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BUILDING OUR FUTURE

WILLIAMSBURG UNITARIAN UNIVERSALISTS

STEP BY STEP

NOVEMBER 12, 2013 ISSUE #22

This Sunday, November 17, WUU members will be asked to affirm the Board decision approving a Financial Feasibility Study, as well as the retention of an architect, in order to proceed with the Exploratory Phase of the Building Our Future process.

Why retain a consultant to conduct the Financial Feasibility Study?

The Financial Feasibility Study (FFS), if approved by the congregation, will be conducted next spring under the auspices of the UUA's Congregational Stewardship Consulting Service. UUA consultant Bill Clontz, a retired businessman/Army officer, as well as a Harvard Kennedy School and Brookings Institution fellow, and a long term member and leader of the Mt Vernon Unitarian Church, will be conducting the FFS.

According to the UUA, the FFS should be an integral part of any program considering physical expansion that involves a capital campaign.

An FFS was conducted as part of the WUU campaign, Home 95, that resulted in the building of our present sanctuary. It's noteworthy that the amount of money that FFS estimated could be raised by the congregation was only 6% LESS than the amount that was actually raised.

The FFS will be based on a UUA program that has worked successfully for hundreds of UU congregations since it was introduced in 1985. It involves forty-five minute confidential interviews with a cross-section of 15% of the congregation, over a three day period.

What information will be provided in the Financial Feasibility Study Report?

Following the interviews, the consultant will analyze the collected information and provide a report that will address these questions:

- How knowledgeable is the congregation about the proposed project?
- What parts of the project are people especially excited about?
- Are there concerns about the project that might create a barrier to a successful capital campaign?
- How much money are participants likely to contribute to the proposed project?

The report will also list specific issues to be resolved, should any arise, and specific recommendations for their resolution. This is to be done before launching a capital campaign.

The FFS report will be widely distributed and its findings discussed at a July congregational meeting.

Approving both the FFS and the retention of the architect (to do preliminary work) are part of the Building Our Future Exploratory Phase on which the congregation will vote this Sunday. Childcare and snacks will be provided.

Please note: Absentee ballots are available from the WUU Office and must be returned to the

office or placed in the Board folder (across from the name tag racks) no later than this Friday, November 15.

Questions on either the FFS or the retention of the architect can be directed to the BOF Committee at: office@wuu.org or board@wuu.org.

IMPORTANT MESSAGE FROM ROGER GUERNSEY, ARCHITECT

"After much soul searching...I chose to remove myself from consideration as architect for our expansion. Instead, I chose to help guide the Building Our Future Committee on process toward architect selection and beyond.

Having retired nine years ago from the firm I helped build and still bears my name...I have no contractual or financial interest in Guernsey Tingle Architects...Should [that] firm be among those answering a Request for Architectural Service Proposals, **I will recuse myself** from the vote on selection to avoid any appearance of a 'conflict of interest.' **I will not vote on architect selection.**"



BUILDING OUR FUTURE TIMELINE

Williamsburg Unitarian Universalists

Congregational Meetings: Shown in Blue

Steps beyond Phase 1 are contingent on results of Phase 1

2013

PHASE 1 EXPLORATION

| | |
|-----------|--|
| June | Board charges Building our Future |
| July 7 | Kickoff Sunday |
| July-Sept | Visioning Circles |
| Oct. 20 | Congregational Meeting: Present and Discuss Visioning Circle Results |
| Oct. 21 | Evening: Present and Discuss Visioning Circle Results |
| Nov 17 | Congregational Meeting: - WE ARE HERE Vote on Continuing with Phase 1 |
| Dec | Architect Selection |

2014

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|----------|---|
| Jan-Mar | Preliminary architectural design options prepared |
| April | Congregational Meeting: Presentation & Review of building options |
| May-June | Fundraising Feasibility Study |
| July | Congregational Meeting: Determination of affordable building options to pursue -vote |

PHASE 2 FUNDRAISING

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| July-Dec | Capital Campaign commences |
| October | Architect proceeds with drawing of chosen options |

2015

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|----------|---|
| February | Capital Campaign concludes |
| March | Congregational Meeting: Final Determination of options to build - vote |
| April | Bidding for construction |
| May | Awarding of construction contract |

PHASE 3 CONSTRUCTION

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| June | Begin Construction |
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2016

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

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