



# 5 Year Facilities Action Planning Team

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Congregational Update  
April 6, 2008



# Team Members

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- Jerry Hanley (Chair)
- Leonard Sokoloski
- John Dunkle
- Gregg Osterhout
- John VanGorder



# Charter

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- **Physical Site Action Planning**  
**Team**: The charge of this team will be to develop a plan to address more energy-efficient heating/cooling and effective space utilization, employing technology to improve sound and visual support, and exploring various alternatives for meeting the space needs of the Church during the next 5 years.



# Activities-to-Date

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- Toured Plymouth Congregational's new addition:
  - \$2.2M
  - Two capital fund drives, 5 years apart
  - Infrastructure (roof, A/C, windows, etc)
  - New office wing
  - New Art exhibit hallway
  - New Choir room
  - Modifications to sanctuary (raised platform, etc)
  - Additional restrooms
  - Expanded parking lot



# Activities-to-Date

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- Reviewed current activities of permanent Facilities Committee
  - Immediate needs of facilities already being addressed through annual budgeting process
- With permission of Board, 5 Year Planning Team has focused on long term expansion alternatives
- Discussed process used by expansion committee 12 years ago (Bob Martin and Allan Kirkpatrick)



## Activities-to-Date

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- Discussed “high level” expansion approaches with Don Bundy, Architect’s Studio
  - Architect involved in expansion 12 years ago
    - Where can we expand?
    - What might we expand?
    - Where are we land limited?
    - Very rough estimates per sq ft for upgrading or expanding facilities



# Activities-to-Date

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- Discussed selling current property with Rhys Christensen, Realtec (commercial real estate):
  - What might we get for this property?
  - What are existing properties selling for?
  - Cost for new construction
    - Site development
    - Building construction
- Investigating use of solar heating for office



# Expanding Current Facilities

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- We are land locked, so expansion possibilities are limited
- Parking space is dependent on sanctuary occupancy
- Need to be aware of easement lines, mountain views, and roof slopes
- Can expand incrementally
- Options discussed (but not limited to):
  - Expand office (**highest priority**) to East
  - Expand sanctuary into current social hall
  - Build new social hall in current patio area (between social hall and RE building)
  - New foyer / art gallery
  - Upgrade kitchen
  - Additional parking in SE corner of lot
  - Use of green technology
  - Additional restroom facilities
  - Roughly additional 3500sf – 4000sf building



# Sell Current Property

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- Purchase another existing facility
  - Dependent on an acceptable property being available
  - Any upgrading required?
  - Dependent on selling our current property
  - Less expensive than new construction or expanding current facility



# New Construction

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- Find suitable site
- Any site infrastructure or offsite work required?
  - Improved intersection, utilities, etc
- Purchase land and pay off?
- Construction loan, start construction
- Sell current property
- Convert construction loan into permanent mortgage
- Move to new location

# Rough Cost Comparisons

Description	Low Est /sf	High Est /sf	# sf	Total \$ Low	Total \$ High	Comments
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(Note: estimates include land)

Value of existing church	\$ 100	\$ 110	1500 0	\$1,500,000	\$1,650,000	Includes land
Current estimate for expansion			4000	\$1,200,000	\$1,400,000	
Cost of new construction	\$ 150	\$ 200	1900 0	\$2,850,000	\$3,800,000	Add'l 4000 sf; includes land
Cost of purchasing existing Fac	\$ 100	\$ 110	1900 0	\$1,900,000	\$2,090,000	4 - 5 acres?

(4 - 5 acres?)

# Expansion Estimate (Details)

	SqFt	Cost/sf (H)	Cost/sf (L)	Total (Midpt Est)	Total (High Est)
Expand sanctuary into current social Hall	1,600	\$ 30	\$ 50	\$ 48,000	\$ 80,000
Build new social hall in existing patio area	2,000	\$ 200	\$ 220	\$ 400,000	\$ 440,000
Expand Office to East	1,152	\$ 200	\$ 220	\$ 230,400	\$ 253,440
Upgrade kitchen, foyer, etc				\$ 100,000	\$ 200,000
Additional parking in SE corner of lot	31	\$ 2,000		\$ 62,000	\$ 62,000
- Additional excavation due to grade	??				
Landscaping	5,000	\$ 5		\$ 25,000	\$ 25,000
<b>Totals</b>				\$ 865,400	\$ 1,060,440
Fees (city/county, architects, etc)		20%		\$ 173,080	\$ 212,088
Contingency		10%		\$ 103,848	\$ 127,253
<b>Grand Total</b>				<b>\$ 1,142,328</b>	<b>\$ 1,399,781</b>



# Where Do We Go From Here?

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- Congregation decide on whether to expand current church or purchase existing/new property
- If expand current church:
  - Request \$20,000 for 2008 – 2009 budget
  - Interview and hire architect
  - Develop preliminary plans, determine costs, and run a capital fund campaign
  - Get er done!!



# What do we get for \$20,000?

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- Series of workshops open to congregation to determine needs & goals
- Develop 2 – 3 alternatives
  - Layouts
  - Rough cost estimates (large contingencies)
- Review with congregation, pick one alternative
- Generate 3-D rendering