Building Project Details, Questions & Answers  

**OUMC 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.

**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-E and some of goals F-J listed on the next page, adding roughly 7,700 square feet on the main level at a projected cost of $3.26 million. This includes an unfinished lower level under the expansion with 5,300 additional square feet for growth opportunities, addressing our own church’s potential needs as well as goal K. The estimate also includes all fees, many fixtures and fittings needed to complete the project, and a contingency budget.

**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 replaced 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 approved professional design study and feasibility study
- 2016 Members approved capital campaign at October 23 Church Conference

**FUTURE:**

- Spring 2017 “Building to Serve” Capital campaign
- June 2017 Church conference to review capital campaign results. If approved, contract for building project signed. *Congregational vote will be required to proceed with building project*
- Fall 2017 Building project breaks ground
- Fall 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. Improved 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 and 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 would like to use more rooms
   - Head Start needs a second classroom

H. Improve narthex/lobby space
   - Current lobby hosts mission displays, scrip sales, overflow seating and more
   - Lobby is 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, and special events
   - Groups that use the church such as BSF and quilters have boxes crammed into closets

J. Update for safety and code compliance, especially adding sprinkler systems to entire facility

K. Expand 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 ???

ESTIMATED COST

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>$1,623,520</td>
</tr>
<tr>
<td>High Intensity Remodel</td>
<td>$296,395</td>
</tr>
<tr>
<td>Low Intensity Remodel</td>
<td>$166,848</td>
</tr>
<tr>
<td>Basement Shell Space</td>
<td>$183,330</td>
</tr>
<tr>
<td>Basement Restrooms</td>
<td>$69,700</td>
</tr>
<tr>
<td>Fittings/Fixtures/Other</td>
<td>$219,750</td>
</tr>
<tr>
<td>Site Improvements</td>
<td>$378,950</td>
</tr>
<tr>
<td>Design/Engineering Fees</td>
<td>$175,000</td>
</tr>
<tr>
<td>Capital Campaign Fees</td>
<td>$50,000</td>
</tr>
<tr>
<td>Interim Pledge Financing</td>
<td>$100,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$3,263,493</td>
</tr>
</tbody>
</table>

ANTICIPATED FINANCING

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash &amp; Pledges On Hand*</td>
<td>$150,000</td>
</tr>
<tr>
<td>Cash &amp; Pledges On Hand*</td>
<td>$150,000</td>
</tr>
<tr>
<td>Additional Mortgage</td>
<td>$400,000</td>
</tr>
<tr>
<td>Capital Campaign Cash</td>
<td>$1,100,000</td>
</tr>
<tr>
<td>Capital Campaign Pledges</td>
<td>$1,600,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$3,250,000</td>
</tr>
</tbody>
</table>

ESTIMATED OPERATING EXPENSES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lost House Rental Income</td>
<td>$9,000</td>
</tr>
<tr>
<td>Increase in Electric Bill</td>
<td>$1,840</td>
</tr>
<tr>
<td>Increase in Gas Bill</td>
<td>$1,423</td>
</tr>
<tr>
<td>Increase in Cleaning</td>
<td>$5,448</td>
</tr>
<tr>
<td>Increase in Insurance</td>
<td>$5,679</td>
</tr>
<tr>
<td>Increase in Mortgage Interest</td>
<td>$15,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$38,390</td>
</tr>
</tbody>
</table>

*as of February 28, 2017

8% increase versus 2017 budget
DESIGN: The current plan is based on feedback from many church and community listening sessions. Some desired features have been removed to reduce the cost. (Plans are courtesy of HSR Architects, DBS Group, and Paragon Associates.)

The floorplan below is for the main level. Areas in red are new construction; areas in yellow are high intensity remodeling. Not shown is the new space on the lower level under the red addition, which includes new handicap restrooms just off the current fellowship hall and approximately 5,300 square feet of undeveloped space for future growth.
QUESTIONS AND ANSWERS:

Q: Can you help me envision what the project will look like?
A: We have produced a narrated video with a fly-around of the proposed building and a peek inside. It is available online at... https://youtu.be/I32PC7nFd60 (or click the link on the Resources > Building Project section at www.onalaskaumc.org)

Q: What are the major features of this plan?
A: The new fellowship hall and kitchen on the main level will serve church and community events much better than our current facilities. This plan also includes a covered drop-off with no steps or ramps into the main level of the church, big ADA-compliant restrooms, more flexible worship seating, and better lower level access. Sprinklers are added throughout.

Q: What has been removed from this plan?
A: To bring the cost down, this plan does very little renovation of the existing structure, instead focusing on building new space. Lighting and audio-visual technology in the sanctuary will not be updated at this stage. The storage room east of the sanctuary has been removed, and we are using lower-cost finishes inside and outside.

Q: How much space do we gain?
A: This plan increases the square footage of the building approximately 50%. We gain 80 more seats in the sanctuary. The new fellowship hall is 15% larger. The new narthex (lobby) is 45% larger. The basement gives us 5,300+ square feet of space for storage or future development for classrooms, meeting rooms, missions, etc. There will be 9 more parking spaces in the lot.

Q: Why do we need all this space?
A: At this point, the size of our facility is limiting our growth potential and service to the community. There are several times during the week when Onalaska UMC is overflowing. Our early service on Sundays is 80% full. Because people don’t like to sit too close to each other, guests are uncomfortable finding seats and thus may not return. Many worshippers sit on folding chairs in the narthex, separating them from the congregation and using up space for mission displays and fellowship in the narthex. We use every Sunday School classroom and don’t have space for a new Sunday School class. On Wednesdays, the women’s Bible Study Fellowship (BSF) brings 300 women and children into our space, overflowing the classrooms and sanctuary. The current fellowship hall feels stark and crowded because of its design, and is difficult to access for guests and people with limited mobility. The Community Dinner, SOAR, Strong Seniors, Head Start, quilters, and others cram their supplies into scattered storage areas. Head Start may need to add a second classroom in Onalaska soon.

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 can be added for cantata, but will have limited views. Seating at the front of the sanctuary will be flexible to allow more space for bell choir, puppets, or the annual cantata. 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 continues to grow, we will add additional services to accommodate them.

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, community leaders, and the architects. 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 the Strong Seniors, 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 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 will we pay for this?
A: Most of the money will be raised through capital campaigns and fundraising. The rule of thumb for church construction is that we should have two-thirds of the cost of the project in cash and pledges before we begin construction. These would be raised during the capital campaign in spring 2017. The remaining third can be borrowed as necessary. Church leadership has evaluated the cost of the loan and recommends we borrow only $400,000, so our Capital Campaign goal is actually to raise $2.7 million. Leaders also examined the increased operating costs of the addition to ensure we can sustain the expense without limiting our mission and ministry.
Q: Didn’t the April 2016 feasibility study limit us to $1.8 million?
A: That was the conservative fundraising estimate from the feasibility study. Other estimates in the study were much higher. The study interviewed a statistical sample of our congregation to assess support and made projections based on “typical” congregations. We believe we can do better than a typical congregation.

Q: What happens if we don’t raise enough money?
A: We won’t vote to build until we know how much money we have raised. We have contingency plans to build a smaller project, or phase construction, if fundraising falls short. However, building the project in phases over several years will greatly increase the final cost.

Q: How will this affect our operating budget?
A: The anticipated mortgage of $400,000 will add $15,000/year debt service to our budget. We estimate operating costs will increase by $14,400/year. We will lose about $9,000/year in net rental income (after paying for expenses) from the two houses that will be taken down. Taken together, these changes add less than 8% to our annual operating budget.

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 only around 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 and accessible to our members and the community. The new plan is a much better solution, and a much better deal. Including the basement, we will be adding almost 13,000 square feet (13x the space) for an estimated $3.2 million (about 3.2x the cost).

Q: Who makes the decision about building the project?
A: The entire congregation must approve the project at two separate church conferences. At the first church conference in October 2016, the 70 members in attendance voted nearly unanimously to approve the preliminary design and begin the capital campaign. The second church conference is tentatively planned for June 2017 to review the results of the capital campaign and vote to begin construction. We also need final approval from the North Central District Building Committee and District Superintendent 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 Jerry Arndt (Capital Campaign chair).

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 the 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 their 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 Group will bid out parts of the job to subcontractors. We will also call upon the services of Jeff Moorhouse, another OUMC member, who owns Paragon Associates, a well-regarded local civil engineering and landscape architecture firm.