

Frequently Asked Questions Building Addition Proposal

1. Why, exactly, are the Fellowship Center extension and Classroom Building necessary? What is the overall purpose of extending the Fellowship Center south?

During snowbird season, the Fellowship Center space is already way too crowded, with many people deciding not even to attempt to enter it, including our new visitors, on Sunday morning.

Plus, our all-church socials, Global Partner events, and even women's Bible studies are regularly "sold out," with more than a few events not able to accommodate those who wish to come.

And as our church grows numerically, the crowded conditions and turning people away will only increase.

The Fellowship Center extension will add 963 square feet; the Classroom Building will add 2,000 square feet.

2. Why do we need to do both additions at the same time rather than doing it in two phases?

It is much less expensive to do both projects at once.

Already Sunday school has had to cut back because of the need for overflow in our first worship service (in the two service format).

With the addition of the Classroom Building, the current Fellowship Center will be needed even more for overflow from the first service (during the two service format) and even during the second service (during the three service format) in next year's snowbird season.

Plus, if we continue to grow, when the Fellowship Center is occupied we will have additional space to accommodate other activities taking place at the same time.

There will be an immediate need for more office space for a Church Planting Pastor, which the Fellowship Center expansion will provide.

The project also allows an option, if necessary, during the traditional service, to provide an initial meeting place for our new church plant.

3. If the proposed additions are not made, what short/long term effects will the church experience?

In addition to what is mentioned in question 2, also realize that our growth as a church could be stunted as visitors come in and comment, feeling that there is no room for them.

4. Who from our church has been actively involved in working through the specifics of the proposal?

Dave Coffee, Curt Wagner, and Dick Roberts have provided their professional expertise.

Plus other church leaders such as Tom Dowdy, Church Chairman; Roger Lickteig, Church Treasurer; Jack Taylor, Church Administrator; and Steve LoVellette, Senior Pastor.

In addition, we have had input from church committees, such as Safety and Security, Audio Visual and the Deacon Board.

5. What is the cost of the building addition proposal, and besides construction, what is included?

The cost estimate of the entire building project (expanded Fellowship Center and Classroom Building) is \$550,000.

This does not include what goes into the building, such as additional requirements for audio-video capabilities, chairs, tables, and security cameras.

The Church Council has approved a request for a line of credit not to exceed \$700,000 from Christian Investors to fund the project. The Church Council does not anticipate spending the full amount. However, the Church Council felt that it was prudent to approve this amount, in case of unexpected construction issues.

6. Have all the permits and required approvals from city, county, etc., already been completed?

All architectural drawings and engineering data have been provided to Pima County for approval. We are waiting for their response.

No construction can begin until drawings and data are approved and permits authorized.

7. When, if approved, is the proposed addition construction scheduled to begin and end?

Dependent on Pima County approval, construction could begin May 1 or shortly thereafter, with an estimated completion date of November 1.

8. What is the availability of funds for the proposal through Christian Investors and at what interest rate?

At this point we already have \$67,165 in designated donations for this project in a CD account at Christian Investors.

We will be receiving, from Christian Investors (the company we have used historically), a line of credit at expected interest rate of 5.5%, enabling us to pay invoices as they accrue. As such, we will not borrow a lump sum, which would increase the cost.

9. How will this proposal impact our Church Plant project relative to available resources and timing?

This will not impact the hiring of a Church Planting Pastor. That process, already supported by our approved 2019 budget, is going forward under the conviction that we first identify and secure such a pastor before obtaining property.

The property currently under consideration is on hold due to significant questions we cannot answer about the property and lack of communication from the current owners.

10. Will the proposal, if approved, negatively impact services and events during the summer months?

Somewhat. We have been assured by Woodward Construction that a temporary construction wall will be placed inside the Fellowship Center so that we will be able to utilize the Fellowship Center during construction.

We expect only minor problems and have addressed other issues, such as air-conditioning.

11. What will be the impact of the proposed project on services and events if not completed on schedule?

Delay in completion will have negative effects on our fellowship opportunities and events, especially on Sunday morning. Because of this, we are seeking to start and finish this project in as timely a manner as possible...please pray.

12. Were several construction bids reviewed? If not, why not; and how was the selected contractor chosen?

No. We are using Woodward Construction as a fee-based general contractor who, once project approval is given, will seek bids from subcontractors for all work.

Upon serious investigation, Woodward Construction seemed to be the contractor of choice for church projects in Green Valley. Upon review, we were pleased with their quality of work and reputation in the community.

13. How far into the proposed project are we, and how much was budgeted for the up-front proposal costs?

At this point we have spent \$16,000 for the design phase of the project from the congregational approval of \$50,000 for the portable classroom project.

After the cost of the portable classroom escalated, to over 100% of our original estimate, the Church Council approved a scope change to the building project now presented.