History

The current conference office building, located at 464 Bailey Ave. in Fort Worth, was purchased at a special session of Central Texas Annual Conference on October 24, 1987, for $625,000.
Space Needs

- Current space – 11,621 Sq. Ft.
- Minimum required space – 17,890 Sq. Ft.
- Difference – 6,269 Sq. Ft.
Needed Updates and Repairs

- Roof and Drainage
- Asbestos in the building
- Wall partitions\Lack of privacy
- Antiquated and Deteriorating HVAC system
- Inadequate Electrical System
- Not in compliance with American Disability Act
- Insufficient work space
Value of Current Building

- Tax appraised value – $577,468
- Independent appraised value - $910,000
• Two separate parties have contacted the trustees to purchase the building

• Trustees hired Hahnfeld Hoffer Stanford to conduct a Programming/Masterplan Analysis
Five Proposed Options

- Option A – Add second floor to existing building
- Option B – Expand horizontally across city alley
- Option C – Demolish building and rebuild at current location
- Option D – Relocate
- Option E – Update and repair existing building
Option A

Add second floor

- Will require elevator and 2 sets of stairs
- Will require structured parking garage
- Total estimated cost - $6,000,000
Option B

Expand horizontally across alley

- Will not provide adequate square footage for present usage requirements
- Will require relocation of city sewer line
- Total estimated cost $2,820,197
Option C

Demolition building and rebuild at current location

- Will provide estimated space of 20,000 Sq. Ft.
- Will provide updated mechanical and building options
- Total estimated cost - $4,975,503
Option D

Update and repair existing building

- Update and repair roof, HVAC, electrical system, restroom renovation, office spaces
- Will not meet current space requirements
- Total estimated cost - $2,062,989
Option E

Relocate

- Relocate to property owned by the United Methodist Church organization
- Lease space in an existing building
- Purchase an existing building
- Construct a new building in a new location
- Total estimated costs are unknown
Trustee’s Tentative Recommendation

Option E

Relocate

- Relocate to property owned by the United Methodist Church organization
- Lease space in an existing building
- Purchase an existing building
- Construct a new building in a new location
- Total estimated costs are unknown
Conference Alignment

- No further action be taken until the Central Texas Annual Conference acts on the final report of the Committee on Alignment.

- Once the Conference requirements are clearly defined, the Board of Trustees will bring a final recommendation.