

## **THE CAPITAL PROJECTS**

The Capital Projects include improvements to all three of the Church's physical locations and equipment upgrades for the Media ministry. The Capital Projects Committee is working on behalf of the Governing Board to provide leadership, integration and oversight for all aspects of the Capital Projects, including coordinating the work of sub-committees for North Campus, South Campus Camp Akita, Communications and Capital Fundraising.

### **NORTH CAMPUS**

The North Campus Capital Project consists of the construction of a new Sanctuary, Narthex, and associated support spaces, renovation of a few existing spaces, and related site work.

The North Campus Design Committee (NCDC) includes the following members: Tracy Stuck (Chair & CPC Liaison), Roger Burns (ex-officio), Scott Doellinger, Cindy Harsany (ex-officio), Deborah Lindsay, Ron Jenkins, and Glenn Zook.

### **SOUTH CAMPUS**

The extent of the South Campus project has not been determined. Beginning in June, the Committee will meet regularly to prepare preliminary recommendations for the South Campus project. The project definition will identify and prioritize facility maintenance and program needs, establish budgets, and develop a schedule for improvements.

The South Campus Committee includes the following members: Pam Jameson (Chair), Jackie Cherry, David Hett, Missy Obergefell, Cydney Philbin (CPC Liaison), Bob Wandel, and Donice Wooster.

### **CAMP AKITA**

The extent of the Camp Akita project has not been determined. The Akita Marketing and Development committee will serve as the sub-committee for the Akita Capital Project. The Committee consists of the following members: Scot Nicoll (Chair), Mark Catalano, Thomas Gross (CPC Liaison), Ryan Harr, Sarah Joanus, Corey Leipelt, Stacy McVey, Heidi Orsini (Governing Board Liaison), Jason Shough, and Dick Vesper.

Beginning in June, the Committee will meet regularly to prepare preliminary recommendations for the Camp Akita project definition. The project definition will identify and prioritize facility maintenance and program needs, establish budgets, and develop a schedule for improvements. The Committee will utilize the 2012 Camp Akita Capital Improvements list prepared by staff, *Our 20/20 Vision*, and camp/program staff members as resources.

### **COMMUNICATIONS**

The Capital Projects Communications Committee (CPCC) includes the following members: Michael Barber (Chair), Roger Burns (ex-officio), Erik Clark (CPC Liaison), Peggy Concilla, Patrick Donadio, and Kris Kipp (Governing Board Liaison).

### **CAPITAL FUNDRAISING COMMITTEE**

The Capital Fundraising Committee will be formed later this year.

## **CAPITAL PROJECT GOALS**

1. Complete the planning, design and construction of the Capital Projects in a manner that enhances the ministries of the church, strengthens the spiritual community, and is fiscally responsible.
2. Design a process that brings us together as a church community in support of *Our 20/20 Vision* and the Capital Projects. Underscore that we are improving our facilities not only to enhance our current ministries but also as a legacy to the next generations who come to serve God through worship, fellowship, education, service, and community outreach at First Community Church.
3. In a spirit of unity and as a reminder that we are One Body, improve aspects of all three physical campuses. In discerning and balancing needs and costs, define a project scope that is reasonable/affordable and responds to the desire to build an inspiring worship space at North Campus and address facility maintenance and program needs at South Campus and Camp Akita.
4. Commit to open, transparent, and regular communications with the Governing Board, staff and congregation regarding the progress of the project.

## **CAPITAL PROJECTS SCHEDULE**

The North Campus Project schedule is the driver for the overall Project Schedule. In order to minimize the impact of inflation on the project cost, the CPC is working towards being in a position to break ground for the Sanctuary in the Fall of 2014 with completion anticipated in the Spring of 2016.

## **CAPITAL PROJECTS BUDGET**

The CPC and NCDC have been working with Phillip Markwood Architects and Corna Kokosing Construction Company to develop a budget for the North Campus project based on the CPC's recommendations. We believe that the Sanctuary and related support spaces can be designed to meet the proposed budget. Although specific recommendations for the South Campus and Camp Akita projects have not yet been developed, we anticipate that the scope and budgets for those projects can be balanced to meet the proposed budgets.

There is a First Community Foundation fund with a designated gift for the North Campus Columbarium. These funds are not included in the Capital Projects Budget Summary.

While this budget does not address all of the program and facility needs requested in the staff surveys, the CPC believes it is a reasonable budget to address the items identified as the highest priority. This project budget includes construction costs, soft costs such as architect and engineering fees, design and construction contingencies, and other miscellaneous Owner costs such as cost of fundraising and cost of financing.

### **CAPITAL PROJECTS BUDGET SUMMARY**

North Campus Project	\$ 12,130,000
South Campus Project	\$ 750,000
Camp Akita Project	\$ 1,120,000
Misc. Owner Costs (financing, fundraising)	<u>\$ 1,000,000</u>
Total	\$ 15,000,000

## **NORTH CAMPUS PROJECT GOALS**

1. Create a sanctuary at North Campus that reflects the faith, values, rich history and culture of First Community Church.
2. Create a sanctuary at the North Campus that exhibits a sense of joy, stimulates and enriches each individual worshipper's spiritual journey, inspires and galvanizes our sense of fellowship, and accommodates variety and diversity in worship.
3. Provide facilities at the North Campus that enable First Community Church staff, members and guests to live out the vision and mission of the church every day.
4. Create a community gathering place at the North Campus that is welcoming to all, inspiring and empowering members and non-members alike to provide greater love, service and outreach to our local and world communities.
5. Be a leader among churches in sustainable building.
6. Complete the project within the established fiscal framework.

## **NORTH CAMPUS PROJECT DESIGN CONSIDERATIONS**

### **INSPIRING WORSHIP SPACE**

Build a sacred space where our community will gather for worship that evokes a sense of the spiritual and reminds us of our connection to that which is greater than ourselves.

Create a Sanctuary that is:

- Welcoming - inviting the engagement and participation of the worshippers.
- Inspiring – fostering a sense of reverence, contemplation and prayer.
- Beautiful - drawing attention to the splendor and diversity of God's creation.
- Authentic - reflecting the theology, values, and unfolding story of the church.
- Sincere - emphasizing the simplicity and integrity of the building structure and materials.
- Grounded – creating a sense of place and a building design appropriate for the local context.

### **COMMUNITY GATHERING PLACE**

Provide spaces for worship, fellowship, education and service/outreach that support and invite the full engagement and participation of the community.

- Design a worship space that provides a sense of community and intimacy for both large and small worship services, weddings, services of memory, celebrations, and community events.
  - Create a worship space that accommodates 1,000 people including the nave, balconies, and chancel (clergy and choir).
  - Incorporate flexibility into the design of the chancel, seating and worship technologies to support various and evolving forms of worship.
- Explore expanded uses for Grace Hall, including additional church fellowship and education functions, service, mission, and outreach activities, and revenue generating events such as wedding receptions.
- Provide a Narthex that supports gathering, circulation and fellowship before, during and after programs and services.

## **WORSHIP ENVIRONMENT**

Integrate acoustics, technology and mechanical/electrical systems to support an excellent environment for worship.

- Create an acoustic environment in the Sanctuary to support congregational participation in the service (singing, collective prayers and responses, etc.), speech clarity for sermons, readings and prayers, and appropriate resonance for music. Balance the reflection, absorption and amplification of sound to achieve these objectives.
- Design the sanctuary to accommodate a future pipe organ. The organ will support, enhance, and augment the worship environment. It will be one of many factors (such as an inspiring space, a sense of community, excellent sightlines, and proper support for the media ministry) influencing the form and character of the sanctuary.
- Integrate effective worship technologies (video screens, broadcast television, etc.) with the Sanctuary aesthetics and the importance of daylight in the worship space.
- Incorporate quiet mechanical systems to support room functions.

## **QUALITY BUILDING**

Design the sanctuary to last 75-100 years and provide flexibility for future modifications.

- Design the facility to serve multiple generations.
- Anticipate potential future modifications to the worship environment such as a pipe organ (quality materials also support an environment for music), or stained glass windows (quality window frames can be designed to accommodate clear glass today and stained glass in the future).

## **SUSTAINABILITY**

*Sustainability is “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” Brundtland Commission*

Be a leader among churches and our community in promoting environmental stewardship, social responsibility, and innovation by building an environmentally responsible sanctuary.

- Be good stewards of the earth’s limited natural resources and our community’s limited financial resources.
- Provide a high performance building that will optimize energy and water efficiency and minimize operational costs.
- Select durable materials based on life-cycle impacts to minimize maintenance costs and create healthy indoor air quality.
- Expand sustainable sites initiatives and support existing programs, e.g. the community garden “Seeds of Hope” and natural playscapes playground,
- Pursue a United States Green Building Council (USGBC) LEED (Leadership in Energy and Environmental Design) certified/silver building.

Sustainability approaches and objectives will be further explored during the Schematic Design Phase and at the Sustainability Workshop.