

Option	#1   Maintain Two Buildings	#2   Addition to WC	#3A   New Building on Existing WC Site	#3B   New Building on Current Parking Lot	#4   Purchase Land for New Building
<b>Project Scope</b>	Capital repair of existing buildings	Addition to WC; sell or lease CLC	New building on existing WC footprint	New building on existing land, but not on WC building location	New building on new site; sell or lease CLC and WC
<b>Estimated Range of Cost</b>	\$4-\$5 M	WC renovation: 50,000 square feet: \$4.5M; Plus new addition: \$5.5 M; Total construction: \$10M; Offsetting revenue from CLC sale/lease; Up to \$1.5M in upgrades needed to CLC if leased	New building: \$14M-\$19M; Raze WC: \$200,000; Offsetting revenue from CLC sale/lease; Up to \$1.5M in upgrades to CLC if leased	New building: \$14M-\$19M; Potentially raze WC after new construction complete: \$200,000; Offsetting revenue from CLC sale/lease; Potential sale/lease of WC after construction complete; Upgrades to buildings if leased	New building: \$14M-\$19M; Plus the cost of land on Nicollet/McAndrews corner; Offsetting revenue from WC and CLC sale/lease; Up to \$1.5M in upgrades needed to CLC if leased; Additional investment in WC if leased
<b>Summary</b>	Remain in and upgrade existing buildings only; Roof replacement, extensive building envelope repair (stucco and panel joints); Replace HVAC systems, internal lighting, parking lot lights, wiring; Parking lot reconstruction; Window replacement - WC, south and east windows in CLC; Exterior painting; New flooring; Technology upgrades	Construct new on-grade 25,000 square foot addition to WC building; Strive towards a sustainable, net zero building; Extensively renovate WC, converting second floor to a multi-purpose room as well as support space for music, education and office space; Incorporate columbarium into building design	WC razed; New building constructed on same site and would house sanctuary, chapel, all admin offices, education, music, and ministry space needs; Strive towards a sustainable, net zero building; Incorporate columbarium into building design; Existing CLC to be sold or leased.	New building constructed on current parking lot space and would house sanctuary, chapel, all admin offices, education, music, and ministry space needs; Strive towards a sustainable, net zero building; Incorporate columbarium into building design; CLC to be sold or leased; WC may or may not need to be razed	WC and CLC buildings sold and/or leased; New location for building across Fairview Drive; New building would house sanctuary, chapel, all admin offices, education, music, and ministry space needs; Strive towards a sustainable, net zero building; Incorporate columbarium into building design
<b>Pros</b>	Least upfront cost and least disruptive to current operations; Quickest to address	Sanctuary is fully accessible on ground level, with a clear front door. Greater ministry cohesion and simplification of ministry and administrative functions by being under one roof; Efficient size; Reconstruction to address inefficient building flow; Continue operations while under construction	New building is welcoming with a clear front door, easy wayfinding to sanctuary and rest of programmatic space; Increased energy efficiency; No longer deal with difficult geometry of WC; Creates a new physical identity for the next 50 years; Built with flexibility to create long term options for future congregations	New building is welcoming with a clear front door, easy wayfinding to sanctuary and rest of programmatic space; No disruption to worship and ministries by moving in after construction is complete; Increased energy efficiency; No longer deal with difficult WC geometry; Creates a new physical identity for the next 50 years; Built with flexibility to create long term options for future congregations	New physical identity for the next 50 years with great street presence on Nicollet Avenue; No disruption to worship and ongoing ministries by moving in after construction is complete; New building is welcoming with a clear front door, easy wayfinding to sanctuary and rest of programmatic space; Increased energy efficiency; No longer deal with difficult WC geometry
<b>Cons</b>	Operate out of two buildings; Limited energy efficiency; More square footage than we need; Continue to deal with inefficient building geometry and layout; Does not address building accessibility and lack of a welcoming front door	Deal with existing conditions and structure vs. a fresh start with an ideally designed building; Upgrades if CLC is leased	Alternative place to worship for 16-20 months if constructed on same building footprint; Evaluate if we're being good stewards of what we've already built once and renovated; Upgrades if CLC is leased; May lose part of our legacy.	Sell/lease our current space to offset costs of new construction; Upgrades if one/both buildings leased; May not be able to keep WC after new building is complete. May lose part of our legacy.	Sell/lease our current space for enough money to make this a reasonable option with additional land costs; Less property for future needs if current property is sold; Upgrades if one/both buildings leased; May lose part of our legacy