

Facilities Task Force

Fact Sheet regarding contractors engaged to assist SFBC's Fact Finding

The Facilities Task Force has recently engaged two firms related to our charge to bring deeper understanding of the condition of our buildings, scope the cost-ranges of seismic upgrades to the Sanctuary, and to gauge the appetite for development and enhancements of the SFBC properties and solicit creative ideas for long-term visions that reflect our church's values.

Seismic Studies

- In 2019, SFBC engaged the firm Coughlin Porter Lundeen for a seismic evaluation on our three buildings, an engineering report on damages that would be anticipated in the event of a major seismic event. Their report was issued in November 2019, and was a thorough review of our site:
 - The Sanctuary, built in 1909-1912, is constructed of unreinforced masonry (known as URM) with unreinforced towers, including the Spire.
 - The Church Administration Building, built in 1956 and constructed of concrete and steel, includes the church offices, the gymnasium, education rooms, choir facilities, and meeting rooms,
 - The Minor Hospital Building, built in 1905-06, is a wood-frame structure with brick veneer, and houses our parsonage and offices, including Companis.
- The CPL Seismic Evaluation offered general recommendations for strengthening our buildings, noting URM buildings will need to be brought up to approved municipal regulations for safety given our region's extreme vulnerability to major earthquakes.
- The next stage of that study was to be a follow-up evaluation to put rough cost-estimates for seismic upgrades together. The COVID pandemic delayed that work.
- Now, the RAFN Company in Seattle, with expertise in this area, is being engaged through the Task Force to provide this evaluation so that we can have a clearer picture of the potential seismic work costs, particularly the Sanctuary. Understanding the costs of our seismic stabilizing needs is fundamental to understanding the overall financial realities we face as we plan for our long-term future.

Engaging Development Expertise and Ideas to Assist our Visioning

- To better understand the varieties of improvements and redevelopment ideas of our site, the Task Force, with the consult and full approval of the SFBC Council of Ministries, has contracted with Meriwether Advisors. Meriwether is a commercial real estate

brokers and advisory service with long experience with historic structures, including many churches in the region. They will issue a Request for Interest (RFI) to local developers.

- The RFI will solicit proposals and ideas from developers, allowing the congregation to understand the appetite for redeveloping our site. (See the handout from Meriwether Advisors introducing their firm and background to the SFBC congregation).
- SFBC is not paying any fee to Meriwether for this work; they will be compensated only if a development scenario from the RFI is eventually approved by the church after a thorough review process with the congregation and church leadership.
- SFBC is not contractually bound to any proposal that would come forward from the RFI. Any decisions about development would be crafted after thorough review of ideas with the congregation.
- Meriwether is working with the architectural firm of Weinstein A/U for guidance with their expertise on the 'massing study' that is included as part of the RFI. A 'massing study' is an evaluation of our buildings' collective shape, form, size, and configuration (in square footage), so that proposals are crafted with an understanding of our space requirements and needs.