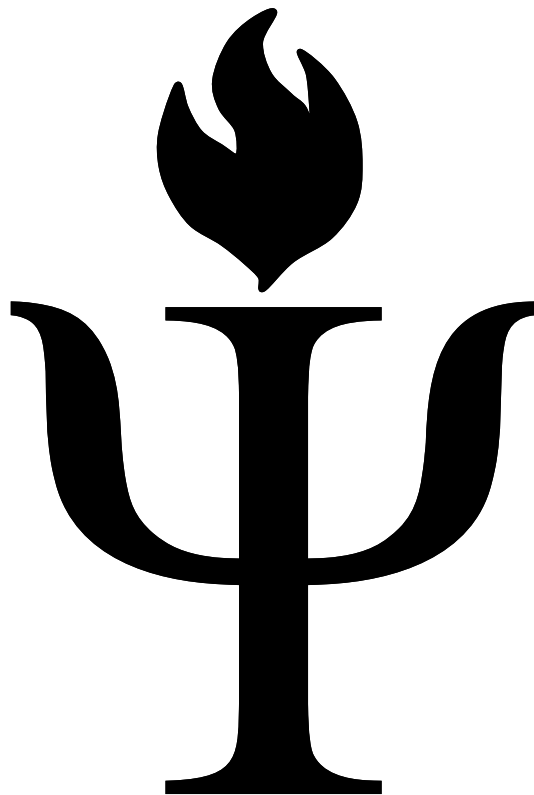


THE UNITARIAN UNIVERSALIST FELLOWSHIP
OF CENTRE COUNTY

Building Our Dream



PROGRAM SPACE INITIATIVE (PSI)

APRIL 2010

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UUFCC HISTORY EMPHASIZING OUR BUILDINGS 1950-2009

From the beginnings of the Unitarian Universalist Fellowship of Centre County (originally the Unitarian Fellowship of Centre County) in 1950, members believed that a permanent home would be helpful in carrying out the mission. At first the Fellowship met in members' homes, then the Friends Meeting House, and later the Odd Fellows Hall. As membership grew, the need for our own facility was eventually met by a financial commitment to construct a new building. In 1953, a visitor to the Fellowship, Helen Sprague, contributed \$5 to instigate a building fund, which was soon created, with Robert Oliver in charge. With a commitment to "build as soon as a suitable lot could be found," the "Unitarian Chapel" was completed in 1960 on the corner of West Ridge Avenue and Glenn Road, a residential area in College Heights.

This beautiful building with large glass windows overlooking the Penn State golf course cost about \$35,000. Allowing nature to enter congregational space was as important then as it was when we selected our current property and constructed a building in the early 1990s. Our Glenn Road home included a sanctuary capacity of slightly less than 100 and rooms in the lower level for religious education. With the growth of the small Fellowship, larger space was needed for the burgeoning religious education program. A second building on Glenn Road, separated from the first building by a residential home, was constructed in 1965 at a cost of \$67,000.

Our home on Glenn Road provided space to build a sense of community and further the UUFCC social action. Among the actions taken in the 1950s and 60s were a survey of racial inequalities in State College; conducting a feasibility study for a local memorial society; help in creation of the first branch of the American Civil Liberties Union in State College; and sponsorship of the Southern Student Project to bring Southern students to State College from Alabama. By the 1970s, the Fellowship sponsored the first day care center in Centre County, housing it in the RE building. At the close of the Vietnam War, the Fellowship launched the "Vietnamese Project" to house refugees from the war. Social action has continued to be important to Fellowship members.

Fellowship members and guests led services for the first two decades until Dick Weston was hired as the first minister in 1970. Our members have created several book discussion groups beginning in 1952 and continuing to this day. A choir was organized in 1955, and after several iterations, it is a major activity today. The first dinner club was established in 1969. Summer services were first organized in 1979 by Art Goldschmidt, and the program Cakes for the Queen of Heaven was initiated by Jo Searles a decade later with the help of Joan Sabatino, our first paid RE director. Following the construction of the present building in 1991, there was increased activity by members.

The construction of our current building took seven years from the initial study of building options in 1984 to the first service held in October of 1991. The \$750,000 building and site of about five acres resulted in a significant increase in attendance at Sunday services and a subsequent rise in membership. The original building plan called for a much larger religious education wing with two additional classrooms. In addition, there would have been a more expansive social room and sanctuary. While the present building was a financial stretch two

decades ago, we are grateful for our past members' foresight and that the Fellowship purchased a site that could easily accommodate future expansion.

The physical structures of our Fellowship have accommodated our membership needs in many ways, not only to serve present members and current activities but also as an important symbol to the greater Central Pennsylvania community, a visible presence to help spread liberal religion throughout the region. Additional building space will allow our members to accomplish their mission in a variety of ways. Not only will our children and adults have more space for life-long religious education, but many of the activities of the Fellowship can be carried on more effectively. Activities that are routinely conducted in the social room could be carried out in other rooms after the completion of the proposed addition. A large amount of space would be available by relocating the library and other material that should not be stored in the social room. There will be more room to accommodate simultaneous activities such as meetings, choir, and band practice without compromising the sound space in and around the sanctuary. More space would better accommodate outside liberal organizations, allowing them to meet at the UUFCC and making our community a better place to live. Additional space will serve many of our needs in pursuing a liberal religious presence in our community.



South side of the current building (sanctuary and social room).

A SUMMARY OF OUR CURRENT SITUATION

- Our present building was built in 1991 when membership was 214 adults and children and youth religious education (RE) enrollment was 62. Since then membership has increased to 263 with a children and youth RE enrollment of 75.
- In August of 2005, with the help of a fund we had set aside for that purpose, we hired our first full time Director of Lifespan Religious Education (DLRE), Jean Wiant. The critical concept here is “lifespan,” for she has helped us increase programming for all ages. Things were rather quiet when she arrived. We had Sunday morning RE for children and youth, several potlucks a year and an annual Freedom Seder. We had an intergenerational Wonderful Soulful Wednesday program on the second Wednesday evening of each month. Now we have an intergenerational Family Time on the third Wednesday and adult or intergenerational programming not only on all Wednesdays, but on other nights as well. There are also daytime programs for adults. Our minister typically offered several Adult Religious Education programs during each year, but with the advent of a full time DLRE we have benefitted from an increase in this type of programming too.
- Our members have also become empowered to develop and carry out new programming, such as Soulful Sundown services, numerous adult programs at the 11:30 Life Span Learning Hour on Sundays, and too-many-to-mention daytime and evening activities at the Fellowship and in our homes.
- We have had a choir for some time, but what started as a small brass band several years ago has grown into a 14 member jazz band.
- Outreach programs are also growing. In the spring of 2009 we had our first social justice project trip. An intergenerational group from the UUFCC helped work on several home-building projects in Puerto Rico. A trip to help rebuild New Orleans was completed in 2010. We have a large group involved in trying to bring single payer health care to Pennsylvania. Although some of the activities for these programs take place beyond our walls, they require UUFCC space in the planning stages and as an accessible site for ongoing planning and organization.
- To meet the needs of a growing group of very young children we had to add an additional room to our nursery program, giving us a room for infants and a room for toddlers. This meant the loss of one room for the older children and combining children from three different grade levels into one class, in a room that is often overcrowded.
- While our DLRE has helped us grow our programs, we have unfortunately never been able to provide her with an office. She has a desk in a classroom that is also used as a children’s library and for storage of LRE materials.

- In fact all of our classrooms have a secondary use as storage space which reduces the amount of useable program space.
- We have over 60 committees, interest groups and taskforces at the UUFCC that need spaces to meet and we have had to resort to having some of them meet in the minister's office or at outside locations.

In summary, we have definitely become a program church. We are an active and bustling congregation with need for more program space.



UUFCC choir and choir director Matt Travis



The Cheese Stands Alone - UUFCC children

PHYSICAL PLAN OVERVIEW AND GENERAL DESCRIPTION

Current Building

Our current building includes a sanctuary, social room, kitchen, lobby, 2 offices, coatroom, and 6 multipurpose rooms.

During the Sunday morning service, 2 of the multipurpose rooms are designated nursery and toddler rooms. This means we have 4 classrooms to use for RE classes from pre-K to 12th grade. This is a difficult limitation for families who want to attend service at the same time as their children attend RE classes. Currently, we have addressed this limitation by providing some of the pre-K to 12th grade RE classes from 11:30 - 12:30 (after the service). This space limitation has discouraged families with school-age children, families who are and will be important to the future of the UUFCC.

Two offices are inadequate when we have two full-time staff - including the minister and director of lifespan religious education, a ¾-time office administrator, and three additional part-time staff - the music director, piano accompanist, and accountant. We do not provide adequate office space for all of our staff. We do not have any office space for volunteers. Our office space is severely limited, and we accommodate our current staff and volunteers by squeezing them into existing office space or placing a desk in one of the multipurpose rooms, the latter of which reduces the effective useable space of the multipurpose rooms.

The 4 rooms used for RE classes on Sunday morning and for additional programming space at other times are crowded with all sorts of items, many items that could be moved to storage rooms if we had adequate storage space. Currently, we have almost no storage space. This deficiency is apparent throughout our building, from items stored behind the choir stage in the sanctuary, to the library and chairs in the social room, and to the multitude of items in 4 of the multipurpose rooms.

The kitchen and social room serve us well, except that there has been a long running challenge of improving the acoustics in the social room. The useable area of the current social room could be improved dramatically by having another place for the library and other items stored in the room. While the kitchen serves many of our needs, it does not have the capacity or the commercial stove hood to allow us to prepare meals for a large number of people.

The sanctuary is a wonderful room. While the sanctuary has a 225-person seating capacity, we rarely have more than 180 chairs in place on Sunday mornings. There are a couple of challenges with using the sanctuary to capacity. First, the aluminum grates on the floor along either side wall are not made sufficiently sturdy to withstand regular foot traffic. These should be replaced with steel grates. This would allow us to add additional chairs in each row. Another challenge is the use of the choir space. The choir is positioned slightly away from the right side of the sanctuary because the acoustics for the choir when located in the corner are unsatisfactory, and space in this corner is currently used as storage. Increasing the number of available seats in the sanctuary is essential to providing a comfortable space for newcomers at Sunday services.

Overview of Program Space Initiative

The Program Space Initiative (PSI) focuses on improving our most pressing building needs. These include additional multipurpose rooms for our RE classes and other program activities, office space, a larger social room, and much needed storage space, which will improve all of our existing “room” space that is used for storage. If we raise enough money in a capital campaign, we also plan to expand the lobby to improve traffic flow into the building and move to a larger, fully functional kitchen in the new addition.

If we have a very successful capital campaign drive, the current PSI plan can easily be expanded with additional rooms.

To keep construction costs of a new building as low as possible, members have volunteered to help in finishing the construction. Professional carpenters who are members of the Fellowship will direct the many capable volunteer amateur carpenters in our Fellowship who have already committed their sweat equity.



Decorating the Christmas tree in the Sanctuary

OUR BUILDING VISION



Front view of the building as if you were standing in the parking lot. Proposed expansion would occur from the social room opposite to the sanctuary. This picture illustrates a length of added building longer than we would likely afford, but a smaller addition would look similar, only shortened but including the clerestory windows.

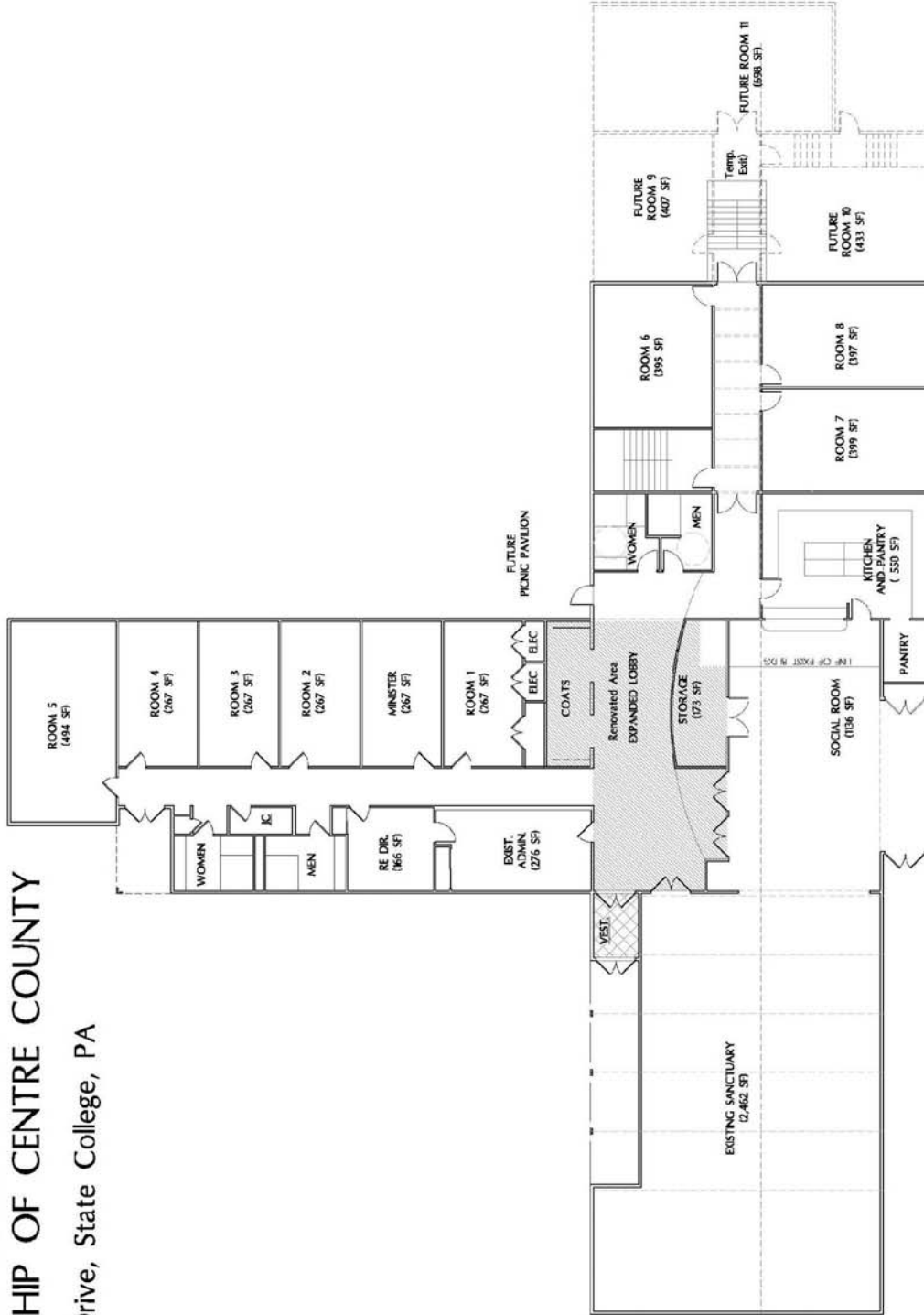


View of the building as if you were standing on the current playground.

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**UNITARIAN UNIVERSALIST
 FELLOWSHIP OF CENTRE COUNTY**
 Waupelani Drive, State College, PA
 APRIL 16, 2010



1 FIRST FLOOR PLAN — OPTION 3 2ND FLOOR ADDITION
 SCALE: 1/8"=1'-0"

A1.3

HOW THE PLAN ADDRESSES OUR NEEDS

Summary of Nov. 2005 Building Expansion Committee Report

The current building (circa 1991) is smaller than originally planned. Based on a 1988 “needs assessment” report, we had proposed to build 8 religious education (RE) rooms. We currently have 6. We have 2 less offices than the 4 proposed offices. The social room is smaller than desired and is used for the library and storage space, both of which were not anticipated.

While the 1988 report emphasized accommodations for a daycare or Montessori school, the 2005 committee believed that this was no longer a priority for the UUFCC, so the current master plan does not address this previously perceived need.

The proposed Program Space Initiative (Plan A1.3) includes 3 additional multipurpose rooms, a new and larger kitchen, a larger social room with adjacent storage areas, a revised foyer with a bigger coatroom, new lavatories, and a full basement for storage space. The proposed design will also allow for easy expansion with additional rooms. If two of the current classrooms are converted to offices, this expansion provides a total of 7 multipurpose rooms and 4 nice offices. The expanded social room and revised entry area provides functional and attractive space. Storage space in the basement of the proposed addition alleviates many of our current space issues. This proposed addition addresses our most pressing needs and allows flexibility in expanding to address other needs in the future. While we recognize that many wonderful ideas will be unrealized with this plan, this is the practical consequence of our financial constraints. Finally, ecologically sound (green) principles will be an important consideration in any building expansion.



2005 Building Expansion Committee meets with Architects

Meeting Our Needs with the Program Space Initiative

Expanded Program Space

- The addition includes 3 new multipurpose rooms that can be used for RE classes and other programming activities. Natural lighting in every classroom and through the clerestory above the hallway is a key “green” feature.
- These multipurpose rooms are larger than all of the current multipurpose rooms, except room 6 (at the end of the hallway). With the addition there will be 6 rooms available to accommodate all the current Sunday classes.

Additional Staff Offices and Library Space

- One of the multipurpose rooms in the current building is designated to be a new office for the minister. The current minister’s office could become the music director’s office (or perhaps library) or designated some other space (as priority suggests).

Expanded Social Room

- The proposed plan provides for an expanded social room. While the social room expansion under Plan A1.3 does not appear to be large, improving our storage space will add significantly to the social room by keeping unused chairs and tables out of the social room.
- The library will be moved to another room, which will provide additional functional space in the revised social room.

Expanded Entry

- A revised entry will provide a welcoming and more functional area before and after services.
- This new entry will allow foot traffic to proceed past the sanctuary door, past a revised coatroom, and into the social room through doors not immediately adjacent to the sanctuary, resulting in much less disruption to an ongoing service or other activities in the sanctuary.

Kitchen / Pavilion

- The proposed kitchen (Plan A1.3) will be larger than the current kitchen and will be adjoining the social room and easily accessible to both the new addition and the current building wing.
- The design of Plan A1.3 is still fluid and could be redesigned to include a larger and more open kitchen. The new building committee will be addressing these types of details (co-chairs Andy Lau and Ron Smith).

Storage

- The basement under the new addition provides much needed storage space that will alleviate storage “pressures” throughout our current building. This may be the most underestimated need but will certainly be greatly appreciated.



UUFCC Iraq War Protestors, corner of Allen and College, 2007

INCORPORATING “GREEN” PRINCIPLES

Our Seventh Principle: Unitarian Universalist congregations affirm and promote respect for the interdependent web of all existence of which we are a part.

Our Program Space Initiative has been designed in accord with green building guidelines. There are so many benefits to green buildings but the greatest one is the health of the people using the building. By using natural daylight, non-toxic finishes, plenty of fresh air, and an effective heating and cooling system, we will provide a healthy environment for everyone that uses the UUFCC.

Furthermore, there are other building details that will contribute to a healthy environment for all the other living systems we are interdependent with. These include:

- A set of high clerestory windows similar to those in the sanctuary that will light the hall and enlarge the space.
- On-site rainwater management.
- High quality windows and insulation levels to reduce energy use.
- Air sealing to reduce infiltration and energy use.
- High efficiency heating and cooling, possibly a geothermal heat pump.
- High efficiency lighting with different levels for different uses.
- Materials with a high proportion of recycled content.
- Using locally produced and sustainably harvested materials.
- Precautions during construction to control runoff and erosion.
- Recycling of scrap and “waste” from the construction process.

Not only will these measures honor our Seventh Principle, they will lead to a more affordable ongoing cost of operation and maintenance.



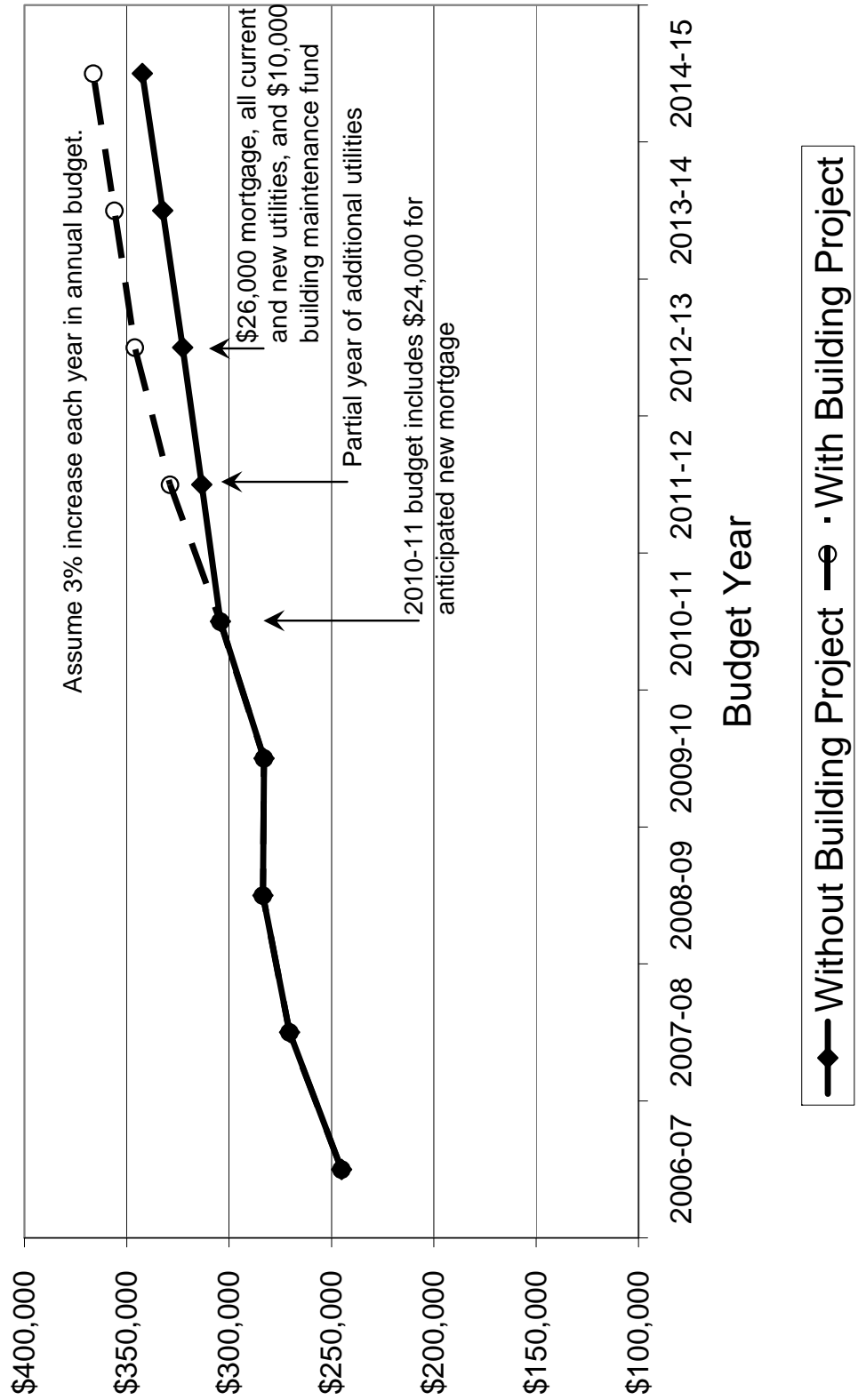
Laura Brown and Sharon Givens, Seder 2004

**COMPARISON: CURRENT BUILDING TO PROPOSED EXPANSION OF
THE PROGRAM SPACE INITIATIVE (PSI)**

| Description | Current Building | Completion of Plan A1.3 |
|---------------------------------------|-------------------------|--------------------------------|
| Program Space | | |
| Number of multipurpose rooms | 6 | 8 |
| Total area of multipurpose rooms | 1829 | 2753 |
| New multipurpose rooms area | | 1191 |
| Offices | | |
| Number of staff offices | 2 | 3 |
| Total area of offices | 433 | 700 |
| Sanctuary | | |
| Sanctuary area | 2462 | 2462 |
| Sanctuary seating capacity | 225 | 225 |
| Common Areas | | |
| Social room | 794 | 1136 |
| Entry / lobby | 400 | 800 |
| Coat room | 200 | 300 |
| Kitchen | | |
| Pantry | 300 | 550 |
| | 80 | 80 |
| Storage | | |
| Number of closets | 3 | 3 |
| Closet storage area | 200 | 200 |
| Closet off the social room | | 173 |
| Basement storage (and utilities room) | | 2969 |
| Toilets | | |
| | 2 | 4 |
| Total New Construction | | 5938 |
| Total Renovated Area | | 700 |
| Total Net Facility Area | 6618 | 12123 |
| Total Gross Facility Area | 7948 | 13884 |

BUDGET OUTLOOK

Impact of Building Project on Annual Budget



Summary of Cost Estimates for the Program Space Initiative

Total Project Costs: \$1,007,000
 Capital Campaign Commitments: \$760,000
 Loan amount: \$247,000
 20 year loan at 8.75% interest

Timeline of events:

Budget year 2010-2011

| | Year | Month |
|--|-------------|--------------|
| | 2010 | |
| Congregational vote to proceed with capital campaign | | May |
| Capital campaign | | October |
| Board approves proposed budget | | November |
| Congregation approves proposed budget | | November |
| Architect begins design phase | | December |

| | | |
|---------------------------------|------|-----|
| Construction project out to bid | 2011 | May |
|---------------------------------|------|-----|

Budget year 2011-2012

| | | |
|--|--|------|
| Begin construction | | July |
| \$455,000 capital campaign cumulative to-date receipts | | |

| | | |
|--|------|---------|
| Begin to carry debt with temporary building loan | 2012 | January |
| \$523,000 capital campaign cumulative to-date receipts | | |

Budget year 2012-2013

| | | |
|--|--|------|
| Complete construction | | July |
| \$591,000 capital campaign cumulative to-date receipts | | |
| \$383,000 temporary building loan status | | |
| \$12,000 additional annual utilities and building expenses | | |

| | | |
|--|------|----------|
| Complete capital campaign receipts | 2013 | December |
| \$760,000 capital campaign cumulative to-date receipts | | |
| \$247,000 loan balance (\$47,000 accumulated interest) | | |

Budget year 2013-14

| | | |
|---|--|------|
| \$13,000 additional annual utilities and building expenses | | July |
| \$26,200 annual mortgage | | |
| \$39,300 total increase in annual budget attributed to building | | |

| | | |
|---|------|---------|
| Temporary building loan converted to a mortgage | 2014 | January |
| \$26,200 annual or \$2,183 monthly payment | | |

STEPS TO SUCCESS

1. Program Space Initiative (PSI) case statement presented to UUFCC members and friends
2. Feasibility Study results presented at the Nov. 2009 congregational meeting
3. Many discussion opportunities between UUFCC members and capital campaign team, incorporating changes to building plans as appropriate
4. Financial details of PSI presented to UUFCC members
5. Final draft of case statement available to UUFCC members
6. Approval from UUFCC members to proceed with capital campaign
7. Fall 2010 capital campaign, commitment obtained from every household in the Fellowship
8. Capital campaign results presented to UUFCC members
9. Proposed budget for PSI developed and approved by UUFCC members
10. Begin and complete construction

TIMELINE OF EVENTS

| | |
|---|-------------------|
| Preliminary Case Statement Available to the Congregation | Oct. 30, 2009 |
| Feasibility Study Results Presented to the Congregation | Nov. 15, 2009 |
| Financial Details Completed | April 2010 |
| Final Case Statement Available to the Congregation | April 2010 |
| Annual Budget Drive (to include discussion of PSI) | March - Apr. 2010 |
| Member Meetings to Discuss Financial and Building Details of PSI... | March - Nov. 2010 |
| Congregation Votes Whether to Proceed with Capital Campaign ... | May 2010 |
| Capital Campaign | October 2010 |
| Capital Campaign Results | October 30, 2010 |
| Board Approves Preliminary Budget | November 2010 |
| Budget Mailed to Congregation | November 2010 |
| Congregation Approves Budget | November 2010 |
| Begin Design Phase (Architects) | December 1, 2010 |
| Complete Design Phase with Bid Documents and Code Approval ... | May 1, 2011 |
| Project Out to Bid | May 15, 2011 |
| Bids Received | June 15, 2011 |
| Begin Construction | July 15, 2011 |