

Ridgewood Church Congregational Meeting Agenda  
March 31, 2019



Purpose: To provide Ridgewood Members the necessary information regarding the proposed budget amendment to enable implementation of Phase 1 of the Building Restoration Project. The congregation will vote on the budget amendment at a subsequent business meeting scheduled for April 14, 2019 at 11:30a.m.

The Motion: The Ridgewood Church Board of Stewards moves to amend the 2019 budget. The proposed budget amendment would enable the implementation of the Illuminate Phase One Building Restoration Project. The total Illuminate project cost will be \$2,760,000, amending the 2019 budget to \$3,939,650.

The Process: The congregation will be asked to pray faithfully, provide feedback and questions to Staff and the Board of Stewards over a two-week period, and prepare to vote on April 14, 2019.

- I. 11:30a.m.-11:32a.m. Opening Prayer - Pastor Paul Johnson (Senior Pastor)
- II. 11:32a.m.-11:45a.m. Project Information and Scope - Steve Oliver (Chairman of Board)
- III. 11:45a.m.-11:55a.m. Staff Perspective and Explanation of Financing – Pastor Paul Johnson and Rick Heupel (Director of Operations)
- IV. 11:55a.m.-12:05p.m. Congregational Prayer
- V. 12:05p.m. Closing Prayer – Pastor Neil Essen

Channels for feedback and questions:

Email: [Office@myrwc.org](mailto:Office@myrwc.org)

Phone: (952) 474-0858

Your inquiry will be directed to the proper person and you will receive prompt feedback. Please submit all questions no later than Wednesday, April 10<sup>th</sup>.

## Ridgewood Church - Congregational Meeting

Illuminate – Building Restoration Project – Executive Summary

3-31-19 at 11:30 AM



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### Purpose and General Statement:

Consideration of motion to amend 2019 budget to include funding for the building restoration project as part of the Illuminate initiative.

The Board of Stewards has voted to approve a project budget of \$2.76M to execute Phase 1 of the proposed plans that were developed by Station 19. The Phase 1 plans reflect a reduction of overall scope, bringing the project budget down from \$6.3M to \$2.76M. This adjustment of scope partially responds to the giving level while maintaining a project that provides a cohesive and impactful refresh, critical functional improvements, and space enhancements to create new opportunities for daily use. The goal of the Illuminate initiative was to raise funds for two years-worth of operating and ministry expenses plus funds for the construction project. Total funds expected in that two-year window, pledged and projected, are \$3.7M.

As a result of the reduced project scope and the amount of the expected funds, completion of the Phase 1 project at a value of \$2.76M will require additional funding by way of a loan of \$1.36M. In summary, the funding and expenses are estimated as follows:

Pledges & Projections (2 yrs)	\$	3,700,000	Illuminate Campaign Results
2019 Budget	\$	(1,174,000)	Approved budget per January congregational meeting
2020 Budget	\$	<u>(1,126,000)</u>	Expected budget (2019 budget + 2020 budget = \$2.3M per Illuminate campaign info)
Projected Project Funds	\$	1,400,000	Pledges & Projections minus 2 years of operating budgets
Construction Loan	\$	<u>1,360,000</u>	
<b>Project Costs (phase 1)</b>	<b>\$</b>	<b>2,760,000</b>	Budget established by Station 19 with confirmation by Larson Builders

The Board of Stewards believes that pursuing the Phase 1 project in this manner is responsive to the original project requirements and goals, provides a cohesive renovation package with restraint, and positions Ridgewood as a more effective and inviting place for ministry and equipping towards our mission. Additionally, the project maintains the ability to complete Phases 2 and 3 with minimal disruption, avoiding rework of Phase 1 efforts and yielding a completed project in a shorter timeframe. Pursuing Phase 1 now also gives us potential cost advantages against what would likely experienced in the following years with remobilization costs and continued cost escalation in all aspects of the construction market. Reference the site and floor plan drawings provided for the definition of the phases.

**The potential motion:** The Ridgewood Church Board of Stewards moves to amend the 2019 budget. The proposed budget amendment would enable the implementation of the Illuminate Phase One Building Restoration Project. The total Illuminate project cost will be \$2,760,000, amending the 2019 budget to be \$3,939,650.

**For more detailed information about the project, funding and the basis for the motion, refer to the Full Write Up document as well as the Summary Budget and Detailed Budget documents.**

# RIDGEWOOD CHURCH

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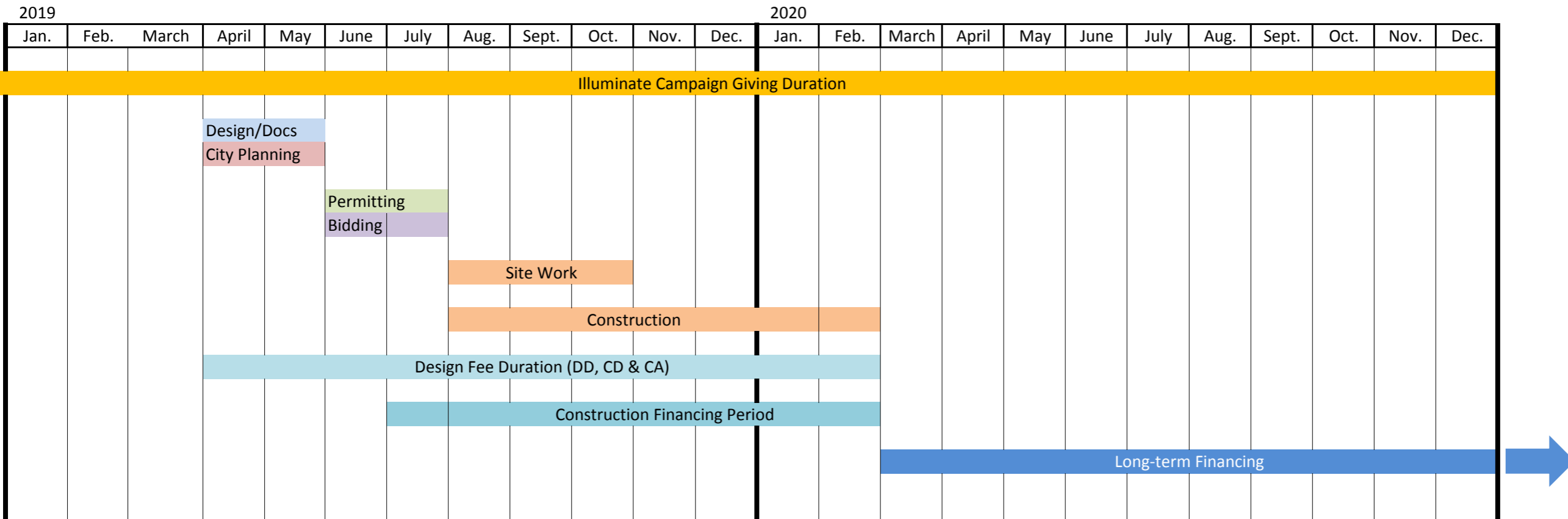
BASED ON LARSON BUILDER'S JAN. 21, 2019 COST UPDATE



		<b>PHASE 1</b> <b>\$2.20 M Construction</b>	
<b>1. REMODELING</b> (+/- \$75/Sq.Ft. Allowance)	16,800 Sq.Ft.		\$1,266,000
<b>2. SITE WORK / PARKING</b> New North Lot, Landscaping (\$25,000) Storm Water (\$50,000) Monument Sign (\$15,000)	165 Stalls		\$406,000
<b>3. NORTH CANOPY EXTENSION</b> Allowance Only			\$165,000
<b>4. ELEVATOR ALLOWANCE</b>			\$170,000
<b>5. CONTINGENCY / UNKNOWNNS 10%</b>			\$200,700
<b>6. CONTRUCTION (HARD COSTS 1-5)</b>			<b>\$2,207,700</b> 80%
<b>7. OWNER'S SOFT COST / F.F.E.</b>			\$551,925 20%
<b>8. PROJECT POSSIBLE (6 + 7)</b>			<b>\$2,759,625</b>

## ADDITIONAL POSSIBLE PHASES

<b>PHASE 2 CARPET/PAINT MAIN LEVEL</b>	\$122,400
<b>PHASE 3 LOWER LEVEL REMODEL</b>	\$351,000

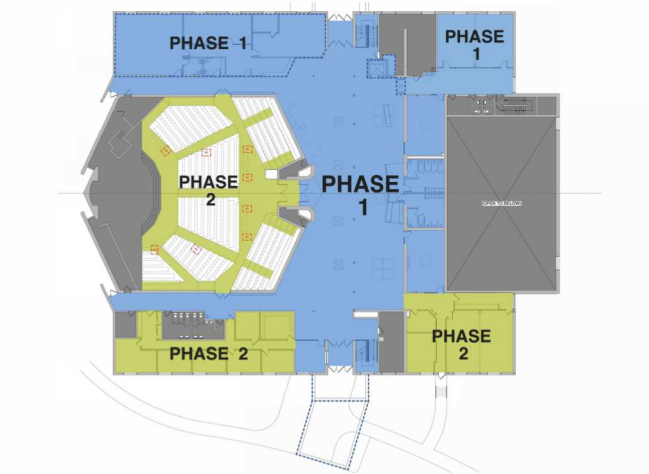
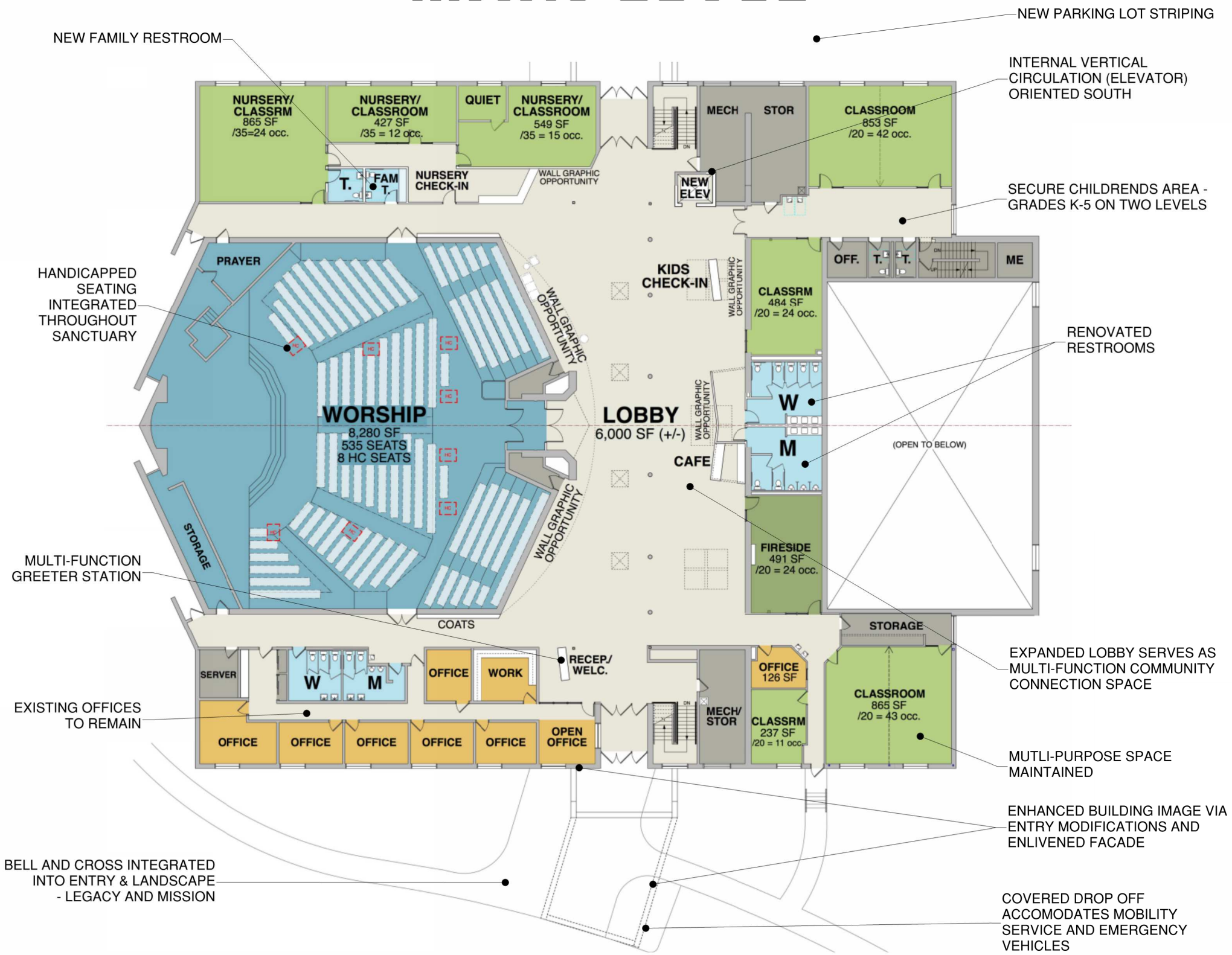


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# MAIN LEVEL

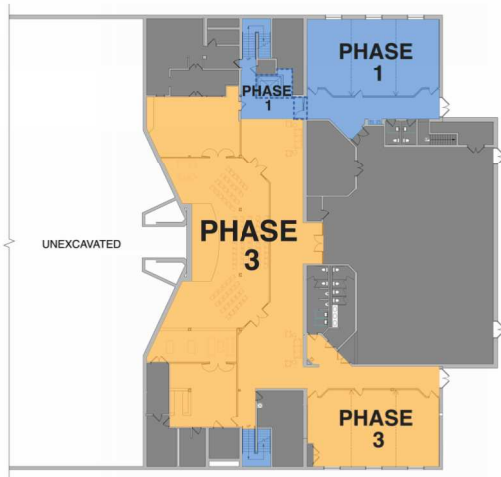
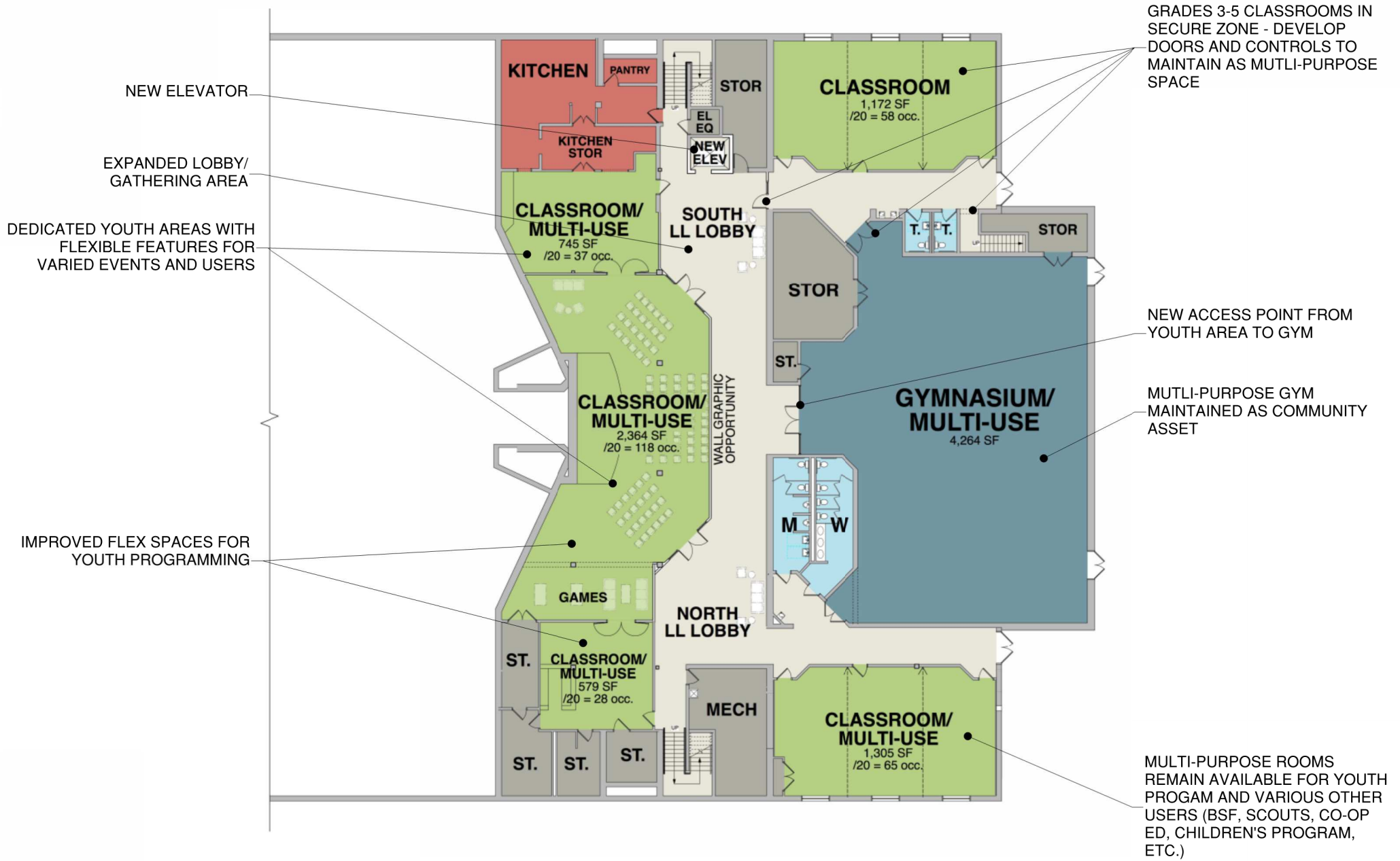


- **PHASE 1** Main Level Remodel: Secure Kids Areas, Restroom, New Elevator, New North Canopy
- **PHASE 2** Continue Carpet/Paint throughout Main Level
- **PHASE 3** Lower Level Remodel: Student Classroom Remodel, New Central Gym Entrance, New Carpet/Paint throughout
- **NO WORK**



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# LOWER LEVEL



- **PHASE 1** Main Level Remodel: Secure Kids Areas, Restroom, New Elevator, New North Canopy
- **PHASE 2** Continue Carpet/Paint throughout Main Level
- **PHASE 3** Lower Level Remodel: Student Classroom Remodel, New Central Gym Entrance, New Carpet/Paint throughout
- **NO WORK**



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# SITE PLAN

