

Questions and Answers about the Construction Projects

SPECIAL CONGREGATIONAL MEETING - AUGUST 26, 2018

Called to approve expenditure of funds for the Life Worship Center Refurbishment and Church Office Expansion & Remodeling

Q: What will the congregation be specifically asked to approve at this meeting?

A: The motion will ask the congregation to approve expending funds for the Office Expansion & Remodel up to \$350,000 and to expend funds for the Life Worship Center Renovation up to \$900,000, but not more than the designated funds available for the project.

Q: Are these projects part of the previous capital appeal?

A: No, the cash pledges received during the EVERY.ONE appeal funded only the children's ministry remodel, new signage, equipment replacement, mortgage payments and debt reduction. Those priorities were selected based on feedback received during the focus meetings and the personal appeal visits.

Prior to Pastor Perry's departure he met with several members who were interested in seeing the church office expansion completed. He believed that the project would be a tremendous boost to current and future staff. The church office has not had a major update or enlargement in 19 years. Please refer to his January 3 letter to the congregation regarding his hope for this project. The Church Council recognized that it was not a priority previously set during the appeal, but that the improvements were very much needed and we were blessed to receive the gifts to move it forward.

The Renovation of the Life Worship Center is being funded with a bequest (through cooperation with the St. Mark's Foundation), the sale of the old Life Worship Center organ and designated gifts. The Office Remodel is being funded by specific gifts donated for that purpose.

Q: Wasn't the expending of funds already approved at the annual meeting for the Life Worship Center?

A: At the Annual Congregational meeting held in January, the congregation approved spending up to \$314,000 based on preliminary numbers. However, the detailed cost estimates for the project have come in significantly higher than initially indicated.

Q: What is included in each project?

A: For the Office Expansion & Remodel, we will be adding 5 new offices in the unfinished office area. We will then divide the current pastors' offices in half to house six lay staff offices. Also included, if funding allows, is refreshing the current library into a conference room, expansion of the copy/workroom, new wiring and switches for telephones and computers and repainting of the existing spaces.

For the Life Worship Center Refurbishment, the project includes (as funding allows):

1. Replacing the entire audio speaker system for better and more even sound throughout the room
2. Replacing the current screen and rear projectors with a high definition 18 x 10 ft LED screen and replacing the wood on the front wall with black draperies behind the LED screen and to the side of the platform
3. Replacing and relocating some of the current stage lighting with energy efficient, long-lasting and cool running LED equipment
4. Replacing the current halogen house lighting with cool, efficient LED fixtures as well, if the funding permits.

Q: What is the cost of each project?

A: Based on the current estimates from the contractor, the total estimated cost for the Office Remodel is approximately \$350,000. Potential cost reductions have been identified and will occur as the project is completed, and those funds would then be available for use in Life Worship Center

The current estimated budget for the Life Worship Center including all the elements listed above is approximately \$900,000 (including contingency allowance). This is significantly higher than the funding currently available.

Q: What is the timeframe for each project?

A: The plan is to start the Office Remodel in September with completion by the end of the year. The Life Worship Center Renovation will be scheduled in 2019.

Q: How will these projects be paid for?

A: There will not be any debt incurred, nor will any budgeted general fund money or capital appeal money be used for the projects. The projects will be funded entirely with gifts specifically designated for the projects.

Q: What if I want to donate to these projects? Do you need more contributions?

A: Yes, more contributions are needed. There are funds available now for the Office project. The greatest financial need right now is for the improvements in the Life Worship Center. Additional gifts of approximately \$400,000 are needed in order to begin the Life Worship Center project and complete it as described.

Q: What is the current status of the Children's Ministry Remodel?

A: The staff is working extremely hard to get the majority of the remodeling in the lower level done prior to the start of the fall programs on September 12. There will be some final touches that will happen during the fall with an anticipated Open House for the area sometime in November. If you haven't stopped down to see the progress, please take the time to check it out. We are very excited for all the changes that are taking place. The approved budget of \$300,000 from the EVERY.ONE. capital appeal is being carefully monitored. Updates and photos can be seen on the church website under the About tab.

Q: Has St Mark's made any additional debt payments in excess of our monthly commitment?

A: With the remodel of the Children's Ministry Area currently going on, most of the capital appeal money received to date has been used on that project and monthly mortgage payments. The cash flow budget for the capital appeal anticipates that a prepayment of \$100,000 will be made by the end 2018 and then another one in 2019. Please refer to the enclosed Capital Appeal update info.

Q: What about the status of the signage project?

A: We have updated some signage within the building and at our C Avenue entrance and there will be additional new signage in the Children's Ministry area. More wayfinding signage will be done on the main level of the church. Because of the Tower Terrace Road project, and the City's change to a new roundabout design for the C Ave intersection, we won't be doing any major changes to outdoor signage until the road project is completed.

Q: What if I have additional questions about any of the projects?

A: Please feel free to contact Pastor Dean with any of your questions concerning the Office Remodel or the Life Worship Center Renovations. Jane Lindell can also answer your questions about these projects or arrange a tour of the spaces. Please feel free to contact any of the church council members at any time concerning these projects or other questions you might want to discuss. Their names and email addresses are available under the About tab of the church website.