

Congregational meeting

March 1, 2020

To View the FAQ Handout Online:

<https://tinyurl.com/sf7dh4q>

Building For Courageous Love



Agenda

1. Call to order and chalice lighting
2. Announcement of quorum, approval of agenda and standing rules
3. Capital campaign and annual stewardship reports
4. Proposal for phase one of Building for Courageous Love
5. Proposal for financing phase one
6. Congregational votes
7. Adjournment



Standing Rules

1. Members shall abide by the Foothills Covenant of Right Relations.
2. No member shall speak more than once in debate on the same question until all members wishing to speak have done so.
3. No member shall speak more than twice in debate on the same question.
4. Comments made in debate shall be limited to a maximum of two minutes.
5. Any motions to amend must be in writing and in the hand of the President before the motion is made from the floor.



Capital campaign report

Total # of visitors: 48

Total # of visits completed: 365

Total # of pledges: 304

Total # of pledges pending: 11

Total amount pledged: 6,010,000



Annual stewardship report

Our 2020 annual pledge total to date is ~\$670,000, from 362 pledging units

- So far, we have 45 households who pledged for the first time -- thank you!

Our 2020 pledge base should be closer to \$700,000 at this point

- We are waiting on pledges from about 35 additional households who pledged in 2019 but who haven't indicated their intent for 2020
- We are hoping a few additional newcomers will be able to make pledges
- We will still need another \$25-35K in pledge-based income over the coming year to meet our budget (or about 25 newcomers to make pledges over the course of this year)

Not sure if you have made an annual pledge? Contact Jeffrey (jeffrey@foothillsuu.org) or Kay Williams (buddyboy78@comcast.net)



So much gratitude...

Visitors **CC steering committee**

Building expansion team **Building finance team**

Board of trustees **Staff**

Pledgers



Prioritization Process

- Identify all major items that are "MUSTS": We absolutely need them for the project to be viable; no prioritization necessary
- Once the final financial package is approved, add up all of the Fixed costs and MUST costs and determine if all can be covered.
- Any funds left over can then be used for "WANT" items
- Discuss general decision criteria that should be used when determining importance of these items.
- All participants got 3 votes



Construction Phase Prioritization Vote

| Phase Prioritization | 1st Vote | 2nd Vote | Comments |
|---|----------|----------|--|
| Already Paid for | Must | | |
| FUC Fixed Costs (Sanctuary upper & lower) | Must | | Costs, other than construction, that FUC responsible for. |
| Sanctuary structure/ upstairs finished | Must | | Incl elevator, sprinkler in admin, patio, site prep |
| Sanctuary basement - finished | 8 | | |
| Solar Panel Ready design | | | various independent finance options |
| Admin renovation and addition | 7 | | Currently not functional |
| Kitchen, foyer, soc hall | 6 | 4 | Dependent on costs, but leaning towards Kitchen, etc first |
| RE building Renovation | 6 | 4 | RE building is functional in current state. If sanctuary basement finished off, then more room for RE. |
| Parking lots | 0 | | |
| Playgrounds, patios, landscaping | 0 | | Some duplication for patio |



Phase 1 Only – Building Schematics

Phase 1 Only
Schematics



Phase 1 Details

- New 400 seat sanctuary; A/V system; new chairs
- Finished Chapel level: classrooms, 100 seat chapel, storage, apartment, play/open area
- Existing east social hall door becomes main church entrance
- Light remodel to existing foyer becomes open office space
- New Sanctuary connections to current social hall and RE building; additional restrooms
- Required changes to sidewalks along Yorktown Dr & Ave



Phase 1 Details

- New social court; connected to memorial garden
- Overhead doors open to social court from existing sanctuary
- New stair and ramp from west parking lot
- New stair and ramp to lower level entrance
- Solar panel ready



AREA CALCULATIONS

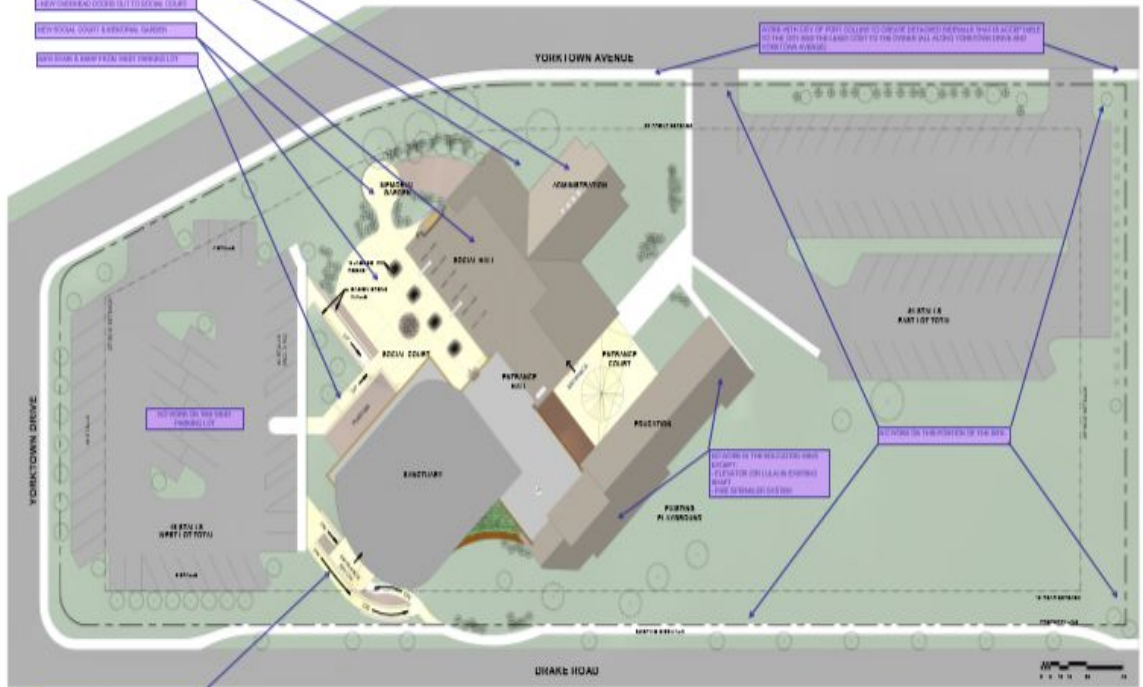
| | AREA | PERCENT | TOTAL | PERCENT |
|-----------|--------|---------|--------|---------|
| FOOTPRINT | 1,211 | 6 | 1,760 | 10% |
| LAND AREA | 19,847 | 100 | 19,847 | 100% |
| TOTAL | 21,058 | 100 | 21,058 | 100% |

PARKING CALCULATIONS

| | AREA | PERCENT |
|-----------|--------|---------|
| FOOTPRINT | 1,211 | 6 |
| LAND AREA | 19,847 | 100 |
| TOTAL | 21,058 | 100 |

- NOTES:
1. AREA CALCULATED TO THE EXTERIOR FACE OF THE CURB.
 2. CURB HEIGHTS VARY BY SECTOR AND MAY BE SUBJECT TO CHANGE.
 3. PARKING TO BE DONE BY THE OWNER.
 4. ALL PARKING SPACES SHALL BE 8'0" WIDE BY 20'0" DEEP.
 5. ALL PARKING SPACES SHALL BE 8'0" WIDE BY 20'0" DEEP.
 6. ALL PARKING SPACES SHALL BE 8'0" WIDE BY 20'0" DEEP.
 7. ALL PARKING SPACES SHALL BE 8'0" WIDE BY 20'0" DEEP.
 8. ALL PARKING SPACES SHALL BE 8'0" WIDE BY 20'0" DEEP.

- NOT CONNECTED TO MAIN ROAD
- DETACHED GARAGE COURT
- CO-OPERATIVE OF SOCIAL HALL GROUPS
- NEW GARAGE COURT SITUATED IN COURT
- RECREATIONAL COURT & PLAYING GROUND
- NEW DRIVE & DRIVEWAY FROM DRIVEWAY



NOTE: PORTION OF PARKING TO BE DONE BY THE OWNER AND ALSO TO BE DONE BY THE OWNER.

NOTING IN THE RELEVANT AREA...
 PARKING SPACES...
 FROM DRIVEWAY...

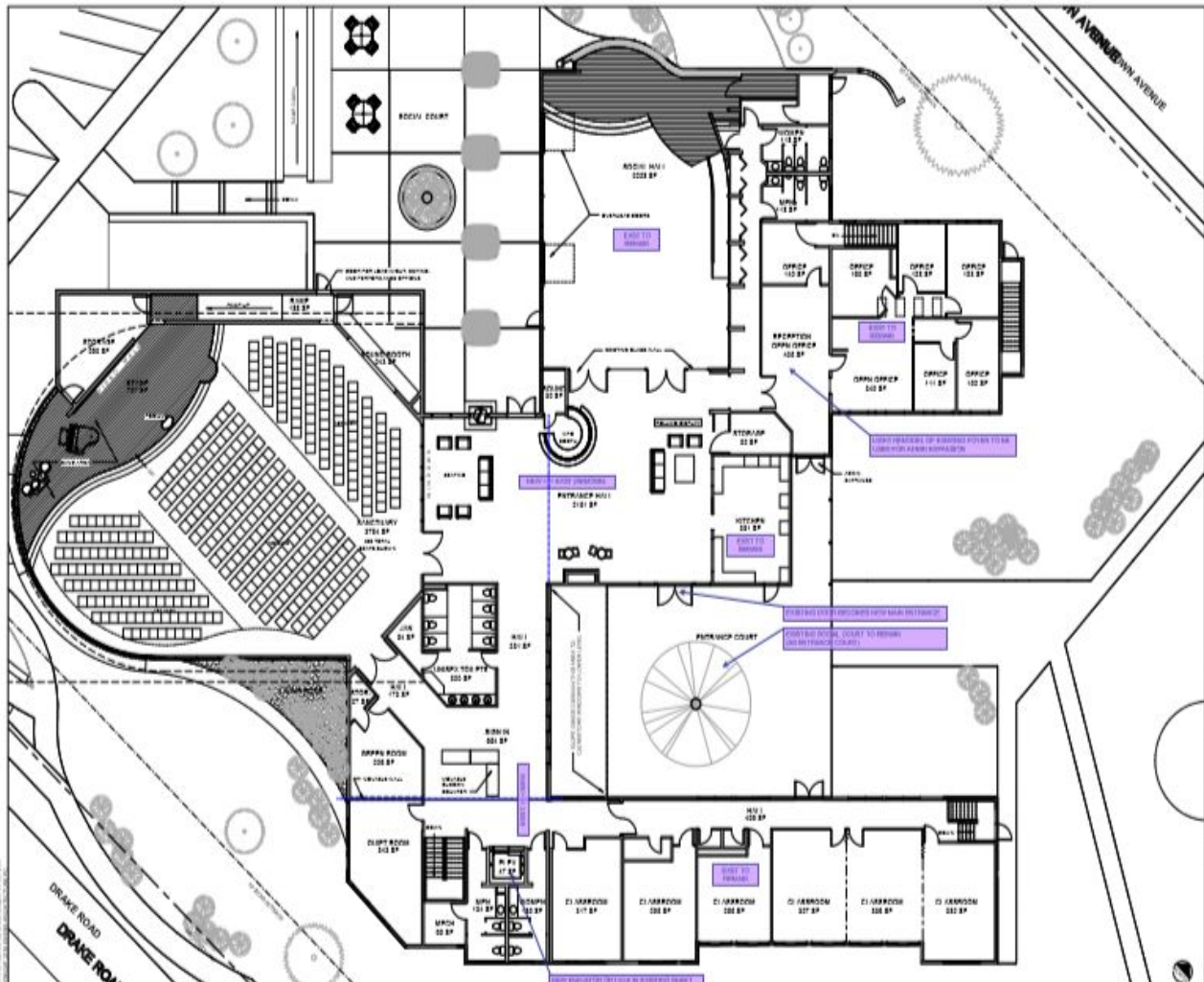
NOTING IN THE RELEVANT AREA...
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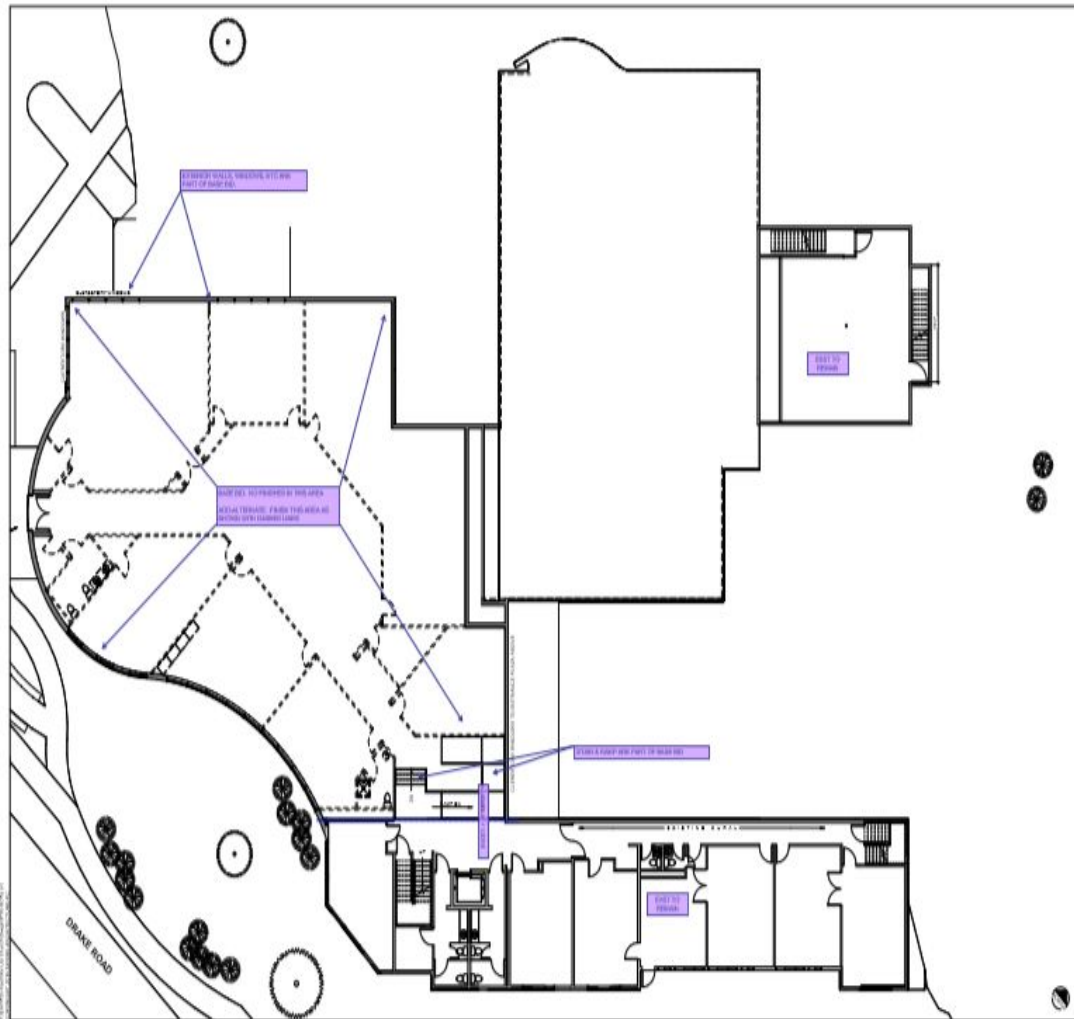
| DATE | DESCRIPTION |
|----------|-------------|
| 11/11/11 | REVISED |
| 11/11/11 | REVISED |
| 11/11/11 | REVISED |
| 11/11/11 | REVISED |
| 11/11/11 | REVISED |





| | |
|-------------|----------------------------|
| DATE | 11/17/17 |
| SCALE | 1/4" = 1'-0" |
| PROJECT | FOOTMILLS UNITARIAN CHURCH |
| ARCHITECT | Ewers Architecture |
| OWNER | Footmills Unitarian Church |
| PROJECT NO. | 17-015 |
| DRAWING NO. | 2.01 |
| SHEET NO. | 2.01 |

A.2
SECOND FLOOR PLAZA













What is left out... for now...

- Changes in administration/office wing; no new delivery court
- Remodel of existing sanctuary (except new HVAC system, and new overhead doors out to social court)
- Work to either east or west parking lots
- Work in RE building except elevator (existing shaft) and fire sprinkler system
- Kitchen remains in present location; no new appliances
- New playgrounds



Phase 1 Total Cost Summary

| | | | |
|--------------------|---|-----------|------------------|
| Already paid for | | \$ | 206,000 |
| FUC fixed costs | Not covered in construction estimate | \$ | 760,617 |
| Construction costs | Incl elevator, sprinkler in admin, patio, site prep | \$ | 6,506,656 |
| Sub-Total | | \$ | 7,473,273 |
| 10% Contingency | Minus costs already paid | \$ | 726,727 |
| Total | | \$ | 8,200,000 |



Building Cost Details – Already Paid

| | |
|--------------------------------------|------------------|
| Asbestos Report | \$5,000 |
| Architect fees | \$50,000 |
| Topo (Civil Eng) Survey | \$5,000 |
| Soil Report | \$5,000 |
| Capital Fund Drive Consultant | \$133,000 |
| CFD Event & Mktg costs | \$8,000 |
| Sub-Total | \$206,000 |



Building Cost Details – FUC Responsibility

| | |
|--|------------------|
| Architect fees | \$421,142 |
| RE Needs | \$20,000 |
| Worship needs | \$50,000 |
| Audio / Visual & I/T needs | \$50,000 |
| Construction Testing | \$25,000 |
| Power to transformer | \$50,000 |
| Commissioning Fee | \$50,000 |
| Community outreach costs | \$1,000 |
| Asbestos remediation | \$50,000 |
| Window coverings | \$25,000 |
| Legal fees | \$15,000 |
| Transition plan costs (i/stg costs) | \$0 |
| Sub-Total | \$757,142 |



Future Phases – Estimated Costs

| | | |
|---|---|---------------------|
| Admin renovation and addition | Currently not functional | \$ 696,238 |
| Kitchen, foyer, soc hall | Dependent on costs, but leaning towards Kitchen, etc first | \$ 677,357 |
| RE building Renovation | RE building is functional in current state. If sanctuary basement finished off, then more room for RE. | \$ 1,118,447 |
| Parking lots | | \$ 232,750 |
| Playgrounds, patios, landscaping | Some duplication for patio? | \$ 268,496 |
| FUC Fixed Costs (other than Sanctuary) | | \$ 434,443 |
| | Sub-Total | \$ 3,427,731 |
| Contingency 10% | | \$ 342,773 |
| | Total | \$ 3,770,504 |



How do we get there from here?

| | COSTS | INCOME |
|----------------------------------|-----------------|---------------|
| Building phase one | -8,200,000 | |
| Capital campaign pledges to date | | +6,010,000 |
| C-PACE loan | | +1,290,000 |
| DIFFERENCE | -900,000 | |



C-PACE Loan Program

- C-PACE (CO Commercial Property Assessed Clean Energy):
 - Innovative, clean-energy-supporting state financing program will lend us \$1.29 million based on the energy efficiency of our project
 - Much more favorable terms than standard commercial loan
 - Funding arrives December 2020, repayment begins April 2022, with 20 annual payments estimated at \$104,000
- Loan repayment model
 - Building rental increases of \$60,000 annually starting in Q3 2022
 - New member pledging ramping up to \$60,000 annually by Q1 2024 (represents 45 new households at our average pledge of \$1,300/annually.)



Bridging the gap phase of capital campaign

6.01M Currently Pledged

In three months, we raised over 6M

In the next three months, we could raise 890,000 and bridge the gap, avoiding short- and long-term costs of loans

- Some have already increased their pledges...
 - An increase of \$2500 per currently pledging unit would get us there (\$40 monthly over 5 years)
- Outside donor efforts--Bohemian, IDAP, Community Foundation, other small grants



What if we don't hit the stretch goal?

Other options for obtaining remaining 900K include:

- Member notes
- UUA Building Loan program
- Endowment fund of \$326,000

There is additional information about these options in the informational presentation from 2/16; we will come back to this if needed at the annual meeting



Cash flow realities

- Construction will be completed by end of 2021, capital campaign payments will be coming in through 2024
- We will have \$4M of the total pledges in by the time we finish paying for construction (leaving about \$2M)
- The sooner you can get your pledges in, the less we will need in a line of credit



What we need to decide today

Consider motions to:

- Authorize final design of phase one to keep the process on schedule
- Authorize the church to acquire C-PACE financing

Return at May 31 annual meeting to determine final financing package



Motion one (BLUE): That Foothills Unitarian Church authorizes Ewers Architecture to proceed with the final design of a Phase 1 building expansion as presented to the congregation on March 1, 2020, for a total project cost of \$8.2 million.



Motion two (GREEN): That Foothills Unitarian Church authorizes the Board of Trustees to acquire the following financing for this Phase 1 construction: \$1.29 million through the state of Colorado's clean energy financing program (C-PACE).



Waiting for the tally?

Talk to your neighbor...

- What is the first thing you want to see or do in the new building?
- What could you give up doing in the next two years to help with the building project?

Fill out the bridging the gap pledge forms!





Closing remarks and adjournment

