

# Phase II Building Project Proposal

1. The Phase II Building Team proposes that we, BBC, use L&F Design Build for this project. Below are a few of the reasons why we believe going with L&F is the best option.

First, we have a good working relationship with this company. We have worked closely with a group of Christian men from the company in getting the project to this point. There is a mutual honesty and respect that comes with working on such a project with fellow believers. Furthermore, the Kentucky Baptist Convention recommends L&F because of their commitment to excellence and Christian integrity in working with churches.

Second, an open book policy will be practiced throughout the construction phase of this project. That is, L&F has agreed to allow us to see all the money that is spent, how it is spent, etc. Furthermore, we are afforded the opportunity to recommend sub-contractors for the job and to play a role in their selection. We will be able to view exactly how much each sub-contractor is paid and where the money is going. This will also allow us to see at the end of the job L&F's profits and our savings throughout the course of the project. In short, this means that we could potentially save money on the project, coming in at less than the \$1,000,000 maximum price.

Third, they come with hearty recommendations from other churches and organizations that have used their services in the past. From our research, we have learned that L&F has done good work for other churches and organizations. In addition, L&F understands the unique events that must be attended to by churches (funerals, weddings, etc.) and, with appropriate notice, is willing to work with us in order to ensure that we can handle these events with as much normalcy as possible during the construction phase.

2. Since June 2007, the Vision Team has worked closely with L&F in order to get the conceptual plans which were approved by the church on June 14, 2009. We, the Building Team, believe it is in our best interest to stick with L&F for the construction portion of this project rather than gathering other bids. Why?

Walking away from L&F at this point in order to start the process of gathering other bids would be a step backwards, and would unnecessarily extend the start of this project into the distant future. Additionally, delaying the start of this project increases the risk of a significant rise in cost, since with time comes the good possibility of rising costs in labor and material.

In order to gather other bids we would first have to spend approximately \$70,000 for more detailed drawings. Only after spending this money and obtaining these drawings would we even be in a position to ask for bids. With L&F, these more detailed drawings are already included in the overall cost of the project. Furthermore, the approximately \$12,000 we have already spent with L&F is a part of the \$1,000,000 overall price of the project. Simply put, walking away from L&F at this point would be an unnecessary waste of the investment we have already made with the company through the conception and planning phases.

3. As already mentioned, this project will cost a maximum of \$1,000,000 (1 million). What are we getting for 1 million dollars?

- Total renovation of existing education space that was built in 1953. This includes bringing everything (electrical, etc.) up to code.
- An elevator in order to provide easy access for all persons to the upstairs portions of our facilities.
- New addition to include new office space (first floor) and new choir room/multi-purpose room (second floor); this is a 20' x 50' addition to the existing building which will extend north (the grassy area outside Janis' office window).
- New entryways on both sides of the Sanctuary. The new entryway on the North side will also serve as a large, inviting welcome area.
- Aesthetic makeover of the Sanctuary including lighting, paint, and carpet.
- Additional upgrades will be considered as the budget allows.

4. How are we going to pay for this?

The Trustees and Building Team members have been in contact with numerous banking institutions. At this point, it appears that we will be able to obtain a loan with a starting rate of approximately 4.5-5.0%.

The building team proposes that, upon approval of the proposal to proceed with construction as identified in this document, the church immediately launch a campaign to reach the mark of \$150,000 in the building fund. Currently, we have approximately \$100,000. Upon reaching the \$150,000 mark, we will put a down payment on the project and immediately begin construction. Thus, we will take on a 30-year loan of approximately \$850,000.

This loan will translate into a monthly payment of approximately \$4,300-5,000. These payments will come directly out of the building fund and be kept completely separate from the general fund as approved in the yearly budget.

A team (committee) will be formed to oversee the financial progress of the building project. This team will promote fundraisers and keep the church regularly updated concerning the financial progress of the project.

Of course, in order to pay for this project, we are asking that every member of BBC commit to give regularly to the building fund, above and beyond your regular giving to the general fund of the church. Following are a few simple breakdowns that show that, if everybody pitches in, this project can be paid for in a relatively short amount of time.

For example, if 200 families (or individuals) commit to give approximately \$11.00 per week to the building fund, we could pay off an \$850,000 loan, including interest, in approximately 10 years. Or, if 200 families committed to give \$25.00 per month (approximately \$6.00 per week), that would

equal \$5,000 per month, the approximate monthly payment.

The point is, if everybody participated in giving to this project, it can be completed and paid for in a relatively short period of time. Of course, some will not be able to give \$11.00 per week or \$25.00 per month due to difficult financial circumstances. At the same time, some will be able to give far above and beyond these amounts. What is most important is that we ask God to lead us in our giving to this project and give sacrificially, just like Jesus has sacrificially given Himself for us.

It is encouraging to look back and see how God provided through the BBC family for Phase I. The total cost for all aspects of Phase I was \$1.4 million. A total of \$700,000 was borrowed in the summer of 2002. This amount was paid in full in November 2007 and also left a surplus of \$25,000 which became the “seed money” for Phase II. In other words, the BBC family has done this before and, by God’s grace and the sacrificial giving of God’s people, we can do it again.

5. From where will the church offices operate during the time of construction?

This has not yet been finally determined, but has been narrowed down to a couple possibilities. In all likelihood, the church offices will operate out of the Nichols Mission House and certain portions of the Family Life Center during construction. In short, the offices will still function on church property during the construction phase, though exactly where on the church property is still under consideration and subject to change.

6. A number of Sunday School classes, AWANA classes, Children’s Choir groups, and other organizations will have to move during the construction phase. Where will they meet?

These classes, groups, and organizations will temporarily meet either in some unused space in the Family Life Center or in other places that are sufficient and agreeable to that class, group, or organization. We are confident that sufficient accommodations can be made for every class, group, and organization affected during construction. Of course, during the construction phase, things will be temporarily interrupted. But we are confident that these temporary interruptions will be well worth it upon the completion of this project! (The project is estimated to be completed in approximately 180 days).

7. When will we vote to decide whether or not to proceed with this proposal? What happens if the church does approve this proposal?

On October 25th, after the morning worship services, in a special called business meeting, the church will vote whether or not to adopt this proposal.

If the proposal is adopted, the next step will be to raise approximately \$50,000 in addition to the approximately \$100,000 already in the building fund. Once we reach \$150,000, a down payment on the project will be made and construction will begin.

8. What if I have questions about the proposal? How can I get those questions answered?

We encourage you to contact any member of the building team if you have a question you would like answered. The best option for having your questions answered is to call the church office

(502-252-8435) and ask to speak with either Pastor Ryan or Pastor Leland, as both of them have served on the building team throughout this process and will likely be the most accessible.

In addition to contacting a member of the building team individually, the building team will host an open meeting on Monday night, October 19th, in the small fellowship hall. If you have any questions you would like to ask directly to the building team, this open meeting will serve as a perfect opportunity for you to do so.

Our goal is to answer as many questions as possible before the business meeting on October 25th. Many of the questions you may have will most likely be best answered in a small group format where more devoted attention and discussion can be given to the question. Therefore, we encourage you to quickly contact us with any questions you may have so that we may answer all your questions prior to the vote on October 25th.

Sincerely,

The Phase II Building Team:

John Roby – Chairman

John Pierce

Rachelle Morrow

Jennifer Coulter

Cecil Stewart

Todd Sanders

Ryan Lyons

Leland Parks