



FAQ's (Frequently Asked Questions) - MBIC EXPANSION 2018.

August 9, 2018

Pastor Dustin, together with Manheim BIC Leadership Board, Facility Expansion Team, Financial Stewardship Team

What were the goals presented at the January 2018 Congregational Council based on research by Leadership Board and the Facility Assessment Team?

1. To expand Nursery
2. To lessen crowding throughout the hallways in the Children's Wing
3. To create a Large Worship / Multi-Purpose Room for children
4. To create five large classrooms to hold Kindergarten, 1st, 2nd, 3rd, 4th grade
5. To increased handicap parking and building accessibility with a new South Entrance
6. To increase Adult Faith Formation & Group Meeting Space

What is the Plan?

To expand Children's Ministries and Adult Faith Formation while increasing facility accessibility through a new South Entrance.

- The Children's Wing will increase by 12,600 square feet.
- A new South Entrance includes 4,935 square feet of Accessibility and Adult Faith Formation Space.
- Renovating several older smaller rooms in our Children's Wing to accommodate current growth and future ministry opportunities.

What was the size of our 2010 expansion?

Youth – 12,224 sf

Children – 7,736 sf

Adult & Worship – 26,420 sf

Why & Why Now?

- **INVESTMENT.** This added space greatly resources our elementary-age ministries for the current growth we are experiencing on Sundays and Wednesdays.
- **SITE-WORK SAVINGS.** Our 2008-2010 land study and site-development is still valid which provides us significant savings.
- **CONTINUED VISION:** In many ways this expansion addresses the rooms not improved through the 2010 building project – specifically Nursery, Kindergarten, 1st, 2nd, 3rd and 4th Grade.
- **SAFETY.** This is a significant step forward in allowing our children's ministries to function and operate in locked and secured areas.
- **ACCESSIBILITY.** This greatly improves Handicap Accessibility at MBIC; doubling the number of available handicap parking spaces and providing our first push-button door opening system.
- **COMMUNITY.** A large kids multi-purpose room and two large adult rooms greatly increases our ability to host community meetings and gatherings.

If we vote in August to expand – Then What?

- Construction begins this fall (October)
- Kids Wing would be closed for renovations in late Spring, May-July 2019
- Move-In target to new rooms and renovated space, 8/1/2019

Financial Stewardship

How did Leadership Board (LB) approach the financial questions surrounding expansion?

1. A Financial Stewardship Team was developed to meet several times in early 2018 to make recommendations to LB regarding acquiring additional debt in the process of expanding our current facility footprint.
2. MBIC LB received these recommendations and then formed the following report and financial goals with regards to expansion.

What's our current debt from the large \$10million 2010 Expansion?

1. Bank Debt, approximately \$500,000
 - Started in 2008, 3 years interest only, 2031 scheduled payoff
 - 20 year amortization based on 2.15% plus London rate
2. Private, low-interest and no-interest loans, \$1,200,000
 - these loans were renegotiated in early 2018
3. Line of Credit: \$350,000 available
 - current balance \$0

What are the estimated Facility Expansion Costs?

Price Cap for entire Project: \$3,200,000

- Construction/Site-Work/Mechanical/Interiors: \$2,980,662
- Contingencies/Furnishings: \$219,338

What are our Financial Goals associated with this project?

1. To raise \$1,000,000 in our Capital Fund in 2018
2. To raise \$2,000,000 in pledges for our Capital Fund for 3 years beginning 1/1/19
3. A goal of three hundred households supporting this project through a one time gift or ongoing pledge
4. Debt Free Target – end of 2024

Will this be a bank loan?

1. If we raise \$1million in 2018 for Capital Fund – Our plan is:
 - \$2,000,000 bank loans
 - \$2,000,000 in private low-interest or no-interest loans.

How much money do we usually allocate toward our Capital Fund each year?

<u>Year</u>	<u>Capital Fund Collection</u>
2010	\$502,929.00
2011	\$1,077,278.00
2012	\$449,990.00
2013	\$472,363.00
2014	\$462,751.00
2015	\$602,344.00
2016	\$477,179.00
2017	\$506,122.00

How can I financially support this expansion?

Get involved this August & September 2018!

1. Following our congregational vote on August 26th at 6pm, an offering will be collected as we together target the \$1,000,000 Capital Goal for 2018.
2. Another collection toward this Capital Goal will occur at our ONE Service on September 23 along with the collection of Pledge Cards.
**Pledge Card goals: \$665,000 annually for 3 years (2019, 2020, 2021)*
3. If you would consider investing in Manheim BIC with a private loan, please contact the main office.
4. Be Creative! Is there a way your family, group or class can raise funds this fall?

Will You Partner with us? Ways to get involved.

1. Pray for unity, for generosity, for vision, for a clear sense of where God is leading MBIC and our many ministries.
2. Attend Facility Expansion Team presentation in the Chapel, August 19 @9am
3. Congregational Council in Assembly, August 26, 6-7:30pm
**no child care, families invited to attend together, snack included*
4. One Service & Church Picnic, 10:30am, September 23
5. Be on the look out for volunteer opportunities associated with cleaning, moving, and organizing.
6. Volunteer in our children's ministries – quality leaders are much more important than bricks and mortar, we'd love to talk further about how you might contribute to our exciting ministries. We have multiple ways to be involved, from 1x to several times a month. Contact Haley Wilson – Haley@manheimbic.org

Questions?

1. Contact Pastor Dustin so he can get your question to the right person or team.
Dustin@manheimbic.org
2. Attend August 19, 9am, meeting in the chapel
3. The Facility Expansion Team will have design plans in the main church lobby on August 19 & 26, stop by and ask questions.