



MASTER PLANNING PRESENTATION

October 25, 2026

4 THINGS

NEXT20

O1

Master Plan Decision and Design

O2

Architect Concept Renderings

O3

Estimated Budget

O4

Stewardship Plan

STARTED WITH A TARGET

TARGET COMPONENT	EXISTING · MARKET ST (+/- NET SF)	PROPOSED · PHASE 1 (+/- SF)	PROPOSED · PHASE 2 (+/- SF) ADDS
Total Land	+/- 2.93 acres	+/- 6 acres	—
Parking	104 spots	200 improved spots	200 improved spots
Worship Center	5,500 (325 seats)	—	—
Worship/Conference Center	—	8,000 (675n–800c seats)	—
Lobby/Great Hall	3,900	6,400	—
Nursery/PreK/Children	9,400 (incl FC)	9,600	—
Student (JH/HS/College)	1,500	2,500	5,000
Adult Classroom/Conference	1,700	2,500	5,000
Admin	3,000	3,000	—
Total Target Size (SF)	25,000	32,000	10,000

SPACE

SPACE	EXISTING LOCATION (MARKET ST.)	MASTER DESIGN PLAN (COMBINES PHASE 1 AND 2)
Worship / Conference Center / Bell Tower	5,500 sf (325 seats)	Main 8,200 sf (650 seats) + Flex Balcony 3,300 sf (350 seats)
Great Hall / Lobby / Breezeway	3,900 sf	Great Hall/Lobby 6,000 sf + Covered Breezeway 2,800 sf
EDUCATION CENTER		
Nursery / Pre-K / Children	9,400 sf	NPK 5,040 sf (Lower) + Children's 4,600 sf (Main)
Student (JH/HS/College)	1,500 sf	1,000 sf + Flex 1,650 sf
Adult Classroom	1,700 sf	4,500 sf + Flex 1,650 sf
Total Education	12,600 sf	Total w/ flex over 18,000 sf
Admin / Storage	3,000 sf	3,900 sf
Parking	104 spots	250 improved
Total Land	~2.93 acres	~6 acres
Total Size	25,000 sf	39,300 sf

MASTER DESIGN PLAN

Considered: Vision, Ministry needs, construction costs, homestead theme

- **Single-Phase Design**
- Reduces total SF from 42,000 sf to 39,300 sf (saving money)
- Avoids need for second building (saving money and hassle)
- Avoids cost escalation, "build it now" (saving money)
- Eliminates construction disruption
- Move-in Ready
- Allows for more efficient expansion if needed
- Increases initial investment

01 MASTER PLAN

SITE PLAN

NEW CHURCH BUILDING

39,300 SF · 3 Stories

A WORSHIP/CONFERENCE CENTER
650 Seat Main Level Gathering · 300+ Flexible Balcony Seating · Backstage/Production Suite · Multipurpose Classrooms · Student Lounge · Admin Suite & Conference Room

B GREAT HALL/BREEZEWAY
Gathering & Fellowship Area · Covered Drop-Off Entry · Open Concept Kitchen · Indoor/Outdoor Flexibility · Covered Outdoor Area

C EDUCATION CENTER
Secure Classroom Wings · Nursery & Preschool · Grade School · Multipurpose Classrooms · Resource & Support Spaces

D FENCED PLAYGROUND

E FUTURE EXPANSION

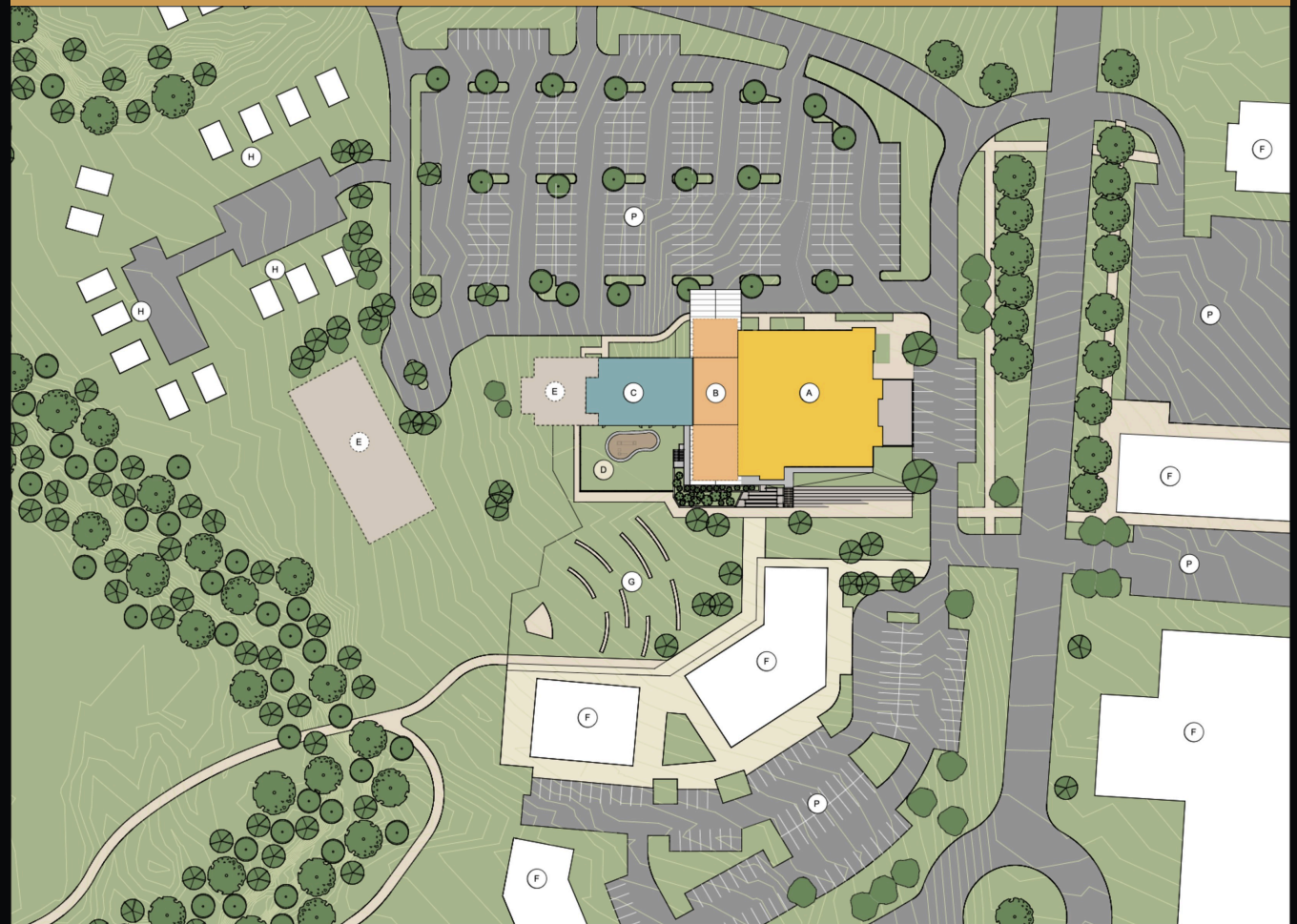
FUTURE DEVELOPMENT

F COMMERCIAL

G COMMUNITY GREEN

H RESIDENTIAL

P SHARED PARKING



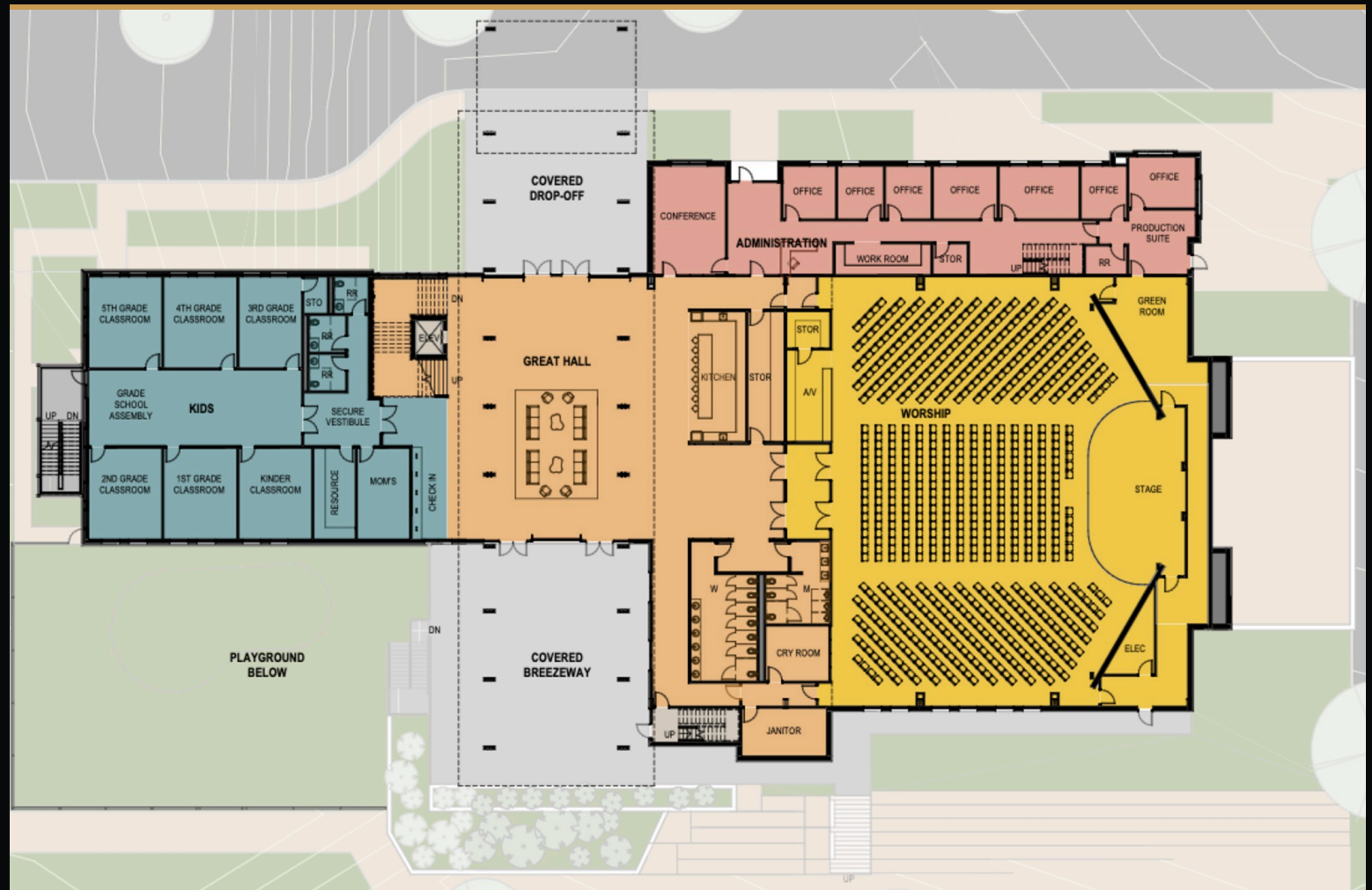
Preliminary proposed development. Plans subject to change.

01 FLOOR PLANS

MAIN LEVEL

LOWER MAIN UPPER

- WORSHIP
- GATHERING
- ADMINISTRATION
- EDUCATION
- COVERED OUTDOOR

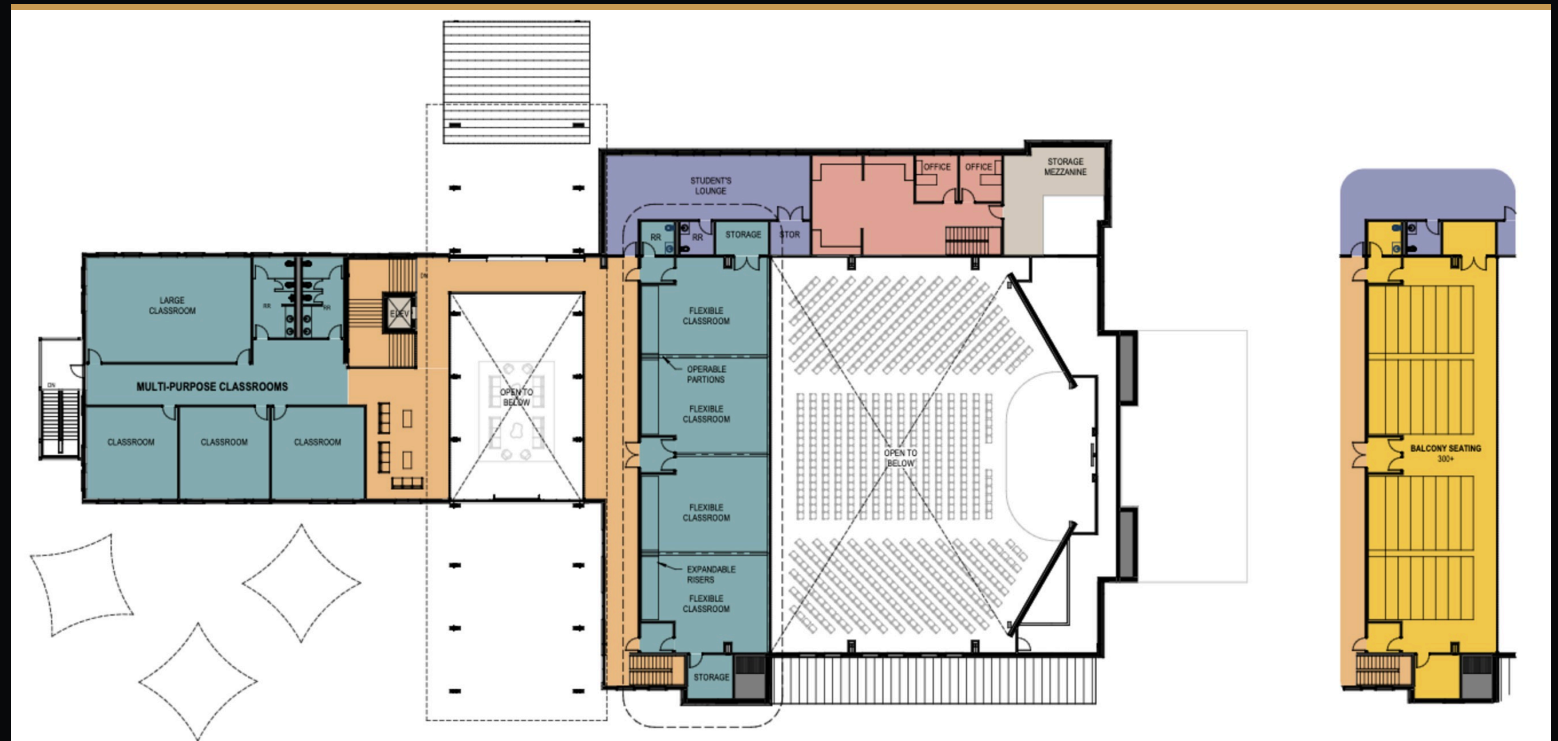


01 FLOOR PLANS

UPPER LEVEL

LOWER MAIN **UPPER**

- EDUCATION
- STUDENT LOUNGE
- ADMINISTRATION
- WORSHIP · BALCONY
- OPEN TO GREAT HALL



01 FLOOR PLANS

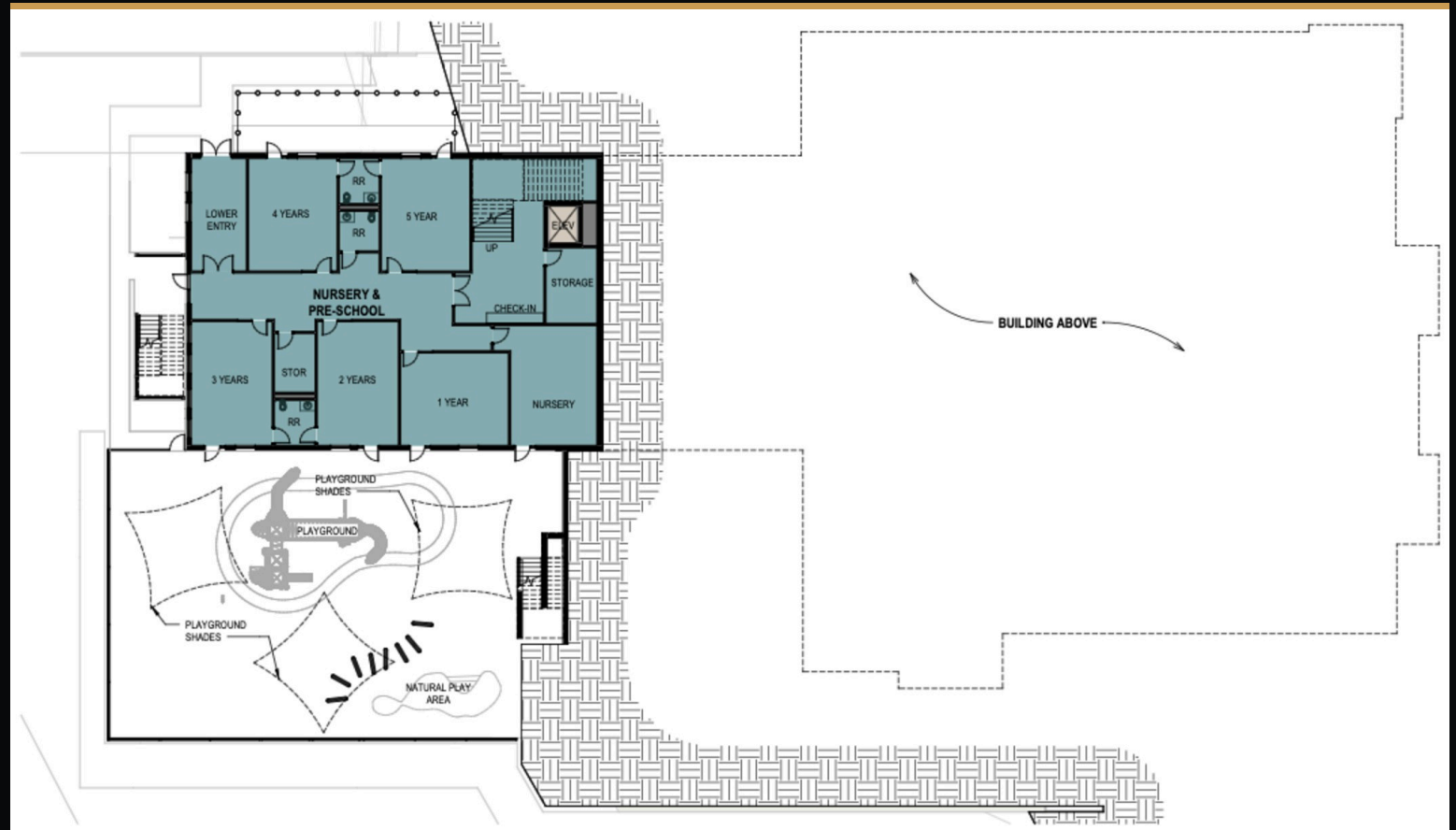
LOWER LEVEL

LOWER MAIN UPPER

EDUCATION

PLAYGROUND

BUILDING ABOVE



02

ARCHITECT CONCEPT RENDERINGS



— EXTERIOR VIEW 1

ENTRY FROM STREET / BELLTOWER



— EXTERIOR VIEW 2

GREEN / BREEZEWAY / PLAYGROUND



— INTERIOR VIEW

GREAT HALL



— INTERIOR VIEW 1

GREAT HALL / KITCHEN / WORSHIP ENTRY

fgma
FGMARCHITECTS



— INTERIOR VIEW 2

GREAT HALL / ELEVATOR / KIDS ENTRY



INTERIOR VIEW 3

GREAT HALL / EXTERIOR BREEZEWAY CONNECTION



— INTERIOR VIEW 4

WORSHIP CENTER STAGE VIEW

01 FGMA's analysis

Prepared by the architect, not internal

PAGE 1 OF 3

PAGE 2 OF 3

PAGE 3 OF 3

02 Based on this design

Priced from these plans, not generic

03 Next: refine costing

Next steps toward refining the numbers

HOW MUCH DOES IT COST?

LINE ITEM	PHASE 1	PHASE 2	TOTAL TARGET	MASTER PLAN
Main building (\$415/sf)	\$13.28M	–	\$13.28M	\$19.40M
Classroom building (\$375/sf)	–	\$3.75M	\$3.75M	–
Parking	\$0.96M	\$0.90M	\$1.86M	Incl.
Direct costs (FF&E, etc.)	\$1.78M	\$0.40M	\$2.18M	\$2.46M
Soft costs (design, consulting, testing)	\$1.78M	\$0.45M	\$2.23M	\$2.55M
Contingency	5%	5%	5%	10+%
Total target cost	\$17.8M	\$5.5M	\$23.3M	\$24.41M

TOTAL COST INCREASES FROM
\$23.3M to **\$24.41M**

- About \$1.1M over Target...
- ...but Contingency was significantly increased on FGMA's recommendation
- Accounting correctly for contingency, total would be less.

AND

- Eliminates future construction disruption
- Move-in Ready
- Allows for more efficient expansion if needed

BUT

- Increases initial investment

HOW WE WILL PAY FOR IT

STEP 1

NOW TO EARLY 2028

STEWARDSHIP

\$4.9M

20% Downpayment

- Raise \$4.5M Cash and Pledges by Jan 1, 2027
- Land Equity (6 acres × \$3–4/sf = \$750K–\$1M)

STEP 2

2028 TO MOVE-IN

BANK FINANCING

\$19.5M

Construction Loan

80% Loan to Equity

STEP 3

2029 FORWARD

MORTGAGE AND LAND PAYOUT

\$500K

Annual Debt Service

\$18.5M Mortgage after Sale less est \$1M/yr

NEXT STEPS

CHURCH

\$4.5M

Raise \$4.5M in
Commitments
(Pledges/Gifts)

INDIVIDUALS

Your Family's Prayer Decision

- 100% Participation and Response (commit to pray)

NOV. 1	Commitment Cards available
NOV. 1-15	Brochures and Exhibits in the Lobby
NEXT WEEK	Online Pledges and Gifts Opens (Next20 Fund)
NOV. 15	Best by Celebration Sunday
DEC. 31	At least by December 31st

LEADERSHIP DECISIONS

YES

Move Forward with Design Phase

NO

- Consider a lesser design plan
- Temporarily pause the project



Faithful Today. Ready for Tomorrow.