



REBUILD OPTION OVERVIEW

Rebuild Goals

Church Facility

- Tear down and build new facility on same property

Parish House

- Tear Down
- Repurpose (“merge”) with church

Concept to Rebuild

Church	Utilize combined footprint of existing church and portion of hall and land
Facilities	Lower level and portion of upper level – new hall, classrooms, storage, offices, etc.
Property	Revise parish house deed to create easement of existing greenspace for church use
House	Sell parish house (seed money) or continue to rent

New Facility Features

Ecclesiastical Space

- 250+ seating
- Larger Altar
- Larger narthex
- Private vestment room with bath
- Altar boy changing room

Non-ecclesiastical Space

- More office space, classrooms
- More storage
- Lounge/library
- Modest increase in function hall space

Facility Features

- Some flexibility to change building orientation
- Better drainage
- Energy efficient

Parish House Options

Maintain and repurpose

1st Floor Offices
2nd Floor Meeting Rooms
May require ADA updates

Sell property

All church operations under
one roof
Provides "seed money" to
fund new church
Easement allows church to
continue to use greenspace

Teardown

No net value perceived
Not further considered



Parish House Easement

Parish house lot is non-conforming – can't redraw lot

Provides continued use of greenspace if parish house sold

Church would continue to maintain greenspace and stone retaining wall

Timeline, Transition Plan, Estimated Cost

Initial fund raising period of 4-5 years

Will require relocating 12-18 months

\$5.6 million construction cost, all-in

Construction period of 18-24 months

Approximately 7-8 year project

Approximate expansion to +/-12,000 sqft

Rebuild Pros & Cons

Pros

- Maintains existing location
- Replaces aging infrastructure
- Increased church seating capacity
- Larger Altar, more ecclesiastical space
- Improved handicap access
- More storage space
- Better overall flow of space
- Energy efficient, improved drainage

Cons

- Only modest increase in non-ecclesiastical space
- No on-site parking
- First Cost - more fundraising
- Requires temporary worship space