

# Capital Campaign Planning

## Document 5 – Options

We need an inspiring spiritual home that works well for our programs. This document will outline some preliminary cost and scope estimates for each of the three building improvement options the CCPlanning Team has heard mentioned in our congregational outreach efforts. Those options are:

1. Renovate the current structure
2. Rebuild a new structure on this same land
3. Move and build on new land

We hope that these details will help everyone make an informed decision when we **vote on the Capital Campaign at the May 5<sup>th</sup> Town Hall meeting.**

### Renovate:

Many of our systems need work. In particular, the continued decline of the following building elements will significantly affect our church experience: the sloped roof, the skylight, and our glass walls. Each of these present water infiltration and thermal issues. (Refer to Document 1 for more information)

We will be working with the Boston-based architectural firm Goody Clancy to more extensively review renovation solutions. Learn more at: <https://www.goodyclancy.com/>

The full scope of the work we will be able to accomplish depends on the success of the Capital Campaign. We hope to raise **at least \$2 million.**

### Rebuild:

We would not be able to replicate the current architecture.

Our wetlands have increased in size, and building codes have changed since 1965. As such, it may not be possible to build a new structure with a footprint as large as that of the current building. More research is being done to fully understand the implication of these factors for our project.

**A previous study estimated a cost of \$11.4 million to rebuild both church buildings exactly as they are now.**

### Move and Build:

Based on an analysis of land parcels currently on the market, land cost in Westport is approximately \$680,000/acre. To purchase 9 acres (similar to what we have now) we would have to spend over \$5.8 million.

We are gathering similar data for Norwalk and will publish this soon.

The cost to build in this area varies with the complexity of the construction. Depending on the level of architectural detail in the new building, costs per square foot could range from \$200 to \$1,000. For the sake of discussion, we are considering a cost of \$500/ft<sup>2</sup>; this would bring estimated costs for a 15,000 ft<sup>2</sup> structure to \$7.5 million.

**The total estimated cost to move and build in Westport is over \$13 million.**