

# **RECOMMENDATION FROM THE BUILDING COMMITTEE**

We, the Building Committee, have spent well over a year praying and seeking the leadership of the Holy Spirit as we worked on plans for future facilities at Sand Ridge Baptist Church. Following the release of our Master Plan we have continued to prayerfully listen to the ideas and questions from our church family and seek God's wisdom and guidance.

Therefore, after consultation with the Deacons and the Capital Stewardship Committee, we recommend that Sand Ridge Baptist Church contract with Cosco and Associates to design a new Sanctuary and related facilities. We recommend that this design be based upon the principles and concepts utilized in developing the Master Plan that was developed by Cosco and Associates for Sand Ridge Baptist Church and presented to the church on January 29, 2017. The design of the new sanctuary and related facilities will begin immediately.

We further recommend that Sand Ridge Baptist Church employ Cosco and Associates as the General Contractor for the building of the new Sanctuary and related facilities. The construction of the new sanctuary and related facilities will begin when a start date for construction is approved by the church. This start date will be proposed jointly by the Building Committee and the Capital Stewardship Committee.

The construction of the new Sanctuary and related facilities will comprise Phase 1 of our Building Program. Future renovations to existing facilities will comprise Phase 2 of the program. These future renovations will be presented to the church for approval at a later date.

In approving this recommendation, the church authorizes the Building Committee to oversee all aspects of this project, including, but not limited to, making decisions about finishes, fixtures, and furnishings.

## **Building Committee**

Emily Bratton

Adam Cook

Steve Crownover

Jimmy Fesmire

John Valle

## **Capital Stewardship Committee**

Kelly Blankenship

Hugh Fesmire

Jeff Gilliam

Jeff Middleton

Stacey Valle

**Deacons:** Chuck Foley (Chairman), Kelcey Brown, Lane Crownover, Mitchell German, Nick Young, Steve Crownover, Hugh Fesmire, John Valle, Jimmy Fesmire, Tim Douglas, David Rhodes, Nickie Harris, Chris Maynard, Mark Lazenby, Scott Jackson

# INFORMATION FROM THE BUILDING COMMITTEE ABOUT THIS RECOMMENDATION

The Building Committee desires that the church understand the basis for this recommendation.

1. The Building Committee had the Master Plan and the estimated cost of Phase 1 evaluated by an outside architectural firm. Following this review, the committee has determined that utilizing Cosco and Associates will be the most cost effective path forward for the church.
2. Church members are strongly encouraged to think about the fact that adopting this recommendation and following through with a building program **WILL PLACE A TREMENDOUS FINANCIAL OBLIGATION ON THE CHURCH**. This obligation will be long term. Each member should pray about his or her personal involvement in this financial obligation. By approving this recommendation, we are all making a commitment to participate in faithful, ongoing, long-term giving to make sure the financial obligation is completely taken care of and that it is not allowed to hamper day to day mission and ministry of SRBC.

Furthermore, as this building process moves forward, members should be aware of both foreseen and unforeseen burdens this process will have upon the life of the church. For example, there may be parking lots that are unavailable for us, you may have to walk through mud, there may have to be cancellation of programs and activities for a period of time, etc. We want each member to have a clear understanding of the challenges that come with a building program.

3. Employing Cosco and Associates will allow the Building Committee to control the process of bidding out all elements of the project, resulting in potential cost savings to

the church. **Each component of the new building will be put out for bid.** Local, regional, and even national companies will be able to bid on each part of the project. The building committee will review these bids and, with Cosco's assistance, will determine the bid that is most cost effective for the church.

4. Cosco serves as General Contractor but also as the advocate for the church the bidding and construction process. When construction begins, Cosco will be paid 4% of cost as General Contractor. This fee is in line with the building industry. The Building Committee believes that this process will do the following:

(1) Allow the church to insure the quality of the building that is constructed; (2) Allow the church to control costs during construction; and (3) Prevent the church from incurring costly "change orders" during construction that often drive up the cost of a project.

5. Cosco and Associates will be paid 7% (minus our \$25,000 fee already paid for Master Planning) for architectural and design services. We estimate the percentage to be around 6.16% after the \$25,000 is subtracted. The church will incur some additional costs for Engineering and Site work. It is important for the church to know that design costs will be incurred regardless who what architectural firm is employed and these costs are significant and are in addition to the cost of the building.
6. When this recommendation is approved by the church, the design of the new facility will begin immediately. When design is 60% to 75% complete, the building committee will have a much better understanding of the actual cost of the project. The estimate of \$3.5Million given to the church at the January 29<sup>th</sup> meeting included at least \$800,000 in allowances that are subject to change once design is completed and bidding begins. We will report to the church cost information as it becomes more available.
7. The start date for construction will be determined after a careful consideration of all factors such as church growth, costs, financing, giving to the building program, etc. Our desire is that we be able to begin construction without undue delay.
8. We, The Building Committee, have sought to address , and will continue to seek to address, ideas and questions expressed by the church as we enter the design phase. **We**

**have received ideas and questions about several areas of the Master Plan concept. We will seek to address those that are architecturally and economically feasible during the design phase of this process.** There are several specific issues that the Building Committee will be considering as the process moves forward. These include, but are not limited to, the following: (1) The size of the auditorium. The committee will get an estimate on the cost of more seating in the auditorium as well as an estimate of the future cost of utilizing the option to expand the building later. The committee will seek these estimates during the design phase of the process. (2) The location of the Baptistery. The committee will consider costs estimates, design changes, functionality issues, impact on adjacent areas, etc. that may impact the location of the baptistery. (3) The access to our existing building. The committee will consider altering the access to our existing building to avoid an electrical room. This decision will be made after cost estimates and feasibility review. (4) The appearance of the northeast/commons entrance. The committee may consider altering the exterior appearance of this section of the new facility. (5) The type/style of ceiling in the sanctuary. (6) Other issues will be considered as they arise. Please remember that in a construction project things do change for numerous reasons. The concepts of the Master Plan will guide the process, but the specifics of the plan will change as architects design the facility.