

Building Project Questions & Answers

Updated 2016.04.09



OUNC MISSION: The mission of Onalaska United Methodist Church is to be an **inviting, welcoming, and accepting** congregation so that all may **become devoted followers** of Christ **transforming** the world into the **Kingdom of God**.

BUILDING PROJECT MISSION: The mission of the building project is to provide space that is...

1. **Inviting** – attractive to people and groups in the Onalaska community and region.
2. **Welcoming** – pleasant, comfortable, and easy to use for members and guests.
3. **Accepting** – accommodating all people, including those with mobility challenges and disabilities.
4. **Discipling** – making followers of Jesus through abundant, functional space for worship, education, and fellowship.
5. **Transforming** – room for existing and new outreach and mission activities serving our community and the world.
6. **Forward-Looking** – providing room for new growth and opportunities as God’s Kingdom continues to be revealed

COST: The current design proposal significantly improves on all goals A-J listed on the next page, adding roughly 8,400 square feet at a projected cost of \$3.5 million. This includes an unfinished basement under the expansion which would provide 6,000+ additional square feet for future growth opportunities, addressing our own church’s potential needs as well as goal K. The estimate also include all fees, many of the fixtures and fittings needed to complete the project, and a \$150,000 contingency budget. **These costs are preliminary; the design continues to undergo review and value engineering for potential reductions.**

HISTORY:

1866	First church built on current site of sanctuary
1905	Second church built (or first church extensively renovated and rebuilt)
1959	Current education wing built
1971	Current church sanctuary replaces second church
1985	Current offices and classroom space built to join education wing and sanctuary
2001	Current sanctuary extensively renovated and stained glass window installed
2011	Property Planning Committee formed to begin planning the next phase
2015	Church Council approves professional design study and feasibility study.

FUTURE:

Apr. 2016	The United Methodist Foundation conducts a feasibility study to see how our congregation financially supports the building project
May 2016	Church conference to present the design study and feasibility study. Congregational vote required to proceed with capital campaign.
Jun. 2016	If approved, capital campaign begins.
Oct. 2016	Church conference to review capital campaign results. If approved, contract for building project with HSR & DBS. Congregational vote required to proceed with building project.
Spring 2017	Building project breaks ground.
Spring 2018	Building project dedicated.

SPECIFIC GOALS OF BUILDING PROJECT:

These goals were identified as priorities in 2014 and have been re-emphasized...

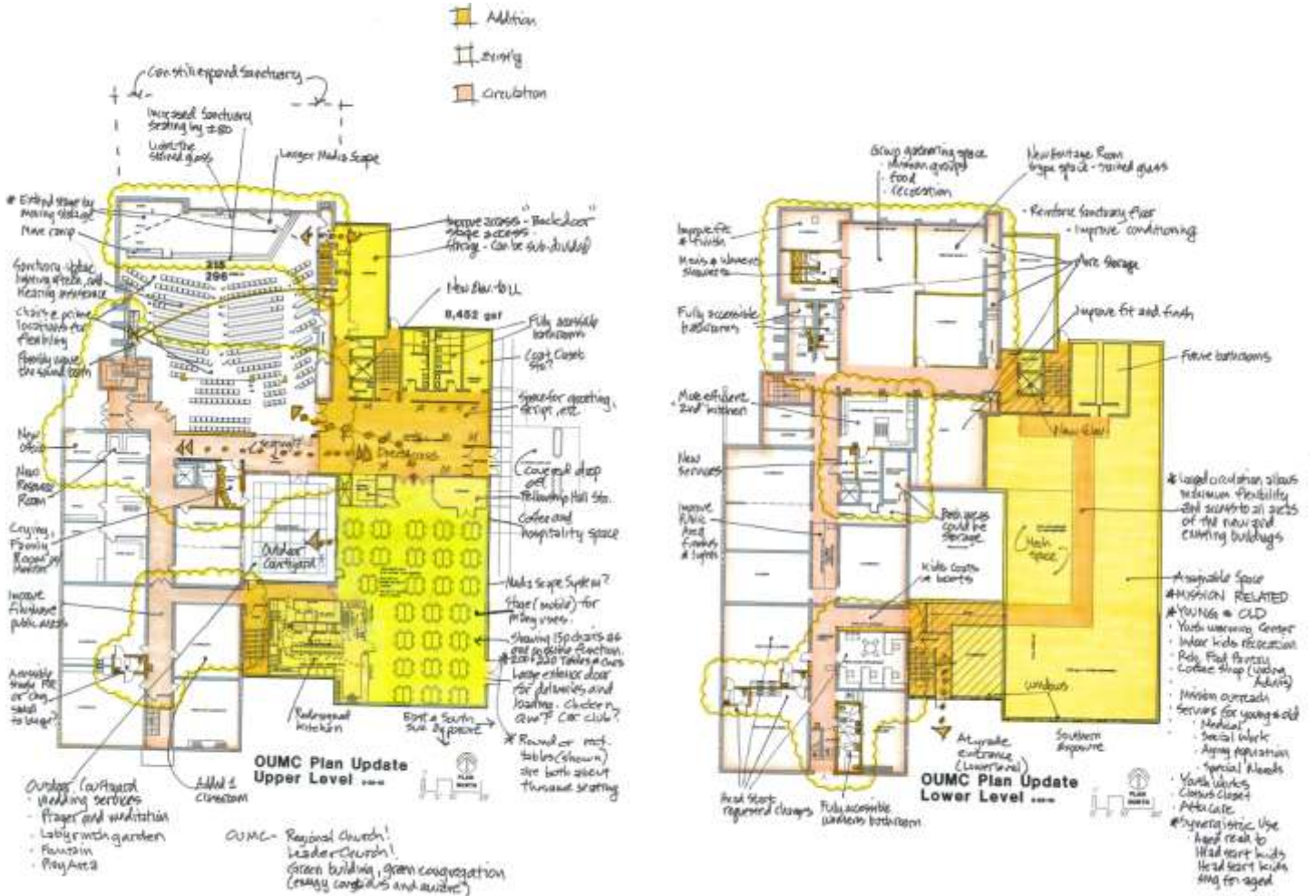
- A. Larger, more accessible (ADA-compliant) restrooms.
 - We don't have enough restrooms.
 - There is no men's room on the main floor of the church.
 - Downstairs restrooms are not handicap-accessible.
- B. Covered drop-off.
 - Current entries are weather-exposed and difficult for disabled and mobility-challenged people.
 - Weddings, funerals, etc. could use covered drop-off space.
- C. Improved access to fellowship hall.
 - Fellowship hall is hard to find, staircases are hidden and narrow.
- D. Improve kitchen area and storage space
 - Kitchen work does not "flow" well.
 - Food and supplies for Head Start, community dinner, etc. are stored in other rooms.
- E. Larger, more aesthetically-pleasing fellowship hall.
 - Fellowship hall is somewhat spartan and cluttered.
 - Heating, cooling leave much to be desired.
 - Multimedia presentations are difficult.

These additional goals have been identified through intensive interviews with many groups at OUMC...

- F. Increase size of sanctuary and make improvements in lighting and sound.
 - Early service is currently full (80% seating capacity).
 - Lighting is too dark, both for those leading and those participating in worship.
 - Sound is poor for those with hearing problems.
 - Front is frequently crowded with bell choir, puppets, cantata, and other worship activities.
- G. Provide more classroom and meeting space.
 - Sunday School is using all available classrooms; we have no other meeting space Sunday mornings.
 - The Bible Study Fellowship which uses our building on Wednesday is overflowing with 300 women and children and needs more rooms.
 - Head Start needs a second classroom.
- H. Improve narthex/lobby space.
 - Current lobby hosts mission displays, scrip sales, overflow seating and more.
 - Crowded and not a pleasant place for people to visit and mingle.
- I. Improve storage space, especially adjacent to sanctuary.
 - Bells, puppets, choir, and altar guild are crammed into insufficient storage areas.
 - Additional storage needed for VBS, Sunday School, special events.
 - Groups that use the church such as BSF and quilters have boxes crammed into closets
- J. Updates for safety and code compliance, especially adding sprinkler systems to entire facility
- K. Expansion space for outreach opportunities such as hosting mission teams or youth groups, senior center or activities, missions serving poor or disadvantaged, space for a social worker, or ???



DESIGN: The current plan is based on feedback from many church and community listening sessions. This is still being revised, but is getting close to final. (Plans are courtesy of HSR Architects, DBS Group, and Paragon Associates)



QUESTIONS AND ANSWERS:

- Q:** Who makes the decision about building the project?
A: There are two church conferences where the entire congregation will vote, tentatively scheduled in May 2016 and October 2016. (See the "Future" timeline.) The project must pass both of these congregational votes to proceed. We also need final approval from the North Central District Building Committee and DS Forrest Wells. Congregation members are invited to provide feedback to the leaders of the church, especially Park Hunter (pastor), Mark Bertrang (lay leader), Wes Panzer (Council chair), Jeff Moorhouse (Trustees chair), and Denny Borchert (Property chair).
- Q:** How will we pay for this?
A: Most of the cost of the church will be raised through capital campaigns and fundraising. The feasibility study in April 2016 will interview a statistical sample of our congregation to assess support. The rule of thumb is that we should have one-third of the cost of the project in cash, and another third in pledges, before we begin construction. These would be raised during the capital campaign beginning in June. The remaining third can be borrowed as necessary. Church leadership will evaluate the cost of the loan, as well as the increased operating costs of the new building, to ensure we can sustain the expense without limiting our mission and ministry. We are also looking at ways to phase the renovations to offer cost options, and potential value-engineering to reduce the overall price of construction.
- Q:** Why aren't we building a larger sanctuary?
A: The new building design would take out the glass wall, incorporate the current narthex into the sanctuary, and add about 80 seats to our worship space. More seats could be added for cantata, but would have limited views. We also are thinking about the fellowship hall as a nice area that can be easily used for different or additional worship space. In the current design, it opens into the courtyard inside the building for new options when the weather is pleasant. We don't want to build a 600-seat church, but have only 100-200 people in the pews. That feels "empty" and isn't the best use of space. As our worship attendance grows, we will add a third service to accommodate them.

Q: Why do we need all this space?

A: At this point, the size of our facility is probably limiting our growth potential and service to the community. There are several times during the week when Onalaska UMC is overflowing. Many Sundays, the front of our church is overcrowded with choirs, bells, and/or puppets... not to mention the annual cantata! Our early service on Sundays is 80% full, which is about the maximum (people don't like to sit too close to each other). We use every Sunday School classroom and don't have space for Sunday morning meetings or a new Sunday School class. On Wednesdays, the women's Bible Study Fellowship (BSF) brings 300 women and children into our space, overflowing classrooms and the sanctuary. Head Start needs to add a second classroom in Onalaska; we value them as a tenant and part of our mission to serve people in need. The Community Dinner, SOAR, Head Start, quilters, and others cram their supplies into small, disjointed storage areas.

Q: What happened to the earlier plan to just add a drop off and better access to the basement fellowship hall?

A: We weren't getting much "bang for the buck" with that plan. Because of the required code updates and renovations to the building, the earlier plan was going to cost \$1 million and add about 1,000 square feet. It did not solve our space problems, and still left us with a basement fellowship hall that is less than appealing to our members and the community. The new plan is a much better solution, and a much better deal. If we build the basement, we will be adding almost 15,000 square feet (15x the space) for an estimated \$3.5 million (about 3.5x the cost).

Q: Will the new building include a _____? (coffee shop, food pantry, senior center, teen shelter, etc.)

A: We don't know what new God-opportunities might arise to serve our community. These suggestions and more have been mentioned at various meetings with church members, groups, and the architects. However, we don't have specific plans. Any new tenants or programs would need to complement our church's mission, and not compete with existing services in our community. Extra space gives us options to serve as God calls upon us, or add new classrooms or youth space as our church grows.

There can be great synergy and disciple-growing opportunities from having multiple programs under our roof. For instance, the Head Start kids might put on a Christmas program for a senior group, or the seniors might read to the Head Start kids. A coffee shop could provide a space for local residents and business people to meet, a great space for our youth or small groups to relax, or a casual space for a new "seeker-friendly" worship service. Many growing churches use this community synergy model.

Q: How did we select HSR Associates and DBS Group?

A: Onalaska UMC is blessed to have church members who are leaders in the design and construction fields. Dan Blumer is an architect with HSR Associates, one of the top regional architecture firms. Matt Gobel is a manager with DBS Group, a respected design/build contractor in the region. Both Dan and Matt have generously volunteered their expertise the past few years during our "dreaming" phase.

The Trustees invited HSR and DBS to submit a joint proposal for the design study and the building project. Experts on Trustees committee felt that the HSR/DBS proposal was competitive. In addition, the committee wanted to support businesses associated with our church members, and felt that Dan and Matt would bring an added level of commitment because of their passion for Onalaska United Methodist church. Therefore, the trustees chose not to solicit additional quotes. The Church Council concurred and unanimously approved HSR/DBS's proposal at the November 2015 meeting.

We are currently contracted to HSR/DBS only for the design study phase of the project, with the understanding that they are our preferred partners for the construction phase if we choose to move forward. During construction, DBS will bid out parts of the job to subcontractors. We will also call upon Jeff Moorhouse, another OUMC member, who owns Paragon Associates, a respected local civil engineering and landscape architecture firm.