

**JOURNEY OF FAITH – PART TWO**  
**MEETING THE MONEY GAP**  
**March 21.2009**

**THE GAP**

Last week it was indicated that the gap between available funds, both current funds and financing capability, and the estimated cost for the building project was from \$430,000 to \$740,000. What can be done about this gap?

**INCREASED REVENUE**

Increasing the available revenue to the building fund over the next couple of years could be achieved by growth in attendance numbers and giving units. While that is a desirable goal the growth pattern of the Sahuarita area has been reduced significantly this past year. Also the fact we do not have the space and facilities to provide the expansion of programs has a negative impact on growth.

Once a building is available there will be significant operation and maintenance costs. The rent currently being provided to the school, about \$22,000 can go toward O&M. Also paying off the land loan will free up about \$6500 a year. An aggressive program to rent out the building for community and other meetings could be considered.

**REDUCTION IN PROJECT COSTS**

The cost of the land can not be reduced. It is possible that payoff could be delayed beyond the October 2010 period when the note becomes due, but the financial institutions have indicated the land should be paid off before starting construction.

The project construction costs may be reduced from the earlier estimates. Recent bid awards for similar buildings have come in about 30 percent below architect estimates.

A cost savings could be realized by reducing the size of the basic building from 10,000 sq ft to 8,000 sq ft, if approval could be obtained from the developer. Temporary partitions for classrooms and office would be placed in the basic building. Volunteer labor would be a part of the cost saving. The ceiling could be lowered, which would prohibit future use as a gymnasium. These changes would still allow for a seating of about 260 people. When necessary a second service could be held when growth demanded it.

Some savings could perhaps be found in the site development work by reducing the size and capacity of the parking lot and using innovative thinking regarding the landscaping.

There are certain aspects of the site development that should be built to optimum capacity such as bringing in utilities, providing for driveways, providing for drainage, etc.

Over the next few months the Board of Trustees with the help of the Architect will be exploring these cost saving possibilities. They will keep you informed of the results.

Your Bridge Team