

Summary Overview

Report to Congregation – WSPC Building Committee – June 21, 2005

On November 30, 2004, Session endorsed a recommendation from the Vision Committee regarding the future of our church building and grounds. The Vision Committee, consisting of one person from each of the five Departments of Session plus a representative of the Property Committee and the Pastor, was formed over two years ago when we decided to purchase the property immediately south of the church. The Vision Committee was asked to evaluate possible uses for the newly acquired property, and in the process to consider and make recommendations regarding the future use of our existing facilities. The final recommendation of the Vision Committee that was endorsed by Session is summarized as follows:

- *First, make the best use possible of the space that we have.*
- *Solve the congestion problem in the entry.*
- *Relocate the offices to a place that functions well for the staff, and continues the welcoming nature of our church. Create an excellent working environment for those who serve our church.*
- *Increase accessibility to the upper and lower levels.*
- *Consider short term uses for the adjacent property that will best serve the church, without precluding longer term addition to the church.*
- *Build on that property in the future in response to specific programs that have the long-term support of the church.*
- *Make sure that the proposal that we make is feasible, cost-effective and appropriate to the needs and mission of our church.*

Upon endorsing this direction, Session moved to create a Building Committee commissioned with two tasks: 1) to work with an architectural firm to develop Schematic Design and Design Development documents to implement this direction, and 2) to develop a plan to fund the project. At its December and January meetings, Session confirmed the members who would serve on the Building Committee, consisting of Larry Kutz, Chuck Morgan, Freda Ricord, Rick Sagmoen, Janet Schreiner, Paul Smith and Jerry Ernst.

The Building Committee is being assisted in their work by architect Lesley Bain, a Principal in the firm Weinstein A/U Architects + Urban Designers. Lesley worked with the Vision Committee over the last year and has developed a good understanding of our church and congregation. At its March meeting, Session approved hiring Weinstein A/U to work with the Committee to complete

Schematic Design and as much of Design Development as a \$35,000 budget will permit. We are following a schedule that will conclude with the presentation of a recommended project to Session and to the congregation in October, along with a recommended plan for funding the project. A copy of the schedule is attached.

The Building Committee held its first meeting on January 12, and has been meeting regularly since that time. The Committee began by reviewing the work of the Vision Committee and considering the comments received in response to the concept that had been developed by the Vision Committee. They then spent a considerable amount of time evaluating each space in the building and discussing potential needs and opportunities. Next, the Committee developed ideas for possible modifications to the building that would enable us to utilize our space more effectively and better support current and future ministries. The ideas were then reviewed with the Church Administrator and Building Manager, and modified in response to their comments. In April the Committee reviewed its ideas with representatives of the ministries and groups that use the church, and after making minor revisions in response to those reviews, presented the concept to Session.

At its meeting on May 10, Session approved the general direction being pursued by the Building Committee and concurred that the project should proceed with the next phase of design, which will involve more detailed engineering and the involvement of a construction contractor in constructability analysis and cost estimating.

The presentation this evening is a progress report. We are not asking for approval or for commitments. The drawings describe building modifications that we propose to explore further and to refine in the next phase of our work. They describe a "core" project: one that involves a series of linked improvements that must all be done in order to achieve one of our fundamental goals, which is to open up the area around our front door to ease congestion and to provide space for fellowship and community building. Also illustrated on the drawings are several other potential improvements that will enable us to use our space more effectively, meet unmet needs or solve other problems identified in our discussions with users. Included in this presentation is an updated summary of the estimated costs associated with these improvements. This is an opportunity to ask questions and to make suggestions. The comments received will help shape our work in the weeks ahead.

In October we plan to present a more fully developed proposal to Session and then to the congregation. We will also present at that time a proposal for how to pay for it, and seek a way to determine the level of support for the proposal. At that time we should have sufficient information to be able to decide whether or not we want to do this project and how much money we are willing to commit toward it. If there is a commitment to proceed, then construction documents can be prepared which will guide the actual construction process.