

SMRBC Building Committee Report

September 28, 2011

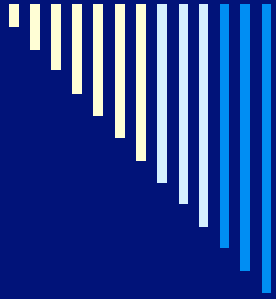


Review – March 2011

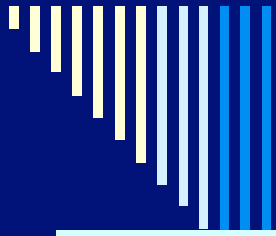


Review – March 2011

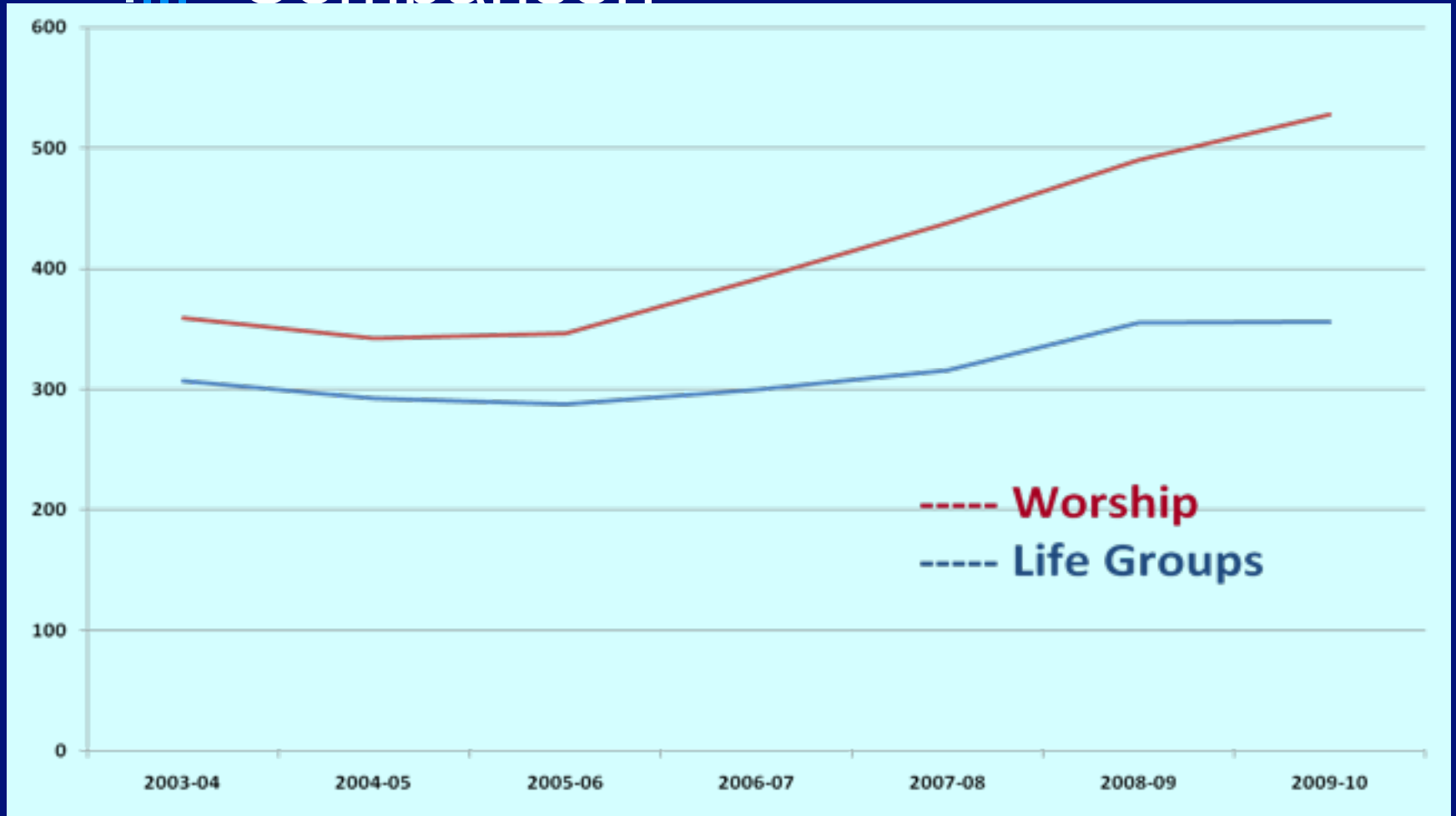
- At the Business Meeting in March –
 - We reviewed where we have been
 - What we needed to do
 - Our recommendation to get there



Life Group and Worship Comparison



Life Group and Worship Comparison





Seeking God for what's next

So far



Seeking God for what's next

So far

Built parking and worship center
Completed in 2002

Paid off \$1.3 million debt in 2010

Launched multiple Life Group and Worship Hours

Shuttle Parking/
Launching Offsite Life Groups

Attempted to acquire neighboring property – not for sale at this time

Explored offsite leased Student space

Actively supporting 4 Local Church Planting Efforts



Seeking God for what's next

Next steps

ASAP



Seeking God for what's next

Next steps

**Pray, Plan,
& Give**
for needed
physical
expansion

**Capital
campaign**
(sustained,
in house
effort)

**Creative
utilization of
current
space to
make room
for others
while we plan
and build**

**Construct
parking
&
Building**
2013-14?
ASAP

Other options
on the table:
Purchasing
or leasing
nearby
property for
expansion



Recap of Parking Plan Findings



Recap of Parking Plan Findings

- ❑ The parking lot expansion was always more than just adding 56 parking spaces
- ❑ The plan also included the work to add storm water management and treatment
- ❑ In order to reclaim the wetlands area at the corner of the property, we will need to bring in massive amounts of fill dirt, and provide a retaining wall to keep this area in-tact, along with a fence due to the height of the drop-off.
- ❑ The Storm Water Filtration units required (5), will run approximately \$ 100,000.00 total
- ❑ Asphalt and sealing costs are increasing with the cost of oil, and, the transportation for bringing in the fill dirt, will also go up with the cost of oil
- ❑ The estimates received to-date, indicate that this effort will run in excess of \$500,000.00.



Original Motion



Original Motion

- Do NOT move forward with the parking lot work at this time, but instead, fold this work into the Revised Master Plan, And,
- Engage the Architecture firm Depasquale, Delph, and Gentilhomme Group, (D&G Group), in Revising our Master Plan for the next phases of build-out of the existing property



Since March...



Since March...

- Worked with D&G Group Architects, to determine the updated Master Plan
 - Held several Building Committee Meetings to gather requirements
 - Held the Town Hall in May, 2011 for congregational input
 - Reviewed initial Revised Master Plan
 - for Phase 1 alone, in excess of \$12MM
 - Revisited requirements
 - Updated the Master Plan accordingly

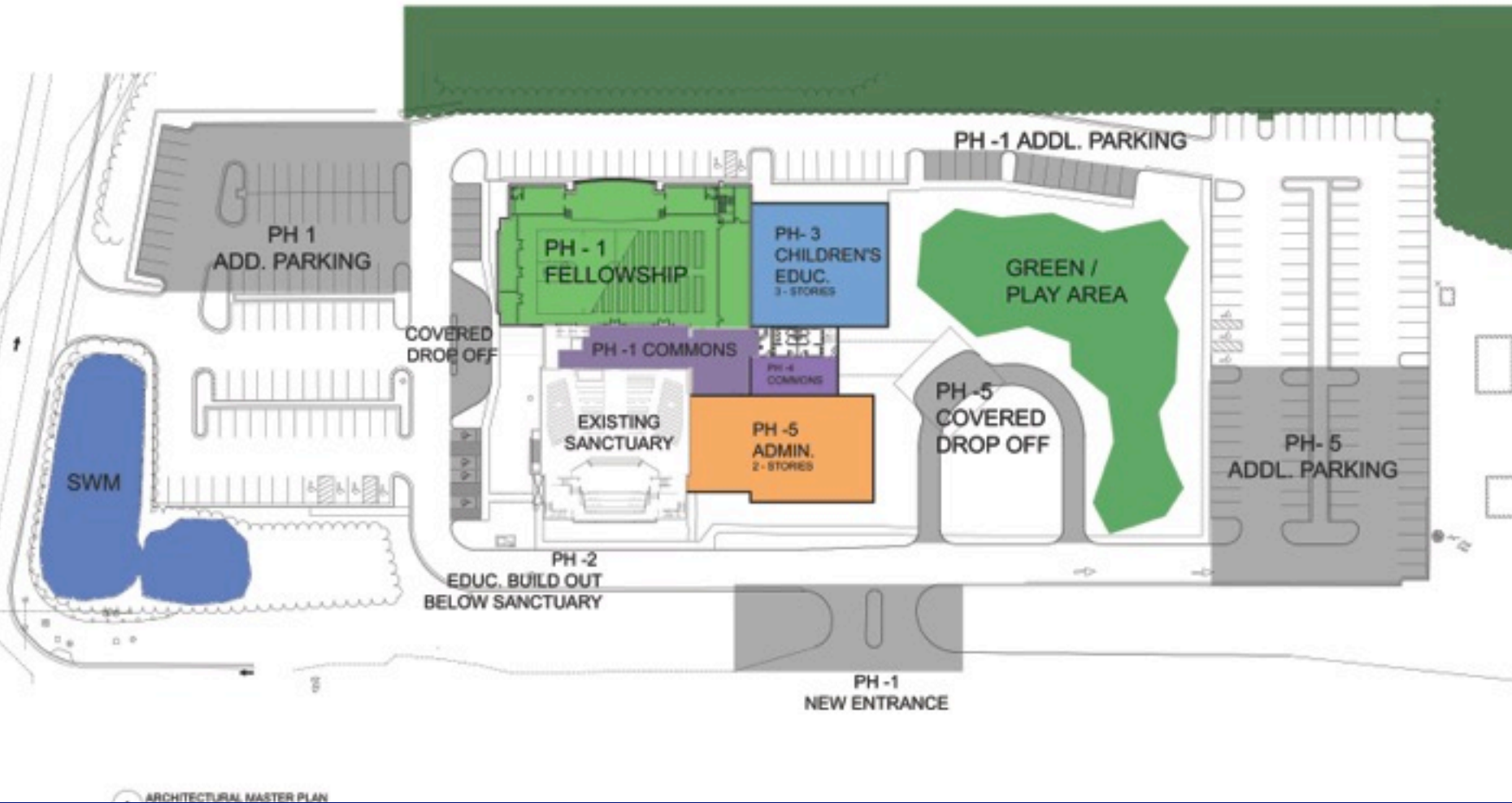
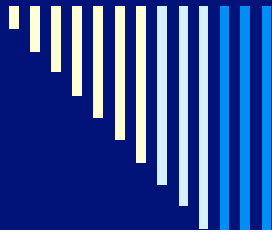


Step 1 – Update the Master Plan



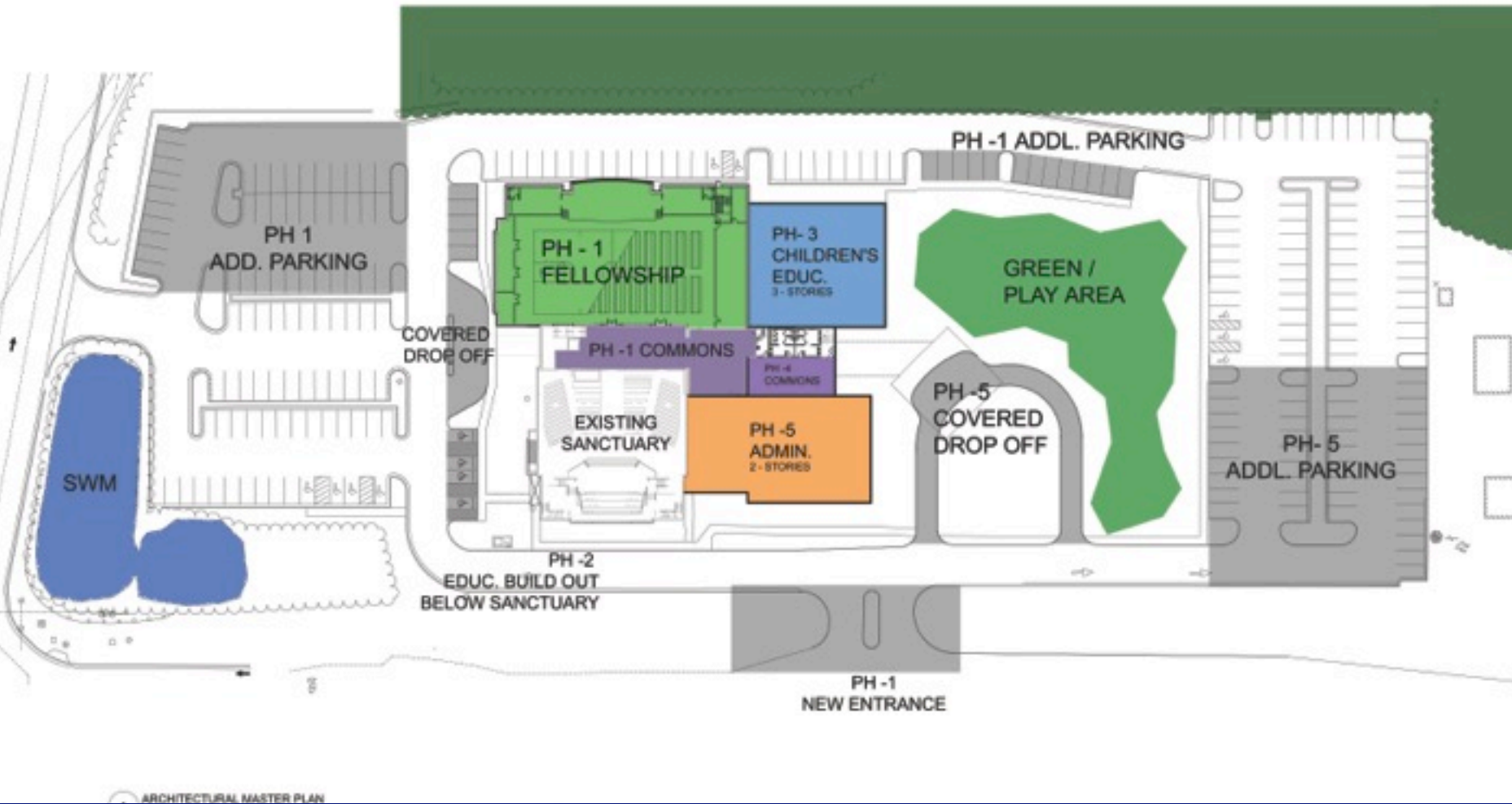
Step 1 – Update the Master Plan

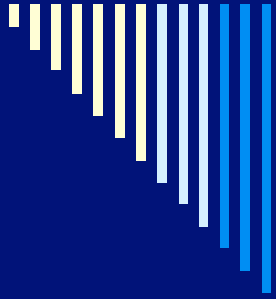
- We bring to you tonight, the updated Master Plan
 - Total of 5 Phases
 - Highlights of each phase to follow
 - Cared for our identified Space needs
 - Kept in mind the overall direction of this body
 - Provides for a full phased approach with ability for future growth
-



ARCHITECTURAL MASTER PLAN

Master Plan – 5 Phases





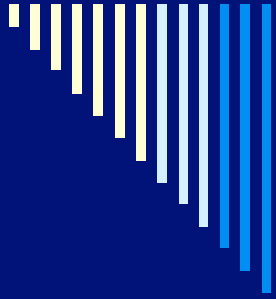
Phase 1:



Phase 1:

- New and updated Parking
- New Covered Drop Off (Warren Rd)
- New Fellowship / Multi-Purpose Area
- New Youth Area
- New Adult Life Group Rooms
- Larger Commons Area

- ****More details to follow****



Phase 2:



Phase 2:

- Finish Lower Level of Existing Sanctuary building
 - Add Life Group Rooms
 - Add Restrooms
 - Update existing lower level
 - (Old Fellowship Hall)
 - Existing Kitchen – Day Care

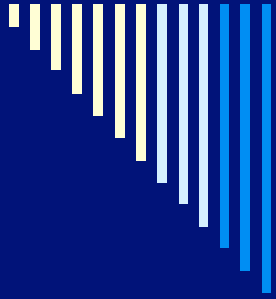


Phase 3:



Phase 3:

- New Children's Education Wing
 - New THREE STORY Building
 - Ability to add security to Children's Wing
 - Ability to move the Day Care into this area
 - Connected to common building area
 - Connected to outside Play Area
 - 2 Stories to be utilized in current plan
 - Ability to add facilities in the future on a third level



Phase 4



Phase 4

- Complete Commons Area
- Demolish existing Children's and Nursery Pods
- Demolish existing Adult Wing Building



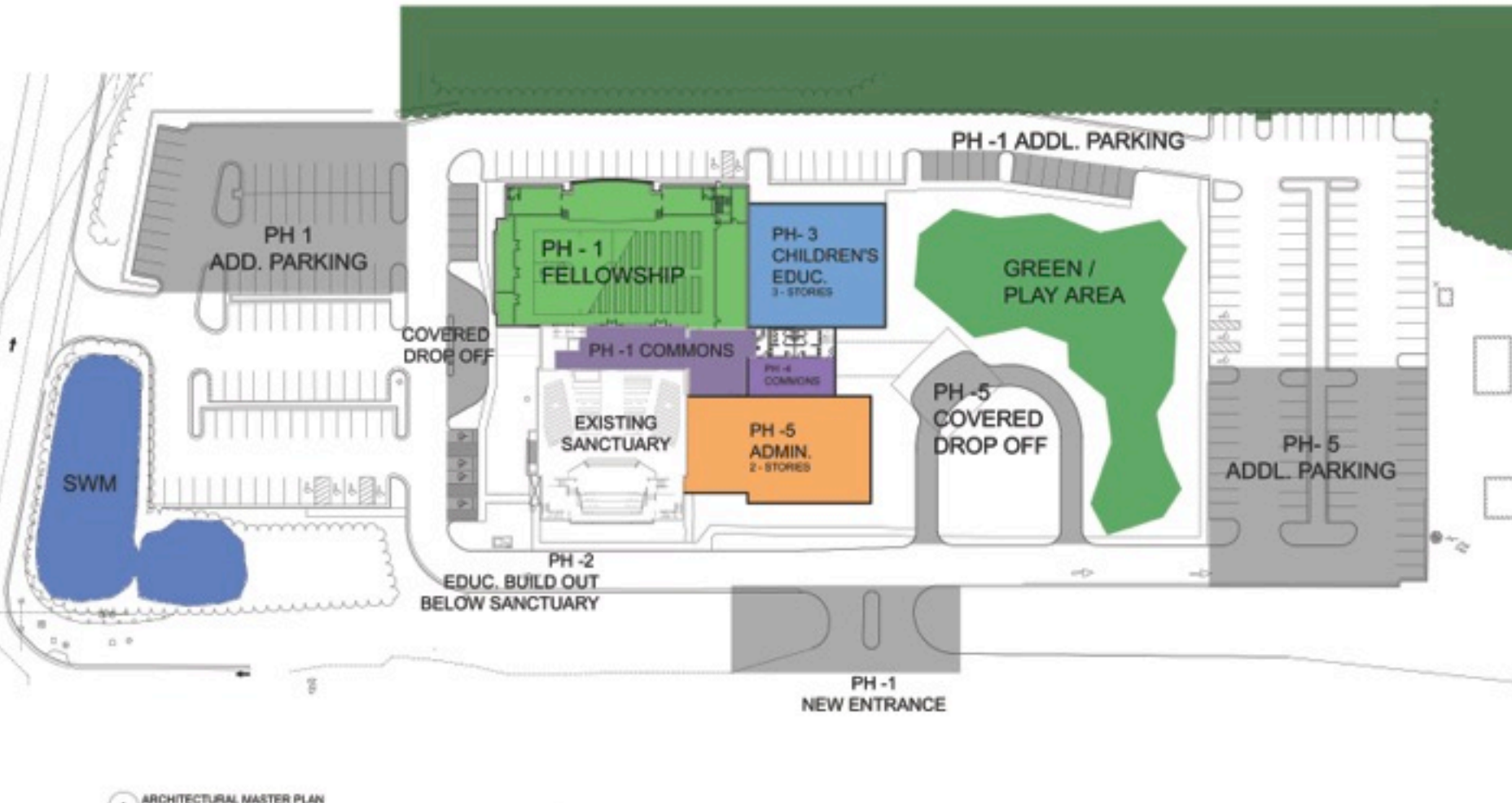
Phase 5:



Phase 5:

- Add New Administrative Wing
 - TWO story facility
 - Initially build out with first floor only, for all Pastoral and Administrative Office space
 - Second story available to be built out for future Life Group space
 - Corridor off of Sanctuary adding more space to move from and to the Sanctuary
 - Add second covered drop off near the Staples Mill Road Entrance / Parking
 - Final phase of Parking addition

Master Plan – 5 Phases





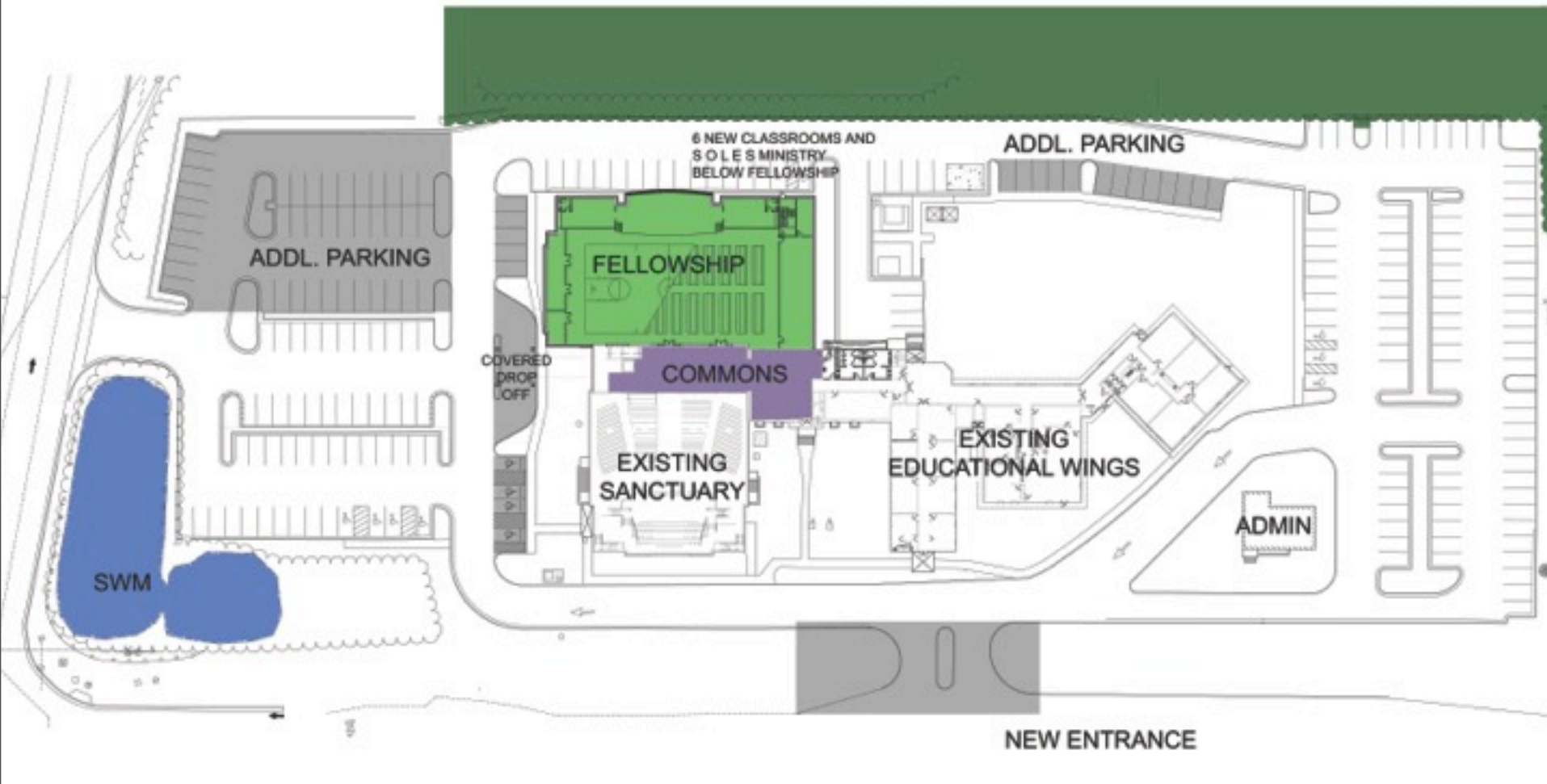
Preparation for Phase 1:



Preparation for Phase 1:

- We are looking at revising room assignments to move all office functions to the existing Adult Wing
- We are looking to leverage other space for existing Life Group Rooms
- We are looking at leveraging current Day Care Office space by moving the offices to the Adult Wing with other office functions

Phase 1- Details:





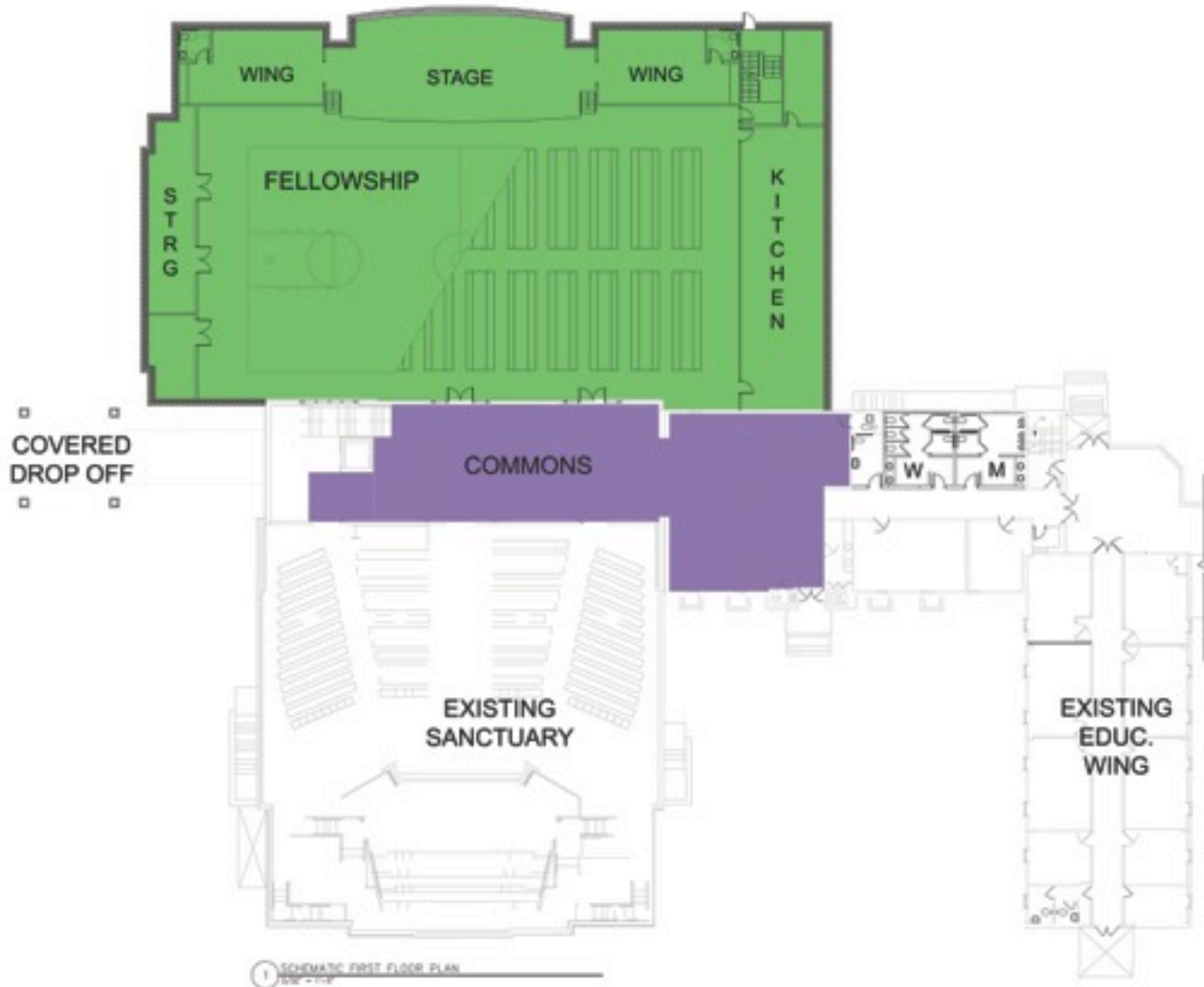
Parking:

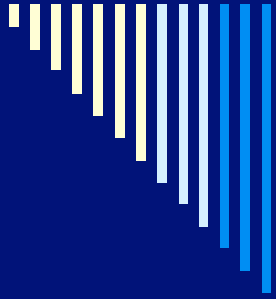


Parking:

- Initial plans called for part of the building to actually take away some parking, we have restructured the plan to:
 - Add 56 Parking Spaces (original plan)
 - Add Drop Off on the Warren Rd side of the building, to be covered
 - Add all appropriate Storm Water treatment to abide by the EPA plans as outlined in our filing with the County last fall

Phase 1 – Main Floor



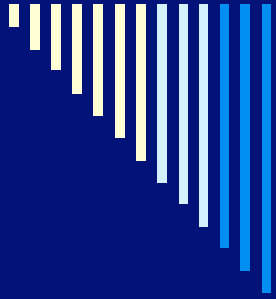


New Fellowship Hall



New Fellowship Hall

- Designed new Multi-Purpose facility
 - Same Level as the current Sanctuary
 - Will seat up to 600 at tables for a meal
 - Will have a Stage
 - Will have Rest Room facilities
 - Will have storage for tables and chairs
 - Will be large enough to have a full basketball court, or, two AWANA Game Circles, or Volleyball



New Kitchen



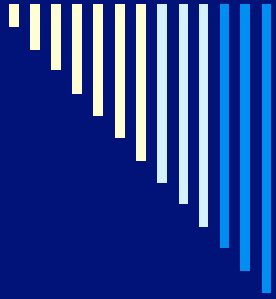


New Kitchen

- Keeping the current kitchen in-tact for Day Care Use
- New fully industrial sized Kitchen on the same level as the Fellowship Hall
- Plans to bring in new standard equipment to be able to feed larger groups of people

Lower Level – Phase 1:





New Youth Area



New Youth Area

- Designed specifically for the Youth
 - Will have its own outside Entrance/Exit point
 - Will be able to be totally locked off from the rest of the building, for their use
 - On the Lower Level of the new Fellowship Hall
 - Covers about 2/3 of the new lower portion of the Fellowship Hall

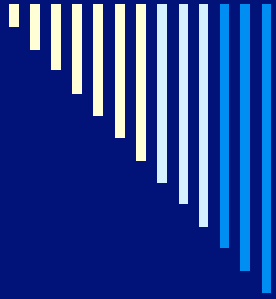


Additional Life Group Rooms



Additional Life Group Rooms

- Also in the Lower Level, will be up to 6 new Life Group Rooms added as part of Phase 1



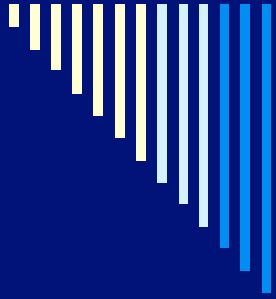
Commons





Commons

- ❑ To address the problem of Congestion, and abilities to move more freely through the facility
- ❑ Removing existing Men's and Women's Restrooms in the rear of the Sanctuary
- ❑ Removing the Communion Closet from the rear of the Sanctuary
- ❑ Opening up the flow down the existing hallway

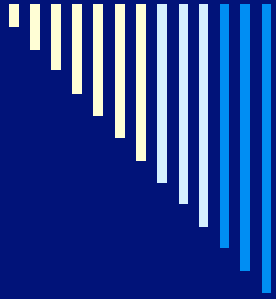


Phase 1 – Post Construction

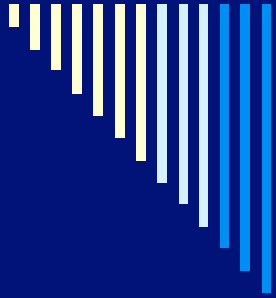


Phase 1 – Post Construction

- Add the Balcony to the existing Sanctuary
 - This addition will require the closing of the existing Sanctuary for a number of months
 - The new Fellowship Hall must be complete to allow for continued services while the Balcony is being constructed
 - Will add approximately 125 more seats to the existing Sanctuary, as planned for in the initial build



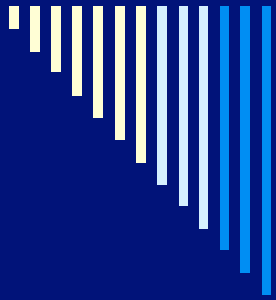
Costs:



Costs:

□ Parking

\$ 500,000.00



Costs:

- Parking \$ 500,000.00
- New Fellowship Hall et al \$4,100,000.00



Costs:

<input type="checkbox"/> Parking	\$ 500,000.00
<input type="checkbox"/> New Fellowship Hall et al	\$4,100,000.00
<input type="checkbox"/> HVAC Updates	\$ 25,000.00



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<input type="checkbox"/> HVAC Updates	\$ 25,000.00
<input type="checkbox"/> Kitchen Outfitting	\$ 125,000.00



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<input type="checkbox"/> Kitchen Outfitting	\$ 125,000.00
<input type="checkbox"/> Balcony	\$ 400,000.00



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□ New Fellowship Hall et al	\$4,100,000.00
□ HVAC Updates	\$ 25,000.00
□ Kitchen Outfitting	\$ 125,000.00
□ Balcony	\$ 400,000.00
□ TOTAL Phase 1 -	<u>\$5,150,000.00</u>

East Elevation – Phase 1



North Elevation – Phase 1



North Elevation – Phase 1



North Elevation – Phase 1





Motion #2:



Motion #2:

- To move forward on Phase 1
 - This would necessitate the following:
 - Work with the Stewardship Committee to kick off a new Capital Campaign
 - Work with the Finance Committee to determine eligibility and availability of funds to verify what borrowing capabilities we have – to remain within existing and planned budgets
 - Bring a Motion back to the Congregation in two months with the plan on achieving Phase 1

Phase 1:





Thank You



Thank You

- Please take a moment to thank our Building Committee members for many months of hard work – and many more to go!
 - Dale Dunn - Chair
 - Don Skinner
 - Chip Lichvar
 - Sonny Elliott
 - Dave Fogg
 - Tim Brooks
 - Debbie Daly
 - Daisy Mae Long
 - Mark Edwards
 - Pastor Jim Booth
 - Pastor Mike Bowles