

## Memo

Re: Building Committee Guidance to Session

Date: 8/30/2017

To: Master Plan Steering Committee

From: Chris McGarr, Moderator, Building Committee

*At the request of the Steering Committee, to provide initial guidance to the WPC Session on whether or not to recommend that the congregation vote to purchase 108 Pineville Road property which will allow the Building Committee many options to proceed with the design process and going forward with our task.*

### Building Committee Tasks

The Committee will approach all tasks prayerfully.

As soon as possible, in order to move forward the Committee needs to clarify which of two options it is called to work under. The Committee recommends the Session take action to allow us to move forward under Option 2. If not, we will do our best under Option 1.

Option 1. Building upon the work previously done, update the assumptions and factual information considered. Recommend a site plan for the use/ renovation/ construction of buildings and infrastructure on our campus to meet the current and future needs of our staff and covenant partners to better enable us to further the Kingdom of God at Westminster. This would include limiting our design to use of our present property boundaries' only.

Option 2. The Building Committee was made aware that the property adjacent to the church office, listed as 108 Pineville Road, is on the market and could be available to purchase. If the Session would consider purchasing this property, with the congregation's final approval, that would allow the Building Committee many more options to review for design development. Presently, the Building Committee is holding off on working with professionals to develop detailed plans until we understand completely what our final land use boundaries are. It appears the building has over 4200 square feet of finished space. A decision to buy the property now should yield the following benefits: a) net savings on the overall costs of new project construction, b) at the proposed purchase price provide a very cost effective space we can use almost immediately, c) help in meeting city building code requirements, d) allow consideration of more design options to meet current needs, d) allow construction phasing to implement building plans we may adopt, and e) provide flexibility in the future for longer term planning which is beyond the current scope of the project being studied.

Thanks for your continued support.

In Christ,

Chris S. McGarr

Building Committee Moderator