
Bus barn is too small. Need additional storage space	1	1%	8%
Only 1 elevator	1	1%	8%
Have valuable resources that might not be accessible	0	0%	0%
Connected use of kitchen and large gym space	0	0%	0%
Flexible spaces to house different functions	0	0%	0%
Lower level sub-divided spaces	0	0%	0%
Better meeting spaces near kitchen	0	0%	0%
Ability to use conference room and library for meals (too far from kitchen)	0	0%	0%
Educational mission space needed	0	0%	0%
Counseling center access communication is very complicated	0	0%	0%
Use technology to draw new members	0	0%	0%
Loaves of bread ministry visibility	0	0%	0%
Use technology for wayfinding	0	0%	0%
ADA, handrail accessibility	0	0%	0%
Sunday School classroom size flexibility	0	0%	0%
Shared kitchen & work areas	0	0%	0%
Totals	72	100%	
Responses Possible	72		
Unregistered responses	0	0%	

First Presbyterian Church Stakeholder Response Analysis

Adult Ministry Stakeholder Need Responses 18-Aug-25
Participating 20

Description of Need	Total Responses	% Responses	% Respondents
High Priority (33% Respondents +)			
Close accessible parking	14	12%	70%
Easier access to Sunday School classes. Access currently challenging	10	8%	50%
Covered drop-off: elderly, kids, brides, etc.	10	8%	50%
Casual spaces (capacity of 6-12) that are cozy & inviting	9	8%	45%
Wayfinding & signage improvements. Visitors get lost at funerals	8	7%	40%
Need additional real estate for growth, parking. Expand to adjacent sites	8	7%	40%
Medium Priority (20% Respondents +)			
Prayer room too small. Provide appropriate atmosphere, mission focus	6	5%	30%
Allocate space for age group ministries as young families grow up in the church	6	5%	30%
Space to provide visibility for global ministries/missions	5	4%	25%
Connection center hard to find. Make larger & more inviting	4	3%	20%
Relieve congestion in nursery area	4	3%	20%
200 Anniversary memorial bricks or similar promotion	4	3%	20%
Multipurpose gymnasium	4	3%	20%
Balance flexibility & permanence	3	3%	15%
More comfortable balcony seating	3	3%	15%
ADA accessibility improvements in sanctuary	3	3%	15%
Acoustical privacy in pastoral offices	3	3%	15%
Low Priority			
Promotional info in men's restrooms	2	2%	10%
Better entry and exit from BR Christian Counseling Center	2	2%	10%
Cry room	2	2%	10%
Involvement center: how to get engaged	2	2%	10%
Better tech for video meetings, recording. Lighting upgrades	2	2%	10%
Partnered ministry support for growth: MDO, College, BRCC	2	2%	10%
Connect 8th street entry to worship	2	2%	10%
Bride's room improvements	1	1%	5%
Appropriately sized and located kitchen	1	1%	5%
Printed and digital media is well done	0	0%	0%
Courtyard is great area for children and families	0	0%	0%
Growth mode: strong staff and engaged congregation	0	0%	0%
Women's ministry provides multiple opportunities to engage	0	0%	0%
Men's ministry inclusive and engaging	0	0%	0%
Healthy youth ministry	0	0%	0%
Young, growing families	0	0%	0%
Worship on Sunday is beautiful and inviting	0	0%	0%
Worship spaces are beautiful. Great lighting	0	0%	0%
Sunday experience benefits from different service variety and time choice	0	0%	0%
Family schedules drive service choice	0	0%	0%
One community: all ages together	0	0%	0%
Maintain historical integrity/tradition: continuity, timeless, permanence, legac	0	0%	0%
Changing stations in restrooms	0	0%	0%
Satellite campus for growth	0	0%	0%
Consolidate same age ministries in same area	0	0%	0%
Totals	120	100%	
Responses Possible	120		
Unregistered responses	0	0%	

Stakeholder Need Analysis

First Presbyterian Church Stakeholder Response Analysis

Facility Stakeholder Need Responses 18-Aug-25
Participating 12

Description of Need	Total Responses	% Responses	% Respondents
High Priority (33% Respondents +)			
Covered entry and drop off	10	14%	83%
Security: Open and inviting but securable	7	10%	58%
Focus on educational spaces. Too little class space on Sunday's	7	10%	58%
Wayfinding & signage	5	7%	42%
Attractive event space for large groups	5	7%	42%
Cry room & nursing room for mothers	4	6%	33%
ADA accessibility issues	4	6%	33%
Event set up is very difficult	4	6%	33%
Congested. Hard to find your way	4	6%	33%
Children's/youth spaces are separated. Functional consolidation	4	6%	33%
Medium Priority (20% Respondents +)			
Video cameras in Sunday School classes need to be updated	3	4%	25%
Covered outdoor area	3	4%	25%
How does FPC connect to downtown?	3	4%	25%
Low Priority			
Parking and campus entry points	2	3%	17%
Indoor/outdoor connectivity	2	3%	17%
Current kitchen is underutilized	2	3%	17%
Better accommodations for funerals	1	1%	8%
Good storage: tables & chairs, dishes	1	1%	8%
Need to do a census of Sunday school classes	1	1%	8%
Streaming & Production; lighting improvements	0	0%	0%
A/V Systems are good	0	0%	0%
Can see layers of history in our buildings	0	0%	0%
Palm Sunday and Easter are special days	0	0%	0%
Ability to gather outside on special days	0	0%	0%
Modern yet maintains traditional feel	0	0%	0%
Sanctuary was renovated in 2010	0	0%	0%
Congregation does a good job at welcoming & greeting	0	0%	0%
Are our facilities inviting?	0	0%	0%
Preaching & teaching is a strength	0	0%	0%
Sanctuary provides transcendent experience	0	0%	0%
Outdoor cloistered space that is covered	0	0%	0%
Only 10-15% attending Sunday School	0	0%	0%
Streaming productions stored and accessible via website	0	0%	0%
Facilities may be limiting	0	0%	0%
Difficult to find way from parking to sanctuary	0	0%	0%
Youth & Kids need more contemporary spaces	0	0%	0%
Guests will go to "front door" on North Boulevard	0	0%	0%
Difficulty getting people connected in bible study	0	0%	0%
Totals	72	100%	
Responses Possible	72		
Unregistered responses	0	0%	

First Presbyterian Church Stakeholder Response Analysis

Children's Ministry & MDO Stakeholder Need Responses 27-Aug-25
Participating 9

Description of Need	Total Responses	% Responses	% Respondents
High Priority (33% Respondents +)			
Children visibility & security; lockdown exit strategy in classrooms	10	23%	111%
Different age group pick-up experience, different experiences different days	7	16%	78%
Playground surfacing material ruins clothing	4	9%	44%
Garage entry/exit	4	9%	44%
Crowded children's check-in space	3	7%	33%
Door locks	3	7%	33%
New member experience and accessibility	3	7%	33%
Address hallway congestion; significant volume of circulation required	3	7%	33%
Medium Priority (20% Respondents +)			
Central courtyard and playground & social space	2	5%	22%
Flexible classrooms	2	5%	22%
Large kitchen, space may be better utilized	2	5%	22%
Signage	2	5%	22%
Connectivity/relationship with different age groups	2	5%	22%
Low Priority			
Logistics of leaving the service is awkward	1	2%	11%
Need chatting spots, social spaces	1	2%	11%
Dedicated nursing area	1	2%	11%
Parking challenges: narrow width, enclosure	1	2%	11%
Location of bathrooms awkward	1	2%	11%
MDO drop off & pick-up	1	2%	11%
54 parking spots	1	2%	11%
Gym as community gathering space	0	0%	0%
Fantastic loving staff	0	0%	0%
The "cookie room" reception area	0	0%	0%
Classroom sizes are good	0	0%	0%
Easy access yo age appropriate bathrooms	0	0%	0%
Beautiful windows allow natural light	0	0%	0%
Parking procedure for dads	0	0%	0%
Education building appropriate location for MDO	0	0%	0%
Dunham Chapel works well for children's worship	0	0%	0%
Dedicate, monitored parking spots	0	0%	0%
Unique seating options existing	0	0%	0%
Children to teen transition	0	0%	0%
Main hallway is secure and accessible	0	0%	0%
Fireplace is special	0	0%	0%
Playgrounds	0	0%	0%
Entry/exit volums	0	0%	0%
Nursery accessibility	0	0%	0%
Stairs & elevator security	0	0%	0%
Convention street entry only?	0	0%	0%
Location of playground	0	0%	0%
Weather conditions procedures & safety	0	0%	0%
Process experience	0	0%	0%
Accessible bathroom?	0	0%	0%
Different age group drop-off locations	0	0%	0%
Ministry opportunity: Event tent	0	0%	0%
Bathrooms are old and could be larger	0	0%	0%
Totals	44	100%	
Responses Possible	54		
Unregistered responses	10	23%	

Stakeholder Need Analysis

First Presbyterian Church Stakeholder Response Analysis

Stakeholder Need Responses - Aggregated 1-Sep-25
72
Participating

Description of Need	Total Responses	% Responses	% Respondents
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High Priority (25% Respondents +)

More parking; close accessible parking; designated parking; MDO drop off & pick-up	28	6%	39%
Covered entry and drop off: elderly, kids, brides, etc.	25	6%	35%
Security: Open and inviting but securable; children visibility; lockdown strategy; door locks	25	6%	35%
Re-envision gym as true multi-purpose space: flexible for youth events; youth loft	20	5%	28%
Connection center improvements: visibility, visitor & new member access, information, direction	20	5%	28%
Need to expand; consider adjacent properties; add space for growth	19	4%	26%
Wayfinding & signage improvements. Visitors get lost at funerals	19	4%	26%

Medium Priority (15% Respondents +)

Technology needs & protocols for recording, storing, simulcasting content; A/V in classrooms	15	3%	21%
ADA Accessibility; Balcony is dangerous; Connect with individual hearers via Bluetooth	15	3%	21%
Congested. Hard to find your way; relieve congestion in nursery area	14	3%	19%
Functional consolidation. Age group connectivity; resolve disconnect between gym & basement	12	3%	17%
Balance flexibility & permanence; flexible classrooms; Flexible youth spaces; 10; 50; 100	11	3%	15%

Targeted Priority (5% Respondents +)

Easier access to Sunday School classes. Access currently challenging	10	2%	14%
Casual social spaces (capacity of 6-12) that are cozy & inviting	10	2%	14%
An accessible Christian library for children, families and all ages	9	2%	13%
Architectural history, stained glass, majestic space; history & legacy; don't lose what we have	9	2%	13%
Focus on educational spaces. Too little class space on Sunday's	9	2%	13%
Attractive event space for large groups; current event set-up is difficult	9	2%	13%
Prayer room too small. Provide appropriate atmosphere, mission focus	8	2%	11%
Youth space improvements = investing in future; youth investment building church legacy	8	2%	11%
Cry room & nursing room for mothers. Soundproof room in balcony; narthex as cry room	8	2%	11%
Different age group pick-up experience, different experiences different days	7	2%	10%
Counseling center needs privacy, ease of access, ADA accessibility	7	2%	10%
Central courtyard, playground, social space; indoor/outdoor connectivity, covered outdoor space	7	2%	10%
Worship spaces are great; chapel is special. Enhance sensory experience in worship spaces	7	2%	10%
Choir loft improvements: too dark to read ; acoustically dead; can't hear; stairs difficult	6	1%	8%
Spaces that make youth feel important; spaces inviting to youth	6	1%	8%
Allocate space for age group ministries as young families grow up in the church	6	1%	8%
Worship space better for productions; theater A/V & lighting improvements ; worship creativity	5	1%	7%
Narthex is too dark	5	1%	7%
Large kitchen, space may be better utilized	5	1%	7%
Partnered ministry support for growth: MDO, College, BRCC, College outreach; college Worship	5	1%	7%
Space to provide visibility for global ministries/missions	5	1%	7%
Garage entry/exit. Bus barn is too small. Need additional storage space	5	1%	7%
Shared workroom for all ministry partners	4	1%	6%
200 Anniversary memorial bricks or similar promotion	4	1%	6%
Playground surfacing material ruins clothing	4	1%	6%

Identified Priority (Under 5% Respondents)

New organ	3	1%	4%
Prioritize A/V & acoustics over aesthetic limitations	3	1%	4%
Choir loft is too small. Choir is growing	3	1%	4%
Technology distracts from beauty of sanctuary	3	1%	4%
Educate children/youth in music + worship; include children in music	3	1%	4%
How does FPC connect to downtown?	3	1%	4%
More comfortable balcony seating	3	1%	4%
Acoustical privacy in pastoral offices	3	1%	4%
Discreet ability to enter service if late	2	0%	3%
Promotional info in men's restrooms	2	0%	3%
Connect 8th street entry to worship	2	0%	3%
Explore how to reach multiple generations; Modern ways to draw people to church	2	0%	3%
Choir practice room too small	1	0%	1%
Maintain all 3 services	1	0%	1%
Clarify primary point(s) of campus access; fewer campus access points	1	0%	1%
Only 1 elevator	1	0%	1%
Good storage: tables & chairs, dishes	1	0%	1%
Need to do a census of Sunday school classes	1	0%	1%
Bride's room improvements	1	0%	1%
Logistics of leaving the service is awkward	1	0%	1%
Location of bathrooms awkward	1	0%	1%

Totals	432	100%	
Responses Possible	432		
Unregistered responses	0	0%	