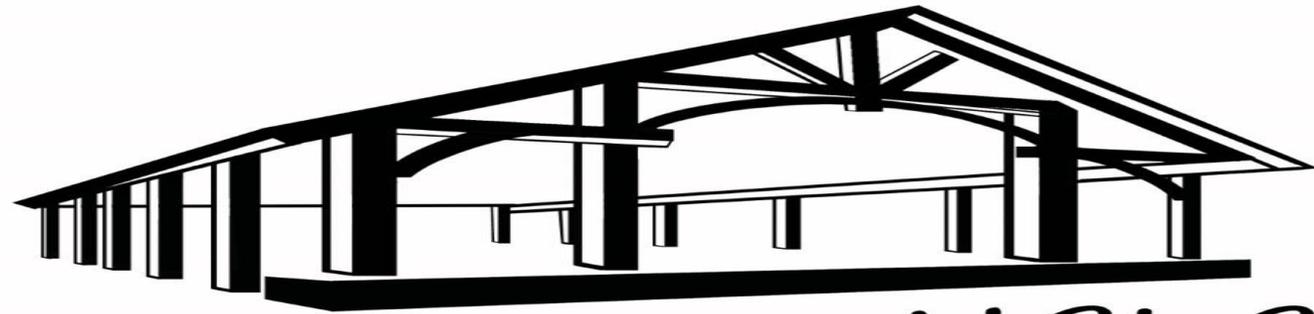


# North Cape Lutheran Church Pavilion Building Project - Path Forward



*NCLC*  
*Covering Our Congregation*

Update: Congregational Meeting  
February 21<sup>st</sup>, 2021

# Situation Review – Pavilion Project

- ❑ A team of church members with board supervision began scoping the project and completed an architectural plan, survey and permits for us to realize this potential ministry resource. What we learned was as follows:
  - Cost to for phase one building structure only was projected to be around \$75,000
  - Phase 2-5 was also loosely cost assessed but not part of bid
- ❑ Interviewed top 3 contractors for follow up and RFP potential (Price, Value, process)
- ❑ Decided on one of three locations to be the east side of the church
- ❑ We have completed the scoping and RFP process for the Pavilion. This included an architectural plan for (\$5250) and survey with grading (\$1350). It also included the cost of permits from the Raymond Village of \$655. Our total out of pocket cost so far is \$7255.
- ❑ We landed on a design that was functional, aligned well with aesthetics of the church and rural community and was functional yet provided for the need to “cover our congregation” for outdoor events.
- ❑ Developed ideas for usage of the Pavilion for members and non- members

**As the project progressed, we learned many things about the usage potential, costs and issues we might face with realizing this valuable asset to our ministry.**

# Key learnings from process:

- **The Pandemic has driven up lumber and construction costs 35% plus.**
- **Two of our three contractors bid, one dropped out due to large future work outlook**
- **With only two local bids in, the cost of building the Pavilion was significantly more than initial projections**
- **There are partners willing to step up to help reduce costs and we already have nearly \$30,000 in commitments**

**Our next steps are:**

- 1) Step back, pause and reassess the building specifications as we wait for costs to come back down.**
- 2) Begin fund raising and continue to look for partners, labor and sponsors who can help us reduce the overall costs.**

**The process gave us renewed energy and interest in how this pavilion could support our mission! Why?**

# Pavilion Project – Usage Ideation

## Usage of Pavilion for Church Membership

<b>Church services</b>	<b>Weddings</b>	Funerals
Sunday School	<b>Youth events</b>	Women’s groups
<b>Fish Boil</b>	Bible Studies	Men’s groups
Fund Raisers	<b>Vacation Bible School</b>	<b>Church Picnic</b>
Wedding Showers	Birthdays	Anniversaries
Graduations	Baby Showers	Rummage/Craft Sales

## Usage of Church that may be a fee usage potential – Non- Members

Community events	<b>Food Truck events</b>	<b>Farmers Markets</b>
<b>Weddings</b>	Graduations	Bridal or Baby Showers
Fund Raisers	<b>Craft Fairs</b>	Seminars

Given the trends in society today, potential new norms because of the virus the usage of an outdoor facility aligns well with the needs of our church and membership.

# Pavilion Building Project- Phased Path Forward

## Phase One – May 2021

- Site preparation and excavating - **Donated**
- electrical and plumbing prep for future
- Concrete materials and construction

Projected cost \$120,000

## Phase Two – Fall of 2021

- Electrical work, lights , fans and sound system prep and panel- **Church labor donated**
- Initial Landscaping Grass and Soil - **Donated**
- Stone finish to pillars - **Donated**

Projected cost \$5,000

## Phase Three- 2022

- Parking lot upgrade, North
- Storage for tables and chairs
- Altar

Projected cost \$ 3,000

## Phase Four – 2023

- Bathrooms outdoor or in church with secure east entrance library hallway with stairway

Projected Cost \$ 15,000

## Phase Five – 2024 or beyond

- Memorial Brick patio with fire pit
- Trees, shrubs landscaping

Projected cost \$ 8,000

**A Phased approach allows us to continue to seek additional partners and volunteers as well as raise funds for phased work plans and cost reduction!**

# Future Vision of our Pavilion!



Fire Pit and  
Memorial  
Patio

East Church exit and bathroom  
access with handicap  
assessable walkway

Extended parking lot around  
Pavilion



# “Covering our Congregation” Capital campaign and fund raising -Overview

**Goal:** Implement practice and processes to deliver short & long term sustainable fundraising programs

**Approach:**

- 1) Short Term opportunistic (Car Washes, Raffles, Pizza Sales, etc)
- 2) Long term Sustainable (Scrip Programs, Annual Golf Outing)
- 3) Begin Capital campaign immediately “Covering our Congregation”

**Current Contributions/Donations ( Projected):**

- G&F Excavating - \$14,000 for site prep
- Christianson and Son’s – Decorative rock for posts - \$5,000
- Rasmussen Electrical for phase two labor costs - \$7,500
- Jasperson Sod Company for initial landscaping in phase two - \$3,000

**Ask:** Please consider volunteering, sponsoring, seeking memorials or bring forward any ideas for fund raising to the church

# Next steps for church board and committee

- 1) Review RFP's and specifications for additional cost savings and prepare for rebid later this spring
- 2) Initiate plan to begin capital fund raising and monthly giving campaign.
- 3) Finalize conditional use permits and requirements with Raymond
- 4) Continue to seek partners and fundraising opportunities like the Golf Outing, Scrip, Thrivent and other ideas.

## Our ask of you!

Continue to pray for guidance and support of the future vision and ask how you can help us in realizing the potential!

# Appendix Slides

Q & A

Financial overview

# Q&A-Frequently Asked Questions

**Q-** What criteria did we use to select the contractors we interviewed the final recommendation?

**A-** We selected the three contractors using local recommendations and BBB ratings. During the vetting process we looked at Price, Value/Quality, References and building process as our decision guide.

**Q-** Who will be responsible for the maintenance of the pavilion?

**A-** The building and grounds management team with annual budgets and prioritization process

**Q-** Does a Pavilion align well to our priorities and mission of the church short and long term?

**A-** We surveyed all church members. The Pavilion idea was positively received but other priorities like the Parsonage, Air Quality and rainy-day reserves were discussed. However, it was felt that as we try to grow committed followers a Pavilion would give us an outdoor facility to grow and serve members more broadly. Also aligned to the concerns of the Pandemic give us an outdoor service location. Our initial ideation of usage and discussion with other municipalities suggest it could be used frequently. We believe this could help us grow committed followers aligned to our mission.

**Q-** Will there be any impact to current landscaping, parking space, etc?

**A-** Yes, we will lose a few parking spots to the east. We will gain landscaping and some trees as part of the phase 2-5 of the project. Longer term we hope to expand the parking area to the north of the Pavilion.

**Q-** Will there be any disruption of church activities during the construction period?

**A-** No we do not believe there will be any disruption for the church.

# Q&A-Frequently Asked Questions

**Q** – How are we planning to pay for this cost given limited church resources and income as well as outlook into the future given the economics of the area?

**A** – A combination of cash reserves and self funded loan to be paid back thru capital campaign and fundraising efforts.

**Q** - What is the landscaping plan?

**A**- The Property Management Team is planning to review landscaping options for around the entire church and Pavilion once it is completed. Specifically, we are looking at trees along the north and east borders for sound reduction for our neighbors. Initially we have lined up a donation for the sod and dirt for around the Pavilion in phase two.

**Q**- Will we continue with the additional phases even if we have not paid off the loan?

**A**- Yes for some of the effort. We have donated labor and materials for some of the work. However, depending on final costs, fund raising and additional donations we may have to adjust phases and expectations as this project progresses.

**Q** – How are we planning to pay for the future phases?

**A** - A combination of general funds for building and grounds management, fund raising, memorials and if needed asking for additional church contributions.

# Q&A-Frequently Asked Questions

**Q** – During the conditional usage process with Raymond why did our neighbors complain about the Pavilion?

**A** - Concerns for loud music and more traffic around the area. We were originally given a decibel level requirement for the usage of our Pavilion. We have since requested a review and change based on additional facts provided. We are planning to have usage requirements that would reduce noise as well as later phase plans to use landscaping to also reduce the noise.

**Q**- What was all in the RFP specifications? Was it overly expensive in size and design?

**A**- **A detailed RFP was completed with requirements and options as follows:**

- **40” x 60” wood structure, cement textured floors and asphalt roof**
- **Alternate roofing to be steel to reduce maintenance**
- **Alternate wood posts from laminate to reduce costs**
- **Cement options to include exposed aggregate rock and color infused with texturing**

**It was felt that the size of the building needed to accommodate at least 60- 100 people to be functional. We also felt that a pole barn structure while cost effective was not aligned to the aesthetics of the community or church**

# Financial Overview

- Current Financial Status of Pavilion Project Funding:

Total Funding Required with Contingency	\$120,000 ( Projected)
Current available cash reserve funding	\$13,000
Memorials and Giving	\$10,000
Current giving	\$ 44.00
<u>Cash in accounts for loan available</u>	<u>\$60,000</u>
Projected gap with contingency	\$36,956

- Finance Team discussed best options for loans including potential for a 3<sup>rd</sup> party loan.

- It was agreed that we would prefer a self funded loan from cash reserves with 3% payback rate as follows:

- Legacy Account \$31,197

- Mission Trip Fund \$33,110

The benefit to the self funded loan is a 3% payback if we successfully raise the funding as planned. We also stay within guidelines for managing our contingency fund policies.