



**A Holiday Message from the Building our Future Teams
(Delivered at the Service on December 21, 2014)**

From Allen Cooke, Capital Campaign Team Chair.

If you attended service last Sunday, and you believe in miracles, then we have achieved a miracle with our capital campaign. To date we have collectively raised nearly \$1.4M toward the construction of our new facilities. You may recall that our UUA Financial consultant projected that our most likely results would be in the range of \$950,000 to \$1,100,000 and that we would be fortunate to raise \$1.2M so we have clearly exceeded expectations. At this point I want to stop for a moment and give a resounding THANK YOU to all who have supported our expansion project so far.

I would like to address a potential misperception about the amount of money needed to construct the plan as presented in May. The total estimated cost of everything was \$2.7M. The Finance Committee has projected that we can afford a mortgage of \$800K, so in order to build 'exactly' as proposed, the capital campaign would need to raise \$1.9M. That appears well beyond our ability to achieve without an even bigger miracle. So the Design Build team has been looking at ways to modify the design to take into account our expected income from the capital campaign and consider possible upgrades in the event we can raise more. While the campaign is nearly over, there is still an opportunity for those of you not already pledging to give. Or, for those who would like to change their gift, that can be done as well.

From Roger Guernsey, Design Built Team Chair.

To meet the challenge of scaling back the Phase 1 design to a project cost of \$2.2M and still meet the spatial and functional needs of our mission, the Design Build Team has been meeting this month over and over among ourselves and with representatives of Religious Education, Social Justice, WALT, and Administration. As a result, we are suggesting to our architects 10 major ways to meet the challenge including a floor area reduction of 1,000 square feet.

With \$100K more from the capital campaign, we could retain in the design these specific features not possible within the \$2.2M budget:

- Landscaping beyond the basics at the entrances
- Much of the playground build-out
- Patio paving in the newly created courtyard
- Finishing flooring in half the new area to add color, and
- Much of the commercial kitchen build-out

And you can still make these important features possible.

From Les Solomon, Building our Future Steering Committee.

Just two years ago, when we began our Building our Future project, most thought it was an impossible dream--to occupy in 2016. Now we know it is within our reach!

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- Others have said that they see the need for this project but simply cannot afford to give more out of their tight budgets

- I know that many have made huge sacrifices to help us achieve this goal
- Others have said that they see the need for this project but simply cannot afford to give more out of their tight budgets
- And others have been quite generous in their gifts

We appreciate and honor all of the hard decisions that you have made in response to our Capital Campaign. However, as Allen and Roger said, if we could just reach \$1.5M with another \$100K, it will make a huge difference as we begin our meetings again with Guernsey Tingle Architects. Those meetings start tomorrow. In response, the Capital Campaign team will design a very short challenge match program to be announced in early January. It will provide an affordable way for all of us to give just a little bit more.

For now, have a great holiday knowing that WUU has demonstrated again and again that this is a generous and compassionate community.

Thank you and Happy Holidays!

Your Building our Future Teams

BUILDING OUR FUTURE TIMELINE

Williamsburg Unitarian Universalists

Congregational Meetings: Shown in Blue

2013

STAGE 1 EXPLORATION

June	Board charges Building our Future
July 7	Kickoff Sunday
July-Sept	Visioning Circles
Oct. 20	Congregational Informational Meeting
Oct. 21	Evening Information Session
Nov 17	Congregational Meeting & Vote on proceeding through reminder of Stage I
Nov	Preparation of architect selection process
Dec	Issuance of Request for Architectural Service Proposals

2014

Jan	Receiving of proposals, interview architects, recommend architect to board
Feb	Announcement of Architect Selection
Feb	Initiation of architect/congregant focus meetings
Mar	Congregational Work Session on Building Program
Apr	Master Plan Design Studies
May	Presentation & Review of Master Plan
June-July	Program Opportunity Sessions with congregants
July	Fundraising Feasibility Study & Report
Jul-Aug	Adjustment of Phase 1 scope as needed per above Report
Aug	Board development of Motion to proceed with Design based on Phase 1 of Master Plan
Sept 14	Informational Session on design & fundraising, & finance
Sept 21	Congregational Vote on proceeding with Phase 1 of Master Plan

STAGE 2 FUNDRAISING, DESIGN & DRAWINGS COMPLETION

Oct. 5	Wine & Cheese Reception
Oct. 12	Stewardship Training with consultant Bill Clontz
Oct. 22	Special Use Permit Application submitted to James City County
Nov. 8	Capital Campaign Gala Event
Nov	Negotiation of Agreement with Architect for remainder of design work
Dec	Final Design Phase commencement WE ARE HERE

2015

January	Capital Campaign conclusion
Feb 15	Schematic Design Presented for Vote of affirmation by Congregation. Competitive selection of Contractor
Feb-Mar	Details of design are developed (Design Development Phase)
Apr-Jun	Construction Documents are completed with technical details, Specifications & Bid alternates
Jul	Sub-contractor bidding for final construction cost
Aug	Construction cost & selection of alternates review, & confirmation of Contractor Board review of contract and recommendation
Sept.	Congregational Vote to Build

STAGE 3 CONSTRUCTION

Sept.	Commencement of Construction
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2016

Sept.	Building ready for occupancy!
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IT HAPPENS ONCE A GENERATION OR TWO: AFFIRMING & ENABLING OUR VISION, BUILDING OUR FUTURE