

Sunrise UMC

Building Committee

Notes from Field Trip to St. Andrews UMC and Parker UMC

On Friday, April 24, 2009 eleven members from Sunrise UMC on the property committee and staff traveled to St Andrews UMC in Highlands Ranch, CO, then Parker UMC to visit the churches. Both of these churches have undergone capital campaigns and church additions in recent years.

At St. Andrews, the group met with the senior pastor (Harvey), co-chairs of their building committee Brad McNealy and Allen Amis) and another member of the building committee (Keith Winkel). The information they shared was very valuable. Below is a summary of that information:

- The church mission is based on the great commission. Their mission is to reach more people for Christ, those that are already there and those that need to be there, but are not yet there.
- Discernment process – the Building Committee practiced discernment on a continuous basis. This is evident by the level of involvement of the church and various groups within the church.
- The build out of the church is focused on ministry growth, not building a facility.
- They felt it was very important to have the ministry resources available to support the new growth associated with new facility. This needed to be in place prior to the facility being in place.
- Balance – the church tries to maintain a balance among all the areas (worship, youth, children, adults, parking, etc). For example, they recognize the addition of a new sanctuary should result in growth that will require more classroom space and more parking area.
- St Andrews experienced a division of the congregation and acknowledged there were emotional issues with the move that had to be dealt with. They initially lost some members, but as the move progressed support became stronger and stronger. Currently, the congregation is very supportive of the growth process with unanimous to 90% supportive votes.
- After the congregation moved to the new facility, there was a 25% increase in membership. Currently membership is flat, but attendance at Sunday school continues to grow. They expect another jump once the new sanctuary is done. They plan to build a sanctuary to seat 1000 that would expand to 1500.

Capital Campaigns

- They are on their 4th consecutive capital campaign. Each campaign has been 3 years. The first was \$4 million for the ground (16 acres), the second was for \$3 million for construction of the facility, they then received a \$4 million special gift, the third was \$3 million for debt service and retirement, and the current one is \$8 million for new sanctuary.
- The new sanctuary will cost approx \$12 million. They anticipate the loan need will be less than \$8 million.
- They have used outside help for their capital campaigns and are happy with that decision. The current group is Horizon from Little Rock, Arkansas, POC is Cliff Christopher.
- The church has a highly successful receipt of commitments/pledges.
- The church has a vision, and the congregation is on board – with service, prayers and financial support

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Budgeting

- The capital budget that is put together from the pledge cards, budgets for the capital donations to be received as specified from the church members. If there is no specification as to when they will be received, they are budgeted to be received at the end of the capital campaign.
- This method of budgeting generally allows actual receipts to run ahead of the budget. This favorable position can be beneficial when discussing funding with banks.
- Currently they are running \$300,000 to \$400,000 ahead of where the pledges are.
- The current project is sized based on the campaign results.
- All items are included in the capital budget for new area, to include Furniture, Fixtures and Equipment, landscaping, parking lots, etc.
- Pre-construction spending is approved based on capital funds received. They take a step by step approach with congregation, the concerns with the economy and watch pledge payments closely.
- Their annual operating budget does not include debt service. That is currently budgeted in the capital budget. This method of budgeting is used to allow a venue to receive legacy gifts.

Building Committee

- Their Building Committee meets weekly
- There are 25-30 people that attend on regular basis
- Each ministry area is represented at the meetings
- The meetings are open to congregation
- Minutes are posted
- The committee solicits input and communicates back to congregation on regular basis
- The weekly meetings provide a venue for airing of issues and timely decision making
- Committee members provide informal information to members before and after services by manning the areas near the construction drawings

Construction Process

- Master Plan – The master plan for the church is updated each time they start a new phase of design and build out.
- The architect firm used is Slater Paull.
- The construction manager is Friendsen Pitman.
- GM – Cressa, paid lump sum on monthly basis for amount related to that phase
- Site Engineer – Martin & Martin
- Acoustic Consultant was hired by architect (sorry, didn't get the name)
- Last process used guarantee maximum price (GMP)
- Last process came in \$400,000 under budget due to value engineering.
- LEED (building green) is a focus, but certification process is expensive
- There was a prayer subcommittee for the construction process with a special service/prayer meeting once per month
- Prayers for specific rooms/areas were made as sections were started/completed. Written prayers are laid into the foundation and walls of the church.
- Special sermons series were conducted at various times during the construction process

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- Future plans/drawings are kept under lock and key and not released to the congregation until the appropriate time.
- In the first building phase the church building committee directly supervised the architect and builder. In the second building phase, the committee hired a construction manager as the owner's rep for the process. They indicated they would use this again for the next phase and felt it worked the best.

Communication Process

- They feel it is very important to reach out to all areas. The architect and Project manager met with every single group.
- Lack of information generates concern.
- Leaders of various areas are invited to be a part of the discernment process
- Post people from building committee by architectural drawings to discuss concerns and answer questions on an informal basis.
- FAQ sheet near drawings to be handed out. These are updated frequently.

Demographics, UMC church for

- 1 out of 7,000 people in all regions, except west region
- 1 out of 26,000 people in west region (our region)
- 1 out of 25,000 people our conference average
- 1 out of 65,000 people in south Denver
- TBD – what is Colorado Springs??

After the sharing of information, the group toured the church. **Specific design items noted** are listed below (see pictures also):

- Architectural drawings were at the entrance to the church and again in another hallway for review by all members. These were for the current phase only.
- There were very well placed signs throughout the church to specify where you were at. Sign at the entrance of the church to the office area was "Information" rather than offices.
- Security was a top priority in children's area, requiring key to access area. Sunrise members were escorted when in this area. The children's playground was only accessible through the children's area.
- There were expandable/collapsible walls in the children's area and youth area.
- There were kitchenettes in children's area and youth area
- Youth area had a very inspiring wall contain crosses given to youth member by his/her mentor during confirmation. This cross stays on the wall until they graduate and head to college.
- Youth area had waves of pictures all throughout area.
- There was another wall in the youth area where graduating youth "make their mark" with footprint.

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- Youth area had an information desk. Children's area also had information desk and supply room (similar to elementary school supply room/art room with construction paper, craft supplies, etc).
- An open atrium area might seem like dead space, but is one of the most highly used areas. This area backed up to a series of windows that looked to the mountains in the west. The view was amazing. The windows were cut in a manner that a future deck will be added.
- Throughout the church, Bible verses were written on the walls
- One hallway had a rotating art display
- Classrooms were designed to be flexible and multi use for one activity during the day, and another activity in the evening
- The choir room included area to store tapes, robes, music, etc.
- There was a large TV screen at the entrance of the church which displayed special events for the day and other information.
- Current worship area will become fellowship hall once new sanctuary is built.
- Current worship area has a lot of windows which causes light issues during certain times of the day. Two levels of window coverings were required.
- Current worship area has movable/removable chairs
- The pipe organ was moved from the old church to the new church.

After the visit at St. Andrews, the group met at Parker UMC. They have recently constructed a new sanctuary with capacity of approximately 650 to 750. **The following was noted at Parker UMC:**

- Multilevel design where parking was on upper level and walkout on lower level
- Children's area was conveniently located near Sanctuary
- There was a prayer room and cry room both located near Sanctuary.
- The prayer room is going to eventually become a sound room
- The layout of the Sanctuary was stadium style with sloping floor
- The stage area seemed high and far away from congregation seats
- Steps up to stage area were narrow which made them seem steep
- There were removable kneeler rails
- There was no balcony, yet ceiling was very high
- The associate pastor advised that we should be very intentional about where things take place in the sanctuary – baptisms, music, communion, etc. and intentionally thinking each through during the planning process instead of leaving it to chance.
- The associate pastor indicated the acoustics could have been much better had they been addressed professionally during design.