

Considerations	Option A - Existing Site	Option C - New Site	Recommendation- Option C Phase 1
Site	Existing 3.8 acres Total Potential 5.5 acres	Proposed 40 acres	Proposed 40 acres
Site Acquisition & Development	<i>Historical Presence/Central Location</i>	Seek appropriate use for existing facility Outreach to new areas & programs	Seek appropriate use for existing facility Outreach to new areas & programs
	1.7 acres @ \$514,000/acre = \$900,000 + House Removal Costs + Utilities Unknown / Timely?	40 acres @ \$20,000/acre = \$800,000  + Utilities	40 acres @ \$20,000/acre = \$800,000  + Utilities
	Construction Costs of Building	Remodeling & Architectural Compatibility	Long range commitment to Construction Costs
Land Acquisition			
Construction	30,000 sq ft @ \$200/sq ft = \$6,000,000	110,000 sq ft @ \$140/sq ft = \$15,400,000	50,000 sq ft @ \$140/sq ft = \$7,000,000
Capacity:	Existing Sanctuary - 400	1200 +	Existing Sanctuary - 400
<i>Worship</i>	New Sanctuary - 800	potential multiple worship spaces	New Sanctuary - 800
<i>Fellowship</i>	New Facility 800	1200 +	800
<i>Education</i>	Existing (30) + 6 additional classrooms	48 +	Existing (30) <b>+ 12-20 additional classrooms at new site</b>
Parking	Existing: 214 1:2 ratio	Proposed: 314 1:4 ratio	Existing: 214 1:2 ratio
off-street ratio=parking space:sanctuary capacity		600 + spaces 1:2 ratio	New site: 400 1:2 ratio
Accessibility	Existing - \$40,000 - Minimal Projects <i>Multiple Spaces Not Feasible</i>	Incorporated	Incorporated
Maintenance:			
<i>Urgent</i>	\$160,000	Low maintenance design and materials	\$160,000
<i>Life &amp; Safety</i>	\$520,000		Low maintenance design and materials
<i>Infrastructure</i>	\$350,000		
Energy Efficiency and Annual Costs	Existing - Poor / New Addition - Excellent Existing: \$45,000 / New:\$20,100	Excellent \$73,700	Existing - Poor / New Facility - Excellent Existing: \$45,000 / New:\$33,500
Recreation	None on site	28 acres Greenspace Gymnasium	28 acres Greenspace
Expansion Potential:	Finite Built to the Maximum Limited to Off Site Support Space Maximized Limited in existing Facility	16 Acres Available  16 Acres Available Support Space Expansion Space Available Incorporated into New Construction	16 acres Available Expandable 16 acres Available Support Space Expansion Space Available Incorporated into New Construction
<i>Physical Plant</i>			
<i>Programs</i>			
<i>Personnel/Administration</i>			
<i>Technology</i>			
Construction Inconvenience	substantial	None	None
Building Furnishings	\$500,000	\$1,000,000	\$1,000,000
Approximate Building Cost	\$8,430,000	\$17,200,000	\$8,960,000