

FLC Building Expansion and Renovation Questions

8/21/2005

Over the past few weeks several questions regarding the building expansion and renovation have been raised. Below are some of these questions and answers.

- **What ministry needs would this project address?**

The Visioning Team identified and reported to the congregation that we need additional space for Sunday School, larger space than our current fellowship hall for congregational fellowship gatherings as well as other spaces (i.e. a larger lobby) for ongoing fellowship, and storage space. With further study of our worship patterns the CAR Team realized that we needed to modestly expand our worship space, both for our current attendance at larger services AND because it will be far more difficult and expensive to expand that space later when new construction would surround it.

- **Will the building cost more than we can afford?**

The building will NOT cost more than we can afford. We will tailor the plans to what we can afford based on a Capital Fund appeal, and then come back to the congregation to approve those construction plans. Our actual future design would be guided by both the master plan that you have seen the past several weeks AND the money that we would give and could borrow for the project. Therefore, we could build all that was presented, or could build in several steps or stages. We will not know until we see how much money is given.

- **What would a Capital Campaign be like?**

We would hire Kairos, a capital campaign adviser. They would guide us in a process that takes three to four months. Many people would be asked to help in the campaign – a campaign that is deeply rooted in spirituality and education about discerning Christ's mission for us. The capital campaign has a similar "feel" to the "Consecration Sunday" program that we have been using for general financial stewardship, except that the capital campaign would need to involve more people, to

create our own materials and literature to support the appeal. We would not use door to door visitation – we would have dinner events where we would be asked to make a prayerful three-year commitment. We would most likely need to hold more than one three year appeal.

- **How soon would we start the Capital Campaign? When would we start the building?**

We would start the capital campaign immediately, so that we don't lose momentum, and so that we can find out what we will be able to build. Since building costs and interest rates are both pushing upward, we would then ask the congregation to approve a plan as soon as possible after that. If the congregation approves everything, and there are no hitches with design or zoning, we would like to start the actual construction in the spring of 2006.

- **What will this vote do?**

If the resolution presented by council is approved:

- * it approves the master plan as a general guide to how renovations and new construction can begin to address our pressing ministry needs
- * it authorizes a capital campaign using Kairos
- * it means that we would use the architect and the ELCA building consultant, as well as other professionals (especially a contractor and a lawyer), to design an actual building based on our capital campaign and what we can afford to borrow. The lawyer would seek zoning and land development approval for the plans.
- * The final plan would then be brought to the congregation for a final vote

Many thanks to all for your prayerful consideration of this exciting proposal. Continue to pray for God's guidance in leading us in His ministries through this congregation.