Cascade Unitarian Universalist Fellowship

Building and Capital Campaign - October 2019 Update
At our November 10 congregational meeting you will be asked if the Board should be directed to take the following action:
To select a local architectural firm to prepare a detail design of the proposed new building and associated site plan (driveways, parking, etc.) utilizing the current best information regarding the proposed taking of CUUF land resulting from the Sunset Highway improvement project. It is understood by the Fellowship that should there be meaningful changes in the amount of land impacted by the Highway project, revisions to this design may be necessary.

The actual cost will be approved by the Board of Trustees. If cost were to exceed $80,000, then it will be brought back to the congregation.
Pre-Campaign Estimated Pledges = $750,000

Capital Campaign Total Pledges = $873,544

Amount Received (7/1 - 10/1) = $383,340 (44%)
Estimated Structure Construction Costs: $825,000 to $962,500.

Range of $150 to $175 per square foot, with an estimated minimum building size to meet CUUF objectives is 5500 square feet. [Increased funding sources may allow construction of a larger church building.]
Estimated Site Costs:

$200,000

Sewer, storm water, parking, lighting, landscaping, irrigation, etc.

Estimated Architectural Fees:

$50,000 to $60,000

Design only. Project management not included.
Total Estimated Cost for Project:

$1,075,000 to $1,222,500
Additional Funding Resources

New and Increased Pledges

Additional pledges and increases to existing pledges over the next 3 years are probable, but not sufficiently certain to include in project budget.
Additional Funding Resources

Grants

It is anticipated that CUUF will receive at least $100,000 in grant funding from the UUA and from the UUA PNWD. Grant funding could be as high as $200,000.
Condemnation Compensation

WSDOT is required to pay CUUF “fair market value” for the property taken for the highway, structures and other improvements removed, and for impacts. This would include the value of 25’ to 60’ feet of highway frontage, the two structures, the reader board signage, loss of trees and landscaping, and the impacts on our remaining property.
Additional Funding Resources

Loans

Funding through borrowing is not planned or favored, and would require approval by the congregation.
Expected Road Design – 2017
Our Master Plan Architect, Dennis Chivers, has expressed opinions that:

1. A smaller North Lot as a result of WSDOT taking more property can accommodate our minimum “basic programming” design of approximately 5,000 square feet.
2. There will probably be a loss of parking spaces on the west side of the North Lot due to smaller size.
3. Building placement, smaller landscaping strips and tighter overall site plan design could allow for parking spaces to remain.
4. A smaller North Lot can accommodate up to a 10,000 square foot building, but the Master Site Plan would have to be re-worked and parking be relocated to the south lots.
IMPACTS OF INCREASED WSDOT “TAKING”

• The North Lot will have less square footage than expected.
• The South Lots will have less square footage than expected.
• The Church Building will be demolished by WSDOT. (There is no possibility of using a smaller, enclosed Church Building for Children’s RE or programming.)
IMPACTS OF INCREASED WSDOT “TAking”

• The Blue House will be demolished by WSDOT. (There is no possibility of using the Blue Building for programming or storage.)
• The Blue House lot may become “non-conforming” due to taking and decreased size.
• The maple tree to the rear of the Blue House may be removed by WSDOT.
QUESTIONS ON WSDOT’S PLANS

Where will our property boundary line be located?

WSDOT Project Engineers represented that there would not be an increased “taking” from the current 2019 plan’s expansion, but WSDOT cannot make a guarantee.

Where will our access to Sunset Highway be located?

WSDOT Project Engineers represented that only one access (right turn in – right turn out) will be allowed. Either at CUUF’s current location or at the North Lot.
QUESTIONS ON WSDOT’S PLANS

How much will CUUF be paid for the land being taken, the loss of two structures, signage, parking and landscaping?

*WSDOT will obtain an appraisal and begin negotiations only after a final design is certified.*
Current Project Timeline:

Completion and approval of final design: 18 months nominal (12 months to 24 months)
Completion Range: Autumn 2020 to Autumn 2021

Acquisition Process for impacted land and properties: 6 months to 9 months after approval of final design
Completion Range: Winter 2021 to Winter 2022

Construction Start: 2023 to 2024
Our Master Plan Architect, Dennis Chivers, has expressed opinions that
1. Building design can include flexibility with alternatives to build increase or decrease square footage.
2. The amount of the WSDOT “taking” should not impact CUUF’s building design.
3. Building design could begin using the current WSDOT plans.
4. The final building design could be modified to reflect CUUF’s final construction budget.
Should CUUF move forward to obtain a design of a building for our North Lot?

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<th>Advantages</th>
<th>Disadvantages</th>
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<td>Delays in design and construction will be minimized – with construction beginning as soon as Fall 2020 or Spring 2021, subject to Congregation vote.</td>
<td>There is uncertainty as to WSDOT’s final road plan and compensation to be paid to CUUF.</td>
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<td>CUUF’s future will no longer be dependent upon WSDOT’s decision making and actions – whether proceeding with, delaying or abandoning the highway project.</td>
<td>By knowing WSDOT’s final road plan the building’s size and location and the site plan can be optimized for the final North Lot and South Lots size and configuration.</td>
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Should CUUF move forward to obtain a design of a new building for our North Lot?

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<td>Having a design with cost estimates will enable CUUF to apply for grants.</td>
<td>By knowing if there will be WSDOT compensation to CUUF, and the amount, CUUF could increase the construction budget, and possibly add additional square feet and/or amenities to the building or the site.</td>
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<td>Continuing impacts on Children’s RE will be addressed with a permanent solution attained as soon as possible.</td>
<td>Additional design fees could be incurred if WSDOT’s final plan requires building/site design changes.</td>
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<td>Fellowship excitement and momentum from the Capital Campaign will continue and build.</td>
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Recap of What We Know

✓ Capital Campaign pledges exceeded expectations.

✓ Pledges are being paid sooner than anticipated.

✓ There is more certainty, but not absolute certainty, regarding the Sunset Highway Project plans and timing.
Recap of What We Know

✓ CUUF’s property is large enough to provide flexibility that can accommodate the highway widening, a different access and changes to the building design.

✓ Additional funding may be available for the project from a variety of sources.

✓ A decision is needed on whether or not CUUF should proceed at this time with a building design.