

Property and Building Plan
Possible Frequently Asked Questions

- 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.

- When will our CUUF congregation have the opportunity to discuss and eventually vote on the options presented?

The Board will hold meetings for any interested persons after worship on December 9 and January 6. Our CUUF congregation will have the opportunity to discuss and vote on options during the congregational meeting, which is scheduled for January 13, 2019.

- 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.

- 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.

- 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. The actual construction of the building as planned with site prep, should be roughly 9 months from start to finish.

- 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?

The master site plan includes relocating the property entrance to the north of the current highway entrance location and 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.

- 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.

- 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:

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