

Implementation Committee – Land/Building Team

The Land and Building Subcommittee of the Implementation Team identified five options for construction, reconstruction or capital maintenance of our facilities as we move into the vision that God calls us. This report comes with no recommendation among these options as there must be considerable input by the congregation and the Board of Directors in the decision making process, to provide the facilities that best support the ministries of Prince of Peace.

5+ year broad outcome for your committee: Prince of Peace will have efficiently sized and designed facilities to meet the long term ministry needs of the congregation and implementation of the vision work.

Summary of your recommended action step: Five options presented below as talking points for the Board and Congregation.

The need: We currently have nearly 112,000 square feet of building space, which is too large for current and projected needs. The space is not efficiently used because of separation of buildings and current floorplan, as well as the difficult geometry of the Worship Center. Both buildings have extensive deferred maintenance needs.

The partnership opportunity: Discussions are in process with our campus partners for lease/sale or sharing of space, and also have lease opportunities with charter schools or others.

12-20 month time horizon: Present options to Board and congregation for extensive discussion on challenges and opportunities. Wider congregation has input into options and questions answered. Long range space needs identified by other Implementation subcommittees must be taken into account. Board of Directors will make final determination of which option and direction to choose. The option selected will dictate the time line required. At a basic high level of planning the design process is anticipated to take 6-8 months due to an active collaborative process that will take place with the congregation. During this design phase any negotiations for sale/lease/purchase of land will need to take place as well the launch of capital campaign will need to be started. Construction duration will depend on final option selection but a time frame of 8-14 months is a fair projection.

Cost to POP: At a minimum a cost of deferred maintenance, up to new construction cost, with offsetting revenue from lease or sale of assets. Some offsetting operating costs long term from energy efficient space and lower maintenance costs.

Space needs: Estimate up to 75,000 square feet of space needed with efficient design.

Programmatic Needs/Wants Summary

1. Sanctuary with a 700-900 person capacity and chapel space for 50-300
2. WOW space for 200+
3. Student Ministries space for 300
4. Child Choir space for 50 – 100
5. Childcare space for 50
6. Preschool space – large motor area, classrooms; easily shared with family ministry
7. Multi-purpose space
8. Sanctuary on grade for convenient and accessible access for all
9. Welcoming front lobby as central wayfinding space...welcome center
10. Shared open office space for staff with the ability to break into small groups for active brainstorm and collaborative meeting space for 8-12 (not much need for private office if a variety of private meeting spaces area created)
11. Zoned flexible space that can be secured when not in use
12. Circadian lighting systems
13. A good commercial kitchen to utilize for worship services, weddings, funerals, events and celebrations.
14. A café type gathering space where staff, public and congregation can come together.
15. Lots of storage and workshop space with loading dock
16. Keep sacred space sacred.
17. A variety of gathering spaces needed. Space that can serve 50 and 150, acoustically good and multi-functional. Active and creative space, a space that stories can be captured
18. Mission outpost space that can provide for generations of service
19. Lots of windows and light, space that inspires hope, space that is open yet private.
20. Fireplace as an icon for gathering
21. Great sound and AV system. A speech reinforcement system that will support generational needs
22. Areas with no carpet for dance and exercise. High Volume space
23. Columbarium space
24. Raised Choir Loft
25. Space for relocated Pipe organ
26. Space for rehearsal as well as creation

Sustainable goal: All future additions and renovations to our facilities and campus should be completed with the highest level of sustainable design and construction practices being utilized. Our goal is to create a project that will be able to attain a net zero energy level by the year 2030. A net zero building relies on exceptional energy conservation and on-site renewable generation to meet all of the heating, cooling and electricity needs for the facility.

Net zero building, is a building with zero net energy consumption, meaning the total amount of energy used by the building on an annual basis is roughly equal to the amount of renewable energy created on the site. These buildings consequently do not increase the amount of

greenhouse gases in the atmosphere. They do at times consume non-renewable energy and produce greenhouse gases, but at other times reduce energy consumption and greenhouse gas production elsewhere by the same amount. Most zero-energy buildings use the electrical grid for energy storage but some are independent of grid. Energy is usually harvested on-site through a combination of energy producing technologies like solar and wind, while reducing the overall use of energy with highly efficient HVAC and lighting technologies. The zero-energy goal is becoming more practical as the costs of alternative energy technologies decrease and the costs of traditional fossil fuels increase.

Staffing needs: Professional services - Architectural/Banking/Broker/Capital Campaign/Construction.

3-5 Year horizon: Final decisions made, capital appeal in process, construction complete, sale/lease of property complete.

Option 1: Remain as is; renovate CLC and Worship Center as required.

Cost Estimate: \$4M-\$5M (capital repair only)

Summary: This option is the simple capital repair of the existing CLC and Worship Center (replace roof, reconstruct parking lot, repair building envelop, repair/replace lighting, and HVAC systems as required). It does not take into consideration much reconfiguration that may need/want to take place within the CLC or Worship Center to create more effective education and Worship space. (At \$4-\$5M this may be enough for some reconfiguring of space)

Pros:

1. Least costly option
2. More square footage than we currently need on a daily average but allows us to grow as may be required for particular events
3. Least disruptive to current operations and quickest to address

Cons:

1. More square footage than we currently need on a daily average
2. We will still operate out of two buildings
3. Accessible Worship Center is not addressed
4. Continue to deal with geometry of Worship Center.
5. Little or no addressing of energy efficiency

Option 2: One Building, Worship Center Addition, Sell/Lease CLC.

1. Renovate 50,000 SF
2. Build New Worship Center addition
3. Sell CLC/Lease CLC building
4. Capital Repair CLC (required if CLC is leased) with potential offsetting lease income

Summary: This option will require the construction of a new on-grade worship center addition to the existing worship center located at the NE corner of the building. The yard area that is currently utilized for outdoor worship area as well as part of the parking lot on this side of the building would be utilized for the addition. The existing worship center on the second floor would be converted to a multi-purpose room as well as support space for music, education and office space. It may be possible to move mission outpost to the first level of the existing Worship center. If the CLC is held it will need to be repaired and mission outpost could remain on the first floor of the CLC with the upper level of the CLC converted to multi-tenant or single tenant lease space for a charter school or similar type partner.

Pros:

1. Worship area would be fully accessible on a ground level, with a clear 'front door'
2. Wayfinding to the sanctuary and the rest of the programmatic spaces would be simplified due to everything being under one roof.
3. Greater ministry cohesion by sharing of space in one building.
4. Efficient size
5. Continue operations under construction.

Cons:

1. Mission outpost may be located in a separate building – does mission outpost operation remain the same in focus?
2. Will need to develop a new area for outdoor worship if it is to continue post renovation
3. Do we really want to be a landlord by leasing the CLC
4. Deal with existing conditions and structure vs. a fresh start with an ideally designed building.

Option 3: One Building, Demolish existing Worship Center, Build new Worship Center on Existing site Sell/Lease CLC,

1. Demo Worship Center
2. Build New Worship Center: 75,000SF
3. Sell CLC/Lease CLC
4. Capital Repair CLC (required if CLC is leased)

Summary: This option would consider building a new worship center on the same site as the existing building. It assumes the value of the existing building is minimal and its structural configuration prevents the existing space from being leveraged to be truly useful for the next 50 years. The CLC could be sold and proceeds invested in mission or new construction use, or leased as a multi-tenant building. It would be assumed that the new worship center would be built and configured for us to be housed within one building. Location of Mission outpost could still be considered to remain in the lower level of the CLC but we should look first as to how it may fit in a new 75,000SF new building and then consider how a satellite location may work for increased connectivity

with our community. Also consider the long term operations of Mission Outpost. Do we focus on more mentoring/sustainability than food distribution?

Pros:

1. We would no longer have to deal with a triangular shaped building
2. Wayfinding to the sanctuary and the rest of the programmatic spaces would be simplified due to everything being under one roof.
3. A new physical identity for the next 50 years
4. Extensive energy efficiencies possible
5. Can design and build a structure that has multi-use potential if future congregations wish to sell.

Cons:

1. We would need to worship out of the CLC for 16-20 months while the new building is constructed.
2. Are we really being good stewards of what we have already built once and renovated?
3. Are we losing part of our legacy
4. Do we really want to be a landlord

Option 4: Sell Worship Center & CLC, buy Nicollet Parcel and build new Worship Center

1. Buy 7 acres of Nicollet Parcel from Fairview Development
2. Build New Worship Center: 75,000SF
3. Sell CLC
4. Sell Worship Center

Summary: This option considers that our current land has great value within the medical community and senior care services sector for growth and expansion or other potential buyers. Enough so that the purchase of our current land and buildings will cover the high cost of acquiring adjacent land and building a brand new building on Nicollet.

Pros:

1. We would no longer have to deal with a triangular shaped building
2. Wayfinding to the sanctuary and the rest of the programmatic spaces would be simplified due to everything being under one roof.
3. A new physical identity for the next 50 years
4. Great street presence on Nicollet
5. We can operate as we currently are and then move once the building is done...much less disruption in services and worship practices...

Cons:

1. Are we losing part of our legacy
2. Can we get enough money for the buildings and land to make this a reasonable option?

Option 5: Wild Card Option. Any of the above four plus develop housing on SE corner of site.

Cost Estimate: Any Option above + 80 unit Housing. Who else could we partner with? Does housing become a source of revenue to fund ministry in the future? What other opportunities do we have to create a new revenue stream in the midst of a trend of giving and church attendance?

Summary: This looks as an opportunity of leveraging some of our built assets to help fund affordable housing/homeless shelter to better serve our community's needs. Locating the housing on the SE corner of the site we may be able to find The Ridges and Ebenezer are interested partners to help fund the idea.

Pros:

1. Truly serving a desperate need within our community, Homelessness.
2. Strong local mission

Cons:

1. Do we really want to be a landlord