

MVUU “Our New Home” Presentation, August 12, 2018

Summary of Comments made by Kaaren Boothroyd, President of the MVUU Board of Trustees.

Core Project Management Team (PMT) Members: David Greene, leader; members include Jim Gessaman, Jane Paul, Jim Sauer, and Anne Tatum. Also working with the team are Jim Donnelly, Pam Donnelly, and Chuck Tatum.

PMT’s role: to explore and gather information about MVUU’s new building options; present that clearly to the congregation; and schedule a vote from MVUU members.

Chronology of how we got to where we are today since we last discussed construction on Cortaro Farms Road:

June 1 - Rob Tomlinson contacted us to let us know that the Naughton Plumbing building in Marana was for sale and could potentially be within our budget and meet our needs.

June 11 - PMT asked Jim Sauer to make preliminary investigations of this opportunity with the architects.

On June 19 - Luis Ibarra, representing the architects, responded that *“the Naughton’s building is an exciting find and we strongly recommend considering it. One of the main selling points is that the building is already developed. This eliminates or reduces the engineering costs and site infrastructure costs, which at the moment is consuming a large part of the construction budget”* [on MVUU’s Cortaro Farms property].

“This option becomes even more appealing as the RE, Choir, and other programmatic details continue to trickle in and we try to fold them into the current design for your Cortaro Farms property. We can’t help feel some concern over the limitations permanently built into the project.”

“As you know, the current proposal meets your directives as well as can be expected, but those directives were a rigorous compromise in expectations in order to meet your budget limitations. What that foreshadows is a day, in the not too distant future, where the solution we have today will be significantly outdated tomorrow, as the cost of materials and labor rise. For us this is a challenging place to be, because the way to solve the budget issue has been to reduce the square footage, requiring several functional compromises” [in the Cortaro Farms building].

“That is why we, as a design team, had become very intrigued by the opportunity ... [of] buying a building to adapt. Not necessarily a church but a simple building with the potential to become what you need. Such a building has now crossed our sights and we recommend that you consider it.”

June 20 - PMT met with our architects and voted to explore, in depth, the pros and cons of purchasing the Naughton building.

June 23 - PMT made a presentation to MVUU Board of Trustees

June 29 – (beginning date) Letters of Intent submitted to the seller showing our interest in the property, with no obligation whatsoever

July 9 - board approved negotiating of a contract for the purchase of the Naughton building, with several strict contingencies. If any of these contingencies are not met, the contract to be cancelled and earnest money returned.

July 19 – 23 - Contract was reviewed by Jim Whitehill, Tucson real estate attorney

Aug 1 – Contract signed

Highlights of the contract:

Sale Price: \$1.5 million

We have 30 days to obtain approval by the congregation.

We have 60 days to:

- 1) obtain estimated costs of remodeling to meet code requirements (more restrooms and parking) and provide a functioning space (sanctuary, social hall)
- 2) have the building inspected to examine the integrity and code compliance of the physical structure
- 3) secure funding sources for purchase; including bank loan, member loans, pledges, cash on hand
- 4) determine, as best we can, that modification costs are within budget

If any one of these components fails the test, we will be refunded our earnest money.