

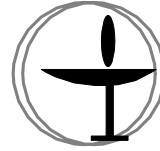
QUUF BUILDING



PROJECT

Status Report

January 21, 2007



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Recent Progress

- Last September we authorized conducting a capital campaign to raise money to expand our building. Thanks to our hard working and very capable Capital Campaign Committee, we now have pledges from over 80% (149) of our households for a very generous amount - \$686,663. Although pledges may be paid at any time over a 3 year period, we began this new year with over \$200,000 cash already paid. This demonstrates a strong and widespread support for expanding our ability to serve UUs and the broader community through an expanded building.
- The Building Design Committee has been hard at work soliciting ideas from a broad cross section of members, and friends, about priorities and details for various aspects of an expanded building. Those of you who attended one or both of the two presentation sessions (December 18 and January 8) by the nine task forces know what a wonderful job these 80 volunteers did to provide critical detail on priorities for our new space. These reports are now available at the QUUF website in the "Growth New" section.

Upcoming Activities

- ❑ The next three months will be very busy for the Building Steering Committee, charged by the Board with overall coordination of the building effort, and the Building Design Committee, as we work towards preparing the Program Document which will both guide the architect in developing a design for Phase I, and also specify the full master plan for subsequent building phases. By this time the Building Design Committee will have selected a contractor to begin working, with our architect, in developing cost estimates. The Program Document will tell our architect, Richard Berg, and our contractor what our priorities are to build in this first phase of new building, and possibly renovation, within the amount of money we now know is available.
- ❑ The purpose of today's briefing is to bring everyone up to date on what we know so far about future design possibilities, and the time line we have set out for reporting back to you on our progress, and the time line for holding Congregational votes as we go forward. This time line is also available at the QUUF website, in the "Growth News" section.

Timeline – Program Document

- ❑ After today's session, we want to meet again in two weeks to continue discussion, and get comments, on some specific design issues.
- ❑ In the week of February 14th, we will circulate a working draft of the Program Document to Task Force members and others interested in commenting.
- ❑ We plan to have a draft available to the Board by March 1st for their study and action at their March 14th meeting.
- ❑ On March 18th we anticipate another Congregational discussion session of this draft Program Document, and again on April 1.
- ❑ Hopefully everybody will have had a chance to study and comment on this proposed Program Document in time to hold a Congregational vote on April 8th.

Timeline - Thereafter

- ❑ At that point, our architect will commence design work, and we will be working closely with him over the summer. Working with our contractor he will be able to give us a fairly accurate cost estimate of various ideas, allowing changes along the way in what we can build.
- ❑ Some time in the fall, we will have a final design ready for Congregational approval. At that time, we will also need Congregational approval to move forward with securing a mortgage.
- ❑ Detailed designs and permitting can then be done, leading to groundbreaking sometime in early 2008
- ❑ **This schedule may be extended if we feel there is need for additional time to research the issues or come together on an agreed upon design.**

Current Assumptions and Questions: Introduction

- ❑ In December, several members of our Building Steering and Building Committees and QUUF staff met with Richard Berg, our architect, and Dennis Chivers, an architect with a tremendous amount of church building experience (he is serving us as an architectural consultant).
- ❑ We asked Dennis what was the most common major mistake made by congregations. His answer: Failure to keep within a budget, resulting in an incomplete, possibly unused building.
- ❑ In keeping with his advice, we are approaching our task of creating a program document, with a strong emphasis on fiscal responsibility. The structure of this presentation reflects this attitude.

What Resources Do We Have?

- ❑ \$700,000 in contributions (\$680,000 from capital campaign, \$20,000 from prior gifts)
- ❑ \$400,000 mortgage (per QUUF 5 year financial plan)
- ❑ \$150,000 of volunteer labor (\approx 10,000 hours)
- ❑ \$1,250,000 TOTAL

What Can We Get with These Resources?

- ❑ Currently, hard building costs for new commercial construction are averaging about \$175 per sq. ft.
 - Hard building costs include construction labor and materials
- ❑ Soft costs typically run 30% of hard costs
 - Soft costs include design fees, permitting and infrastructure, etc....
- ❑ We've included a contingency of 10% of all costs.
- ❑ If all of these factors are taken into account, we have enough resources for approximately 5,000 sq.ft. of *new* construction, to add to our existing 4,100 sq.ft.
 - Note: the cost per sq foot varies greatly, depending upon construction methods, materials, finish, etc. We will not know until the architect and builder have completed the schematic plans (in response to our Program Document) what our costs will be. While we can hope that they will be lower, there are several factors that may cause them to be higher: high-quality acoustics, building green, price increases from now until we begin construction in 2008, etc.
- ❑ Since we anticipate some renovation to existing space (which requires resources), the actual amount of new space will probably be less than 5,000 sq.ft.

How Does This Compare with Our Anticipated Needs?

- Last June, we approved a report from the Building Options Committee, which estimated that we need 7200-9200 sq.ft. of additional space to meet the needs that were identified through the various discussions last year.
 - The task force reports have, in general, confirmed or increased these figures.
- We know now that we do not have the resources to completely satisfy our anticipated needs at this time.
- As a result, we will need to build in phases.

What does “Building in Phases” Mean?

- Building in Phases means that there will be more than one major expansion before we are finished:
 - Phase I will consist of new construction/renovation in keeping with the resources we currently have available. What we will build depends upon our priorities and costs.
 - Later Phase(s) will add the space that we cannot afford to build now. Since these phases will require new capital campaigns, they are most likely 8-10 years away.
- To be sure that we can fulfill our desires, when all phases are complete, our current planning activities include two parts:
 - What we want to have when all phases are complete (Master Plan)
 - What our priorities are for Phase I.
- The Program Document will be comprised of these two parts, as well as our budget for Phase I.

What are our current assumptions for the Phase I Project?

- Currently, we are operating under the following assumptions:
- The cornerstone of the Phase I expansion will be a sanctuary seating between 180 and 250, with associated space (foyer, bathrooms)
 - If we design a sanctuary at the high end of this range, budgetary restrictions may require us to use a portion of it for other purposes, until a later phase.
- Although the focus is on new sanctuary space, we anticipate being able to meet a substantial number of the needs identified by the task forces.
- The sanctuary will have a flat floor, with moveable seating
 - Our existing sanctuary, plus a modest new foyer, does not have enough space for major social events such as the family Xmas tree trimming party, congregational dinners. With the ability to use the new sanctuary as well, we will have room for these activities, even as we grow.
 - Our architectural consultant assured us that, for the size sanctuary we are planning, we do not need a sloped floor to achieve the intimacy, good sight lines, and quality acoustics that we want.
- We will continue to have two Sunday morning services
 - Currently, our Sunday morning attendance is close to 200. To comfortably seat 200 at one service, and still feel welcoming to newcomers, we would need 250 seats. As indicated above, it is unlikely that we can afford this large a sanctuary at this time.

What Significant Questions are we pondering?

- There are many issues that need to be considered as we work on our Program Document. Among the major ones are:
- How large a sanctuary should we build?
 - Our architects have strongly recommended that the outer walls of the sanctuary be built to their final size.
 - In light of our budgetary restrictions, this leads to two possibilities:
 - Build a large sanctuary space now, and use part of it for other purposes. Build additional spaces in later phases, which will allow the full sanctuary space to be used as a sanctuary.
 - Build a smaller sanctuary, and build additional spaces in Phase I.
 - Each has its benefits and limitations
 - Building a large sanctuary allows us to grow to a larger size congregation before we need to consider dividing into two congregations. However, the space 'temporarily borrowed' from the sanctuary is not optimal for other purposes
 - Building a small sanctuary allows us to add additional optimally-designed space in Phase I, but further limits future growth.
 - This raises broader questions for discussion, such as:
 - How big shall we become before we need to divide into two congregations?
 - Which spaces are really important now (i.e. Phase I) and which can wait 8-10 years.

Significant Questions - continued

- How green should we build?
 - We have committed to building green, recognizing that this increases our cost. However, there are various shades of building green. One, in particular, is building for LEED certification (which itself comes in various 'flavors'). In general, the greener we build, the higher the cost. And, there is a cost (as well as benefit) to LEED certification.
 - We have a very active task force examining the benefits and costs of green building and LEED certification.

- What are our primary space needs in Phase I?
 - Many task forces provided, in their reports, a list of space requirements. In most cases, these were the requirements for the final space (after all phases have been completed).
 - We need to determine, for each of these areas, what the requirements are for Phase I.
 - Can the number of rooms be reduced, knowing that additional rooms can be added in a later phase?
 - Can the size of the rooms be reduced, knowing that they can be enlarged in a later phase?

Work in Progress

- This report is a snapshot in time. We expect parts of it to change as we go forward.
 - Many of the assumptions and decisions are driven in part by budgetary considerations. We will not get a really clear picture of what our resources will provide until the architect and contractor respond to our Program Document with a preliminary design.
- We look forward to your feedback, now and at the February 4 discussion.