

## St. Antony's Church Visit February 2019

1. Larry Eyer and Dina Ginn met with John Stockwell, volunteer Project Manager from the church. They initially envisioned building on their old property but it just wasn't an appropriate site with the hill in back.
2. They have about 200 members, 82 average on a Sunday. A variety of ages. Younger families and individuals tend to be Navy, somewhat transient.
3. Building a 6,000 sq ft first building on 7.2 acres in area zoned rural, just across the street from urban. They are putting in the infrastructure to support another building when they can afford it. The neighbors are supportive because they prefer a church over the 32 unit development that was originally envisioned there.
4. They feel very blessed to find the lot—they have been looking for an appropriate property for some 25 years. Two separate people said "stay where you are...you won't find a better place in the CK area".
5. They have a large, wide sanctuary/multi-purpose area, can curtain off the sides. Will use moveable chairs. L shaped building with several classrooms, bathrooms, offices at one end. A welcome area and non-commercial kitchen at the other end. They noted that a commercial kitchen puts them in a whole other category and would be much more expensive. The new building will have more classrooms. Kitsap County Community Development is difficult to work with but have been able to negotiate some deals.
6. John said it is important to invest in technology upfront even though they are not a "performing" church. When they do have a performance they will bring in the sound system. No soundboard/mixer system. They have an electronic loop for hearing aids.
7. They have a beautiful outdoor gazebo/picnic structure with timber donated by the architect and construction donated by the contractor.
8. They formed four committees:
  - Building oversight/construction
  - Planning and design
  - Capital campaign
  - Transition committee
9. Used all professionals, though quite a bit of the work was done by church volunteers who were professionals.
10. They competitively bid out architect and contractor, both who agreed to fixed cost contracts. Rice Fergus Miller and contractor from Poulsbo that Dina knows. Have been satisfied with both.
11. Estimated cost at \$2.1 million. (\$4 mil total).
12. Capital campaign netted \$450,000 plus another donation years ago now worth \$700k. Haven't borrowed to date but now will tap loan from Kitsap Bank (no such finance resource within the diocese). Hired a Capital Campaign Consultant from Tacoma who had much experience with church capital campaigns.

## **Notes from Discussion with Mike Brown of Sound West Developers**

March 4, 2019

People present: Chris Wyatt, Brett Hall, Bob Rosas, Larry Eyer, Harry Gilger, Alan Hunt, Judy Hunt, Jan Rosas, Joan Derry

Mike has been involved in many development projects in Kitsap County including Veteran's Office being built on Ridgetop Blvd., the Tower Development project, RCI, Quincy Square in Bremerton, Roxy Theater, 114 unit housing development on Bainbridge Island, and Key Hotel and Apartments in Bremerton, such as the SpyGlass Apartments.

Mike came to talk with us at our request and provided us with some general information about development of property in Kitsap County. He graciously stayed as long as those present had questions.

### A summary of the key ideas/information that he shared with us:

Start with your programming needs, otherwise everything is speculation.

Once we know our programming needs, then we should consider if one or more of our current buildings could be retrofitted to meet our needs.

We should quantify what part of our current property is important for our mission.

The intersection of Silverdale Way and Ridgetop Blvd. is ground zero for Silverdale because of the location of housing, the new hospital, and shopping.

The entitlement/approval process in Kitsap County is painful and can take a year, even when the zoning is correct. Once this is done, the building process for new construction can take 12-18 months.

Silverdale has zoning requirements related to sidewalks, landscaping and parking. There is a formula in the ordinances.

Everything in the development world is cyclical.

Sears will be closing soon and their 10 acre piece of property is currently for sale. Malls across the country are facing a challenge. The retail business is changing and people no longer go to malls for destination shopping. There is a return to retail at the street level and multi-family housing above in urban areas.

Medical users are on the rise so the back part of our property might be marketable for that purpose, although construction on the hospital is currently stopped while a merger is being worked out.

The back part of our property might also be marketable for multi-family workforce housing or professional office space.

Values do change from time to time. Financial firms like Dain Raucher can be helpful in determining values for developing retail, multi-family, office buildings. Currently multi-family housing provides the best return.

Millennials (in general) are not interested in having a single family house that they have to maintain. Millennials are interested in impact investing or how this will benefit the community socially or the environment.

There is currently a latent need in Kitsap County for 3,500 additional apartment/condominium units.

New construction is more predictable than remodels/ retrofits, usually fewer unforeseen things come up in new construction than in retrofits.

In remodels you may not have to meet all of the code requirements that new building has, for example you may only have to have 80% seismic compliance on a remodel vs. 100% on new construction.

Cost of new construction estimates are \$150-\$160 per foot for the shell and another \$75-\$85 per foot for the interior.

## Meeting with Rucker Group Development Team, March 11, 2019—Summary Notes

Congregants present: Bob Rosas, Alan Hunt, Harry Gilger, Larry Eyer, Chris Wyatt, Jan Rosas, Judy Hunt, Joan Derry

Development Team present:

- Richard Rucker, Rucker Real Estate Development Services (Silverdale)
- Steve Rice, Rice Fergus Miller Architects (Bremerton)
- David Kram, Lockehouse Investment Sales (San Francisco Bay Area)
- Don Gaube, Alamo Group (San Francisco Bay Area)

Background information on the development team members:

- Rich Rucker was recently involved with the Emmanuel Baptist Church Community Center.
- Steve Rice is the lead on the Kitsap County team of 10 people at their firm. (The firm has 51 employees.) He is currently working with CKSD and KRL on the renovation of the old CKHS 900 wing to become a CKSD administrative office and Silverdale Library Branch. He has worked with churches since 1990 on both remodels and new construction. Among his church projects are: St Antony's Episcopal new building, remodel of theater for New Life, and St John's in Gig Harbor. He, personally, has an episcopal background. He shared some pictures of church construction/remodels that his company has been involved with.
- David Kram and Don Gaube have been involved in several commercial developments in Kitsap County.

Steve Rice shared that how we prioritize things will drive whether a remodel or new construction is best. He was asked about metal building construction and replied that there are pros and cons, depending on what the church is looking for.

Rich Rucker stated that selling off the front part of the current SUMC property greatly diminishes the value of the remaining property. He provided a picture of the SUMC property with the front portion marked off.

The team is interested in purchasing the whole property that SUMC currently owns, purchasing SUMC another piece of property in the area, and building SUMC a new building. The idea would be that it would be cost neutral for SUMC. They proposed a piece of property on Newberry Hill Road that is next to the fire station and runs along Dickey Road. They provided a picture of where this property is located. This piece of property is not an acceptable site for SUMCE because it is not easy to access and is steep and would be difficult to build on. The group would look for another piece of property that is closer to central Silverdale if this is the desire of the SUMC congregation.

The meeting was congenial and a give and take of questions occurred. Our property is of high interest in the development industry.

# SUMC Trustees Building Walk-Through

February 19, 2019

In attendance: Brett Hall, Becky Peeler, Dina Ginn, Bob Rosas, Mark Eyer, Alan Hunt

Building-wide Issues:

## INDOORS

- Replace all carpet
- Revamp HVAC and/or boiler
- Update light fixtures
- Repaint rooms (estimate at least 50% of rooms need paint)
- Install classroom doors with windows/fix doorframes
- Replace all windows
- Upgrade security system
- Install/upgrade/check smoke detectors/verify fire extinguishers
- Hot water system upgrade
- Install ADA exterior doors
- Install elevator or chair lift
- Install sprinkler system as necessary
- GUT the old kitchen and install new storage
- Bathrooms – REMODEL/repair ALL
- New signage on all rooms

## OUTDOORS

- Replace roof
- Repair siding/repaint
- Parking lot drainage
- Covered walkways – replace to code

Specific Room Issues:

- 202 – Storage of costumes & props needs to be organized or expanded
- 204 – Empty file cabinet?
- 206 – Ceiling cracks and soft spots in ceiling need to be replaced. Fans/air circulation issues.
- 205 – Window latches need replacing, heat issues, doorstops
- Balcony – Too many combustibles! Space needs to be organized. Spotlights?
- Gym – Carpet needs to be replaced, ceiling panels stained and worn need replacing
- Fellowship Hall – carpet needs replacing
- Kitchen – Poor ventilation/air conditioning, a walk-in freezer would be good to have
- Laundry Room – needs door lock, ~~need two new stackable washer/dryers~~
- Emma Linn Room – Fireplace not functional/staining of brick
- Boiler Room – Need replacement of some parts and needs maintenance
- Sanctuary – Boxlight system bulbs need replacing, should we revamp entire system?

As the walk-through was done after dark, we did not look at many outside repairs that need to be done.