

Statement of Need

The congregation's 1929 historic sanctuary and fellowship hall and its 1967 education building have the capacity and potential to support our growing community for many years; they are significant assets and provide the home for much of our individual and collective spiritual growth. But our facilities suffer from deferred maintenance and inattention to the health of critical building systems, and there's a great deal of under-utilized space. The situation is the result of financial woes and programmatic priorities, but we've been taking a reactive approach to building stewardship for many years, applying bandages and putting out fires. We are at a juncture where if facilities issues are not addressed in a proactive, systematic and holistic manner over the next 5-10 years, the building's condition and safety will make it difficult to fulfill our mission, attract and retain congregants, and manage exponentially rising facilities expenses.

Goals

Increase building capacity, accessibility and functionality.

Address deferred maintenance, safety issues and life cycle replacement of systems.

Move to a proactive and fiscally sustainable approach to facilities maintenance, reducing long-term costs and increasing revenue.

Preserve and enhance historic character of 1929 and 1967 structures while creating a more inviting, attractive home for congregants and our work in the community.

Strategies

Assess current & projected use of facilities, working with committee chairs, staff and congregation.

Conduct a detailed assessment of building interior, exteriors and systems, consulting with Program Council, Building Use and Buildings & Grounds committees.

Consult with an architect experienced in rehabilitation of historic properties.

Based on a set of criteria (see below), identify priorities and a sequence for addressing needs.

Choose environmentally sustainable and cost effective solutions.

Create enthusiasm and support for addressing facilities issues by engaging the congregation & key stakeholders in discussion and programming (e.g. tours; speakers; presentations by architects, historians, preservationists & artists).

Develop & execute long range Capital Facilities Plan to support planning, budgeting & fund-raising.

Work with Board and Stewardship Committee to develop and support a Capital Campaign, if deemed appropriate, and a Capital Budget.

Key Players

Project managers: Randy Nolan & Sharon Winters

Project advocates: Tom Archibald & Reggie Craig

Partners: Buildings & Grounds and Building Use Committees

Key stakeholders: Board of Directors, pastor, committee chairs, congregation members

Consulting architect: TBD

Draft criteria for establishing priorities

- 1) long term and thorough solution to the issue, addressing underlying structural or systems issues as needed (quick fixes aren't sustainable or cost effective in the long run)
- 2) strong return on investment with potential to reduce long term costs and/or increase revenue
- 3) action is needed to address an urgent/high priority need or safety issue