

## **SAPC Design Concept Presentation May 3, 2009**

### **Statement of purpose:**

Neumann Monson Architects, in conjunction with the St. Andrew Expansion Timeline Team (ETT), will facilitate today a Design Concept Presentation.

The purpose of this presentation is to provide an opportunity for everyone to remain “in the know” as we attempt to place the congregation in a position to vote on the sale of the church.

The ETT and Session feel that the congregation should not be asked to vote on the sale of the church property without sufficient information on which to base a vote. Simply put, an *informed* vote is desired.

Toward that end, a Master Planning Workshop was held on February 22, 2009. The purpose of the workshop was to gather thoughts and ideas to allow Neumann Monson (NM) to move us to this next step – that of having a *design concept*. As this designation suggests, the drawings presented today are very preliminary in nature.

Another very important purpose of today’s presentation is to gather congregational feedback. This, along with feedback from SAPC staff, the ETT, and the expertise of the architect, will lead to further development and refinement of the concept.

### **Background information:**

A congregational vote tentatively scheduled for fall 2009 (and no later than Jan. 2010) will determine if we sell the church under the conditions of the offer we have in hand. We do not envision this vote taking place unless the buyer has released all contingencies.

A potential new church would be built in more than one phase. This, of course, would be due to budgetary constraints. The concept presented today will address both a master building plan, along with what might be built in a Phase 1 project, including a Phase 1 Alternate.

With assistance from St. Andrew members and friends, staff and prior Session-appointed teams NM has, over the past few years, worked to create a Building Program (a document listing desired spaces, with accompanying square footages). More recently, this Program was divided into two phases, a potential “Phase I” portion and potential “Future Phase(s)” portion. Considerable and painstaking effort on the part of SAPC staff, NM and ETT members led to the determination of the Phase 1 data.

This process began with an attempt to determine how much Phase 1 square footage we would likely be able to afford, assuming a budget of \$7.3M. This budget reflects the sum of:

- 1) Proceeds from the sale of the church building under conditions of the current offer (\$4.3M) and
- 2) Estimated proceeds from a successful second capital campaign (\$2M – 3M) as determined by InJoy Stewardship Services (the capital stewardship campaign consulting firm we employed to help us successfully raise \$1.6M in pledges for the 40-acre parcel purchase)

Several factors could change the estimated budget, including a decision to sell a portion of our land, the assumption of debt or any other creative solutions that may arise.

Through a lengthy process of examining the necessary and desired Phase 1 spaces and their accompanying sizes, along with corresponding costs, it was determined that a construction cost of \$120/sqft would allow us to build a reasonable amount of square footage in Phase 1. This cost per square foot is just an estimate. It could be higher or lower and ultimately will be determined by the type of construction St. Andrew selects.

For reference, our current building is 24k square feet (plus 2k square feet of storage space). The proposed Phase 1 square footage is 30k (36k with the Alternate) square feet, while the proposed multi-phased Master Plan is 52-60k square feet. To arrive at the ultimate square footage represented in the Phase 1 portion of this Program Summary document, the above-mentioned parties have struggled to balance a responsible budget with a potential project that represents significant improvement over our current church building. The ETT feels that a 30-36k square foot project, with vastly improved space and energy efficiency, room to grow and a building and site *master planned* for growth, achieves both objectives.