

**Friedens Evangelical Lutheran Church
Oley, Pennsylvania
July 17, 2005**

Common Questions and Answers

A great deal of information was presented by our architect and the various teams on Sunday, July 10 (available on our website at www.friedenslutheran.org/building.html). In addition, a handout by the architect and an information sheet by the Communication Team were distributed, and are available in the lobby. These materials are full of information. In addition to those presentations and materials, the following are responses to questions and conversations – but first a clarification by Pastor Rowe:

Raising the down payment and mortgage for \$2,400,000 will take faithfulness and time. I had indicated that this challenge was in the norm for congregations of our size and strength. However, on Monday, with further number crunching and conversations with the ELCA building consultant and the capital fund professional, I found that it is more accurate to say that congregations of our size and strength have been able to begin a \$2,400,000 project . . .

- EITHER with an extraordinary first three-year campaign, with results large enough to begin the whole project, followed by a second three-year campaign to reduce the principal on the loan,
- OR with generous but ordinary results using the first three-year campaign to begin part of the construction and then soon after, holding a second three-year campaign to pay down principal and start the second stage of the project.

Obviously we would like to build the whole project at once, but if responses to the first campaign are not large enough, we can adjust and complete the whole project in a timely manner in two steps . . . Now on to the questions and answers . . .

What would the Multi-Purpose Room be like? Rooted in the Vision Committee's dreaming and conversation in cottage meetings, the Multi-Purpose Room would be neither a gym nor a banquet hall, but rather a plain, functional space, because to design the room too much like a gym or banquet room would restrict its flexibility for the variety of activities that were envisioned (i.e. we had in mind the Multi-Purpose Room built by Allegheny Lutheran). The Visioning folks and CAR Team truly wanted an empty space – that is with storage for tables, chairs, food pantry, and recreation equipment – so that it could be used by our three youth groups, our child care, our Scout Pack, and for congregational fellowship events like the Easter Breakfast, and the first annual Chocolate Explosion. In addition, occasional events like funeral luncheons or simple wedding receptions could be held there, with the understanding that it would be a large, plain space. We have been advised by the ELCA consultant that such rooms do not make very good classrooms, so if we were to outgrow the classrooms added in this project (which is not likely in the near future – but who knows, God could bless us!), we would then need to look toward another building program.

Christian Education Space was the highest priority in our vision. How would that be addressed in this building proposal? The following is a simple comparison:

NOW

- 6 Regular classrooms
- 3 Classrooms have a dividing curtain
- Average room incl. using curtains – 143 sq. ft.
- 5 Reg. classrooms during week used by Childcare
- 1 Reg. classroom used only by Sunday School
- No classroom used solely by Childcare
- Fellowship Hall of 2240 sq. ft. with curtain
- No space for music
- No empty Multi-Purpose space

PROPOSED

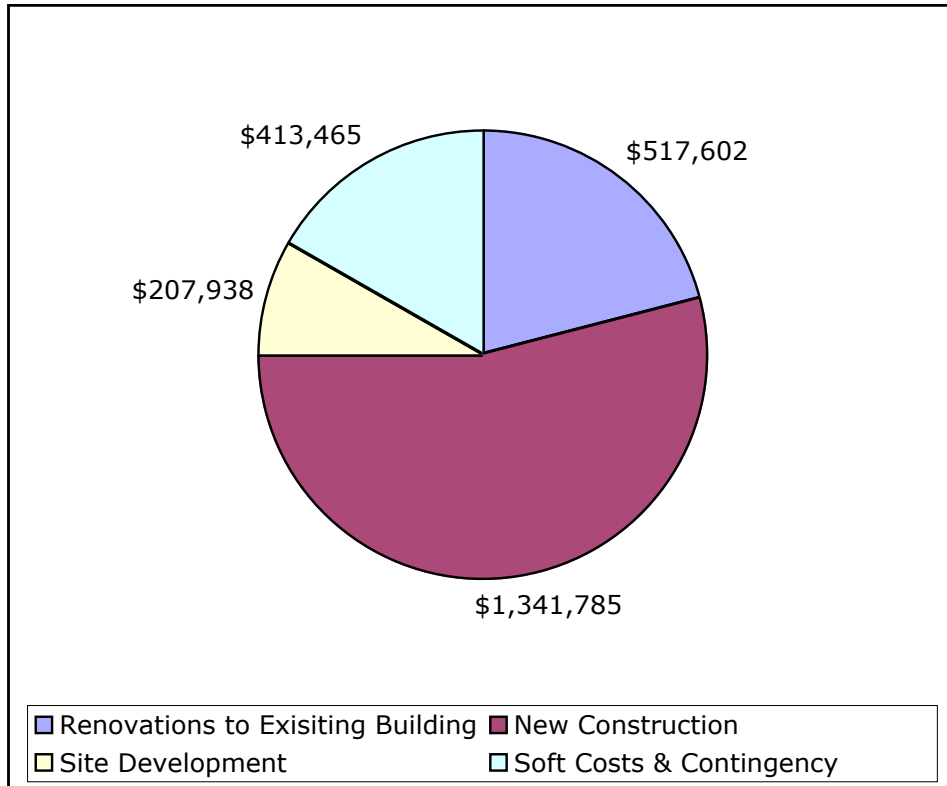
- 11 Classrooms
- 2 Classrooms would have a dividing curtain
- Average room incl. using curtains – 294 sq. ft.
- 5 Reg. classrooms during week used by Childcare
- 5 Reg. classrooms used only by SS or church ministries
- 1 classroom used only by CC
- Fellowship Hall of 1680 sq. ft. with curtain
- Large room dedicated to music
- Large, empty, flexible Multi-Purpose Space

Because there are more classrooms available during the week, daytime ministries such as prayer groups and Bible Studies can be developed. Also, in addition to the increase in the average size of the classrooms, the quality of each classroom would be improved.

Does the new building cost \$2,400,000? No, the whole project, including renovations to the existing building, and a wide range of fees and new construction are included in that figure. The architect has a reputation for

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coming very close to his estimates, and if approved, hiring a contractor to be involved in the design, will help to keep costs down. There may be several limited areas where volunteer labor could be used. The follow chart and corresponding data show where the money would go:



Renovations to Existing Building	\$ 517,602	Light refurbishing (5435 sq. ft. @ \$57.50/ft.= \$312,512); Heavy Renovation (2101 sq. ft. at \$90/ft.= \$189,090); Replace all old windows with insulated ones \$16,000
New Construction	\$1,341,785	New Classrooms, Expanded Lobby, Nave & Storage (3621 sq. ft. @ \$125/ft.= \$452,625); Multi-Purpose Room (7564 sq. Ft. @ \$105/ft.= \$794,220); Additional windows (\$10,500) and AC for existing building (2672 sq. ft. @ \$20/ft.= \$53,440); Kitchen appliances (\$25,000 residential); entrance canopy (\$6,000)
Site Development	\$ 207,938	Demolition (\$20,000); excavation and installation of sidewalks, paving, landscaping, lights, storm water management, lead removal (allowance of 10% of lines 1+2)
Soft Costs & Contingency	\$ 413,465	Fees for architects, permits, land development, lawyer, and general contractor services; capital fund raising (allowance of 20% of lines 1+2+3)
Total	\$2,480,790	

When would all this happen? The timeline has several variables. As soon as possible we would like to seek the congregation’s approval to hire Kairos (the capital campaign consultants) and to begin the process of actually designing the building. We would then also begin submitting the general site plan for approval from the township, and the architect and a general contractor would begin designing and drawing. Meanwhile, the congregation would work with Kairos to hold the first capital campaign before the end of the year. Keeping the project moving has three advantages – first, we need to alleviate the space for mission and ministry as soon as possible; second, the cost of building materials has begun to spiral and it is to our advantage to lock in costs before they peak; and finally, interest rates will only go up, so earlier financing would be better than later.

Based on the results of the capital appeal, we would present the “blueprints” for construction and renovation for congregational approval. If would have an extraordinary response, we would present and build the entire project. If the capital campaign would be successful, but not large enough to swing the entire project, we would propose building it in stages over the next several years with additional capital campaigns and construction.