

QUUF Congregational Meeting

October 21, 2007



Purposes

- Status report on building process
- Vote to authorize expenditure of up to \$45,000 for
 - development of schematic drawings and budget,
 - Engineering/permitting costs for SEPA/CUP applications



When We Last Met

- April 1, 2007
 - Congregational Vote
 - Accepted the Program Document, and submitted it to Richard Berg
 - Authorized up to \$30,000 for development of concept drawings and budget
- June 3, 2007
 - Richard Berg presented concept drawings, with Nautilus shape for new sanctuary space



Where We Thought We'd Be Today

- 'Final" vote to proceed with building project, based upon concept drawings and budget.



Where We Are Today

- New Concept Drawing, with new shape for sanctuary
 - Well developed plan for other spaces (foyer, office, kitchen, etc.)
- Need to spend up to \$45K to:
 - Develop more specific (schematic) drawings
 - Develop budget
 - Pursue SEPA and CUP approvals
 - **NOTE: This does NOT mean that we need to spend an additional \$45K on the building project**
 - Spending some of the money earlier in the process



What Has Happened?

- We have changed the basic design of the sanctuary
- We have recognized that we need more information/development before we have a budget sufficient for a 'final' authorization vote



Sanctuary Redesign

- Nautilus design was greeted with widespread enthusiasm last June
 - Consensus approval by both BSC and BDCC
- However, when submitted to acoustical analysis, design was likely to present severe acoustical problems
 - Trying to correct these problems would add complexity, and negatively impact aesthetics, without a guarantee of excellent acoustics
- Aug 29: Members of board, BSC, and BDCC met with Richard and Malcolm
 - ‘consensus’ conclusion that a different sanctuary design, based on sound acoustic concept, was required.
- Development (and abandonment) of nautilus design did cost time and money
 - Perhaps 2 months of time
 - Approx \$10,000, split equally between QUUF and Richard Berg

Development of Budget

- Self-imposed requirement: we will not have 'final' vote until we are confident we can pay for the project
- We were naïve in our belief that we could get precise hard costs from a concept drawing
- Several significant soft cost items have arisen which will impact available hard costs
 - Road improvements
 - Cost of land acquisition
- Bottom line – we need more time/effort to develop budget.



Review – Budget Overview

- Sources of Funds (\$1.25 million)
 - \$700,000 donations (capital campaign)
 - \$400,000 mortgage
 - \$150,000 volunteer labor
- Allocation of Funds (\$1.25 million)
 - \$875,000 hard construction costs
 - \$262,500 soft costs (30% of hard costs)
 - \$113,750 contingency (10% of hard+soft costs)
- Soft cost and contingency percentages based on ‘industry averages’, not specifics for this project
- Changes in soft costs directly impact available funds for hard construction costs.



Financial Status as of 9/30/07

- \$685K Pledges
- \$371K Cash Received
 - \$350K Pledge Payments
 - \$11K Interest
 - \$10K on hand before capital campaign
- \$51K Spent to Date
 - \$14K Fundraising (capital campaign)
 - \$33K Architect's Fees
 - \$4K Fees/Surveys/Contractor/Misc
- \$320K Cash on Hand



Additional Activities

- Approvals required before building application will be considered by PT
 - SEPA (State Environmental Policy Act)
 - Stormwater Plan
 - CUP (Conditional Use Permit)
 - Church in area zoned residential
- No reason to wait on initiating approval processes.



Current Funding Needs

- \$45,000 to be used as follows:
 - \$10,000 to architect to develop schematic drawings
 - \$7,500 to contractor to assist with schematic drawings, and develop hard cost budget
 - \$5,500 for structural/mechanical consultants to assist in schematic drawing development
 - \$6,000 for CUP/SEPA permitting (including civil engineering consultant for stormwater plan)
 - \$16,000 for other possible, not-yet-defined, costs
 - Authorization now eliminates need for additional congregational meeting later

What Comes Next

- During Next 2-3 months
 - Richard and Malcolm develop schematic drawings and hard cost budget
 - Continued weekly meetings with Irv as ‘client’s representative’
 - Active involvement of BDCC
 - Building Steering Committee develops budget for various soft costs
 - Building Steering Committee develops process for deciding upon various alternatives (see later slides)
- January 2008
 - Presentation of schematic drawings, including budgetary figures and various alternatives
- January/February 2008
 - Final vote on building project



Expectations

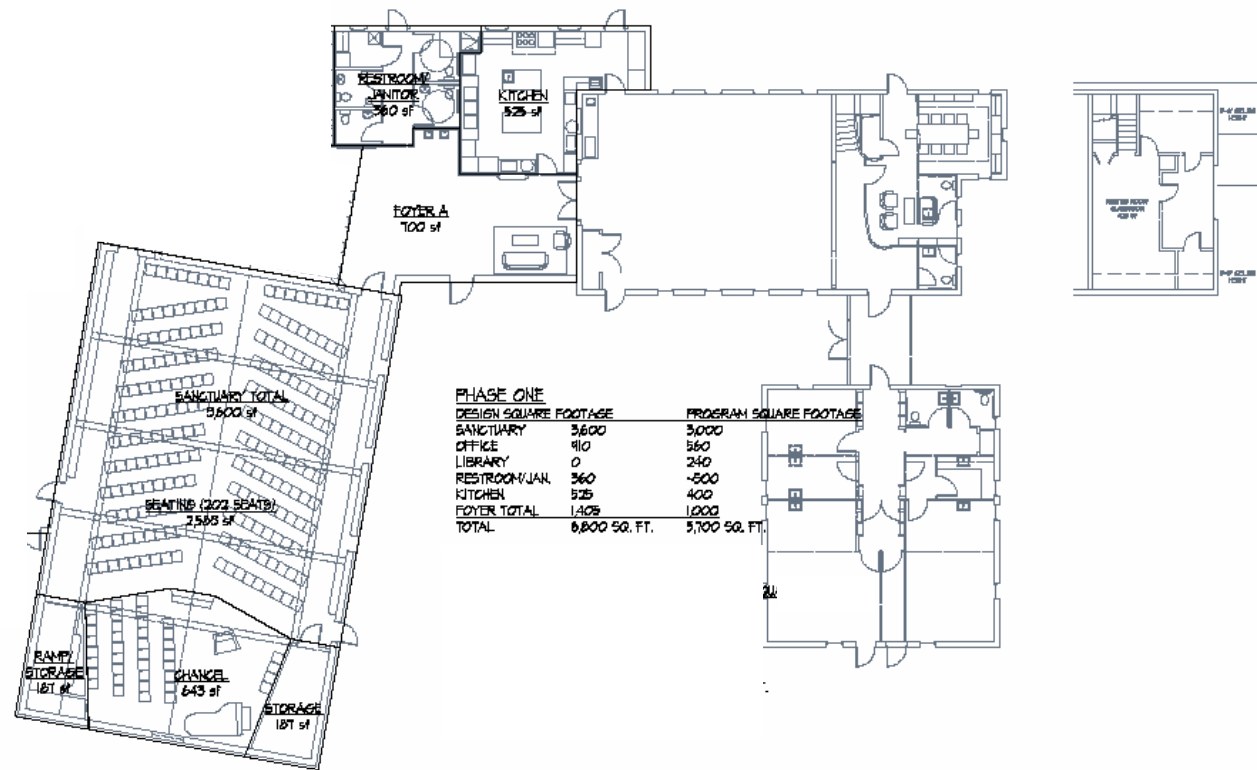
- Our current budget will probably not be adequate to achieve our program document goal of:
 - New sanctuary, chancel, foyer, bathrooms, kitchen (built to similar design standards as our current facilities, with high level of green building)
 - Shell for new office space (which would facilitate expansion of our RE/ALPS space)
- This is especially true as the size of the project has grown from 5700 sq.ft. to 6800 sq.ft.
- Therefore, we will probably need to make some difficult choices, among several options



Possible Options

- Reduce Scope of Project
 - Reverse 'mission creep' by going back to Program Document square footage
 - Postpone construction of office shell until a later time
 - Will delay expansion of RE/ALPS space

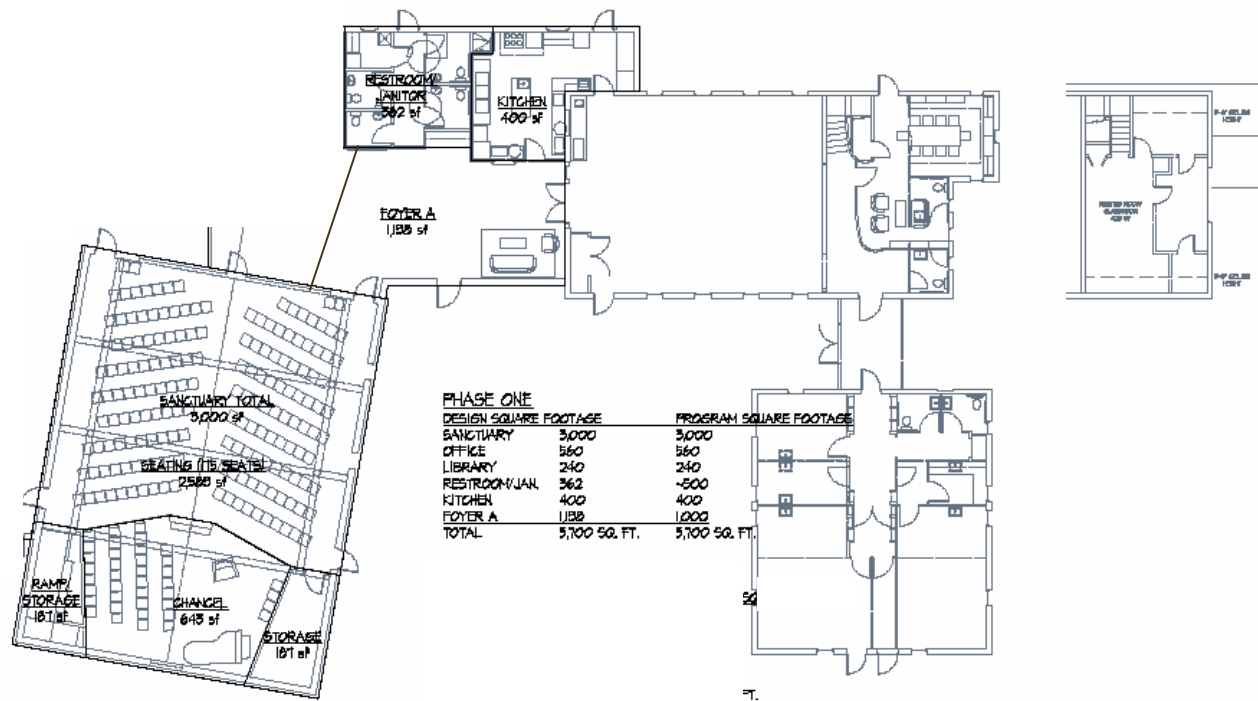




QUIMPER UNITARIAN UNIVERSALIST FELLOWSHIP - PHASE I AND 2 EXPANSION
PROGRAM PLUS SQUARE FOOTAGE

SCALE: 1/16" = 1'-0"

RICHARD BERG ARCHITECTS, P.C.
OCTOBER 14, 2001



QUIMPER UNITARIAN UNIVERSALIST FELLOWSHIP - PHASE I AND 2 EXPANSION
 PROGRAM SQUARE FOOTAGE
 SCALE: 1/16" = 1'-0"

RICHARD BERG ARCHITECTS, P.C.
 OCTOBER 14, 2007



Possible Options (cont)

- Change construction materials/methods to reduce cost
 - Richard/Malcolm have been asked to estimate the possible cost savings of alternate construction
 - Will probably have some negative impact on aesthetics and/or level of green building
- Defer acquisition of furnishings (chairs, tables, kitchen appliances)



Possible Options (cont)

- Increase available funds
 - Increased capital campaign pledges
 - Increased mortgage
 - Will require increased annual pledges to cover increased mortgage payments
 - Increased volunteer hours
 - May delay completion of building
 - It may not be possible to utilize significantly greater volunteer labor hours.
- Others, or a combination of several



Deciding Among Options

- Building Steering Committee will be developing the process for decision-making, which will include active congregational participation
- You could be giving thought to
 - What's most important to you
 - What you would be willing to give up
 - What more you might be willing to contribute



Beyond January

- Jan/Feb: 'Final Vote' authorizing the project
- Jan-May: Development of Construction Drawings
- May-Jun: Building Permit Application Submitted
- Jun-Aug: City Permit review process
- Sep: Groundbreaking – beginning of construction

