

# Buck Run Baptist Church



## **Rehoboth Campus Phase I Development Q&A**

**September 28, 2014**

**“Glorifying God by Proclaiming Jesus Christ”**



# Total Project Scope:

## 1. Total Project Scope of Phase I Development of Rehoboth Campus

- a) Main building:
  - a. 49,657 sq ft of enclosed space + 2,677 sq ft of covered space
  - b. Cost is ~\$6.7M, at ~\$135/sq ft enclosed space and ~128/sq ft for all space combined
- b) Retrofit of pavilion to fellowship hall – 5,400 sq ft of enclosed space + 1,3000 sq ft of covered space
  - a. Cost is ~390,000, at ~\$67/sq ft enclosed space and ~58/sq ft for all space combined.
- c) In addition to actual building costs, the church must also budget for Architectural and Engineering (A&E) work, furniture, fixtures and equipment (FFE) needs, engineering services, site work including utilities and site preparation, and construction of a parking lot. These additional costs above and beyond actual construction costs are estimated at \$1.58M.

Construction Need	Conceptual design identified need	Unit cost	Cost
Main Building	49657 sq ft + 2677 sq ft canopies	\$135 for enclosed & \$128.4/sq ft avg cost	\$6,720,000
Pavilion Retrofit	5400 sq ft + 1300 sq ft canopies	\$67 for enclosed & \$58.2/sq ft avg cost	\$390,000
A&E	BGW	est. 5% of building cost	\$325,000
FFE	Finishing & equipment	est. 10% of building cost	\$650,000
Engineering & Permitting	Engineering Services	\$10,000	\$10,000
Site Work	Utilities & Site Prep	\$150,000	\$150,000
Parking	2/3 of 475 spaces	\$450k	\$450,000
			<b>\$8,700,000</b>

# **Miscellaneous Q&A about the new church buildings:**

## **1. How did we come up with the design for the church?**

- a. It was a lengthy and detailed process. The team and staff spent considerable time in both visioning sessions and data research to examine our current and future ministry needs to determine essential needs and growth projections. We visited a number of other churches both recently constructed and older buildings to glean ideas for both form and function. We discussed bubble diagrams for determining ministry adjacencies. We worked at length with our architect to reach the design that is being presented to the church.

## **2. How did we decide where to place the building(s)?**

- a. When the church previously developed the property in 2003-2005, infrastructure for water, sewer, storm water, and site grading were put in place at the location where the building(s) are being constructed. This is also consistent with previous evaluations regarding sight lines and optimal utilization of the church property.

## **3. How did we decide on how big the building(s) needed to be?**

- a. As discussed in question 1. above, this was based on potential growth projections for the church over a period of several years, balanced with a need to be prudent in maintaining reasonable costs.

## **4. Why are we retrofitting the pavilion into the new Fellowship Hall?**

- a. We examined various options including building new space inside the main worship center and having multi-purpose space inside the main worship center. The conclusion was that the retrofit would cost approximately half the price per square foot as new construction would cost while providing a stand-alone building that can serve multiple purposes for both the church and the community throughout the week. This allows for efficient maintenance, cleaning, security, heating/cooling control, and scheduling of use of church facilities by both church and community.

## **5. Is there any design theme with the buildings?**

- a. Yes. There is a centrality around the Gospel, Discipleship and Fellowship throughout the buildings. The sanctuary is the central point of the worship center from which the Gospel is the central theme of the message and worship. In the center of the children's area is a children's gathering area around the stage where the Word is taught. In the center of the youth area, there is the gathering area around the stage where the Word is taught. The large adult education classes have the ability to be converted into a large gathering area where the Word is taught. The staff offices have a large circulation area where the staff can gather and fellowship together. The foyer is designed to accommodate the gathering of the church in fellowship. Finally, the new fellowship hall is designed for daily gathering of the church and community around the Word of God.

## **6. Is the roof flat?**

- a. There is a slight pitch, between 1.5 to 2% slope on the roof to allow for proper drainage control.

## **7. How far is the pavilion from the worship center?**

- a. 64 feet

**8. How far is the main building to the road?**

- a. 583 feet

**9. How big is the main development area?**

- a. 32 acres, from the fence north of the recreational fields, to Scruggs lane to the west, to U.S. 421 to the south. The buildings and parking lots would eventually sit on approximately 7 acres.

**10. How tall is the main building and will I be able to see it from the road?**

- a. The top of the glass is 32 feet from grade and the highest point (peak of second roof) is 41 feet from grade. Yes, it will be visible from the road. The front façade is more than twice the height of the existing pavilion.

**11. What type of flooring will be used in the buildings?**

- a. Those decisions have yet to be finalized, but will likely and primarily be a combination of carpet, tile and stained concrete.

**12. What type of seating will be in the sanctuary?**

- a. A combination of chairs and theater seating will be used. The first six rows are tentatively designed to be chairs to allow being able to be moved to accommodate other seating arrangements and uses of the sanctuary. The remainder of the seating is intended to be theater seating. The floor will be sloped to enhance sight lines for everyone.

**13. How many people will the sanctuary hold?**

- a. The initial plans are for approximately 900 seats. Buck Run currently averages around 400 to 450 people sitting in worship services on a given Sunday, so this more than accommodates sufficient room for the church to grow.

**14. Will there be screens in the sanctuary?**

- a. Yes. Potentially three large screens at the front and one on the rear wall.

**15. What will be done with sound, audio, and lighting?**

- a. The team has been working with BGW to ensure that our sanctuary space will be equipped with the latest in AVL.

**16. What about Wi-Fi and information technology?**

- a. Yes. Wi-Fi will be available throughout the building and the church will be equipped with the necessary technology as appropriate throughout the building to meet ministry needs.

**17. Will I be able to see baptisms?**

- a. Yes. The baptismal will be on the front and will be easily visible from anywhere within the sanctuary.

**18. Will the stage be designed for multiple purposes?**

- a. Yes. The stage platform will serve the primary purpose for preaching and worship, and will also serve for choirs and other settings such as youth functions and special events. A loading dock in the rear of the church will also have direct access thru the backstage storage area onto the stage platform.

**19. Will there be sufficient storage in the church?**

- a. Yes. Storage has been strategically placed throughout the church, including a large storage area behind the stage platform.

**20. Will there be sufficient restrooms in the building?**

- a. Yes. Two large restrooms have been designed in the foyer and several other restrooms are strategically located throughout the buildings.

**21. Is the children's wing secure?**

- a. Yes. The team spent considerable time on this growing ministry of the church. A large check in area is provided, able to be accessed via either the children's covered drop off or via the foyer. This private space for parents and children is designed with a secure indoor play area and space available to leave strollers in this location as well. The private check-in area will then transition into a secure zone where the children's ministry area is located. Large spaces are provided for each age group, nursery thru 5<sup>th</sup> grade, in addition to the children's gathering area. Kitchen and laundry areas are provided, in addition to a private nursing space.

**22. Why is the youth room designed as one large open space?**

- a. This is consistent with the staff and team's vision for the ministry. Other churches have similarly taken this design approach. The space was designed to accommodate both a large gathering space and private break out spaces with movable partitioned space. The outdoor patio next to the recreational fields also serves to merge the campus outside with the inside space.

**23. What if the church needs to expand in the future?**

- a. The space being provided is expected to meet our projected needs for several years. In the event that God blesses and allows our church to grow, the church will address those needs at that time. The building, as designed, can be easily reconfigured to accommodate additional space needs for children, youth, adults, and staff if that need arises in the future.

**24. Do I have an opportunity to provide input and comments on the design?**

- a. Yes. The church website has been updated to include all of the information that is being presented. In addition, a comment field is available to provide feedback or questions on any aspect of the design or project. In addition, you are always free to express your comments to any member of the Vision Team.

# **Miscellaneous Q&A about the Phase I Development of the Rehoboth Campus**

## **1. Who is our Architect?**

- a. Building God's Way (BGW) out of Ogden, Utah ... and yes, they are a Christian based group that has designed over 600 churches, including churches in Kentucky.

## **2. Why did we hire someone from Utah and not Kentucky?**

- a. Because of their specific expertise in church design and construction.

## **3. Isn't it difficult to work with someone from Utah in terms of availability?**

- a. One might think so, but the answer is no. With the electronic means available to us today, there have been no challenges with communication or ability to interact.

## **4. Did we interview other architects?**

- a. Yes. We interviewed a few firms, both design-build, design-bid, and hybrid approaches.

## **5. How much are we paying them?**

- a. For all of the services that we have received thus far, which include expert advice, floor plans, master plan, renderings, and cost estimates, the church will have paid \$12,500 to both BGW and Hargett Corporation.

## **6. Who is Hargett Corporation?**

- a. Hargett – Ron Hargett - is our general contractor. They work in partnership with BGW in Kentucky to provide Christian, God-centered building principles. They have worked on numerous church and Christian school related projects in Kentucky.

## **7. When did we hire BGW and Hargett?**

- a. May 2014.

## **8. Will we continue to work with BGW and Hargett moving forward?**

- a. Yes. That is our intention. Once the decision is made to move forward with our Phase I development efforts, we will contract with BGW to produce construction documents for the buildings. This will be done at a negotiated fixed cost. At the same time we will contractual enter into an agreement with Hargett Corporation to provide general contractor oversight. The church, the architect, and the builder will partner together in the development of the construction documents in order to help avoid conflict, change orders, cost over runs and scheduling delays.

## **9. Will the construction be bid out?**

- a. Yes. We will be inviting in potential contractors during the course of the construction document development to provide input into the process. Once the construction documents are completed and all permits are obtained, then the specific aspects of the construction will be bid out to pre-qualified contractors. It is possible that some of those contractors could be individuals from our church who may want to participate – either as paid or in kind service - in the construction process.

**10. Will the church be able to participate in the construction process?**

- a. Yes. In fact, it is required by BGW and Hargett that the church participate in what is referred to as the Ministry of Construction. There will be numerous opportunities for the church to minister to those who will be on the church property each day. The church doesn't wait until the building is built to minister to others; rather the church uses this opportunity to reach others with the Gospel while they are already on the church property.

**11. When are we going to start construction?**

- a. Depending upon how long it takes to get construction documents developed, all permits secured, and all financing arranged, construction could start as early as Summer/Fall 2015.

**12. How long will the construction take?**

- a. It is estimated to take approximately 16 months. The church construction could be completed by the end of calendar year 2016 or early 2017.

**13. \$8.7M is a lot of money, how are we going to pay for this?**

- a. We have prayed about and examined this at great length. The church has been blessed to have a long and demonstrated history of being wise stewards of its financial resources, and this decision is no different. Currently, in our general fund budget, there is already funding allocated (\$17,500/month for 2014) to pay the debt service of approximately \$3M. In addition to those funds, on Oct. 2013 the church made 3-year pledges to give \$1.85M between Oct. 2013 and Dec. 2016. After the first year of the campaign (Oct. 2013 thru Dec. 2014) the church will have given approximately \$850,000, leaving \$1.0M to be given over the course of 2015 and 2016. In addition to these two funding sources, the church plans to increase its general fund debt service by \$30,000/year for each of the next 7 years.

Consequently, for the period of Oct. 2013 thru Dec. 2016 (the period during which construction will potentially occur), the church is projected to receive:

$$(\$17,500/\text{month})(15 \text{ months during 2013-14}) + (\$20,000/\text{month during 2015})(12 \text{ months}) + (\$22,500/\text{month during 2016})(12 \text{ months}) + \$850,000 \text{ during 2013-14} + \$500,000 \text{ during 2015} + \$500,000 \text{ during 2016} = \$2.66\text{M in MOVE account by Dec. 2016.}$$

The above does not include any additional giving above and beyond that committed, the sale of property, or other gifts that the church may receive. For a project of \$8.7M, this would leave approximately \$6M to \$6.5M that would need to be financed. For a hypothetical loan of 25 years at 5% interest, for each \$1M in loan the payment is approximately \$70,000/year. Therefore, using the example of a \$6M loan, that would equate to \$420,000/year. Thus, the reason for gradually increasing our general fund debt service by \$30,000/year for each of the next seven years to increase our current general fund debt service from \$210,000/year to \$420,000/year. We have projected budgets over the course of the next ten years and do not believe that this gradual increase would negatively impact the ministries of the church and would also allow for any giving above and beyond the needed debt service obligations to go directly toward payment of the principal of the loan, allowing the church to potentially pay off the debt much sooner than the term of the loan otherwise requires.

A question to be asked, will the church need to enter into another giving campaign at the conclusion of the current 3-year campaign? While we cannot predict the future in terms of

what someone may give, what may sell, or other acts that God may do in our midst, the prudent expectation is that some form of a giving campaign will likely be necessary in 2017-2019. Keep in mind that during the period of FY2004 thru FY2013, the church averaged giving \$209,000/year during a period when no giving campaign was emphasized and the church gave voluntarily, willingly and faithfully toward our eventual MOVE. This voluntary giving, in combination with the funds allocated in our general fund budget, is why the church was able to pay off approximately \$4M in debt during that period of time.

While relocating to Rehoboth will not occur without sacrificial giving by the church, we must also be wise stewards of what God has provided to us. To that end, we believe that the financial plan that is outlined above will simultaneously serve to enable the church to pay off any debt incurred quicker and provide for the expanding ministry needs of the church.