

Report to the Congregation September 2007



The Upon This Rock Progress Team thanks all those who attended the information meetings held in August. A total of 121 people attended, asked pertinent questions, and provided meaningful recommendations for the continued work of defining the facilities needed to fulfill Messiah's mission. This Report summarizes the project by reflecting the conversations that transpired at the meetings and also provides additional requested information.

Frequently Asked Questions About...

...the Proposed Physical Facility

- #1 **Q: When can we expect to break ground?**
A: Spring 2008, preferably after Easter which is March 23rd
- #2 **Q: What is the square footage of the current facility and what is the total in the planned facility?**
A: The current main facility has about 13,800 square feet (sf) on the main floor and 2,780 sf of usable space on the second floor including the choir loft for a total of 16,580 sf. Luther Hall has approximately 2,190 sf. The main floor of the proposed facility as planned will provide 22,680 sf with 3,930 sf on the second floor, giving 26,610 sf.
- #3 **Q: What is the seating capacity of the current nave and what is planned for the future nave?**
A: The seating capacity of the current nave including the chancel is 206. The new nave as proposed will seat 330 (including choir area and chancel) with overflow to 400 in the nave and 100+ could be set in the narthex giving overflow seating to 500.
- #4 **Q: Does the planned worship space allow for future expansion?**
A: Yes. It could be expanded to the north with possibly folding doors with the expansion possibly appropriate for use as a chapel. A balcony could also be added. The planned facility would also provide the option of having simultaneous worship services in the nave and in the fellowship hall.
- #5 **Q: If the overflow area in the planned nave is used, will those who sit in that area feel like they are "part of the service?"**
A: Yes. If funding is available, folding glass doors will be considered to separate the overflow area when not in use. With those doors open there will be good sight lines to the chancel area.
- #6 **Q: Does the design of the worship space allow for natural light?**
A: Yes; however, it is critical to avoid light that would cause issues with glare. North exposure provides a good natural light source and will be available in the planned worship space. East and west exposures will also be available, but bring increased risk for glare. Hopefully, stained glass will be in place in the future and is often given as memorials or honors after completion of a building.
- #7 **Q: Why is the planned nave not symmetrical?**
A: It is preferred and supported by those active in music that choirs not be "performers on stage" but located where they can actively lead worship. Thus, it is common to provide seating for the choir to one side of the nave. This also amplifies the sound of the choir throughout the nave using the natural acoustics of the space.

- #8 Q: Will the seating area in the planned nave be sloped toward the chancel?**
A: No. This would be more costly, would interfere with the line of sight from the overflow seating to the chancel, and also limit the possibility for expansion of the worship space in the future. It should be noted that although the planned nave is significantly larger than the existing nave, the back row of seating will be closer to the chancel than the back row in the present nave.
- #9 Q: Will there be audiovisual capabilities in the planned nave?**
A: Yes. The intent is that there will be multimedia equipment available with screen designed to be retractable or integrated into the facility in a manner that will not distract from the worship experience.
- #10 Q: Will there be an entrance to the building from Seminole?**
A: Yes. While the primary entrance will be on the north, there will be an entrance, primarily “ceremonial”, on the Seminole side of the building. It is critical to have an entrance that is welcoming to the community and to encourage our neighbors who would actually walk to Messiah.
- #11 Q: Will the planned facility be handicap accessible?**
A: Yes, that will be considered in every aspect of the project. There will be a limited use/limited access (LULA) elevator in place to provide accessibility to the second level and plenty of accessible areas in the nave.
- #12 Q: Will there be a covered entrance?**
A: Yes, the primary entrance will be covered. A covered “drop-off” area may be considered as a bid alternate and included if funds are available or added in the future when funding is available.
- #13 Q: Are we planning to build a gymnasium and why would we need one?**
A: No, not in Phase I. h, in its preliminary drafted state, does include conceptual plans for a multi-purpose room which could also be used as a gym. The actual design of Phase II will be determined in the future based on the needs identified at that time. In addition to more physically active sports, a facility of this type would also be used as a multipurpose facility to support a variety of activities and events.
- #14 Q: Will there be a place for youth to play physically active games/sports?**
A: With the band equipment out of the fellowship hall there is space to allow for physically active play. Basketball goals are planned for outdoors, which will not only be available for use in organized Messiah youth activities, but would be available as an indication of welcome to the neighborhood.
- #15 Q: Will the new facility be “green?”**
A: Every effort will be made to consider energy efficiency with use of solar energy and recycled products. Replacing current heating and cooling units serving the existing nave will increase efficiency in heating and air conditioning. Extent of energy conserving measures will depend on funding available.
- #16 Q: Will there be increased preparation and storage space for the flower committee?**
A: The planned sacristy area will provide prep space convenient to the chancel area. While some storage will be available in the sacristy, it is likely that some supplies will need to be stored in another designated location.
- #17 Q: Will those that attend the 8:30 service be able to visit and enjoy a cup of coffee after the service without interfering with or distracting those attending a later service?**
A: Yes, the coffee service area in the planned facility is removed from the entrance to the new nave so there should be no negative impact on activities in the worship space.

- #18 **Q: What is the risk of roof lines leaking when it rains?**
A: The roof line is being carefully considered with the plan to have most or all of run-off going to the outer edge of the building. Roof leakage is most usually due to poor ongoing maintenance and churches are notorious for reactive rather than proactive maintenance.
- #19 **Q: Will precautions be taken to prevent problems with termites that have plagued the current facility?**
A: Yes. The appropriate precautions will be taken.
- #20 **Q: When can we expect Phase II?**
A: Phase II is most likely 10 years in the future.

Schematic Drawings are available in the narthex and on the Messiah website for review

...the Current Facility Renovation

- #21 **Q: What will happen to the current sanctuary?**
A: In respect for its sacredness and the many memories and emotional ties of members to the current sanctuary, an effort has been made to retain its appearance. The current worship space will become the primary entrance to the building with a welcoming appearance providing easy access to the nursery.
- #22 **Q: What will happen to the current choir loft?**
A: It will go away.
- #23 **Q: Will there be anything done to the current fellowship hall?**
A: The floor covering will be changed with several options for suitable flooring available. Measures will be taken to improve the acoustics to support the spoken word.
- #24 **Q: Are there plans to renovate the current kitchen?**
A: There are no plans in this phase to do anything to the kitchen. However, if funding allows the movable serving/storage counters that were eliminated in the original 1989 fellowship hall plan may be revived.
- #25 **Q: Will there be increased space for the food pantry?**
A: The schematic plan has been revised to enlarge the current existing pantry by approximately 30%. Electricity to support a freezer, which would require a method to exhaust the heat produced, has been requested and will be considered.

...Property

- #26 **Q: What will happen to Luther Hall?**
A: Removal of Luther Hall will be one of the first things to take place at the beginning of the project as that will serve as the designated and necessary space for the site's water detention. The plan is to sell the structure for removal from the property.
- #27 **Q: What is the ultimate plan for the houses we are purchasing?**
A: The financial analysis for payment of the proposed facility was developed with plans to maintain the houses as rental properties. As needs might arise and funds became available to the degree that rental income was not required to be fiscally responsible, they could be sold and removed, razed, or used for outreach ministries and activities of the congregation.
- #28 **Q: Are we going to purchase the house at the corner of Seminole and Kings that is adjacent to our properties?**
A: This property is not needed to move forward with Phase I, the currently planned project. However, to allow for future development, we will continue to pursue the purchase of all properties bounded by Kings, Seminole, Dollison, and Lindberg.

...the Transition Period

- #29 **Q: Where will worship services be held when construction begins?**
A: Initially in the existing nave, but fairly early in the construction project, the services will be moved to the fellowship hall.
- #30 **Q: Where will the groups that currently use Luther Hall meet when Luther Hall is no longer available?**
A: Every effort will be made to continue to accommodate community groups (e.g., TOPS, NA, etc.); however the only likely location would be the youth house. This means that the youth and community groups would need to share that space during construction and this may not be feasible.
- #31 **Q: Could the community groups that currently use Luther Hall use other houses?**
A: If they did, we would lose planned rental income and, in order for the City of Springfield to allow their use as public meeting space, the structures would have to be upgraded.
- #32 **Q: How will Piecemakers be accommodated during and after construction of the planned facility?**
A: This has been studied extensively and several options have been discussed and are available. However, it seems that the best short- and long-term solution will be to use a portion of the fellowship hall. This will provide a large, flexible space that is immersed in bright natural light, adjacent to the kitchen, and near the restroom. With the improvements in the acoustics, the space will be conducive to conversation. A space, almost identical in size to the current storage space, has been identified. Options for accommodating and protecting an in-progress quilting project have been discussed and would be further explored with members of the group. Support staff will need to provide dependable assistance in set-up and take-down activities.

...Financing

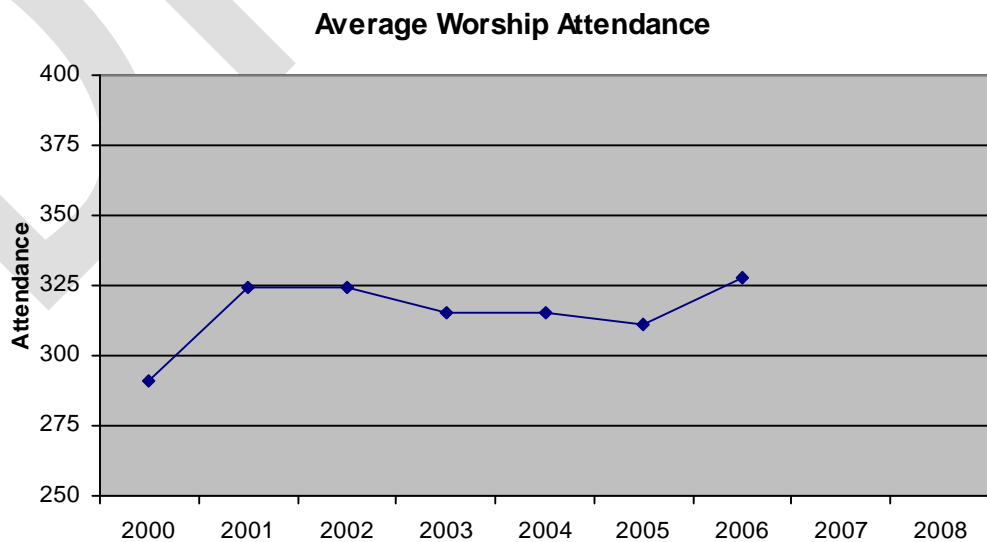
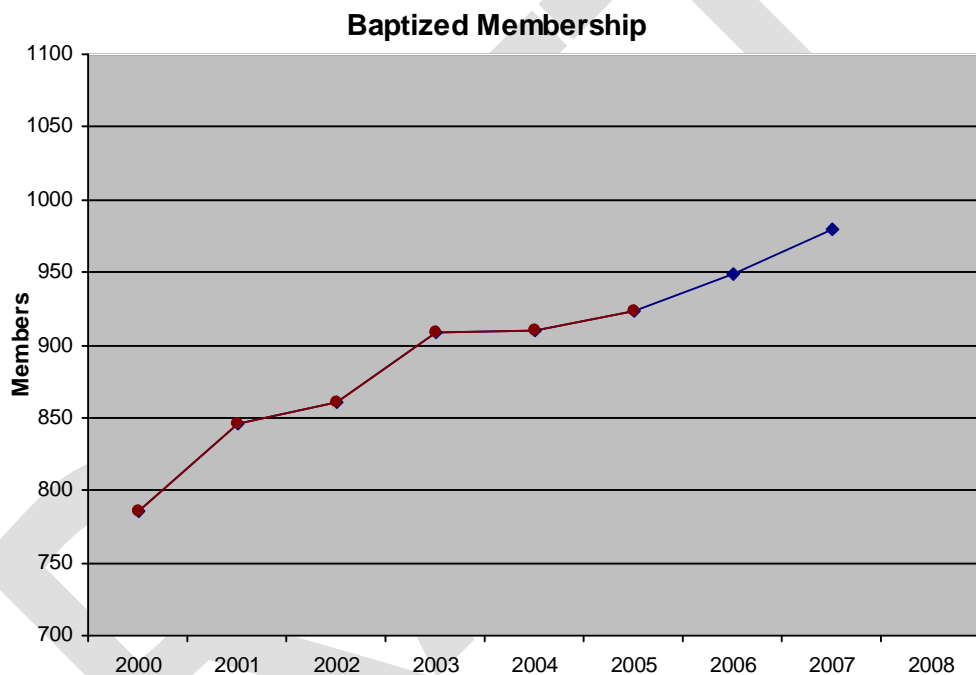
- #33 **Q: What impact will the proposed new facility have on the operating budget?**
A: Following City Utilities consultation and consideration of more efficient heating and cooling, the prediction is that utilities usage cost will increase 20%. With square footage increasing approximately 60%, insurance and maintenance costs will rise accordingly.
- #34 **Q: What are the long-term plans for paying for the proposed facility?**
A: Messiah will need to conduct subsequent appeals to address the mortgage that will be assumed. Mortgage payments must never be taken out of general funds as that will immediately result in cutting programs and ministries. The James Company recommends back-to-back campaigns every three years to handle the debt and position the congregation for continued growth and subsequent building phases. John Clark, James Company representative who advised Messiah on the current campaign, says "this usually scares people." He goes on in a recent message to the Upon This Rock Progress Team, "the question is always will people give again...and again?" He assures the Team that their experience is that congregations will raise between 80% and 90% of the first appeal in a second campaign and 90% of the second appeal in a third campaign. In addition, John has told us that "it is our experience that churches who conduct capital campaigns every three years will pay off any debt they take on in about half the time the loan is taken out for."
- #35 **Q: Do we think that Messiah can live up to what the James Company predicts?**
A: Yes, there is no reason to believe that it won't. The Company's prediction of the amount that would be pledged in the current campaign and the pace at which pledges would be paid has been very accurate. The proven generosity of Messiah's members and continued growth in ministry and membership, to which all must be committed, will ensure the prediction becomes reality.
- #36 **Q: Considering the current rate of giving to the Upon This Rock campaign and the prediction of the James Company for future campaigns what will be the extent of Messiah's future debt?**
A: Taking into consideration the rate of current giving to the Upon This Rock campaign, the amount in the restricted building fund, and the predicted cost of construction and permanent financing through Thrivent Financial, as well as the valued advice of the James Company, a detailed cash flow

analysis has been developed. That analysis reflects that at the end of the current capital fund drive, the loan balance will be \$1.6 million with a \$600,000 cash balance. In the summer of 2012, at the end of the second capital campaign, projected indebtedness is \$1.1 million. Finally, in July 2015, with completion of the third campaign the congregation's debt is projected to be slightly over \$600,000. A detailed cash flow analysis has been prepared and questions related to this aspect of the project should be directed to Dick Peterson.

#37 Q: Why was Thrivent Financial chosen as the source for financing?

A: Thrivent Financial was chosen as the preferred lender after consultation with 3 local lending institutions (i.e., Commerce Bank, Empire Bank, and Guaranty Federal), the ELCA Mission Investment Fund, and Thrivent. Questions related to arrangements for financing should be directed to Roger Wiemer.

Other Information (Source: ELCA Website)



Summary of Property Acquisition
(block bounded by Seminole, Kings, Lindberg, & Dollison)

Parcel	Address	Land Value	Annual Real Estate Tax	Purchase Price	Loan 80%	Purchase Date	Monthly Rent	Rental Date	Maintenance	Termite Control	Annual Insurance	Expense	
1	2103 S. Kings												
2	938 E. Lindberg	\$32,000	\$868	\$130,000	\$104,000	9-28-06	\$850	9-29-06		\$50	\$331		
3	934 E. Lindberg												
4	926 E. Lindberg	\$16,000	\$814	\$100,850	\$80,670	8-10-05	\$650	9-01-05		\$50	\$199		
5	918 E. Lindberg												
6	2102 S. Dollison												
7	2108 S. Dollison	\$39,000	\$758	\$117,500	\$94,000	8-11-06	\$675	8-12-06		\$50	\$322		
8	2114 S. Dollison												
9	925 E. Seminole		\$0	Location of Church Building							\$50		
10	937 E. Seminole		\$0	Location of Luther Hall							\$100		
11	2145 S. Kings												
12	2135 S. Kings	\$25,000	\$951	\$120,000	\$96,000	7-02-05	\$700	8-01-05		\$50	\$300		
13	2125 S. Kings		\$0	Location of Youth House							\$50		
14	2115 S. Kings												
15	2109 S. Kings												
	TOTALS	\$112,000	\$3,391	\$468,350	\$374,680		\$2,875			\$400	\$1,152		
	Land for Parking		-\$571		-\$18,480								
	Loan on Properties				\$356,200								
	MONTHLY PAYMENTS		\$235		\$2,418				\$109	\$17	\$96	\$2,875	

Note: Shaded areas indicate parcels that are property of Messiah congregation

Summary of Giving to Upon This Rock Campaign—July 31, 2007

Number of pledging units	154
Number of giving units	180
Gifts pledged	\$928, 572
Pledged gifts received	\$520, 073
% of pledged gifts received	56%
% of pledged units that have met < 1/3 of pledged amount	27%
% of pledged units that have met 1/3 of pledged amount	40%
% of pledged units that have met 2/3 of pledged amount	13%
% of pledged units that have met 100% of pledged amount	8%
% of pledged units that have exceeded pledged amount	8%

This document has been prepared to ensure that Messiah's members are as informed as possible regarding the Upon This Rock building project prior to the called congregational meeting scheduled for September 9, 2007. The information presented here is accurate to the best of the Progress Team's knowledge at the time of publication. However, as with all building projects, there are uncertainties about the final outcome until bidding on the construction occurs. Thus, due to costs and other potential factors, it is probable that adjustments in the project will be necessary.

Upon This Rock Progress Team

Bob Bell	Steve Jones
Vickie Donnell--Facilitator	Dick Peterson
Dan Friberg—Pastor	Dan Rudge—Council Rep
Marilyn Hamann—Council Rep	Bob Scranton
Don Harkey—Council Rep	Gary Soderberg
Bill Hedrick	Roger Wiemer