



TRUSTING HEARTS

Capital Campaign

Frequently Asked Questions (FAQs)

Questions About the Phase 1 Building

- QUESTION:** How long will it take to build? **RESPONSE:** Based on the current plan, demolition of the house and garage, earthwork, grading, and underground work will commence during the fall of 2019, installation of the foundations should begin during the spring of 2020, and Phase 1 building completion should occur the summer of 2021.
- QUESTION:** How much of the labor can the congregation do to save costs? **RESPONSE:** This is to be determined. However, Laborers for Christ, a ministry service sponsored by the Lutheran Church Extension Fund, who will be managing the project on BSLC's behalf as well as performing some of the construction labor, encourages BSLC members to volunteer to work alongside its workers on the construction of this project. How much volunteer work can be done depends on the skill levels of each volunteer. Installing wall studs and sheetrock, as well as painting, are certainly some of the tasks anticipated for volunteer work. BSLC will work with Laborers for Christ to alert BSLC members in advance of tasks that can be volunteered for and provide the construction schedule.
- QUESTION:** What will the increased costs in maintenance be? **RESPONSE:** Larger facilities will require a higher annual maintenance budget for the extra equipment and appliances. Scaling the current church square footage for a baseline, the additional building may add \$100,000 in annual maintenance and janitorial costs.
- QUESTION:** How will access to the facility be controlled? **RESPONSE:** Access to the new facility will be controlled with the same policy as for access to the current existing facility, namely: (1) All facility use requests require approval from the Senior Pastor, Board of Elders Chair, and Board of Trustees Chair. (2) Church staff and others who require access to the building (e.g. board chairs, Altar Guild, etc.) will be issued electronic keys. If appropriate, a key can be requested by completing the corresponding form available in the church office. (3) If, in the future, we decide to allow use of the Fellowship hall to outside persons or groups, the Trustees and Elders will develop protocols that address access to certain parts of the building.
- QUESTION:** How many people will the fellowship hall be able to seat? **RESPONSE:** Based on seating eight people per 8-foot diameter, circular table, approximately 600 people can be served. Perhaps more at rectangular tables.

6. **QUESTION:** Will the fellowship hall be designed to accommodate both basketball and wedding receptions? **RESPONSE:** Yes. The fellowship hall will be large enough to accommodate an official size high school basketball court and will also be large enough for a wedding reception attended by approximately 600 people. The final design conversations will seek to make the space look like a nice Fellowship Hall rather than a high school gymnasium.
7. **QUESTION:** How will we decide the interior design? **RESPONSE:** The Building Committee, church staff, and applicable ministries and boards have been working with the architect to determine the basic floor plan, room sizes, and features. Laborers for Christ will also review the architectural drawings and make possible cost-saving suggestions for consideration. If you would like to provide some input on the interior design, the Building Committee will be asking for volunteers to serve on a committee to help decide carpet color, paint color, tile color, etc., sometime in 2020.
8. **QUESTION:** Will there be integration of technology in new facility (networking, conduit, moveable track, etc.)? **RESPONSE:** The intent is to include provisions such that integration of both current and foreseeable future technology is possible. The specifics of implementation will be determined during the final design phase, when the construction documents are being developed. The Building Committee will ensure fiber cabling is provided in appropriate rooms.
9. **QUESTION:** Will we use renewable energy (solar panels)? **RESPONSE:** There are no current plans to use solar panels or any other renewable energy features. Because of the City of Olathe's code requirements for exterior building aesthetics and the cost of any special maintenance, the use of solar panels would likely be cost prohibitive.
10. **QUESTION:** Will new chairs for the current sanctuary be purchased during Phase 1 of construction? **RESPONSE:** There are currently no plans to purchase new chairs for the current sanctuary during Phase 1 of construction. Our cleaning service recently performed a thorough cleaning of the existing sanctuary chairs.
11. **QUESTION:** How will the Altar Guild get the tools to help them make worship services better? It sounds like it will be more difficult to perform our service. **RESPONSE:** There won't be any substantial change in the Altar Guild's service with the Phase 1 expansion. If during Phase 2 (i.e. the sanctuary expansion), the Altar Guild identifies the need for other tools, then the purchase of said tools can be included in that year's budget. Note that when the worship services are being held in the fellowship hall during Phase 2 construction, preparation of communion could be temporarily moved to the new kitchen if desired.
12. **QUESTION:** Will we have pews in the new sanctuary? **RESPONSE:** That decision will be finalized after the decision to proceed with the Phase 2 expansion is made. Currently it is anticipated that pews will be used for the majority of sanctuary seating. However, to allow for flexibility, some use of chairs may also be incorporated as appropriate.

13. **QUESTION:** When can we start Phase 2? **RESPONSE:** That depends on several factors, such as congregation membership growth, preschool potential enrollment growth, the success of the Phase 1 Capital Campaign, and/or existing or new ministry needs. There is a strong desire by many to do Phase 1 and Phase 2 essentially “back-to-back.” This would be potentially if enough funds are raised for Phase 1.
14. **QUESTION:** How will we transition through the phases? **RESPONSE:** We will transition through the phases over time as our growth, needs, and ministries require. Only God knows the exact timeline it will take. The logistics of moving from Phase 1 to Phase 2 will require temporary relocation of worship services and the preschool into the Phase 1 building. Once the Phase 2 expansion is completed, worship services and the preschool will then transition to their permanent location in the Phase 2 building. The timing of the transitions will depend on factors such as the actual growth rate of membership, when Phase 1 construction is finished, the success of the Capital Campaign, and identification of any new ministries that require additional dedicated space.
15. **QUESTION:** Why are we building the fellowship hall first instead of the sanctuary? **RESPONSE:** Building the sanctuary first would require us to temporarily move our worship services, preschool, and other activities to an off-site facility during construction of the new sanctuary and preschool facility. In addition to the extra costs for renting the temporary location, the logistics would be fairly complicated. Building the fellowship hall and classroom expansion first will allow us to utilize the fellowship hall for worship services and the new lower level classrooms for the preschool with minimal logistic complications. In addition, this sequence also supports the highest priority noted on survey responses received from the congregation, which was a fellowship hall.
16. **QUESTION:** Why can't the new sanctuary be built on top of the existing preschool? **RESPONSE:** The existing preschool facility was not designed to support the increased structural loads that would result from the addition of the new sanctuary above it. The design modifications required to reinforce the existing preschool to sufficiently carry the new loads would be very complicated and more costly than it will be to demolish the existing structure and rebuild a new preschool structure designed to support the new sanctuary above it. In addition, some building code and fire code updates that would be required would make this difficult. It is far easier to start from scratch and build the new structure according to current codes.
17. **QUESTION.:** The new kitchen is 31 feet by 22 feet plus a pantry that is 14 feet by 8 feet. What is the basis for a kitchen of this size? **RESPONSE:** This new kitchen will be fully functional on a commercial scale with improved service, prep, and storage areas, which would allow us to self-prepare and serve a congregational meal and also rent the fellowship hall for other events such as wedding receptions.
18. **QUESTION:** With the new kitchen, what will happen to the existing kitchen in the narthex? **RESPONSE:** The existing kitchen will be repurposed as a much-needed storage area for the music ministry.

19. **QUESTION:** What will happen to the existing Altar Guild room? **RESPONSE:** It will continue as the Altar Guild room until Phase 2 is completed.
20. **QUESTION:** Will there be an elevator to allow access between the lower level and the second floor of both the new expansion and the existing building? **RESPONSE:** Yes, an elevator will be installed near the west entrance of the Phase 1 fellowship hall and classroom expansion. Easy access to outside transportation and both floors of the existing and new facilities will be possible from this location.
21. **QUESTION:** How many additional restrooms will be added? **RESPONSE:** The Phase 1 fellowship hall and classroom expansion will double the current number of restrooms, including one women's and one men's multi-stall restroom on the second floor (fellowship hall level), one women's and one men's multi-stall restroom on the lower level, and two individual restrooms in the lower level classroom area.
22. **QUESTION.:** Why are there two individual restrooms in the lower level classroom area? **RESPONSE:** The main reason is that, during construction of the Phase 2 sanctuary and preschool expansion, preschool classes will need to be temporarily held in the eight classrooms on the lower level of the fellowship hall. These two restrooms will be required to meet the minimum requirements for preschool restrooms during this temporary situation.
23. **QUESTION:** What are the anticipated uses for the eight classrooms on the lower level? **RESPONSE:** These classrooms will be used for Sunday School, VBS, weekday Bible study groups, MOPS children's rooms during MOPS, meetings, and other activities and events. They will also be used for the preschool during the construction of the Phase 2 sanctuary and preschool expansion.
24. **QUESTION:** With the new classrooms and dedicated youth room, what will be done with the existing conference room, northeast and northwest classrooms? **RESPONSE:** These vacated rooms provide us with an opportunity to use them temporarily for the purpose of preschool ministry expansion now without having to wait for the future Phase 2 preschool expansion.
25. **QUESTION:** How many additional parking spaces will be added? **RESPONSE:** The proposed parking lot expansion has 105 new parking spaces to the west of the facility. Those new spaces, combined with the 177 existing parking spaces east of the facility will result in a proposed total of 282 parking spaces. This will give us one parking space for every 2.8 worshipers based on the planned 800 seat capacity in the new Phase 2 sanctuary expansion. Olathe codes require a minimum ratio of one parking space for every four seats.
26. **QUESTION:** What will happen to the relatively new playground area that was installed on the west side of the existing preschool during the recent narthex expansion? **RESPONSE:** The existing preschool playground area will remain in its current location and continue to be used during the Phase 1 fellowship hall and classroom expansion. However, the playground may have to be temporarily removed from service for a period of time during the Phase 2 sanctuary expansion.

27. **QUESTION:** The youth previously met in the adjacent house but currently share space with others in the northwest classroom. Will there be a dedicated space for our youth in the new facility?
RESPONSE: Yes, the northeast corner of the lower level will have a dedicated youth room that is 65 feet by 42 feet plus a 16-foot-by-12-foot storage closet. This dedicated room is three times as large as their current shared space and will have lots of space for study, growth, and fun.
28. **QUESTION:** Where will the 600-plus chairs and associated 75-plus tables be located if the fellowship hall is being used for an event or activity that does not require tables and chairs?
RESPONSE: Two large storage rooms, one in the northwest corner and one in the southwest corner of the fellowship hall, will have sufficient capacity to store these chairs and tables.
29. **QUESTION:** It appears there will be additional coat racks in the new narthex (re-purposed existing sanctuary) with the Phase 2 sanctuary expansion, but will there be any coat racks in fellowship hall with the Phase 1 expansion? Also, since there is already a shortage of space and hangers in the existing narthex on cold Sunday mornings, will there be additional coat racks added there during the Phase 1 expansion? **RESPONSE:** There are currently no plans for permanent coat racks in either the fellowship hall or the existing narthex during Phase 1 construction. The coat rack issue in the fellowship hall will be assessed during the final design phase, when the construction documents are being developed. If necessary, until the Phase 2 sanctuary expansion is completed, temporary rolling coat racks like we used prior to the narthex expansion can be placed in the existing narthex to supplement the permanent coat racks near the east entrance.
30. **QUESTION:** Where will the lawn mowers be kept after the garage is demolished? Also, will the maintenance building be part of the Phase 1 expansion? **RESPONSE:** Prior to demolition of the garage, the lawnmowers will be moved to a temporary construction container located at the east end of the existing parking lot. Yes, the maintenance building is included in the Phase 1 expansion since the City of Olathe will not allow the temporary construction container to remain once construction of Phase 1 is completed.

Questions About Finances

31. **QUESTION:** How much will it cost? **RESPONSE:** The architect's preliminary estimates for the Phase 1 fellowship hall and classroom expansion is \$3.9 million and the extensive civil engineering work required is \$900,000. Laborers for Christ will prepare a more detailed cost estimate using actual construction drawings and specific scope firm quotes from contractors / subcontractors. By using Laborers for Christ, it is anticipated that we will save 10 to 30 percent of the total project cost through elimination of general contractor / subcontractor markup on material and a lower hourly labor rate for the actual construction tasks performed by Laborers for Christ and any volunteer work performed by BSLC members. As such, our total estimated cost is \$4.2 million.
32. **QUESTION:** How are we going to pay for it? **RESPONSE:** Our Trusting Hearts Capital Campaign, to run this fall, will be used to raise funds for the Phase 1 fellowship hall and classroom expansion. We will secure a construction loan with the Lutheran Church Extension Fund (LCEF) to cover the construction costs in excess of the First Fruits of the Capital Campaign. After Phase 1 construction is complete in Summer of 2021, we will secure a longer-term loan with LCEF to cover the difference between Phase 1 construction costs and Capital Campaign pledges. As pledges continue to be contributed over the three-year Capital Campaign period, the loan will be paid down. After the three-year Capital Campaign period, BSLC would have a typical mortgage with LCEF that would be budgeted and paid off over time. Note: that the cost for the architect to prepare the construction drawings and specifications was previously approved by the voters' assembly to be paid from 2018 excess offering funds.
33. **QUESTION:** How much do we plan to borrow vs. raise for the project? **RESPONSE:** LCEF typically expects a congregation to raise between 1x and 2x its annual budget for a three-year Capital Campaign. Since our 2019 budgeted offerings are just under \$1.1 million, with Trusting Hearts, the leaders of BSLC, in consultation with our LCEF campaign consultant, have set a campaign goal of \$2.2 million. As addressed in other questions, the balance of the construction costs will be financed. Note: During our previous Capital Campaign for the narthex expansion, nearly 100% of the actual construction costs were raised through our Immeasurably More Capital Campaign. LCEF typically expects an average of 80% of pledges to be collected. With so many TRUSTING HEARTS, BSLC is a better than "typical" congregation.
34. **QUESTION:** What do we do if we don't meet our financial goal before we start building? **RESPONSE:** Under this scenario, Church Council would call a special voters' meeting and present a motion either to proceed with the project based on borrowing a larger amount or to cancel the project.
35. **QUESTION:** Is there a certain amount we need to have received in money before groundbreaking? **RESPONSE:** No, since the construction loan secured from LCEF will cover the costs incurred while the Capital Campaign contributions are received over the three years.

36. **QUESTION:** If we borrow, how much will we pay in interest? What will be the terms? **RESPONSE:** Currently we are paying 4.125% variable interest on a 20-year note. LCEF will role the current note into a new one at similar terms.
37. **QUESTION:** How much cash will we put down? **RESPONSE:** At the conclusion of the Trusting Hearts Capital Campaign (November 24), members and friends of BSLC will have the opportunity to make a three-year pledge to the campaign. On December 8, we will have the opportunity to make our first gifts to the campaign. The larger those initial gifts are, the more dollars we will have to begin construction. Also, we expect to have a significant surplus again this year and after we are generous with the Lord's gifts, we will most likely have a substantial amount that can be put toward construction.
38. **QUESTION:** What if there are cost overruns? How do we avoid overruns? **RESPONSE:** The detailed cost estimate prepared by Laborers for Christ will include a contingency to account for any potential unforeseen overruns. Based on this estimate being developed using actual construction drawings and specific scope firm quotes from contractors / subcontractors, the risk of cost overruns exceeding this contingency should be minimal. Also, the Laborers for Christ project manager will be continuously overseeing the contractors / subcontractors to ensure they are executing their scope of work as per their contracts.

Questions About the Trusting Hearts Campaign

39. **QUESTION:** Who will be the “face” of the campaign? **RESPONSE:** Trenton Travis is the BSLC Campaign Director, and Rev. Danny Tutwiler is our LCEF Capital Campaign Advisor. Trenton will be supported by a Beautiful Savior Campaign Leadership Team, including Pastor Schultz, who will help facilitate all of the campaign activities.
40. **QUESTION:** How can I support this project? **RESPONSE:** Pray for God’s guidance for both yourself and BSLC during this project, actively support the Capital Campaign, volunteer to serve when requested by the leadership team, and contribute financially as God gives you the ability to do so.
41. **QUESTION:** What are average commitments for campaigns in our area? **RESPONSE:** LCEF typically expects Capital Campaign commitments to raise 1x to 2x a congregation’s annual offerings but doesn’t track statistics for just our area. During our previous Capital Campaign for the narthex expansion, nearly 100% of the actual construction costs were raised, so BSLC is a better than “typical” congregation.
42. **QUESTION:** What is the average pledge for members in a congregation our size? **RESPONSE:** Honestly, there are too many factors involved for a simple answer. The average gift for our last campaign was approximately \$7000 over a 3-year period.
43. **QUESTION:** How do we energize those who were more interested in a church plant than expanding the ministry here (a goal of original church members)? **RESPONSE:** By reminding them during the Capital Campaign that our mission is “Connecting People to Jesus as We Gather, Grow and Go”, that there are many different ways God can spread His Word and grow His kingdom, and that expanding the capacity for ministry here is one such way to fulfill that mission. Also, it can be noted that after 25 plus years of a church plant not becoming a reality the leadership of BSLC for the last several years has identified necessary ministry needs at this current location. It can be further noted that there are already at least eight LCMS congregations within the sphere of a local church plant. None of this, however, negates the possibility of a church plant at some point in the future.
44. **QUESTION:** How do we energize the younger people to buy in to the expansion? **RESPONSE:** We can remind single adults and families with young children who are in the early stages of their careers with modest incomes that, like the widow’s small offering, God will use whatever gift they can contribute to accomplish His plans.

45. **QUESTION:** How are we going to execute a building project without pushing away members who are not yet on board? **RESPONSE:** We ultimately have no control over how individual members respond to the building project, but a good starting point is to pray that we as a congregation may be of one heart and mind as we go through this process and project. We can continue to invite those who are still not bought in that we are all members of the body of Christ, and, as such, we all need to support our fellow BSLC brothers and sisters in doing what the majority believes is in the best interest of executing our mission statement: “Connecting People to Jesus as We Gather, Grow and Go.”
46. **QUESTION:** How can we inspire ALL members of the congregation to commit to the degree that we can then proceed to Phase 2 of building plans? **RESPONSE:** We can encourage the congregation to actively participate in the Capital Campaign process, events, and activities and pray earnestly for God to guide their response to be in accordance with His will. The excitement of watching the Phase 1 building being constructed should show what we can accomplish together, and that success could then be used to springboard us into proceeding with a follow-up commitment of Phase 2. This is actually the whole purpose of the Trusting Hearts Capital Campaign. We will focus on an INFORM Phase for five weeks and an INSPIRE Phase for four weeks during which we pray the Holy Spirit will guide and direct us to be INFORMED and INSPIRED about the mission and ministry opportunities the Lord has for us.
47. **QUESTION:** Is the mentality “Build it and they will come”? **RESPONSE:** Not at all. Ultimately the Lord causes growth. But we also do not want to impede the growth the Lord may have planned. It is more based on the belief that God has plans for BSLC above and beyond our current ministries and missions and that this expansion will allow us to better pursue those ministries and missions. Note that, not only are we expecting to grow, we are already having seating capacity issues at some services, we have a waiting list for the preschool, and can no longer have congregation-wide meals on site.
48. **QUESTION:** Why are we here tonight? **RESPONSE:** The purpose of the August 5th Think Tank Forum was a “Moving Forward” meeting to start gaining excitement and soliciting volunteers for the campaign.

Questions About Membership and Ministry

49. **QUESTION:** How many members do we have at BSLC? **RESPONSE:** Beautiful Savior currently has 747 active members who are engaged at various levels in the mission and ministry of BSLC.
50. **QUESTION:** What type of growth in membership do we envision over the next three years? **RESPONSE:** That is another question which is hard to answer because we understand that it is the Lord who causes growth in a congregation. However, we do know that when a congregation fills 80% of its ministry space, the congregation generally plateaus in membership. We have been at this 80% level for several years. Despite this, we have averaged 3.5% growth per year in worship attendance over the past five years.
51. **QUESTION:** How will we ensure that the resources being developed will meet the needs of those with specific missions? **RESPONSE:** We are ultimately doing this facility expansion to enable us to strengthen our commitment to teaching children the faith, helping the needy in our community, fulfilling mission endeavors in Guatemala and Alaska, training future pastors, and growing other mission opportunities. Over the past several years, the various BSLC boards and committees have all evaluated their purposes and ministries and identified the resources needed to support their specific missions. This process also included reviewing the responses received from a congregation-wide survey about present and future ministry opportunities. As a result, the Church Council, the Building Committee, and the various board and committee members have determined that the planned facility expansion will support the needs that can be envisioned at this time.
52. **QUESTION:** What type of activities do we envision in the new building? What type of outreach activities do we envision? **RESPONSE:** The possibilities are almost endless, but it will support both congregational and community activities and give us space to connect to visitors and each other. For instance, the fellowship hall will double as a gymnasium sporting a full-sized high school basketball court, which will allow indoor recreation space for preschool, VBS, and youth group. It can also be used for BSLC events such as hosting congregation-wide meals, celebrations, and worship services, and potential community events like wedding receptions, a community basketball league, and other such group events. The new first floor classrooms can be used both on Sundays and throughout the week for Sunday school, Adult Bible classes, VBS, MOPS childcare, meetings, and also for supporting community events, without disturbing the preschool rooms. The new youth room will give them a dedicated space for study, growth, and fun. In addition, after completion of Phase 2, the total preschool classroom space will have increased allowing us to enlarge our preschool presence in the community.
53. **QUESTION:** Will this grow God's kingdom in Olathe? **RESPONSE:** The growth of God's kingdom is ultimately in His hands, but the proposed expansion will provide us with new opportunities for outreach. The additional facilities will increase our ability to gather and grow so that we can go out into the Olathe community to spread the Word of God as we pray that God will further grow His kingdom in our community.

54. **QUESTION:** Will there be support for Hispanic ministry here? **RESPONSE:** The proposed expansion of our facilities would provide space to begin and support a Hispanic-focused ministry if our congregation is led to start one in the future.
55. **QUESTION:** Is this expansion too big, or, just right? **RESPONSE:** This expansion is appropriate for supporting our current ministries, for expanding these ministries, and for starting other ministries that are being considered for the future. Specifically, the Phase 1 expansion will support our current growing ministries, such as the preschool, youth program, and Sunday school. The Phase 2 and Phase 3 expansions will then support additional ministry opportunities when they are identified and can be implemented. To summarize, based on current and expected growth, the proposed (phased approach) expansion is a joyful necessity of expanding BSLC's presence and ability to "Gather, Grow and Go" into the Olathe community, and it reflects a faithful use of the gifts God has given, and will continue to give, us.

September 24, 2019