

**This document has been downloaded as of Jan. 7. If changes are made, then please let Rev. Laura know. Thank you!**

Property and Building Plan  
Possible Frequently Asked Questions

- What is this about?

**On January 13, 2018 the board will be holding a Congregational Meeting to vote on 2 items:**

- 1. Approval of the 5000 sq. ft Phase 1 architectural conceptual drawings**
- 2. Authorize a capital campaign**

**In order to ensure members have the information they need to confidently vote on these two items, the board will be hosting one more Town Hall meeting on January 6, 2018 following fellowship. (Thank you to the 32 people who participated in our first Town Hall on Dec 9th!) Members are invited to come to the Town Hall meeting with any unanswered questions regarding the upcoming vote.**

**To help you prepare for both meetings, detailed information: conceptual drawings and this list of Frequently Asked Questions, is available in packets at the church or online. We strongly recommend reviewing this information prior to the Town Hall, and before the Congregational Meeting on Jan 13.**

- Will the new building include specific features such as an easily expandable sanctuary, a removable stage, picture windows of the mountains, and an acoustically sensitive design?

**The architectural drawings are a “big picture” conceptual sketch of a ~5,000 sq. ft, Phase I building. Specific design features will be determined during the design process which will *follow* a capital campaign. We need to conduct a capital campaign first in order to determine what we can afford.**

- After approving the conceptual drawings and authorizing a capital campaign, will the congregation have another opportunity to vote and approve the plan before contributing capital?

**Yes. The results of the capital campaign will allow the congregation to hone in on what we can afford and allow some of the larger details of the building to come into focus. At that point, another congregational vote will be required to move forward with the in-depth design process and construction.**

- Will congregants have an opportunity to be involved in the design process?

**Yes. Congregants can participate in the design process by working on a Task Force or Committee. Please contact a board member if you are interested in being more involved.**

- How do the new drawing/plans fit into the original multi-building master site that we designed and the CUUF congregation approved?

**The revised plan consolidates our needed functions into a 5,000 sq foot building as Phase 1. Putting classrooms, offices and a foyer all into one main building leaves less seating capacity (decreasing from the envisioned 250 to 150).**

- Can you tell me the basics of what the master site plan aims to achieve?

**The original master site plan was designed to take into account all future growth:**

- a congregation of 250
- identifying entrances, exits to both the property and buildings and the recommended ratio of parking spots to accommodate a congregation of 250
- Safe play areas for the children, with easy access to RE spaces
- Infrastructure, such as required hookup to the city sewer system

**The buildings could then be phased into that plan with flexibility according to the current congregation size at any given time and our financial feasibility. The concept being, “don’t paint yourself into a corner”.**

**The new master site plan accounts for the same considerations, but with a seating cap of 150.**

- What came of talks with other congregations that expressed interest in selling their buildings?

**Currently, there are no congregations in the Wenatchee Valley who are willing to sell their buildings. In Spring 2018, a letter was sent to all area churches explaining our situation and no churches reached out.**

**In mid-2018 we received word that an East Wenatchee congregation might be experiencing financial challenges. We learned that buy/sell decisions regarding their building are made at a district level in their denomination rather than at the**

**local congregational level. The church's district leadership did receive our letter but our current understanding is they have a minister and are stabilizing.**

**We will continue to remain open to buying an existing building should the opportunity present itself during the capital campaign and even during the design process. Viable opportunities will be presented to the congregation.**

#### **UPDATE 01-06-2019**

**As some of you may be aware, the board was notified in the latter part of this past week of a potential church property for sale. Most of the board members were able to take time to tour the property on Friday January 4th. In light of this new information we have been reminded that opportunities can arise at any moment in time and it is important to have processes in place to proactively research any opportunity that comes our way.**

**At this time we are going to continue pursuing our mission and move forward with the January 13th congregational vote as funding is a necessary next step toward any future vision. The board is addressing the new available property by creating a task force to provide a thorough evaluation of this property and future properties that may come on the market. By our policies and procedure, the board appoints this task force, so if you are interested in being on the task force please let a board member know. If at any time a property is deemed by the task force and board to have potential to buy rather than build, the board will bring it to the congregation to consider further. A congregational vote has to occur for any property to be bought or sold.**

- **What is the latest news on the expected widening of Sunset Highway and the impact it will have on our existing building?**

**Currently, the Washington State Department of Transportation is not providing a detailed timeline for widening the section of Sunset Highway that borders CUUF property. According to the proposed widening project plans, the new road and setback will extend past our sign and will require demolition of several feet inside our current building, including the chancel, nurse's room and storage room. It is possible that the building can be "enclosed" after demolition and the smaller resulting building be made usable, but needs to be studied and determined by an architect/engineer.**

- **How much compensation would the Department of Transportation provide when the road is finally widened?**

**Expectation is compensation would be based on Douglas County's assessed valuation which is generally lower than market value. Given generally low assessed values and the unclear DoT timeline this compensation is not considered a viable source of funding for a new building.**

- **Did Dennis Chivers and the Board consider incorporating CUUF's existing building into the new building plans?**

**Yes. This has been considered in two ways. One, the existing building can be used as part of the campus and provide usable space during Phase 1 and then removed during subsequent phases. Second, a new smaller building, approximately 3,000 square feet, could be added to the existing building.**

- However, either alternative presents significant unknowns and challenges.**
- We do not know the extent of the final "taking" for the road widening project and the impacts to the building.**
- We do not know whether the existing building can be "closed" and be used after a substantial section has been removed as a result of the road widening.**
- Furnace air returns, equipment and electrical service boxes are located in the area that will be demolished.**
- The cost of "closing" the building is unknown.**
- If capable of being "closed" - structurally and financially - the building will be unusable during and after the roadway widening, requiring relocation of congregation business, activities and services for several months.**
- Sewer extension to the property will still be required, as well as all other site improvements, including parking.**

**Based on these considerations and discussions with the architect, connecting to CUUF's existing building as part of the new building plans is not part of the master site plan.**

- **At what point do we expect a new building to be necessary?**

**Membership growth at CUUF has nearly reached its ceiling given the size of our current sanctuary space. The congregation does not have a foyer/fellowship hall space, and RE space is woefully inadequate for our children and youth. Thus, additional space is necessary in order to accommodate our current needs and future membership growth.**

**The Strategic Planning Team looked into having services off-site or a second service and it was determined at that time we did not have a sufficient volunteer base to be able to sustain these options.**

- How large is the new proposed sanctuary relative to our existing sanctuary?

**The new sanctuary as sketched in the concept drawings is roughly 2.5x larger than our current sanctuary ([2,700 vs. 1,100 sq/ft])**

- What is the timeline for beginning and finishing the new building?

**The current timeline for beginning and finishing the new building will depend upon the congregational vote, and completion of a capital campaign. At that point we can begin requests for bids, and final planning. Capital would be collected over 3 years. The construction of the building as planned with site prep, could be as little as 9 months from start to finish if capital were immediately available. In our case, construction will likely be spread over a longer period of time with capital coming in throughout and beyond the building process.**

- How many congregants do we expect it to be able to serve?

**After Phase 1 of the master site plan is complete, the new sanctuary will be able to comfortably seat at least 150 people and as many as 180, depending upon the final detailed design. Based on attendance patterns, this capacity should serve a congregation of at least 200 members, with room for non-member and visitor attendance.**

- Will there be changes to allow for safer traffic flowing into and out of the parking lot?

**Our current understanding is we will be allowed one access point to Sunset Highway. The master site plan includes relocating the Sunset Highway entrance to the north of the current entrance location, with a second access via Avon Court (to intersection of 15th St. and Sunset Highway). The future highway expansion plans includes a traffic light at the intersection of 15th street. This would be the only “legal” way to enter our property if you are going north on Sunset hwy or want to go north on Sunset hwy when leaving the church property. So the Avon Court entrance would be improved to be considered a main use for the congregation and parking designed accordingly, which influences the location of the entrances and exits of the buildings.**

- What is the estimated cost of the new 5,000 sq foot building plan?

**Dennis Chivers estimated costs of approximately \$1,586,000 based on the following:**

<b>Building: 5044 s.f. x \$210 per s.f. =</b>	<b>\$1,060,000</b>
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<b>Parking: (east side) +/- 30 stalls @ \$3,000/space =</b>	<b>\$90,000</b>
<b>Storm water system</b>	<b>\$70,000</b>
<b>subtotal of "hard" costs</b>	<b>\$1,220,000</b>
<b>30% to cover "soft" costs*</b> <i>Soft costs include design work, sales tax, furnishings, sound system, contingencies, etc.</i>	<b>\$366,000</b>
<b>Total estimated cost</b>	<b>\$1,586,000</b>

- How much has been spent so far toward the building plans and financial feasibility study?

**CUUF received a UUA Chalice Lighter Grant in 2016-17 and committed \$10k of the grant toward financial feasibility study expenses. Individual congregants donated another \$10k earmarked specifically for architectural plans. Total financial feasibility expenses to date total \$8,598 (\$1,402 remains for feasibility study follow-up) and total architectural plan expenses to date total \$9,913. Expenses per year are detailed below:**

	<b>Feasibility Study</b>	<b>Architectural Plan</b>	<b>Combined</b>
Starting balance:	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00
July 2016 - June 2017 expenses	\$ (2,815.93)	\$ (5,805.00)	\$ (8,620.93)
July 2017 - June 2018 expenses	\$ (5,782.26)	\$ (1,711.50)	\$ (7,493.76)
July 2018 - present expenses	\$ -	\$ (2,396.25)	\$ (2,396.25)
<b>Total expenses to date:</b>	<b>\$ (8,598.19)</b>	<b>\$ (9,912.75)</b>	<b>\$ (18,510.94)</b>
Remaining balance:	\$ 1,401.81	\$ 87.25	\$ 1,489.06

- Would we sell some of our property to raise money to build?

**Based on feedback from Dennis, we would need the North Lot for either an add-on to our existing building or to build a new building because the North lot provides access to Avon CT which is needed to mitigate traffic flow. The North lot also provides more space for parking. We might be able to sell some of our property to the South however this may limit longer term master plan options.**

- Will we be able to save money by helping in the building process?

**The Board has discussed various levels of participation by the congregation with both the architect Dennis Chivers and our advisor Kay Crider. Both believe there will be opportunities for participation. Dennis believes savings would not exceed 10%, based on his experience with prior church building projects. The Strategic Planning Team talked with one congregation that choose to save money by helping with the building process and it resulted in increased costs, instead of savings. Another congregation, the Quimper church in Port Townsend, reported contributing significant member energy to constructing the physical building resulting in substantial savings.**