

BUILDING OUR FUTURE: Beyond Ourselves



**September 10 & 14, 2025
Building Update Forum**

Chalice Lighting

Out of wood and stone, out of dreams and sacrifice,
the people build a home.

May this house be truly a place of meeting -
in courage and love and trust.

May these rafters hear the voice of the child
as surely as the orator,
and the sound of the lute, the clack of the typewriter,
the swish of the broom,
and know that all are as holy
as the shout of a million stars.



Congregational Vision

Welcome people with inclusive spaces and universal access.

Nurture spirituality and personal growth with beauty, art, and inspiration.

Practice justice with eco-restorative design.

Expand our community with flexible and multi-purpose space.

Create joy and resilience with places for play.

Care for sacred space to honor ancestors and nature.

Grow by embodying the intersection of public witness and preserved wilderness.



Overview of forum topics

- We are at a turning point for focused direction.
 - Reasons for need to move forward:
 - Maintenance, Market, Building Costs
 - Multi-fold approach to move forward:
 - Lower price, phased design, fundraising
- What is Next?
- Questions & Conversation



Reasons for Moving Forward

- It's costly to stay: maintenance needs
- Real estate market updates/interest
- Building costs continue to increase

*The time has come to move things forward
with an updated plan and revised budget.*



Approach to moving forward to meet the budget

- Lowered price to reflect market and motivate potential buyers
- Phased design plan: a lower cost / smaller footprint which will still meet our near-term needs but is designed for expansion.
- Bi-weekly status meetings with architect and construction advisor.
Target Date for new Schematic Design plans is 11/01/2025
- Continue working with Rochester Development to approve the Site Development Plan to meet code requirements
- Increased fundraising as needed



9/9/2025	Viola Phased Build Budget		
Funding	Item	\$M	
	1727 Walden Lane Sale	1.70	
	Capital Campaign + non-pledge gifts	3.53	
	F&M Construction Loan / Mortgage	1.50	
	Capital Campaign Investment Income	<u>0.06</u>	
		6.79	Total
Expense	Item	\$M	
	NTE amount for total construction + non construction expense	6.00	
	Building & Site construction inflation	0.25	
	Payoff 1727 Walden mortgage	0.43	
	Real estate commision	<u>0.11</u>	
		6.79	Total
Balance		0.00	Balance



What is Next?

- Forthcoming Designs from Locus Architects
- Updates from BOF team with real estate, etc.
- Continued care of land, planning with neighbors and governmental requirements, etc.



Questions & Conversation

Submit questions/comments online:
<https://uurochmn.org/bof-questions/>

Visit board table on Sundays



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