

WPC Master Building Plan FAQ's for Covenant Partners

January 7, 2020

1. Why should we “invest” additional capital in WPC on Fernwood Drive?

- a. The Spartanburg economy and population have been growing with no downturns expected near term.
- b. The east side of Spartanburg continues to be a desirable place to live and raise families.
- c. The Fernwood neighborhood has shown its long-term viability with new families replacing older residents.
- d. If WPC were not already where it is, it would be a prime spot to plant a new church.
- e. Our demographics (generational distribution by age) show a healthy spread with many younger members.
- f. The existing campus facilities have been maintained well but are maxed out.
- g. The last major additions to facilities (gym/ family life center) were 31 years ago and continue to serve us well.
- h. The annual increases in pledged giving and our operating budget indicate our Covenant Partner's commitment to the WPC mission.
- i. The WPC mission is to be a continuing example of the true church, sustainable in our time and place.
- j. The facilities we must have to continue the WPC tradition of inviting, training, and nurturing Christian disciples, beginning with our children, have been thoughtfully and strategically identified and configured in the Master Planning process.

2. What continues to be the objectives of our church leadership under our long range Master Plan?

- a. The recent, current and projected growth of our congregation, especially young families.
- b. Growth of our children's' Sunday School (Children's ministry)
- c. Address space constraints of adult classrooms, hallway and gathering areas.

3. What recommendations for building upgrades/additions are being suggested?

- a. Input was gathered from last May's Town Hall meeting, church staff and all committee members by the Building Design Sub-Committee and the Master Plan Steering Committee and as well as extensive analysis of our future growth patterns. This was incorporated into developing the revised concept drawings approved by the Session. Factors such as facilities needed, priority of needs, construction sequence, cost, and funding are some of the parameters being presented.
- b. Keep in mind these are still only concept plans. The Building/Design Committee has reorganized and is poised to move forward with detailed planning. This must be done in order to get a better estimate on actual costs and possible cost savings we can achieve. Until we have some idea of the available funding, decisions on specific design, programming and construction options cannot be addressed efficiently.

4. Do the recommendations come with suggestions on the priorities and needs assigned to each project?

- a. Yes, the project priorities based on available funding are as follows:
 - 1st. Children's' Education Wing, relocate church office, and repurpose existing children's classroom for adult use.
Cost Estimate—\$5,504,980
 - 2nd. Gathering Space
Cost Estimate--\$862,150

3rd. Fellowship Hall renovations

Cost Estimate--\$465,690

4th. Emory Road House addition/renovations (timing not dependent on other phases)

Cost Estimate--\$150,000

Total revised budget—\$6, 982,820

- b. If sufficient funds are not available to do the entire scope of the Master Building plan, the Master Building plan will be reviewed with a priority on building the Children's Education Building.

5. We are a "debt free" church. Will there be borrowed money involved?

- a. Even though the Church is debt free, we will need to borrow money, at least short term, to accomplish building new facilities. A loan will be required during the **5-year pledge** process.
- b. The Finance Committee's professional Capital Campaign Consultant will begin **January 13, 2020** to conduct a feasibility study which includes a congregational wide survey and canvassing of a sample of Covenant Partners of WPC. The process will unfold from there.

6. What is the CURRENT timeline as our campaign progresses?

- a. The Session authorized TOWN HALL MEETINGS on **Wednesday, January 8th** and during the Sunday school hours on **January 12, 2020** to allow the Steering Committee and Building/Design Committee to describe the project, the budget, and answer questions. (*Presenters: Matt Smith, Master Steering Committee and Laney Nix, Building/Design Committee*)
- b. A vote to determine congregational support to proceed will be taken on **Sunday, January 26th, 2020** at each service.
- c. **February 1- March 31st**—Capital Campaign conducted by Finance Committee.
- d. **April 1st- April 30th** Building/Design Committee will review Funds available vs. estimated building costs and make recommendations to the Steering Committee on how to proceed.
- e. By May, the Steering Committee will make a recommendation to the Session.
- f. If Session approves, a Congregational Meeting will be called in May to vote on the Building Project and Funding.
- f. If approved by Congregation, Architect & General Contractor will be engaged to finalize plans and Permitting--**June 1st – November 30th 2020**
- g. Construction Commences on or before **January 1st 2021**