

Welcome

Grab coffee or tea in FLC

**Take some time to go through the slide
packets you received.**

We will begin soon.

Purpose of the Committee

- 1) To provide a reasonable approximation of a new building on the Church property.
- 2) Present the findings to the congregation for consideration.

- Ground work
- Site layout
- Building plan
- Cost (Budget)

We do the work to help you make the decision.

Purpose of this meeting

1. Bring the church up to speed.
2. Provide context for what's happened.
3. Stimulate a process for considering why we might build.
4. Ask for your consideration on a decision that's holding up the process at this point.

We are catching everyone up and seeking guidance for moving forward.

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- **Purpose of the Meeting**

Story so far...

- **Building Philosophy (When Not to Build)**
- **Church Survey**
- **Room use Survey**

Appraisal Summary -

- **Room Needs**
- **Theoretical Floor plans**
- **Building Fund**

Takeaway Questions and Q&A

Story so far...

- **2004**, Church takes possession of present property
- **June 2016**, \$200,000 invested
- **June, 2022** Mike Bergman re-established building committee
- Established our **purpose** and **goals**
- **Read "*When Not To Build*"** to set a decision making foundation (more on the book to follow)
- **Surveys:**
 - Context Survey (Demographics, other churches, etc).
 - Ministry survey
 - Room Survey

Story so far...

- **Evaluations:**
 - **Land & Building appraisals** (what could things reasonably sell for)
 - **Rockville property**
- **Developed basic floor plans** for a new building (*visualization purposes only*)
- Started Church visits
- Started plans for congregational involvement

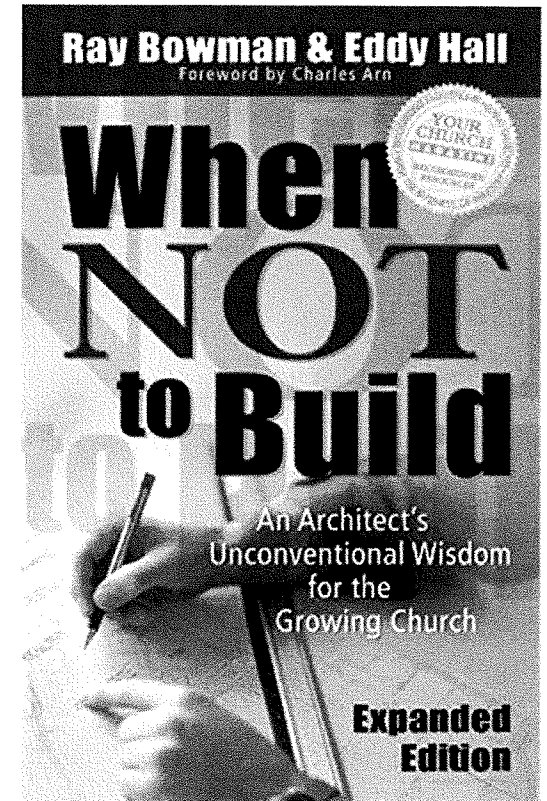
Philosophy of building

“When Not to Build”

Reminds churches that new buildings do not automatically lead to healthier ministry.

BEFORE building, churches should examine:

- Mission and calling
- Stewardship and financial impact
- Spiritual health and discipleship
- Whether building supports (or replaces) ministry



The book encourages churches to:

- Build for mission, not ego or pressure
- Avoid debt-driven decisions that limit future ministry
- Consider alternatives (renovation, multiple services, partnerships)
- Ensure people and purpose come before property

☞ The central question is not “Can we build?”

☞ But “**Should we build**—and is this God’s best next step?”

1) Growth Demands a Building

Assumes more people = more space.

Building feels like the "next step."

⚠ **Can lead to rushed, costly, off-mission choices.**

2) Build to Fix the Problem

Treats a new building as the cure for deeper issues.

⚠ **Buildings don't create health—healthy ministry does.**

3) "Debt Is Inevitable"

Assumes long-term debt is normal and unavoidable.

⚠ **The book urges weighing the *ministry cost* (lost flexibility), not just the price tag.**

4) Mission-First

Starts with calling/discipleship, NOT square footage.

🎯 **Facilities are tools—ask: “Does this advance the mission or distract from it?”**

5) Alternatives Before Expansion

Try other options first (extra services, renovate, partner, decentralize).

🔄 **Prioritizes stewardship, adaptability, sustainability.**

6) Faithful Discernment

Slow down for prayer, honesty, and wide input.

🙏 **Sometimes *not* building is the most faithful choice.**

Church Survey (2023)

Responses: 28 family units.

Membership

- Members 84.6%
- Non -members 15.4%

Service attended

- 8:15 AM 64.3%
- 11:00 AM 32.1%
- Both 3.6%

Attend as family?

- Yes 75%
- No 25%

What (if anything) could be done differently?

Services:

- Single service (10:30 AM)
- Modern
- Meet and Greet

Ministry:

- Youth ministry + involvement
- Specialty groups (life groups, family discipleship, etc)

Outreach:

- Provide transportation
- Elderly (including Vintage)

What you like most?

- Sermons
- Church family/fellowship
- Worship Music

Top Activities, ministries, outreach:

- Harvest Dinner
- VBS
- Christmas Cards, Easter Sunrise, OCC,

Past activities you enjoyed:

- Passion Play
- Choir
- Wednesday night (dinners & Small groups)

Changes/Additions

- 1. Newcomer information cards
- 2. Greeters (at both services)
- 3. Better signage and advertising
- 3. Youth leadership opportunities
- 3. Updated/modern entry/sanctuary
- 3. Larger classrooms
- 3. Single service

Summarized Results:

- **Sunday morning activities = favorite part.**
- **More ministry/outreach to youth and elderly**
- **Update/modernization of building**

Room Use Survey

- 1) Sanctuary (including Sunday School Class)**
- 2) Family Life Center**
- 3) Youth/Children area/classrooms (including Sunday School Class)**

Appraisal Summary (Rockville) - May 9, 2023

Area (original)

- 9.85 acres
- 429,066 SF
- 31 lots
- Zoning: R-1 (Single Family Dwelling District)

Present

- Zoning: R-1 (Single Family Dwelling District)
- Not presently subdivided

Appraisal Summary (Rockville)

Land Valuation

- **Unadjusted**

- \$6,793/Acre
- \$66,911.05

- **Adjusted**

- \$8,609/Acre
- \$84,798.65

- **Finished**

- \$20,078/Acre
- \$197,768.30

Appraisal Summary (Rockville)

Cost Approach (50% Commercial, 50% Residential)

- Replacement Cost \$1,402,500.00
- Added Value \$ 300,000.00
- **Total \$ 1,702,500.00**

Income Approach \$1,600,000.00

Lot Development Costs

- \$42,500 per lot at projected density
- \$1,317,500 to develop 31 lots

Appraisal Summary (Church) - May 9, 2023

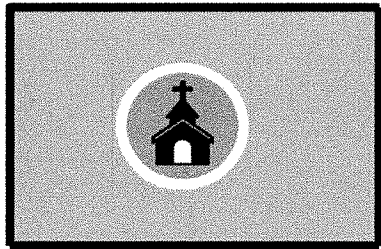
Area

- 0.84 Acres
- 36,386 SF
- Building @ 11,030 SF
- Zoning: R-1 (Single Family Dwelling District)

Reuse Building as Multi-Family

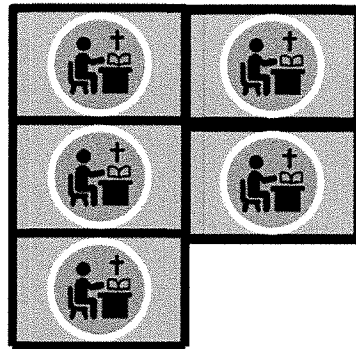
- Remodel Value \$810,000.00
- Remodel Costs \$200,000.00
- **Potential Value \$610,000.00**
- **If Sold as is = \$400,000**

Room Needs - 200 People



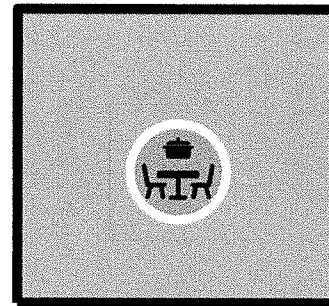
Sanctuary

(3,300 sq ft)



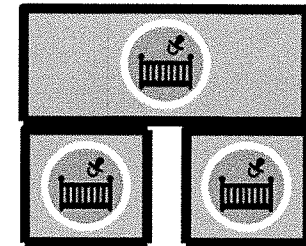
**Offices and
Classrooms**

(2,300 sq ft)



**Family Life
Center and
Kitchen**

(3,300 sq ft)

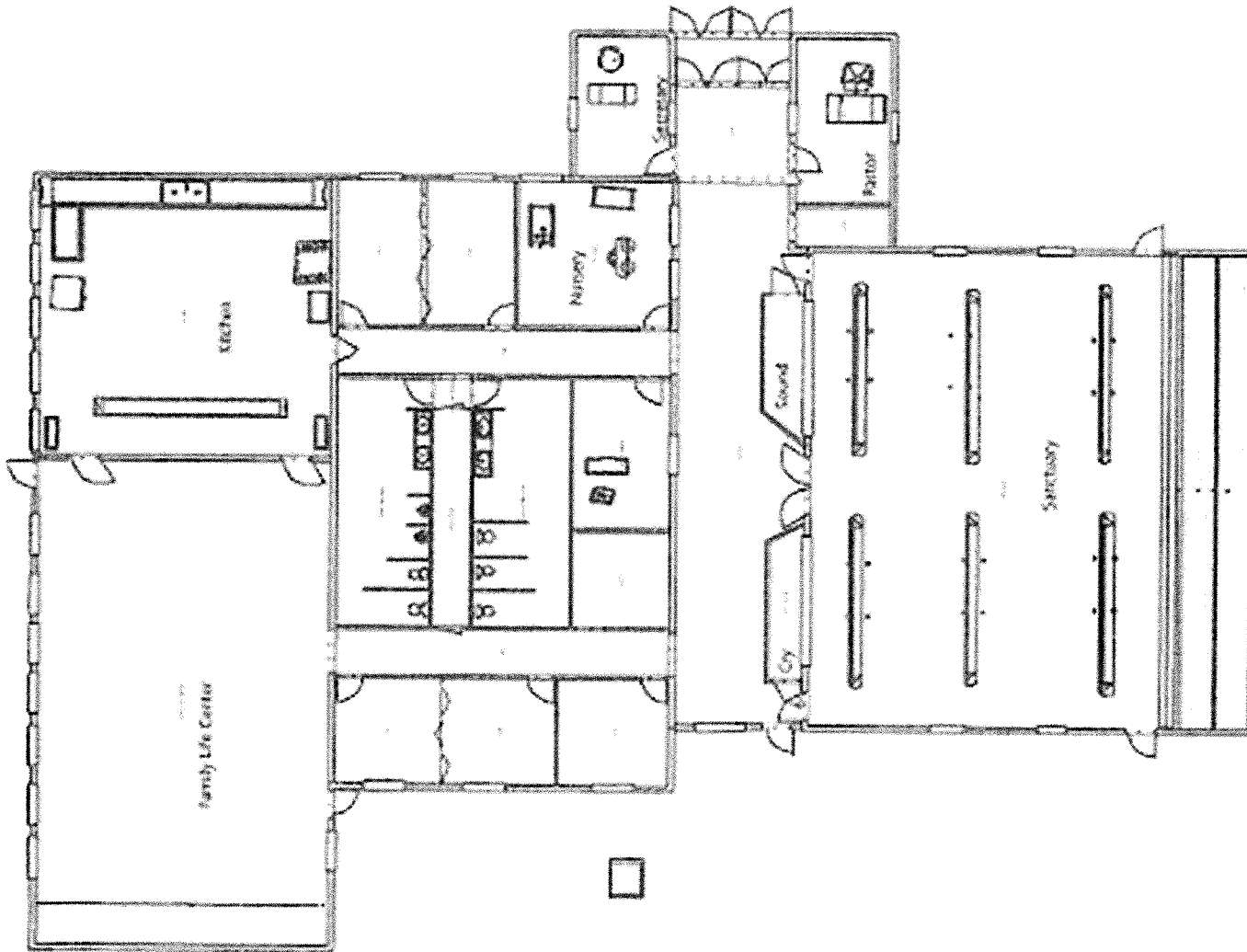


**Nursery and
Bathrooms**

(3,000 sq ft)

Sanctuary

- 1. IT (Computers + monitors + hardware + streaming software) = \$ 1000's**
- 2. AV (Sound board, speakers, stacks, cables, camera(s), microphones, lighting)
= \$1000's-\$10,000's**
- 1. Seats (Pews vs padded chairs)**
 - a. For 175 people**
 - i. Padded = \$8.5k - \$16.6k**
 - ii. Pews = \$22k - 35k**
 - iii. If replaced once in 50 years**
 - 1. Chairs \$17k - \$33K vs Pews \$22k - \$35k**








(footprint in square feet)






Sanctuary.....(65'x50')3250
Narthex.....(67.5'x25')1690
Office/Entry.....(42.5'x32.5')1380
Class/Bath.....(75'x35')2625
FLC.....(65'x35')2275
Kitchen.....(35'x30')1050
Total.....12270

Est. Const cost \$230/SF
 For 12,300 is about \$3,000,000

**12,500 Sq ft
 DEDICATED
 Sanctuary**

12,500 vs 10,500 sq ft

12,500 Sq Ft	
	
	Dedicated Sanctuary
	Family Life Center
	More Traditional
	Sanctuary First

10,500 Sq Ft	
	
	Multi-use Room
	Smaller Footprint
	Cheaper
	Sanctuary Expansion

Building Fund

Building Fund: \$ 1,173,431

- **\$ 696,997 Invested** (actual money raised) - 59%
- **\$ 476,434 Return** - 41%

- **\$ 26,017 in bank account** (\$20,000 to be transferred)

The faithfulness of the givers and wise investments have made this possible.

Budget Needs

Projected Available Funding

Building Fund - +\$1,173,431

Building Sale - + \$610,000

Total Funds-

+\$1,783,431

10,500 SQ FT (Multi-purpose)

Est. Cost - \$2,415,000

Difference - \$631,569

12,500 SQ FT (Dedicated Sanctuary)

Est. Cost - \$2,875,000

Difference - \$1,091,569

Takeaway Questions

- Do you think we need a new church building?
 - Why?
- What kind of sanctuary do we need for our ministry?
 - Dedicated or Multipurpose?
- When do we want to build a new church?
 - If not now, then when?

NO ANSWERS RIGHT NOW, JUST
CONSIDERATIONS

TO BE DISCUSSED AT NEXT MEETING

Q & A