

Building On



...expanding spiritual horizons at FVUUF

Volume 3, Issue 1 — January 2008

Are You Ready For The Next Step?

By Rev. Roger Bertschhausen

The beauty of a UU building project is that everybody has the opportunity to participate in the project. This makes for a slow and deliberative process. It also makes it possible for all of us when we walk into our new space to feel like it's ours—because we've helped create the space.

As individual Fellowship members and friends and as a congregation, we've already had a lot of opportunities to participate in our building addition project. We did so as a congregation when we adopted our long-range plan in 2004 that calls us to do a building project so that we will have adequate facilities to remain welcoming and growing. We also did so in the fall of 2006 when we voted on a design scheme for the addition. And we've had lots of opportunities to give our individual feedback, including during the "Dream Phase" when we brainstormed our dreams for the addition. And the Building Design Team has frequently invited our feedback on its work, as it will continue doing in the coming months.

The Feasibility Study next month provides another opportunity for feedback. The Feasibility Study will help surface concerns about the project and give us an idea of an appropriate financial target for a capital campaign. See Lisa O'Connor's article (on page 2) for more information on the Feasibility Study.

A capital campaign (perhaps next fall) will provide yet another opportunity for all of us to have a significant part in the creation of our addition. This is a point where the rubber really meets the road, and we find out whether our dreams will indeed have adequate foundations laid underneath them.

I urge each Fellowship member and friend to take very seriously your role in creating our building addition. Right now this task asks you to spend some time with the contents of this newsletter. Happy reading! ☺

"This is a point where the rubber really meets the road..."

Why Do We Need A Bigger Building?

By Marti Wheeler, FVUUF President

When we built our current home we had a dream of what our new building would offer us, and we are now living that dream. We are offering a diverse choice of classes, small groups and programs for all ages; we are better known in the wider community; and we welcome all who are seeking a liberal religious experience. Did the building make this happen? No, we did, but we would not have been able to do all this if we did not have our building.

Now our building is feeling small and is limiting what we are able to do. To keep our dream continuing, we need to have additional space to accommodate the people who find their way to our door and wish to join us. As new people enter into the fabric of Fellowship life, we become a richer community. Think of all the things our members have given us and the wider community: partnerships with churches in Romania and New Orleans, a lay ministry program, Coming of Age and OWLS for our youth, education and continued work on a healthy way to be in community, covenant groups, classes ranging from personal finance to sacred places in Wisconsin, a couples enrichment weekend, wonderful music, beautiful art and the list goes on and on.

The addition to our building will enrich what we have to offer ourselves and those who will come after us. Our building is the vessel that holds this community. ☺

Feasibility Study To Determine Project Support

By Lisa O'Connor, Building Steering Committee

While we have many varied talents within our walls, most of us are not accustomed to building walls on the scale of our building expansion project. That's why we hired Boldt to help us plan and build our addition.

We also can benefit from this type of outside expertise when it comes to assessing our collective commitment to this project. Most UU congregations typically hire a UUA consultant to conduct a Feasibility Study to gather the answers to three questions:

1. How knowledgeable are members and friends about the proposed project?
2. What questions or concerns do they have that need to be addressed before moving on to the capital campaign step?
3. What financial contribution do members and friends expect to make, and is this sufficient to meet the projected budget?

The UUA consultant who will conduct our Feasibility Study is Aggie Sweeny. Aggie has 30 years of experience in nonprofit agencies and currently is CEO and co-owner of The Collins Group. She has consulted with more than 40 diverse nonprofits including several UU churches. Aggie is a member of the Woodinville UU Church in Seattle and has been active in a number of leadership roles.

In late January, Aggie will make an "assessment visit" to prepare for the Feasibility Study with our Fellowship staff and leaders. The Feasibility Study will follow in mid-February. A representative sample of members and friends is selected to participate in the study, so if you're asked, we hope you can make time for a confidential interview lasting about 45 minutes at the Fellowship.

After all the interviews have been completed, the consultant analyzes the findings and writes a summary report. The report will help us as a congregation determine if we are ready to launch a capital campaign or if there is more work to do. ☺

D Is For Design

By Albert Park, Building Project Co-chair

After a quiet summer, the Building Design Team focused on the needs of many user groups. Subcommittees were formed that concentrated on: the kitchen, meditation room, sanctuary, religious education, administration and green concepts. With this new information, our architect from Boldt Construction, Doug Haas, made many changes to the plan. These included moving many of the RE rooms to the lower level, bringing the meditation room upstairs, re-designing the kitchen, and adding interesting details to the sanctuary. Members were invited to view and make comments regarding these changes in October, and several good ideas were generated from these listening sessions.

The next design phase is commonly referred to as "design development." This phase puts flesh to the schematic design bones of the plan and incorporates all information about heating, cooling, plumbing, electrical, cabinets, doors, hardware and appliances. Finishes, including wall coverings, flooring and ceilings are determined. It's also during this phase that decisions regarding green concepts will be made. All of these details have yet to be discussed, considered and incorporated into the design. ☺

Crystal Ball Foresaw Building Expansion

By Debra Cronmiller, Crystal Ball Committee Chair

To give you an idea how past projections compare to actual results, here are some examples from the Crystal Ball Committee's tactical plan.

First tactical plan:

- 2006 membership of 450,
with an average weekend service attendance of 350
- 2007 membership of 486, with 390 at services
- 2008 membership of 550, with 450 at services
- 2009 membership of 600, with 500 at services

Actual results:

- Membership at the end of 2007 of 576,
with average weekend service attendance of 390
for September through December.

A good track record of projecting our growth helps ensure that our building expansion plans fit the Fellowship's long-range plan. ☺

Mar-May 2006
Dream Phase &
Congregational Meeting
Vote

Sept 30-Oct 1
Conceptual
Design Presentation

Oct 6
Design
Options
Newsletter

Oct 15-16
Congregation
Listening
Sessions

Oct 29
Congregational
Meeting Vote

Paying For Our Project

By Lisa O'Connor, Building Steering Committee

Just as our building expansion will support our Fellowship's vision and mission, our financial gifts to the capital campaign and annual pledge drives will support our efforts to expand our spiritual home.

For financial stability, the general rule is that the yearly mortgage payments should not exceed 25 percent of our total annual pledge contributions. For example, to sustain a mortgage on a \$3 million expansion, we would need to raise \$1.5 million in the capital campaign, along with annual pledges totaling \$546,096 to cover our mortgage. This does not include any other operating costs, such as staffing, program expenses or building maintenance. The chart above shows the capital campaign goals. We asked Boldt Construction for an updated cost projection given the changes made based on members' feedback, more detailed planning since the initial estimate and cost inflation. As of early January, the revised cost estimate for our project is \$2.75 million.

Building Expansion Estimate \$2.75 mil.	
Total Capital Campaign pledges	Average annual operating pledge needed* per household (not including capital campaign pledge)
\$ 1 mil.	\$1,969
\$1.25 mil.	\$1,728
\$1.5 mil.	\$1,488

* To pay mortgage and current operating budget. Includes current mortgage balance of \$300,000 30 year mortgage @ 7.25% interest

Building On is published periodically to inform members, friends and the wider UU community about the Fellowship's building expansion project.

www.fvuuf.org

Building Steering Committee

- Albert Park & Terry Dawson, Co-chairs
- Marti Wheeler, Governing Board President
- Rev. Roger Bertschausen, Senior Minister
- Rev. Dottie Mathews, Assistant Minister
- Siri Witt, Administrator
- Marie Murton, Membership Coordinator
- Lisa O'Connor, Finance Committee
- Nadine Miller, Communications Team

Design Team

- Albert Park & Terry Dawson, Co-chairs
- Gerry Andrews
- Jim Coakley
- Sherry Gates
- John Luke
- Candice Mortara
- Holly Park
- Dave Wallace

While these numbers may seem big to us as individuals, by banding together as a Fellowship community, we can achieve our goal. The

guideline for capital campaign contributions is giving three to four times your annual pledge amount over three years (plus your annual pledge). For example, if you pledge the average of \$1,305 annually, your pledge might increase for each of three years from \$2,610 (three times) to \$3,045 (four times). Remember, this is a temporary increase to help fund the building expansion and continue paying our current operating expenses (staff, programs, utilities, remaining mortgage, etc.). However, there are many UUA congregations whose average capital campaign pledge was up to six times their annual pledge amount. Let's dream big! ☺

Our current actual financial information:

Current Fellowship Status	
Budgeted Pledged Amount	\$445,045
Household Donors	341
Average Financial Commitment	\$1,305

What Does Green Mean?

By Terry Dawson, Building Steering Committee Co-chair

A "green" building has been a recurring theme in our congregational discussions. Consistent with UU principles, we heard it in brainstorming for this project almost two years ago, in the congregational meeting in the fall of 2006 when we picked a design, and in the feedback in recent listening sessions.

Green construction means several things:

- + Efficient use of energy, air and water and construction materials;
- + Minimizing any negative impacts on health and the environment; and
- + Considering the life of the building, from design and construction, site planning, materials, building maintenance and operation, and ultimately, removal and replacement.

Cont'd., please see Green on Back



Green *Cont'd., from page 3*

This will play out in a number of ways in our project. There's still a lot of talking and planning to do, but current considerations include:

- + Building a lower level rather than spreading out to reduce our footprint on the land, reducing run-off and increasing energy efficiency;
- + Use of permeable or grassy pavers for parking lot expansion, reducing run-off;
- + Designing for natural lighting;
- + Working with our building contractor to promote environmentally responsible construction practices; and
- + Using energy efficient heating and cooling systems.



These grassy pavers are in Vajxo, Sweden, the "greenest city" in Europe. The pavers provide support for parking vehicles, while the grass growing within helps water drain and creates a natural appearance. The solid sections act as parking lines and give a solid surface to step onto.

As we go forward, we'll continue to need and will provide opportunities for you to get involved with green planning. ☺

*Hard Hat Weekends
Tell You What You
Want To Know*



Not sure what the building expansion is all about? Want to know how it affects your favorite aspect of the Fellowship (services, RE or coffee)? Have an area that needs attention (kitchen, coat room, sound booth)?

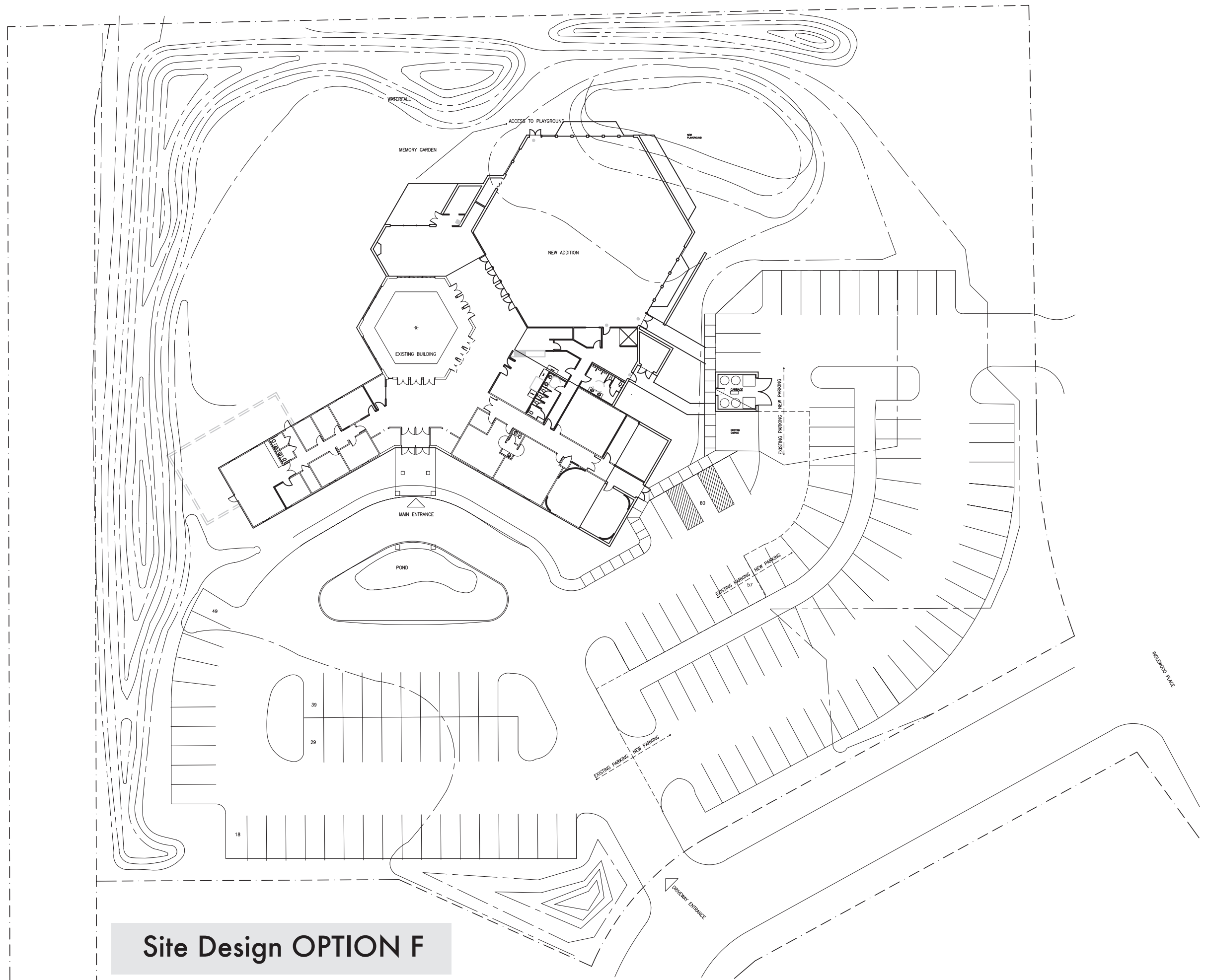
You have two informal opportunities to talk directly with the building project leaders at hard hat weekends. Members of the Building Steering Committee and the Building Design Team will be wearing hard hats and hanging out near building floor plans in the lobby after each service Jan. 19-20 and Feb. 9-10.

Please peruse the plans and tell a builder what you think!

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Site Design OPTION F

