

BUILDING PROGRAM STATUS
JULY 12, 2009

About a year ago I had the unfortunate task of informing the SCVUMC Congregation that the Board of Trustees had to postpone detailed planning efforts on the new church building. The Board adopted a policy of minimizing costs except for asking our Architect to secure approval from the Rancho Sahuarita Commercial Association on the outside design of the proposed building. That approval was received.

Today I have much better news. A couple of months ago the Board evaluated a number of alternatives, ranging from moving forward with detailed planning, to sharing our site with another church, to recommending the disbanding of SCVUMC. We chose to move forward, redesigning the project to a barebones status and developing up to date cost estimates. We knew that construction costs for similar projects in our area have come down 30 to 40 percent below architect/engineer estimates of a year ago.

Mr. Kim Acorn was asked to redesign the building by reducing the concept of a gymnasium to a fellowship hall, by eliminating interior partitions and by planning for a concrete floor. The size of the building, 10,000 square feet, would remain the same. The redesign basically meant lowering the height by 10 feet and thus having a 16 foot ceiling rather than 26 feet needed for a gym. The outside appearance and decorations would remain the same. The Tower would be lowered to 40 feet rather than the original 50 feet. While no interior partitions are being planned at this time it is anticipated temporary walls or portable partitions will be provided upon completion of the building.

For comparative purposes the new building would be 22 feet longer and 10 feet wider than the Primary Gym now being used. In addition, a 20 ft. deep by 38 ft. wide platform plus two storage rooms would be on one end. The ceiling would be about the same height as in the current Primary Gym.

New cost estimates were prepared based on current conditions. The new cost estimate, including payment of the land note and inclusion of "soft" costs comes to \$1,454,000, about two-thirds of the previous estimate of \$2.2M.

JUNE, 2009 ESTIMATES OF PROJECT COST – SCVUMC BUILDING PROJECT

GENERAL CONTRACTOR COST

General Contractor	\$145,009	Architect's Est. 6/1/09
Site work/Utilities/Landscape	141,200	Architect's Est. 6/1/09
Phase 1 Base Bid	631,600	Architect's Est. 6/1/09
Contingency – 5%	<u>45,890</u>	5% of Above Construction Costs
SUBTOTAL	<u>963,699</u>	

OTHER COSTS

Performance Bond – 1% Const. Cost	9,637	1% Construction Cost
Sewer Hookup Fee	15,000	Town Bldg Dept & Arch. Est. 6/1/09
Building Permit	15,000	Town Bldg Dept. & Arch. Est. 6/1/09
Insurance during Construction	<u>3,400</u>	Lowing Ins. Agency Est.
SUBTOTAL	<u>43,037</u>	

OTHER PROJECT COSTS

LAND COSTS	325,000	Fixed Cost – Land Note
ARCHITECT and OTHER FEES	106,397	Architect's Est. 6/1/09
FURNISHINGS and FLOORING	<u>16,073</u>	Est. from Vendors/Suppliers
SUBTOTAL	<u>447,470</u>	
TOTAL PROJECT COSTS	\$1,454,206	

(Over)

Currently it appears the church will need a \$1.1M loan. Cash flow projections indicate the project costs can be met through the first quarter of 2011, the end of the Journey of Faith building campaign. The projections are based on anticipated revenues over the next 21 months being essentially as committed in the building campaign. Funding in the amount of \$8,000 to \$10,000 per month will be needed to meet long term mortgage payments depending upon the length of the mortgage and the interest rate.

As of June 30, 2009 SCVUMC has \$252,000 in its land/building fund. Journey of Faith commitments are being met fairly well considering the tough economy this past year.

Based on the redesign and reduced cost estimate, the Board has met with the UMC District Superintendent, with the developer representatives, and with financing entities--banks and bonding company. No final written approvals have been received but indications are that the redesign can be a viable project.

The Board of Trustees has concluded we should move forward with detailed design work and prepare construction documents. This will mean associated engineering work on grading, drainage, traffic generation, paving, utility provisions and landscaping. If necessary for final financing approval, contractor bids will be obtained. Current indications are that this work will take about 26 weeks or until the end of the year. Estimated construction time should take seven to nine months.

Vern W. Butler, Chairman, Board of Trustees

A CALL FOR COMMITMENT

We are aware that not all participated in the "Journey of Faith Campaign"; nevertheless, many of you were still generous in your support and we're grateful. We're asking you to continue your support.

To those who joined our congregation after the "Journey of Faith" was launched; please join us in erecting this new church building. It is a once in a lifetime opportunity to witness for God by our deeds. It needs to be done, not by just a few, but by all of us pulling together as a group. First we need your prayers, for no person or group of people should ever enter on any great and important undertaking without invoking the blessing of God.

God calls you and me to see tomorrow from his perspective. Now is the time to walk boldly where he leads. On day, perhaps 40, 60, even a 100 years from now other generations of believers will give thanks for our faith and witness, even as they seek God's way in their lives. Please support this undertaking generously! - - Richard Snow, Member, Board of Trustees

Immediately after church next Sunday, July 19, members of the Board of Trustees and our Pastor will be available to answer any questions and provide additional details concerning the revised design and cost.