

# UPDATE ON POTENTIAL BUILDING EXPANSION

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APRIL 18, 2021

EXPANSION COMMITTEE MEMBERS:

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AND BRIAN THOMPSON

# AGENDA

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- 1) Update congregation on project
- 2) Share next steps

# WHY DO WE NEED TO ADD FACILITIES?

## Build Ministries and Mission

- Make the church more visible to and active in the community.
- Community outreach by providing a service
- Develop a draw from community to visit the church via exposure to grounds.

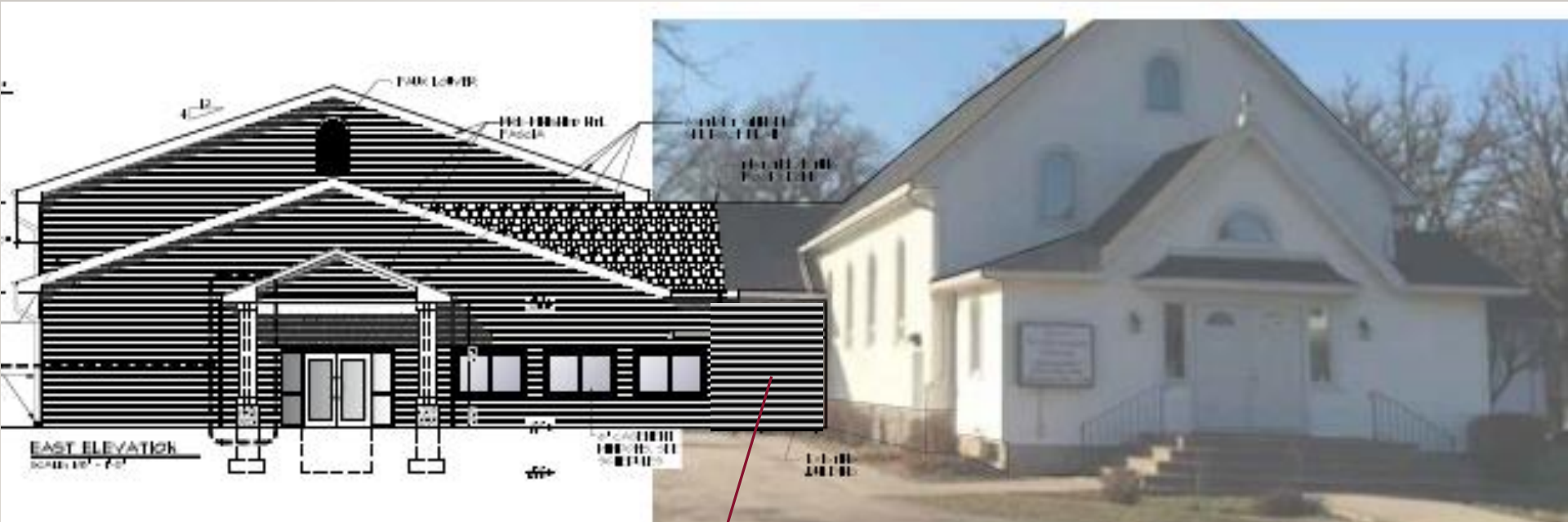
# WHY DO WE NEED TO ADD FACILITIES?

## Modernize Facilities

- Comfortable environment for special events: soup supper, tractor ride, etc.
- Space for youth to meet with minimal interference with normal church operations.
- Space for groups (ie. intergenerational group) to meet with minimal interference with normal church operations.
- Provide a facility for community to host groups: scout troops, service groups (ie. flood relief), traveling youth groups, etc.
- Provide gymnasium space which is in demand by Ely Parks and Recreation and Prairie clubs and teams.

# QUOTED PROPOSAL

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Exterior door  
is removed

# QUOTED PROPOSAL

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Church is 4,047 sq ft on a floor  
Addition is 6,288 sq ft

# PROPOSED FLOOR PLAN 3/2021

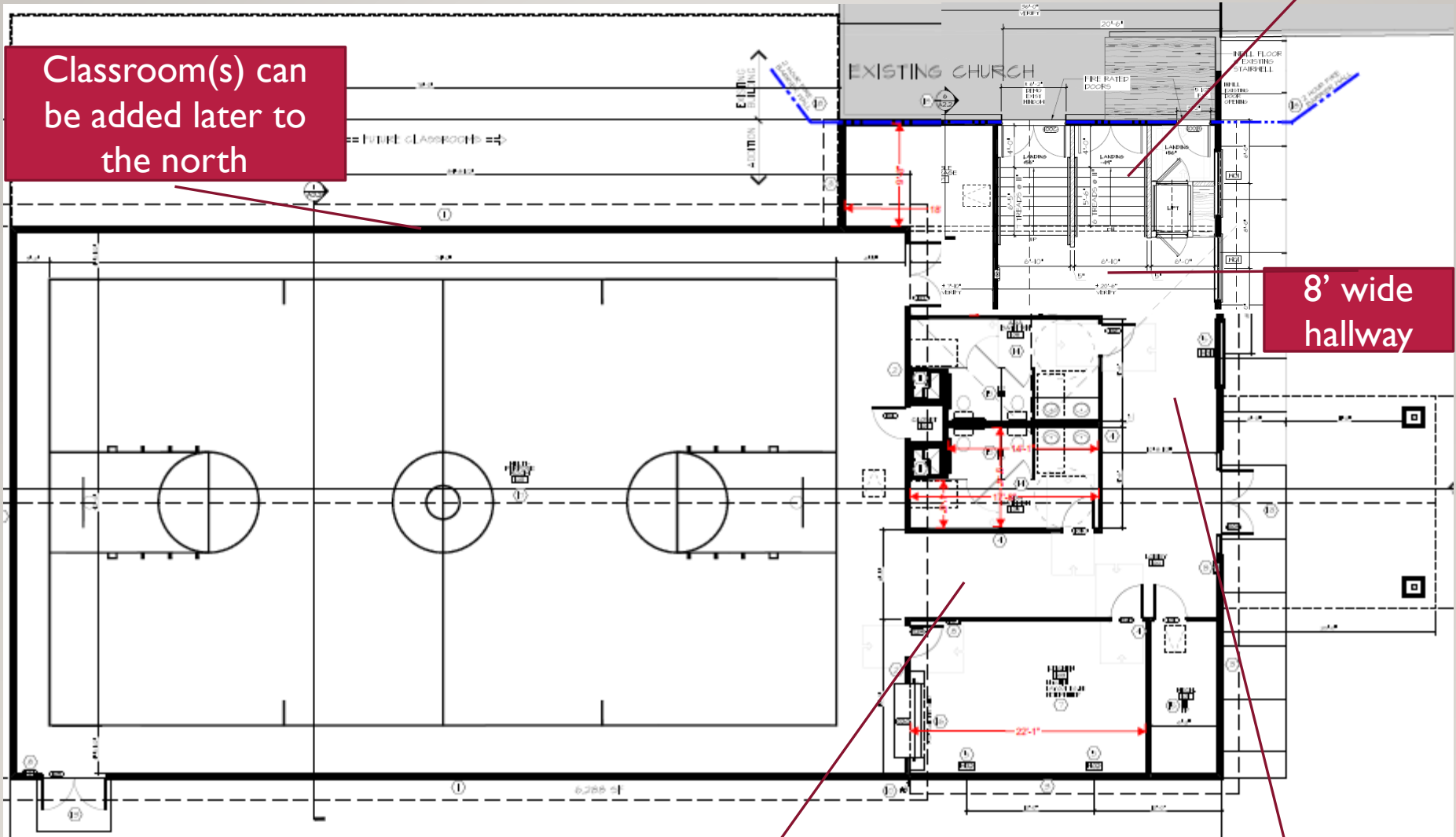
Added interface to church basement

Classroom(s) can be added later to the north

8' wide hallway

8' wide hallway

10.5' wide hallway

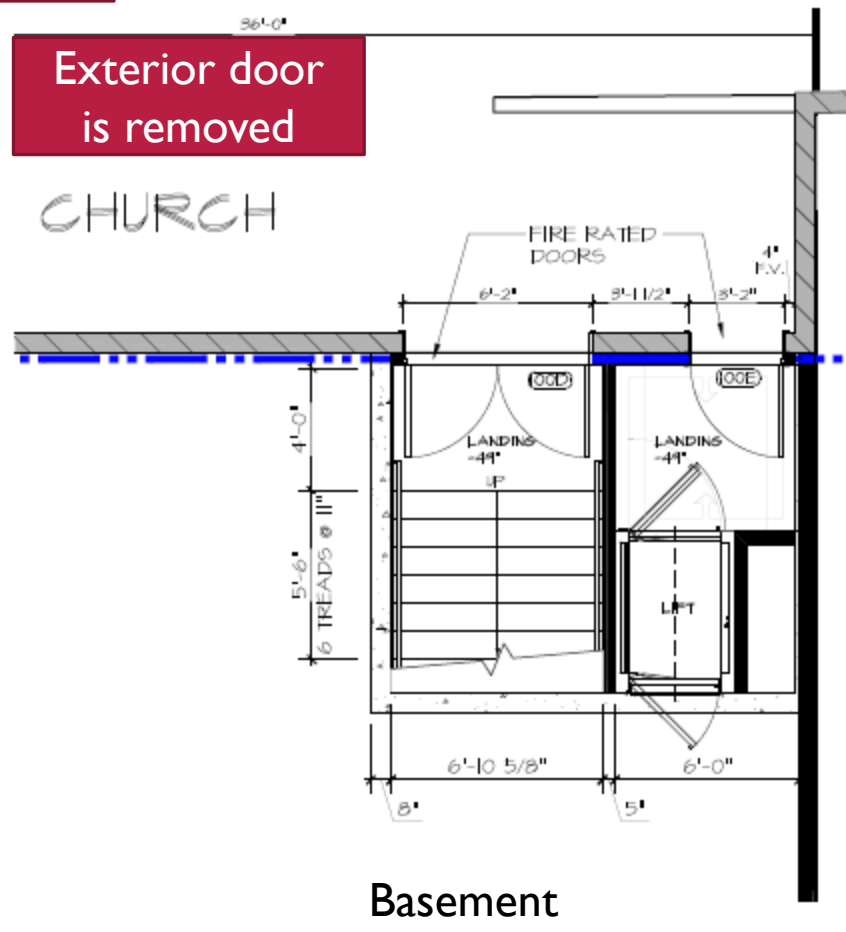
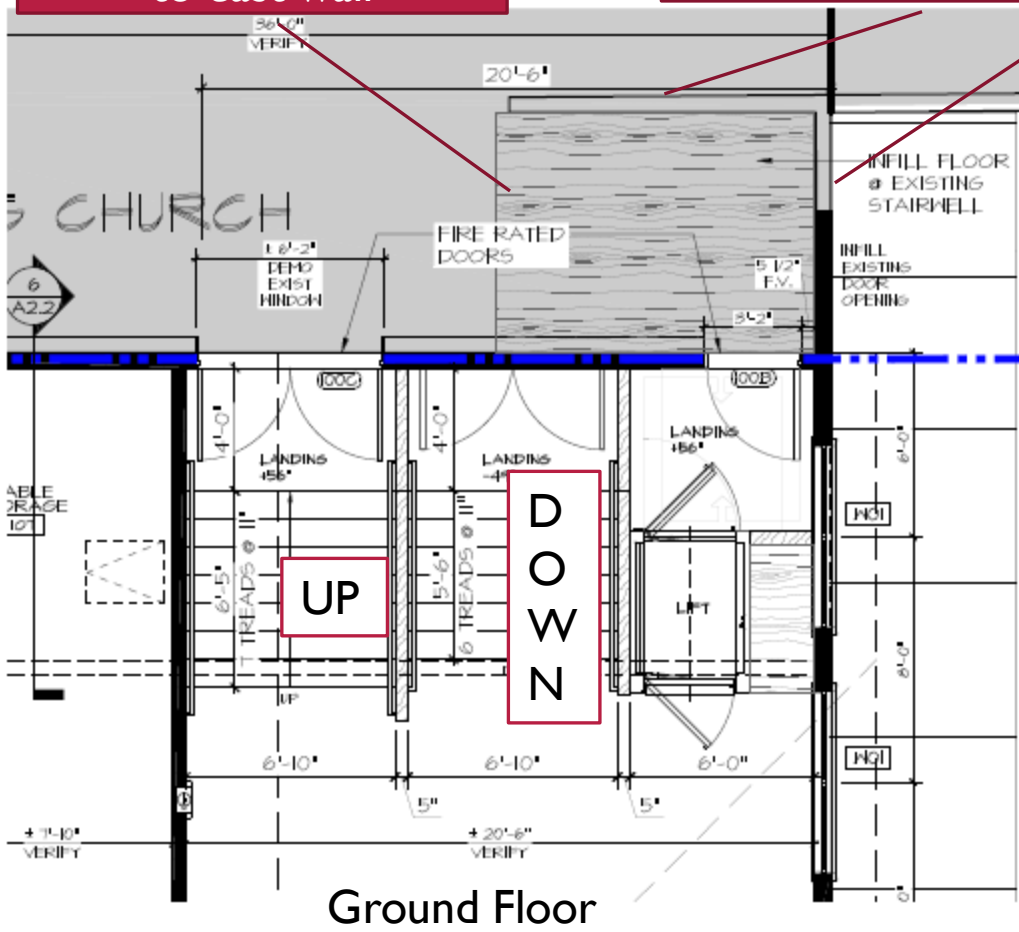


# INTERFACE WITH CHURCH

First floor is expanded to east wall

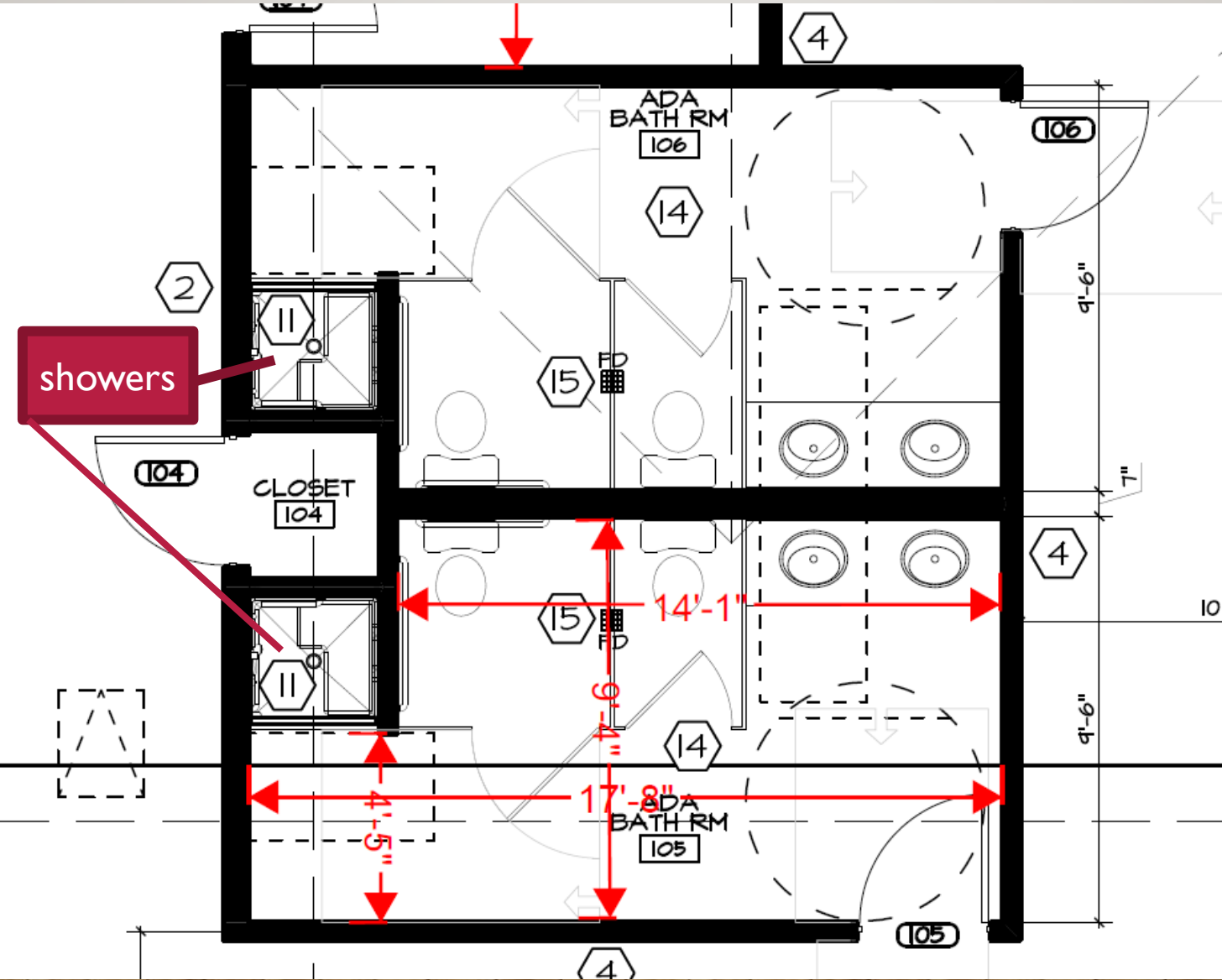
Possible future access to sanctuary

Exterior door is removed



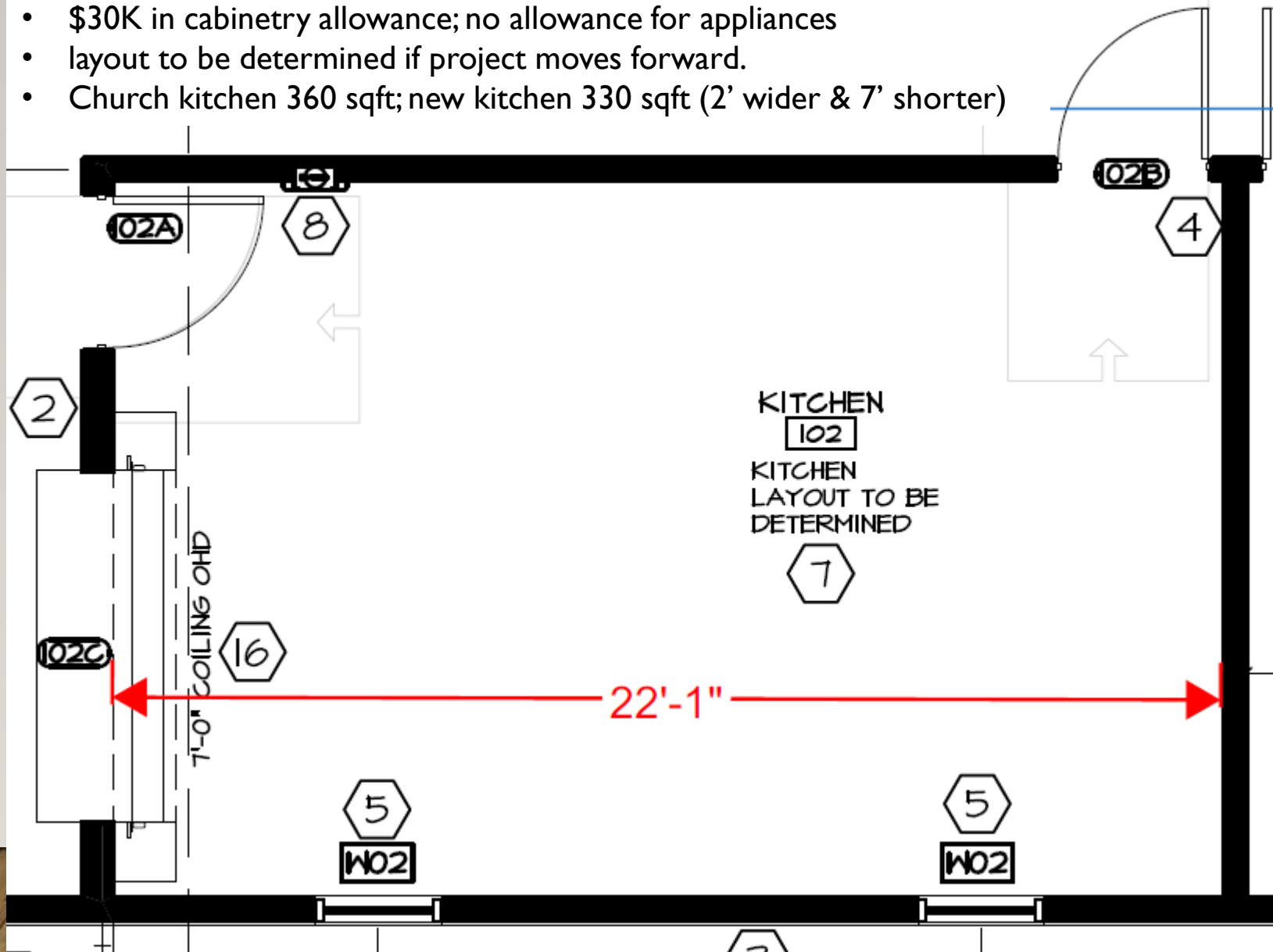


# RESTROOMS

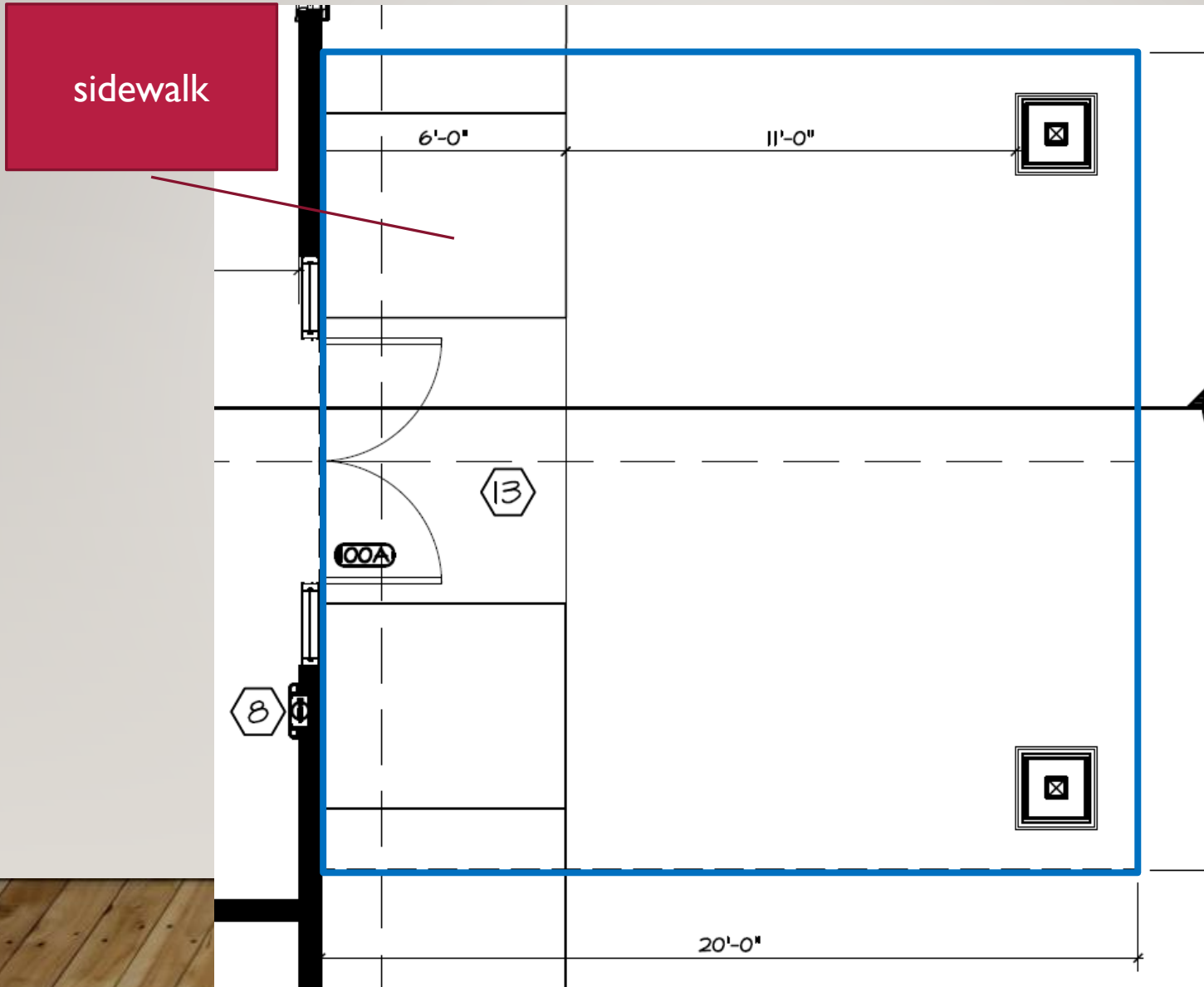


# KITCHEN

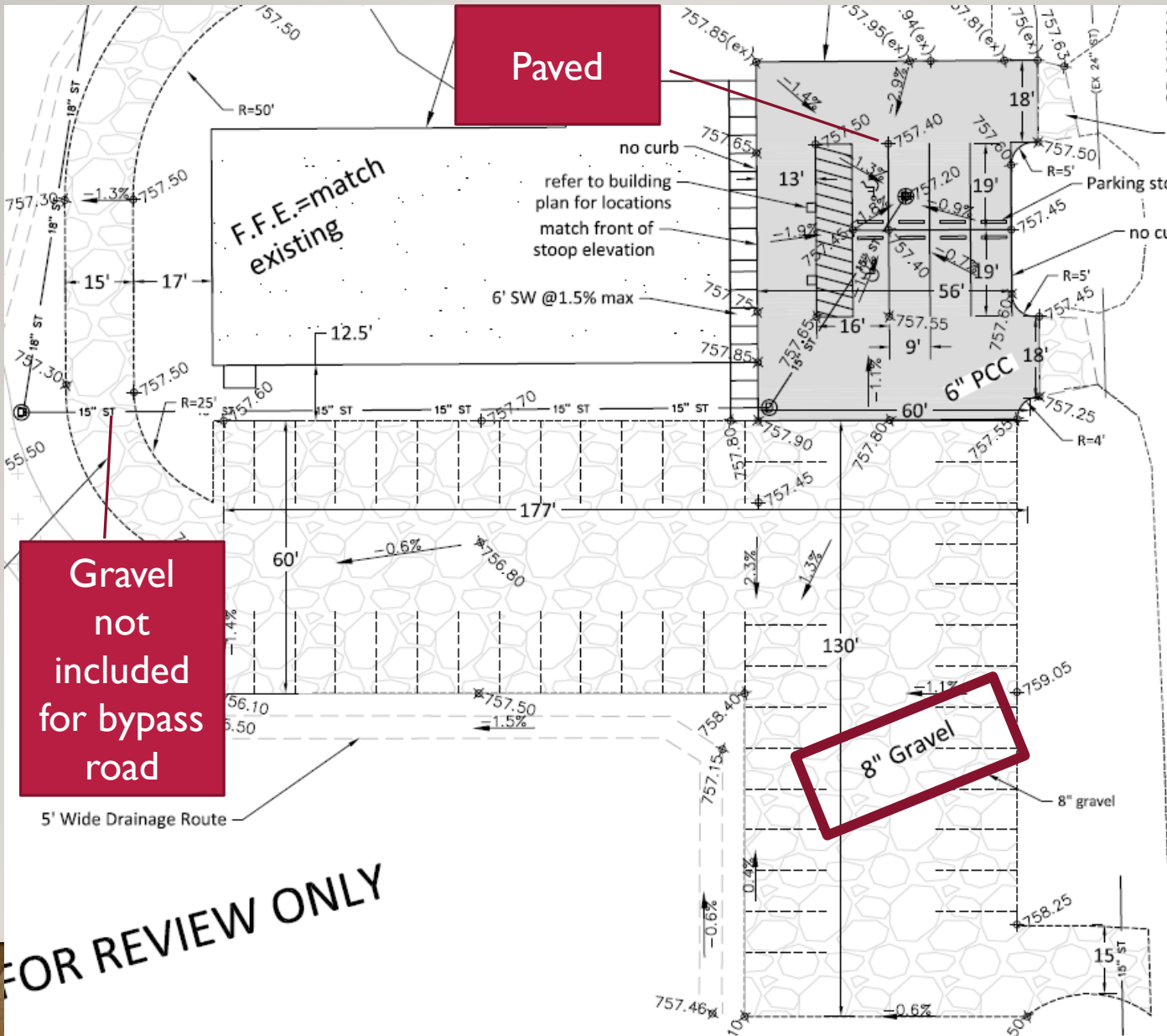
- \$30K in cabinetry allowance; no allowance for appliances
- layout to be determined if project moves forward.
- Church kitchen 360 sqft; new kitchen 330 sqft (2' wider & 7' shorter)



# DROP OFF AWNING



# PARKING



# WHAT DOES \$1,100,000 COVER

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Included	Excluded
<ul style="list-style-type: none"><li>• Earth work for building/parking<ul style="list-style-type: none"><li>• Road access updates</li></ul></li><li>• Building structures</li><li>• Septic (sized for both facilities)</li><li>• Utilities (electrical, cable, water, gas)</li><li>• Lift access to all floors</li><li>• Interior finishes<ul style="list-style-type: none"><li>• Drywall ceiling, Drywall walls</li><li>• Vinyl tile (excluding storage, mechanical, &amp; multipurpose)</li><li>• Bathroom fixtures</li><li>• Recessed Lighting</li></ul></li><li>• Covered drop off</li></ul>	<ul style="list-style-type: none"><li>• Full Paved Parking lot</li><li>• Parking lot lighting</li><li>• Furniture and appliances</li><li>• Gymnasium floor/equipment</li><li>• Final landscaping</li><li>• Security Cameras</li></ul>

# ESTIMATE BREAKOUT

Scope	Clarifications	Costs
Utilities – relocates and taps	Electrical, data, gas, water	\$14,500
Permits/Builders Risk		\$8,000
Earth work for building & parking	Incl. storm water retention	\$70,300
Building, foundations, internal rooms, general conditions (management, waste disposal, etc)	Finished – see room schedule	\$615,300
Plumbing		\$33,000
Mechanical/Heating/Cooling		\$88,000
Electrical		\$37,000
Kitchen cabinetry	allowance	\$30,000
Septic system	Sized to cover new & existing facilities	\$25,000 allowance
Wheelchair Lift	Services 3 levels	\$40,500
Paved Parking	4,660 sq ft paved	\$28,900
Gravel Parking	14,820 sq ft gravel	\$13,200
Church Tie-in to basement	estimated	\$96,300
Total		\$1,100,000

# WHAT IS THE BUILDING CONSTRUCTION?

- Slab floor – 4” 4,000 psi concrete w/steel, vapor barrier,
- Wooden columns and wooden roof trusses (24” centers)
- Roof – 30 year asphalt shingles, including gutter and downspouts
  - Ridge vents, soffit vents
  - 12” of batt insulation
- Exterior walls
  - 2” x 6” wood at 16” centers with 6” of batt insulation
  - 5/8” drywall with vapor barrier inside
  - 15/32” sheathing with Tyvec wrap outside
  - Double 4” vinyl siding
- Interior walls –
  - 2” x 4” wood at 16” centers with 3.5” of batt insulation, 5/8” drywall
  - 2” x 6” wood at 16” centers with 6” of batt insulation for plumbing walls, 5/8” moisture resistant drywall

# ROOM FINISHES

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	<b>Multipurpose</b>	<b>Kitchen</b>	<b>Restrooms</b>	<b>Entry/Halls</b>	<b>Unoccupied</b>
Floor	Concrete	Vinyl	Vinyl	Vinyl	Concrete
Walls	Drywall	Drywall	Drywall Ceramic tile	Drywall	Drywall
Ceiling	Drywall	Drywall	Drywall	Drywall	Drywall
Doors	Hollow metal	Filled wood veneer	Filled wood veneer	Fire rated Oak Glass Aluminum	Filled wood veneer
Lights	4' lights	Recessed	Recessed	Recessed	Recessed



# HOW WILL THE INVESTMENT BE FINANCED?

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<b>Funding Source</b>	<b>Projected</b>	<b>Currently Identified</b>
<b>Congregation</b>	\$ 700,000	\$ 215,000
<b>Matching</b>	\$ 100,000	\$ 100,000
<b>Memorials</b>	\$ 100,000	\$ 100,000
<b>Non Congregation</b>	\$ 150,000	\$ -
<b>Grants</b>	\$ 50,000	\$12,500
<b>Total</b>	<b>\$1,100,000</b>	<b>\$ 427,500</b>

# WHAT HAS BEEN SPENT?

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<b>Funding Source</b>	<b>Secured</b>	<b>Spent</b>
<b>Congregation</b>	\$ 27,898	\$ 33,407
<b>Memorials</b>	\$ 12,957	\$ 12,000
<b>Total</b>	<b>\$ 40,855</b>	<b>\$45,407</b>

Remaining contractual obligation to be paid (as of 4/17/21) - \$5,812

# HOW WILL THE INVESTMENT BE FINANCED FOR EXECUTION?

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No plans for loans

Project will be executed as funding becomes available.

## Potential Construction Stages

1. Driveway Entrances – gift already separately pledged
2. Earthwork: drainage, prep for building and parking lots
3. Building underground (utilities), footings, building floor
4. Building shell
5. Septic System
6. Building interior rooms
7. Building finishes
8. ETC.



# POTENTIAL SAVINGS OPPORTUNITIES

- Voluntary construction labor: electrical, plumbing, earth moving, etc.
- Volunteer finish work: painting, drywall, etc.
- Use of community resources for lower equipment rentals
- Use of labor trades apprentices
- Solicit local businesses for lower rates as donations
- Company matching programs
- Specific donations (kitchen appliances, flooring, paving, etc.)
- Grants



# FEEDBACK ON EXPANDING

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- Costs that will lead the church into debt that will eventually close the church.
  - Congregation can't afford initial cost of building.
  - Congregation can't afford on-going expense of building.
  - There will be nobody willing to manage the rental of the space and the church will not get revenue to offset expenditures.
- Damage to the existing church
  - Invitation for damage or theft due to more non-member exposure to church property.
  - Hurt the nostalgic image of the country church and turn away members.

# FEEDBACK ON NOT EXPANDING

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- Loss of membership and interest in church will lead the church into debt that will eventually close the church.
  - Both Methodist and Lutheran churches have expanded and offer more to the community: multi-services a day, modern facilities for social gathering, after school day care, preschool, etc.
  - The gymnasium/multi-purpose facility brings a unique and needed offering to the area, generating interest in the church
  - Church membership is in continual decline in a growing, developing area.
  - Attendance of the young adults is significantly low, not seeing former youth members attend with or without children
- We may have been able to have inside service in the multi-purpose room during this pandemic.
- Set up the church with a facility that could lead to other future services: preschool, after school day care, etc.
- Stagnation – business mindset “no change/renewal will lead to getting left behind”
- Does not give impression of a church that is vital and growing when facilities are 60 years old

# NEXT STEPS

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- Repeat of presentation April 25
- Vote on expansion May 2