



## **Land and Building Congregation Meetings Aug 7 and 17**

### **The Background**

As part of our vision process, the Board of Directors commissioned a team to evaluate our current buildings and grounds. This original team identified capital repairs of \$4.5-\$5 million that should be invested in over the next number of years, including roof replacement, major stucco repair, HVAC replacement, window replacement, among other capital projects. This information provided the opportunity to explore how we might invest in new facilities that would serve our ministries better in the future, provide a welcoming entrance, increase accessibility and make our buildings more energy efficient.

The Board approved a first phase of work with Cuningham Group Architecture to evaluate 4 potential building/remodeling options, to help us determine whether we invest in capital repairs or in new space instead. Five meetings had been held this summer prior to these congregational meetings, with teams of people representing every swath of ministry, along with Board members, key staff leadership and those who volunteered their expertise in engineering, construction and technology.

No decisions have been made, and this phase is just to evaluate our options. Any building decisions would be presented to the Board of Directors, and ultimately to the congregation for approval.

### **Informational meetings**

Meetings were held on Sunday, August 7 and Wednesday, August 17, and architects from Cuningham Group Architecture gave a short presentation on the work that has been done. Over the summer the teams discussed their hopes for new space, created a facilities vision statement, identified characteristics and design principles. We've begun discussing the pros and cons of each option and refining space needs and proximities. The architects' presentation is available on our land and building page.

Below are the 'table questions' asked at our informational meetings, and responses to questions or concerns.

#### **1. What excites you about what you've heard from our architectural firm?**

Top responses to this question included:

- ☐ Multi-purpose space, flexibility
- ☐ A single facility
- ☐ Smaller, more efficient space with lower operating costs

Other comments included:

- ☐ Main floor worship
- ☐ Ease of accessibility for all

- ☐ Welcoming front door and easy wayfinding
- ☐ Attention to being 'green'
- ☐ Natural light & outdoor spaces
- ☐ "Sticky spaces" – places you want to linger/encouraging hospitality
- ☐ Appreciation for architects' taking input, open to options and encouraging us to think differently
- ☐ There were some questions on why we need to change
- ☐ Some wanted more information on what space would look like or what flexible space entails.

The purpose of the architects' work over the summer is to provide us the information we need to make a decision that's best for the long term stewardship of our land and building resources. At the end of this process we will know the building opportunities, the pros and cons of each option and understand the costs. No decisions have been made.

## 2. What are the top 1-3 ministry needs that we need to ensure the new space addresses?

- ☐ Responses centering on Worship & music, education, Mission Outpost/serving the poor, and youth programs.
- ☐ Other responses included hospitality and accessibility.
- ☐ Several people mentioned support groups, technology, outdoor spaces, Mega Sale and kitchen space.

## 3. Are there any concerns that this raises?

- ☐ Cost of construction, budget concerns, debt
- ☐ Timeline/worshiping during construction
- ☐ Scheduling multi-purpose space and adequate room for growth
- ☐ Mega sale, CDLC
- ☐ Amenities – aesthetics, storage, accessibility, columbarium, 'green'
- ☐ Generating support
- ☐ Partners' needs – Casa de Dios, Salvation Army
- ☐ Sale of property

A decision about construction must be driven by our ministry needs – for today and tomorrow. And we must consider the best long term stewardship of our resources for future generations. Our recently conducted debt reduction campaign has strengthened our financial position, providing us the opportunity to dream long term and have these options before us.

Any type of construction project would likely be phased to ensure it is affordable, and an initial phase would be financed through a capital campaign and with only as much debt as we can responsibly handle. Responsible debt is a bridge to an opportunity, an investment in the future. And it must be affordable without impacting our ability to do the work that God calls us to do, and come with a plan to pay it off.

Future phases would be financed through additional capital campaign funding, savings from efficiencies in new space, and potential sale or lease of land or buildings.

Two of the options (remodeling & adding on to the existing Worship Center or constructing a new building on the current site) would impact worship during construction. Construction to the north of our current Worship Center or across the street to our west would have far less impact. A construction project would likely take one year from groundbreaking to move in, and would be carefully managed to lessen impact for ongoing ministry.

Worship attendance is on an upswing, family ministry numbers are up, and CDLC has nearly every class filled this fall. Any new space designed should have the flexibility to accommodate more or different ministry a generation from now. The Mega Sale is still planned for next year, but we need to be adaptable.

4. What questions do you have?

- ☐ Range of costs, how will money be raised
- ☐ Timelines – decisions, construction, sale/lease of space
- ☐ Ability to expand
- ☐ What will seating look like in a new sanctuary
- ☐ What will happen to Mission Outpost
- ☐ Future of outdoor worship
- ☐ Parking impacts
- ☐ What is the age breakdown of the congregation?
- ☐ Why do we need to make change?

A cost estimator is currently working on the four options:

- remodel/expand current facilities
- build on current site
- build on our land to the north
- build on new property to the west across Fairview Drive

They will provide us a quote for each of these options. Funds would be raised through a capital campaign, and with only as much debt as can be responsibly handled. There is margin in our operating budget to afford some new debt without impacting the ministry we are called to do.

A recommended option is likely in the fall, with opportunity for the congregation to comment and ask questions. The congregation would vote on a construction project later in this calendar year. If a construction project is approved it would be phased to ensure that it is financially feasible. Phase I would likely begin in the summer, 2017 and be completed in 1 year. Any sale or lease of land would probably be in a later construction phase so that we have space for ongoing ministry during all construction phases. We have significant parking available now and would work to minimize impacts.

Sanctuary seating, outdoor worship and configuration of Mission Outpost have not been decided at this time. If you wish to comment please email your opinions to: [info@popmn.org](mailto:info@popmn.org)

Our congregation still skews young, with the average age at 36.6, and 40% of our members under 24. We currently have 2836 families and 8242 individual members calling Prince of Peace home.

We know the ages for 6771 of our members:

<u>Age</u>	<u>Members</u>
0-24	2697
25-40	1306
41-65	1710
66-96	1058

Change is necessary. Doing nothing is not an option. Our opportunities are either to repair what we have and remain in two buildings, or choose a construction option and new or remodeled space. With buildings in need of \$4.5-\$5M in capital repair over the next number of years, we will need a capital campaign and a manageable amount of debt to get even this work done. The question is whether we manage current capital repairs or invest those dollars towards new space that has more functionality in the future and lower operating costs.

No decision has been made yet; we need to ensure we have enough information to make a decision that is best long term stewardship of our resources.

5. In three words describe what you hope people in 20 years will experience at Prince of Peace.

- ☐ God's presence is here; Kingdom of God
- ☐ Love God and others as self
- ☐ Growth: A place to belong; a place to learn; a place to grow.
- ☐ Meeting/living great commandment
- ☐ Friends, fellowship, acceptance, connective, salvation
- ☐ Good preachers
- ☐ Community service, outreach
- ☐ People want to join
- ☐ Welcoming, accessible
- ☐ Sound financial footing; debt free
- ☐ Community of loving relationships
- ☐ Streams living water
- ☐ Openness – usability for new experiences that the future will bring
- ☐ Spiritual (encouraging atmosphere) and worship
- ☐ Prosper UP, out and through
- ☐ Thriving Christian community
- ☐ Helping others – peace – love
- ☐ Save the environment
- ☐ Joy, fun, enjoyment
- ☐ Church bells
- ☐ All generations in this church
- ☐ Program families worship here
- ☐ A worship space that can be incorporated into a chapel
- ☐ Hope, equipping, engaging
- ☐ A worship space that can be incorporated into a chapel
- ☐ Hope
- ☐ Equipping
- ☐ Engaging
- ☐ Salvation