

## **SUMC Facilities Vision and Planning Committee-March 30, 2019 Summary**

A brainstorming session was held to list the pros and cons of Leasing vs. Selling a piece of the property. Items discussed were as follows:

### **Leasing Part of the Property**

#### **PROS**

- We maintain property value
- We have monthly source of income
- Maintain control over property use
- High value location
- Could ask for 6 month (or more) security deposit to raise capital
- Flexibility to change terms (depending on length of lease)
- Option for growth (could use leased property for church growth when lease is out)
- Allows for phased remodeling

#### **CONS**

- Potential for default on payments
- We have to manage & lease the buildings
- Property taxes
- Minimal capital income (may need construction loan)
- No guarantee of income
- Tenant damage/ wear and tear
- Regulations regarding who we can lease to (Chris will check with our lawyer about this)
- May require capital fund drive

### **Selling Part of the Property**

#### **PROS**

- Large influx of cash
- No property management responsibilities
- Reduces need for loan
- Avoids pushing responsibility “down the road”
- Possibility for us to carry the mortgage

#### **CONS**

- Only one influx of cash
- No control over property use
- Would need commercial appraisal
- Cost of realtors/closing costs
- Could create schedule pressure if selling front part of property
- Less financial flexibility
- Need a solid plan ahead of time of cost estimates for construction

### **Facility Spaces and Needs**

The committee then spent time listing areas that would require attention for a remodel and some considerations/preferences for new construction. The purpose of this was to generate a list to give to an architect so we can get a conceptual design and the beginnings of cost estimates. (See next page for list of items.)

**A. Items Needing Upgrade/Attention Throughout the Building**

- Seismic upgrade
- Fire/Sprinkler systems
- ADA requirements (including elevator)
- Plumbing upgrades
- Electrical/Generator install
- HVAC system
- All windows
- Flooring
- Security System
- Audio/Video system (particularly in sanctuary)
- Make sure all doors have windows and “lockdown” security

**B. Specific Area Needs for Remodeling**

- Kitchen ventilation, space for walk-in freezer
- All Restrooms – upgraded, instant hot water systems, possible showers?
- Office Space – storage and upgrade layout
- WOSM Office – ensure that we have continued space for them
- Classrooms – Need 9 flexible, multi-use classroom spaces
- Social Hall and Great Hall/Gym – make more useable with multi-purpose spaces
- Repurpose Chapel
- Dedicated prayer space
- Sanctuary
  - New balcony seating
  - Chairs instead of pews
  - Lighting
  - Ramp vs. stairs
  - Upgrade front visual
  - Enlarge Narthex
- Storage
  - Banner Room
  - Music Equipment
  - Costumes/Props (drama items)
  - Sunday School supplies
  - Office supplies
  - Missions
  - Food Bank
  - Clothing Closet
  - Chairs/Tables for social hall/gym
  - IT/AV
  - Maintenance and Custodial supplies
  - Records (?)
- Exterior Issues
  - Re-do covered walkway
  - Drainage
  - More Parking
  - Secure parking for van
  - More “welcoming” entrances
  - Courtyard (?)
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### **C. Additional Considerations for New Construction**

- Kitchen should be attached to social hall and have plenty of space for walk-in freezer and dry goods storage.
- NO balcony in sanctuary
- Nursery/cry room near sanctuary
- A dedicated space for worship.
- Office and sacristy should be in proximity to sanctuary
- Security in sanctuary (lockable space)
- Large, welcoming narthex
- Steeple/spire/architectural features
- Maintain a large cross in the sanctuary
- Green space(s)
- Immersion baptismal font
- Low maintenance siding and roofing material

### **What's Next**

The next meeting will be held on Tuesday, April 16<sup>th</sup> from 4pm to 6pm with Steve Rice, architect. We will be asking him to generate a concept design for both a remodel and a new building.

Our all-church meeting will be delayed until we have enough information from the architect regarding possible plans and costs. The goal is for this committee to make a thorough presentation to the congregation regarding all options for the future of the building and property.