

# BUILDING PROGRAM UPDATE

Congregational Discussion – May 4, 2008

- WHERE WE WERE
- WHAT WE DID
- WHERE WE ARE
- WHERE WE'LL BE
- WHAT WE'LL BE DOING





# WHERE WE WERE

January 20 – Congregational Discussion

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- Updated Cost and Revenue Estimates
  - Costs \$225K above original estimate
  - Uncertainty whether we could afford a \$400K Mortgage, which was part of the original estimate
  - Concern that there was not enough volunteer work available to offset \$150K in costs
- What to do?
  - Increase Funds
  - Decrease Scope of Project



# WHAT WE DID

## Stewardship Campaign

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- Two-pronged stewardship campaign, with goals designed to allow us to build 'full footprint' of sanctuary, foyer, offices, bathrooms, kitchen, renovation of back of existing sanctuary for youth room and RE/ALPS room
- Building Options Continuum, to clearly indicate what we would need to defer if we did not meet the goals of the stewardship campaign
- Left the decision in your hands



# Building Options Continuum

**QUUF BUILDING OPTIONS CONTINUUM**

We are in the midst of our two-pronged stewardship campaign. The results of this campaign will determine what we can build now, and what we will need to defer until a later time.

This building options continuum shows what the Building Steering Committee believes we will be able to build, based on the total amount of funding available.

The recommendations as to the ranking of deferrals was developed based on the following principles:

Our goal is to build the building that is the current design, even if it requires building in stages to achieve this goal. If we do not have the money to accomplish this goal now, we will reduce costs per this hierarchy:

- Items that can be deferred, and do not require a major new construction effort to add later
- Major spaces that can be added later, but requiring a significant construction effort to add
- Small but permanent changes to aesthetics or green building, that cannot be undone later

**Legend for the illustrations:**

- The areas in grey are new or renovated construction.
- The face rooms give the status, for each option, of four spaces:
  - K - Kitchen, Ch-Office, Y-Youth room, M-Additional meeting room
  - Q - Queens new or renovated. Q remains as it currently exists. Q remains none.
  - The Cost figure for each illustration reflects the cumulative effects of all of the deferrals to that stage. For instance, the \$1,330K figure for the bottom diagram on page 2 assumes all of the deferrals on that page (i.e., Defer Part of Foyer, Defer Office Space)

**COMPLETE**

- New Sanctuary
- New Foyer, connecting all spaces
- New Bathrooms
- New Office Space
- New Kitchen, serving both new and existing spaces
- Additional Parking Lot
- Renovation of rear of existing sanctuary for new youth room (bowling area and RCLP's meeting room (apartners))

**COST: \$1,525K**

What does "COMPLETE" mean?  
Complete doesn't mean "everything". Things not included now, but will be added later, include kitchen appliances and cabinets (except for dishwasher/coffinmaker), chairs (except for the chairs), new acoustic system, landscaping (except city mandated), conversion of part of existing parking lot to basketball court, reconfiguration of existing RL space to fewer, larger rooms.

**"EASY" DEFERRALS**

Savings (-\$50K)

- No hardwood flooring (only outdoor)
- No acoustic treatment on walls
- No new chairs at all

Impact

- Aesthetics and acoustical performance will be compromised until the flooring and wall treatment are added.

**K Q O Q Y O M O**  
COST: \$1,465K

And also DEFER PART OF FOYER, FUNCTIONALLY SEPARATE NEW SPACE FROM EXISTING

Additional Savings (-\$100K)

- Reduced Space
- No Sprinklers needed in existing space

Additional Impact

- Kitchen only accessible from existing sanctuary
- Must go outside to get from new sanctuary to coffee bar

**K Q O Q Y O M O**  
COST: \$1,415K

And also DEFER OFFICE SPACE

Additional Savings (-\$85K)

- Reduced Space
- Reduced Heating

Additional Impact

- Offices Remain Small and Non-accessible
- No meeting room

**K Q O Q Y O M O**  
COST: \$1,330K

And also, DEFER RENOVATION OF BACK OF EXISTING SANCTUARY

Additional Savings (-\$25K)

- Reduced Renovation Costs

Additional Impact

- No Youth Room
- Decreased Usefulness of Existing Sanctuary

**K Q O Q Y O M O**  
COST: \$1,305K

And also DEFER NEW KITCHEN

Additional Savings (-\$100K)

- Reduced Space

Additional Impact

- Kitchen Remains Inadequate

**K Q O Q Y O M O**  
COST: \$1,225K

Where do we stand now, before the start of the stewardship drive?  
How much could we afford to build today?

A portion of the building will be financed by a mortgage. If we do not meet our prong 1 goal of increasing our pledges by \$29K, we may not feel comfortable assuming a \$400,000 mortgage.

If we do not raise at least \$75K in additional capital pledges (bringing in \$37K from the matching pledges, we probably will not be able to put money down on all of our new spaces at this time.

If we achieve our goals for both prongs of the stewardship campaign, we will have 1,525K, enough to build the "Complete" configuration on page 1, with very low risk of financial problems in the future.

Complete **	\$ 1,525K	And, Defer Office Space	\$ 1,330K
Easy Deferrals **	\$ 1,465K	And, Defer Renovation of Back of Existing Sanctuary	\$ 1,305K
And, Defer Part of Foyer	\$ 1,415K	And, Defer Kitchen	\$ 1,225K

\*\* Both of these options build the full footprint

# WHERE WE ARE

## ■ Goal

Original Capital Campaign	\$ 685K
Mortgage	<b>\$ 400K</b>
Mortgage Ramp, Interest, Initial Funds	\$ 110K
Additional Gifts	<b>\$ 150K</b>
Matching Gift	<b>\$ 50K</b>
Chalice Lighter Gift	\$ 15K
Volunteer Labor	\$ 115K
<b>TOTAL</b>	<b>\$ 1,525K</b>

## ■ Today

Original Capital Campaign	\$ 685K
Mortgage	<b>\$ 400K</b>
Mortgage Ramp, Interest, Initial Funds	\$ 100K
Additional Gifts	<b>\$ 130K</b>
Matching Gift	<b>\$ 50K</b>
Chalice Lighter Gift	\$ 15K
Volunteer Labor	\$ 115K
<b>TOTAL</b>	<b>\$ 1,495K</b>

Complete **	\$ 1,525K	And, Defer Office Space	\$ 1,330K
Easy Deferrals **	\$ 1,465K	And, Defer Renovation of Back	\$ 1,305K
And, Defer Part of Foyer	\$ 1,415K	And, Defer Kitchen	\$ 1,225K

**\*\* Both of these options build the full footprint**



# WHERE WE WILL BE

( in 2 weeks )

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Voting on the question:

Shall QUUF authorize the expenditure of up to \$1,410,000 in cash (including up to \$400,000 of long-term debt) towards the construction of the full footprint of our proposed expansion?

The full footprint, per the latest architectural drawings, includes a new sanctuary, full foyer, new bathrooms, new kitchen, new office space, and renovation of the back of the existing sanctuary to create a youth room and a RE/ALPS meeting room.

7,700 hours of volunteer labor, valued at \$15/hr, brings our total resources up to \$1.525 million, which we expect is enough to build the full footprint.

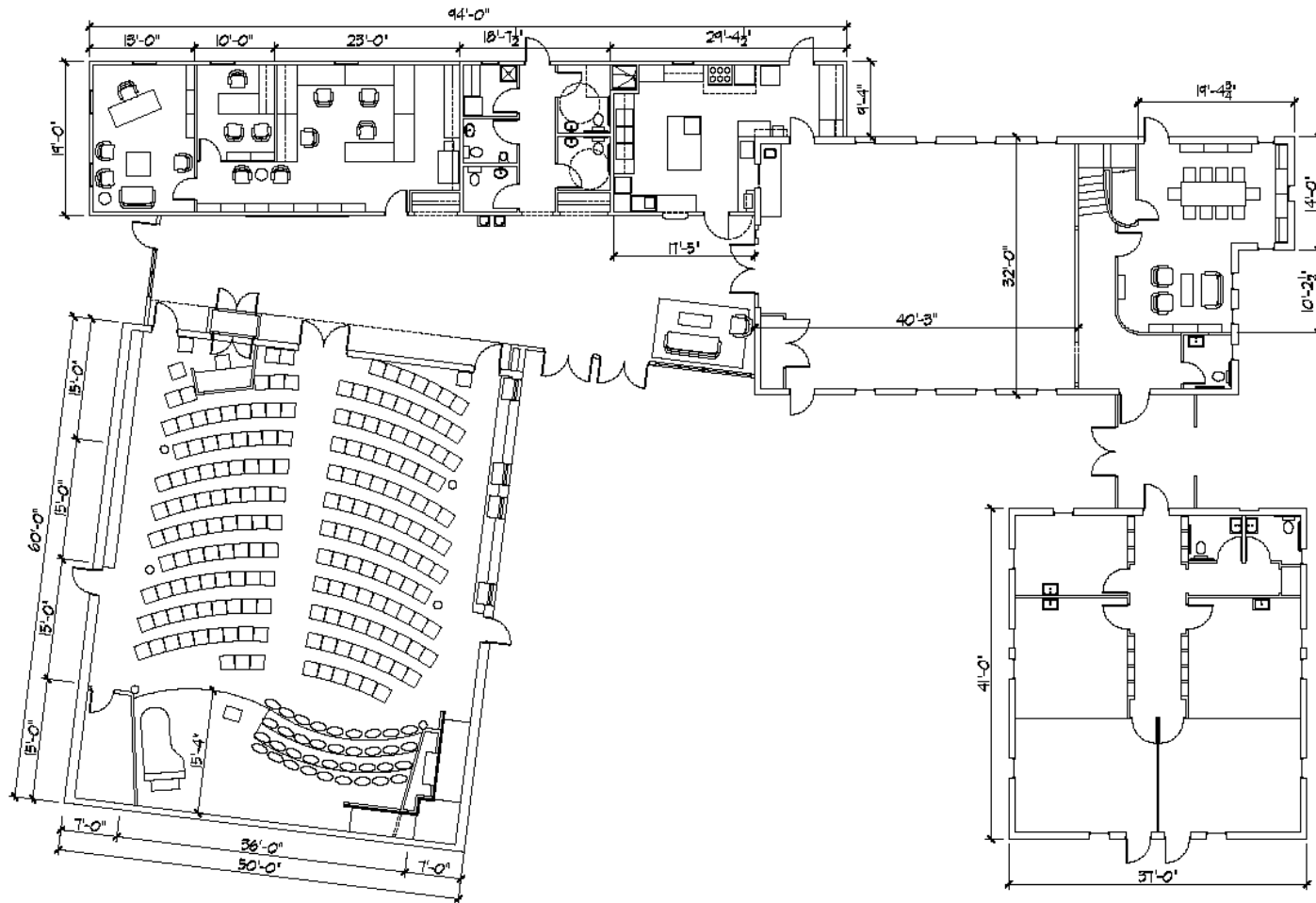
Notes:

- The \$1,410,000 includes all money spent to date on the building project.
- The \$1,410,000 (and the \$400,000 long term debt) are maximum authorized amounts.

# WHERE WE WILL BE IN EARLY 2010

(assuming a Yes vote on May 18)

■ Somewhere like this:





# WHAT WE'RE DOING

(and when)

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- Detailed Design Drawings (April – July)
  - Various task force meetings
- CUP/SEPA permits (May – July)
  - Open house for neighbors June 9
- Volunteer Effort
  - Organization
  - Landscaping, moving fountain, etc. this summer
- Financial Oversight (continuing)
  - Adding financial members to Building Steering Committee
  - Securing mortgage commitment(s)
- Goals:
  - Building permit application submitted in August
  - Building permit granted, groundbreaking in Fall



# CONTINGENCIES

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- If this happens
  - Building costs exceed our estimates (including contingencies)
  - Not all building pledges are paid
  - No new building pledges to offset shortage
- We can
  - Defer more of the 'Easy Deferrals'
    - Up to  $\approx$  \$30K
  - Increase amount of Mortgage
    - \$40-100K without renegotiation

**IMAGINE!**



**DON'T FORGET TO VOTE – MAY 18**