

WBC Family Meeting

January 15, 2017

Deacon Introduction – Toby Ruth

Building Committee Agenda

- Big Family Questions (30 Min.)
- Solutions Overview (15 Min.)

Building Committee Update

- A real problem and wonderful opportunity:
 - Our Modulars are past life expectancy and breaking down
 - We are at, or above, capacity for Sunday School
 - Too many people meeting in too small classrooms
 - Multiple adult classes meeting in the sanctuary
 - We are at, or above, capacity for AWANA to the point of turning children away

Big Family Questions

These questions are intended to be considered by us,
and for us as the body of Christ here
at Waxhaw Bible Church

Big Family Questions

- Do we desire to have dedicated worship space?

Big Family Questions

- Are we committed to ministries like Sunday School and AWANA?

Big Family Questions

- Do we see our relationship with the Homeschool Community as a ministry?

Big Family Questions

- Should we consider hosting events like the Waxhaw Seniors Christmas Dinner, Weddings/Receptions, Piano recitals as opportunities for ministry or just building use?

Big Family Questions

- What should our posture (build considering them?) and presentation (first impression/curb appeal) be to our local community?

Big Family Questions

- How do we as a church feel regarding corporate debt? If so, how much?
- Where do we prioritize money on the list of priorities in planning?

Building Committee Update

- Current Size and Scope

	Building 200	Building 300	Building 400	Totals
Square Feet	2000	1600	1600	5200
# of Classrooms	4 (1 lg, 3 sm)	4 (1 lg, 3 md)	2 (md)	10
# of Offices	1	0	3	4
Facilities		Single bathroom	Single bathroom	2 Bathroom

Building Committee Update

- Possible Solutions
 - Solution #1: Do Nothing

Pros	Cons
Cost	Cost (Maintaining bldg's past life expectancy)
No Work	Maintain space limitations (SS and AWANA)
Business as usual	

Building Committee Update

- Possible Solutions
 - Solution #2: Modular Replacement
(Appendix 1)

Pros	Cons
Cost (new \$65-\$100/sf plus some fees. *Used is also an option see appendix 1)	Mineral Springs façade variance may be required
Faster delivery and potential for staged delivery of multiple buildings over time	More volunteer work (more work we do may increase timeline)
Potential for more volunteer labor	Modular “look”
Maintain our “appearance”	Would need multiple buildings (Large room?)
Flexibility of building location	Life expectancy? (~30 years)

Building Committee Update

- Possible Solutions
 - Solution #3: Permanent Replacement
(Appendix 2)

Pros	Cons
Designed/Built to meet needs	Construction Cost \$100-\$125/sf (Total Cost \$2.5 to \$3.5mil)
In accordance with Mineral Springs regulations	Timeline – Longer delivery
Single building to replace modulars (large space, ofcs, classrooms, nursery, foyer, coffee station, etc...)	Inflexibility (it is what it is... location, size, space to an extent)
Update of our “first impression” and property value	
Life expectancy	

Building Committee Update

- Possible Solutions
 - Solution #4: Permanent Unfurnished Building
 - Build out as needed

Pros

Cons

Immediate capital need reduced

**Long-term capital greatly increased
(Construction, fees, permits, inflation, etc...)**

Build to suit as we go/grow

Doesn't meet the immediate need (classroom/ofc/etc...)

Timeline to final completion

Building Committee Update

- Solution Comparison

	<u>Option 1</u> Do Nothing	<u>Option 2</u> Modular Replacement	<u>Option 3</u> Permanent Building	<u>Option 4</u> Permanent Shell
Cost/SF	N/A	\$65-\$100/sf plus fees	\$100-\$125/sf plus fees	\$100-\$125/sf plus fees
Life Expect.	N/A	~30 years (structure)	60+years (structure)	60+years (structure)
Square Feet	N/A	Up to 10k* SF	Only lot limited	Only lot limited
B.C. Rank	4	2	1	3

*Note: According to commercial modular company any modular building over 10k SF requires sprinklers.

Building Committee Update

- Top 2 Comparison

	Modular Replacement (#2)	Permanent Replacement (#3)
Construction Cost*/SF	\$65-\$100	\$100-\$125
8,000 SF (example)	\$620,000	\$900,000
20,000 SF (example)	\$1,500,000	\$2,250,000
Property Value	Liability	Asset
B.C. Recommendation		X

*Note: Additional Fees/cost over and above construction cost for both modular and permanent construction

Building Committee Update

- Common Considerations (Solutions 2&3)
 - Both take “work” (church staff and volunteer planning, effort, time, etc...)
 - Our existing well and plumbing need work or replacement

Appendix 1

- Modular companies do offer used modular buildings



Company:	Vanguard Modular
Square Footage:	7140sf
# of Rooms:	7 Classrooms, 2 Bathrooms
Cost:	\$198,000 (Plus site work, decking, etc...)
Add'l Cost:	Unknown to upfit for classrooms/Ofcs
Comments:	Our space needs will require an add'l building(s)

Appendix 2

- Building in Front v. Back Parking Lot

	Front	Back
Scope:	<u>Sanctuary</u> +Class/Ofc/Bathrooms/etc...	<u>Auditorium</u> +Class/Ofc/Bathrooms/etc...
Size:	18-20k Square Feet	18-20k Square Feet
Price:		Add'l ~\$125-200k (Primarily site/grading)
Parking:	Move majority of parking to back with small handicap/guest lot close to buildings	Less parking work needed
Comments	New corner impression; better use of lot	More bldg. location flexibility