



April19-handout(wBoardMotion).key - April 20, 2015

WUU Building Reports & Plans

April 2015



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Outline

★ Reports

- Overview of site work and building design
- Financing
- Determining and controlling costs
- Construction schedule and staging

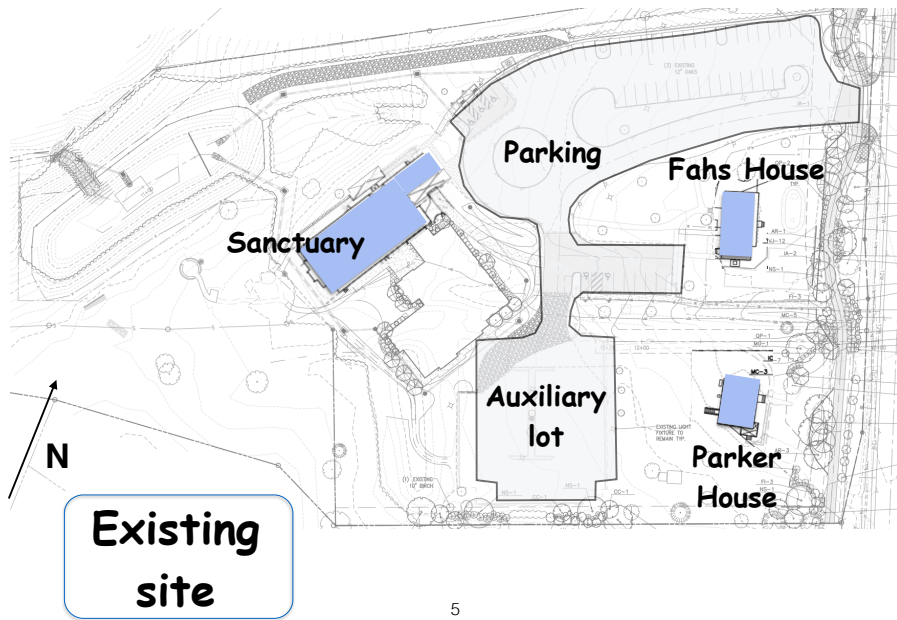
★ Board Motion

Overview of site work and building design

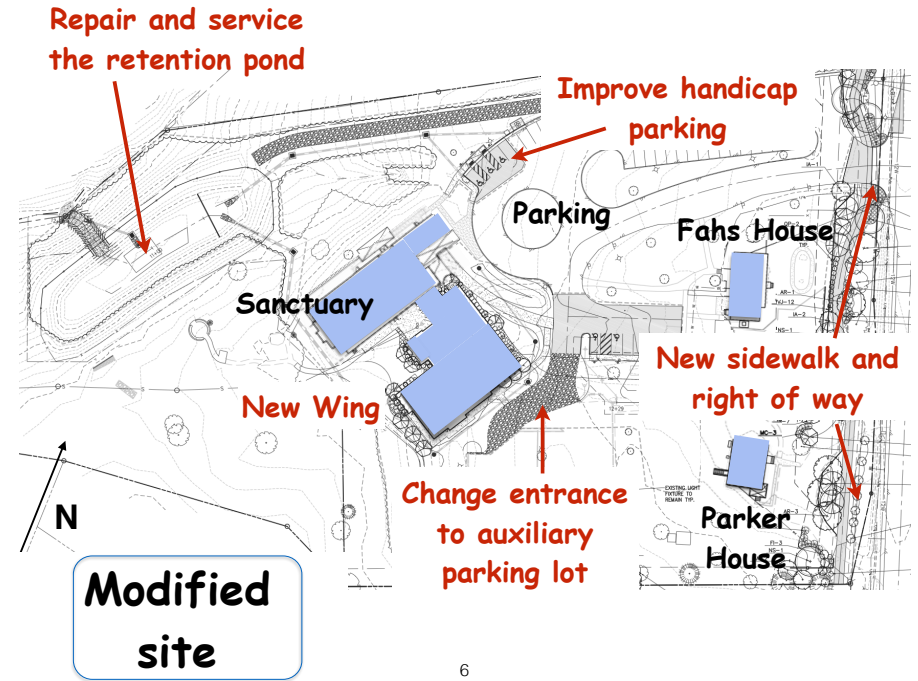
- ★ **New site work needed to meet federal and county requirements**
 - substantial changes to the retention pond = more \$\$
 - changes in entrance to the auxiliary parking lot, handicapped parking, right of way sidewalk
- ★ **New wing reduced in floor area to reduce costs**
 - RE space **reduced slightly**, but reconfigured with 4 classrooms (instead of 3 in the original plan) to better meet our needs
 - Administrative space **reduced**, but still includes a large work/copy room and a small conference room
 - Space **added** to the Gathering Hall, improving the design!
- ★ **Design includes optional items currently cut to reach budget (discussed later)**

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Estimated major costs of site work

Retention pond — expanded and repaired	\$57K	mandatory & unanticipated !
New sidewalk and right of way improvements	\$52K	mandatory & unanticipated !
All other site development	\$362K	
TOTAL SITE WORK	\$472K	
TOTAL (including SUP and other fees)	\$560K	

About \$110K additional costs must be addressed

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Building design

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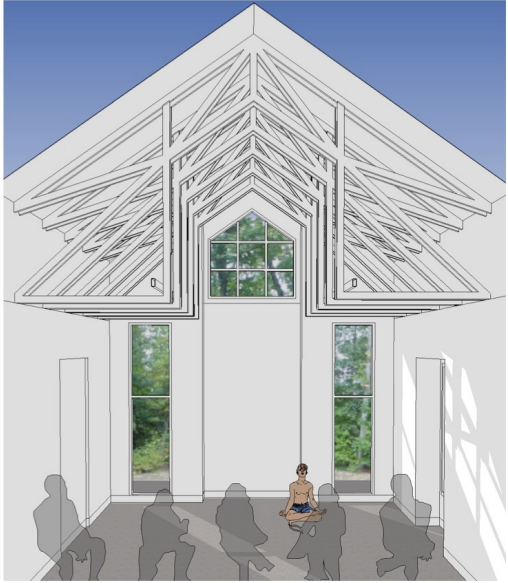
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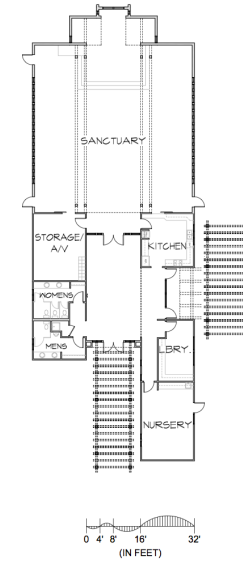


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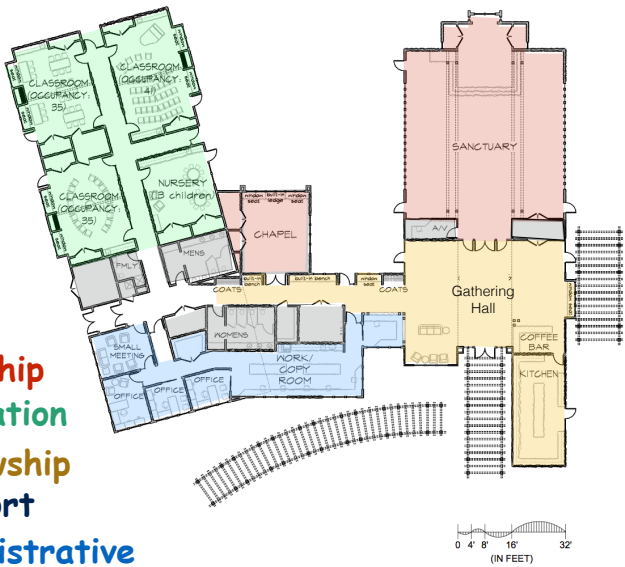
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Existing



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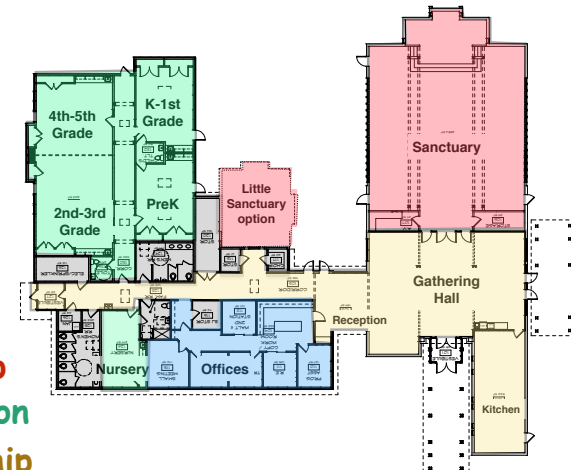
Phase I (original)



Worship
Education
Fellowship
Support
Administrative

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Phase I (modified)



Worship
Education
Fellowship
Support
Administrative

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Some Details

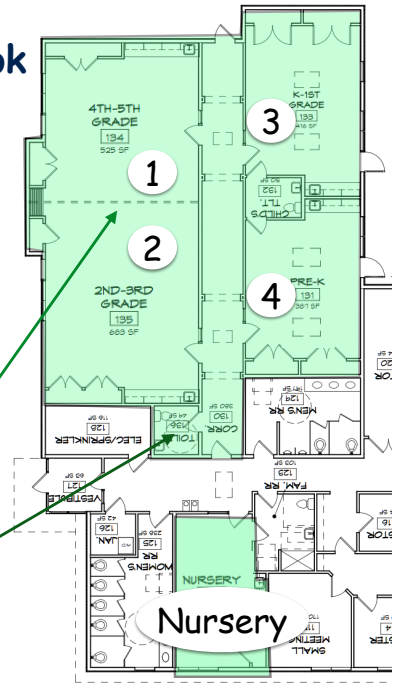
- ★ Design includes items that are optional; to control costs choices will be made later
- ★ Satisfies immediate RE needs and some of the Fellowship needs
- ★ Little Sanctuary is an option; may need to be deferred
- ★ Look in detail at
 - Education/Social Justice
 - Gathering Hall
 - Administration
 - Worship
 - Support/storage

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Education — a closer look

- ★ Nursery limited to children 3 yrs old or younger (277 sf about 2/3 current) with access to family restroom
- ★ Behind closed doors: four class or meeting rooms with a floor area of about 2,000 sf; each has 2 closets and a sink
- ★ Total capacity of about 57 children (at the VA standard of 35 sf/child)
- ★ Option: Classrooms 1 and 2 might be combined into one large meeting room by opening partition
- ★ Adult toilet accessible from RE corridor



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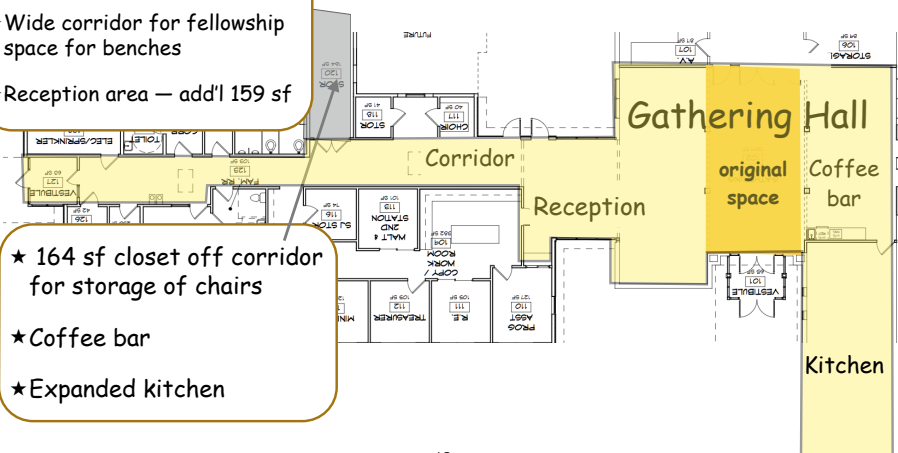
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Gathering Hall — a closer look

- ★ Main Gathering Hall — 1542 sf (2/3 size of Sanctuary!) Serves as interim Fellowship Hall
- ★ Wide corridor for fellowship space for benches
- ★ Reception area — add'l 159 sf

New Gathering Hall with reception has more space

- ★ 164 sf closet off corridor for storage of chairs
- ★ Coffee bar
- ★ Expanded kitchen



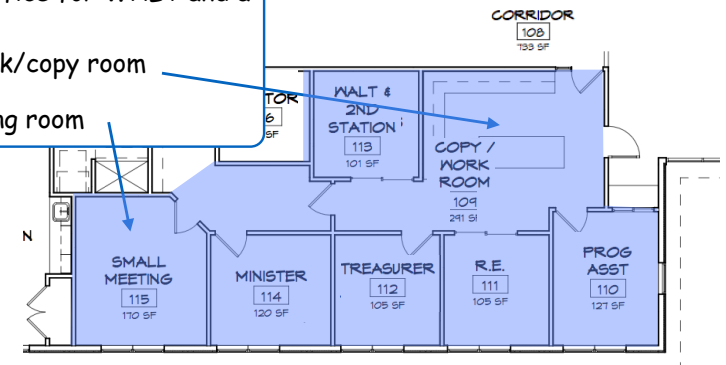
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Administration — a closer look

- ★ New space is larger than Parker
- ★ Five offices
 - ★ Minister, DRE, Prog. Assist, Fin Assist., Office for WALT and a volunteer
- ★ 291 sf work/copy room
- ★ Small meeting room

Less space than the original Phase I, but without loss of functions

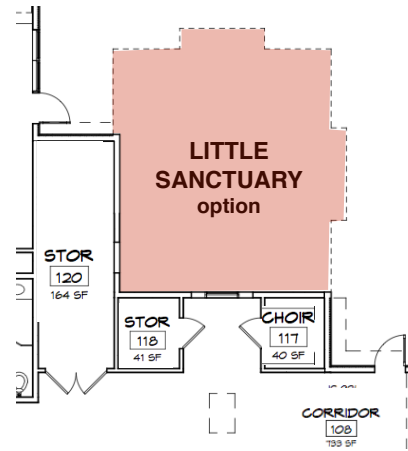


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Worship — a closer look

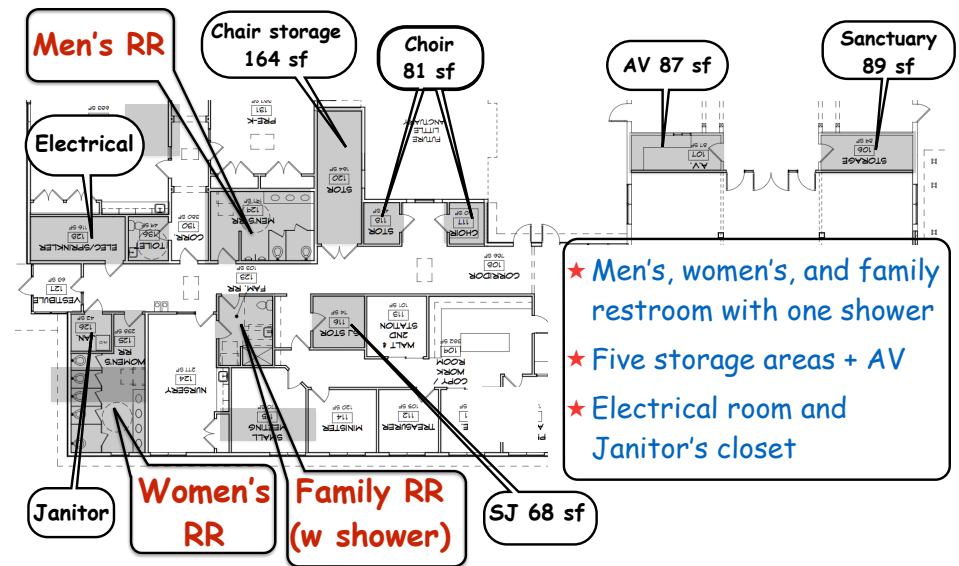
- ★ Little Sanctuary option; a new sacred space with access to storage
- ★ Capacity: about 35 adults
- ★ Multiple uses might include
 - Signature sacred meeting space, smaller and more intimate than the Sanctuary
 - Suitable for small weddings and memorial services
 - Children's worship
 - Practice space for musical groups. Full Choir would still need the Sanctuary
 - Private meditation



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Support/storage — a closer look



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Financing

★ Phase I project funding sources

- Capital Campaign Gifts (2015-2017) **\$1.45M**
- Mortgage* **\$0.80M**
- Total project cost ceiling* **\$2.25M**

★ Proposals submitted by four banks

- final terms reached with Union Bank
- closing date July 1

★ Union's proposal provided best rates, most flexibility of all the proposals submitted

* Approved by the Board at its March meeting

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Financing (cont'd)

★ Key terms of the mortgage loan:

- Interest only for first 30 months (through 12/31/17)
 - Construction completed and all gifts collected
 - WUU draws funds only as needed — using collected gifts first (first draw will not occur until early 2016)
- Amortizing period 25 years (beg. 1/1/18)
 - Loan guaranteed for full term (no balloons)
 - WUU may prepay at any time without penalty
- Initial rate is fixed for 5 yrs @ 3.69% OR 7 yrs @ 3.99% (WUU's choice) — extends into amortizing period

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Financing (cont'd)

★ Key terms of the mortgage (cont'd)

- Rate is reset after initial term: WUU may choose 5 or 7 yrs
 - 5 year reset = 5 yr. Treasury rate* + 2.40%
 - 7 year reset = 5 yr. Treasury rate* + 2.75%
- Projected initial debt service (annual): \$49.1 K (5yr.) OR \$50.7 K (7yr.) lower during interest only period

★ Summary:

- Loan is guaranteed for full term and structured to keep payments low during early years
- Provides flexibility to prepay and choose reset periods
- Takes advantage of low market rates during initial period of 5 - 7 years

* Recent 5yr. Treasury rates are in the range of 1-2% compared rates of 4-5% ten years ago

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Determining and controlling costs

★ General approach:

- Identify items that could be cut from the project
- Get bids for these and include as many as we can afford

★ Aspects of the cost estimates

- Contractor's cost estimate becomes more accurate as bids are collected
- Most of the bids will not be known until after May 3
- A 5% contingency is added to cover the unexpected

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Brief History of Cost Reductions

6/14 — Initial cost estimate for Phase I \$2.54M

2/15 — DBT redesign to bring costs down \$2.25M

4/15 — Cost estimate today, employing
ALL elected cost savings measures **\$2.25M**

Ref: project cost ceiling = \$2.25M

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Items currently cut to reach budget (to nearest \$1K)

- ★ Big items (all larger than \$20K, listed in order of decreasing cost):
 - \$93K — Little Sanctuary
 - \$44K — Some kitchen equipment
 - \$33K — Cabinetry (except in toilets and classroom countertops)
 - \$21K — Furniture allowance
 - \$21K — Retain existing entrance area and doors to patio
- ★ Smaller items (next slide) all less than \$20K total \$83K

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ALL of these items (both big and small) had to be eliminated to reach budget, but some might be restored if costs go down (or unexpected gifts are received)

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Smaller items currently cut to reach budget

(to nearest \$1K)

- \$17K — Operable partition/use fixed wall
- \$16K — Vinyl floors in classrooms
- \$14K — Metal canopies
- \$13K — Site lighting upgrade
- \$ 8K — Exterior sign
- \$ 7K — Window treatments
- \$ 5K — Playground Fencing by WUU
- \$ 3K — Interior signage
- \$83K — TOTAL

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"Today's" cost breakdown in \$1000 (to nearest \$1K)

	April 14 estimates
SUP, Site development, and fees	\$0.560M
Construction	\$1.291M*
Furnishings & Equipment	\$0.014M
Architectural & Engineering	\$0.277M
Contingency @ 5%	\$0.108M
TOTAL	\$2.250M*

*Assuming all option items are removed from the project

Ref: project cost ceiling = \$2.250M

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Construction schedule and staging

★ Pre-construction milestones (month/day)

- 5/19 — Final construction drawings, solicitation of subcontractor bids
- 6/25 — Selection of options to select from bids
- 7/6 — Final site plan approved by JCC
- 8/3 — Construction start

★ Construction staging (month/year — tentative)

- 8/15 to 6/16 — Site work
- 9/15 to 5/16 — Construction of new wing
- 4/16 to 6/16 — Renovation of original space

★ All but a few parking spaces will be available through the whole construction period

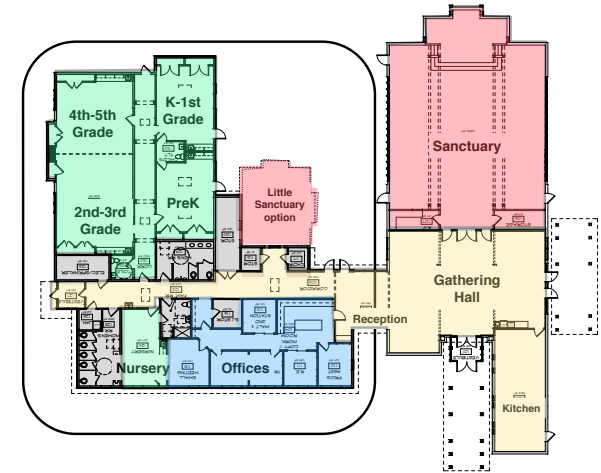
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Staging the construction

Stage 1:

Construction of the new wing
9/15 to 5/16



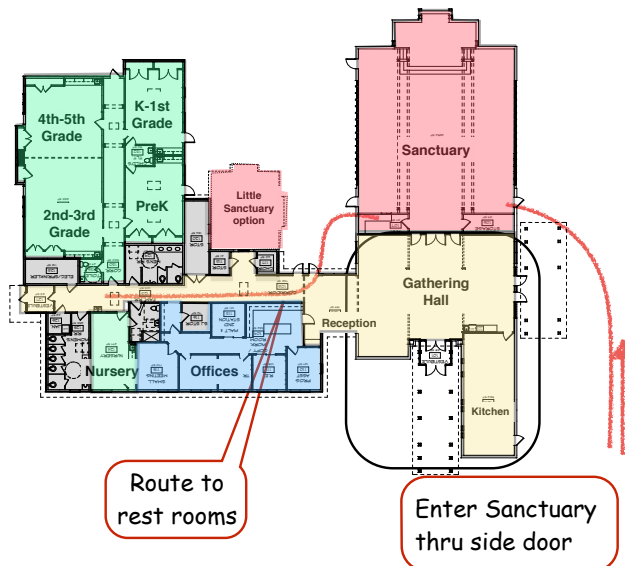
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Staging the construction

Stage 2:

renovation of original space
4/16 to 6/16



Use new rest rooms once JCC grants occupancy

Route to rest rooms

Enter Sanctuary thru side door

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The Board motion passed on April 19

★ The Board moves that the Congregation approve the building of Phase I, as revised to meet Capital Campaign gifts (\$1.45M) and the proposed mortgage (\$0.8M) for a total projected budget target not to exceed \$2.25M, or more if unexpected additional funds become available. The Congregation further encourages the BOF Teams to continue to find ways to build as much of the Phase I design as possible to meet WUU's mission and vision.

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