

NEW WORSHIP CENTER FAQs

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Q: *What is the expected cost to build and furnish the new worship center and ancillary space?*

A: Due to budget considerations, the project has been split into two phases.

Phase I consists of the new worship center and extensive community space. The projected cost to start this phase in 2006 is \$25 million. However, due to the rising costs of building materials, a cost escalator has been included in the budget. Therefore, assuming this trend continues, the cost to build will increase by approximately 10% each year until construction commences. *Please note these costs include the renovation of the current worship center.*

Phase II will consist of an addition to the south side of the new worship center, including such key areas as pastoral offices, worship ministry offices, choir/orchestra rehearsal space, and a bookstore/café. This phase could be built and furnished for \$8.7 million if we were to begin construction in 2006. Again, an annual cost escalator of approximately 10% has been included in the project budget.

The total cost of Phases I and II in the 2006 market is \$33.7 million. In May of 2007, the cost will be approximately \$37 million.

Q: *Why is it going to cost so much to build the new worship center and ancillary space?*

A: There are several reasons why the cost to construct and furnish these facilities is significant. First, over the past two years the cost of building materials has risen dramatically with cement increasing by 15%, lumber 21%, copper pipe 27%, structural steel 53% and steel studs 78%. Also, the Gulf States which were ravaged by last year's hurricanes produce up to 80% of all

PVC and other such petroleum-related products supplied to the world market, impeding supply in a high demand market. Second, there is such a high demand for builders and sub-contractors that competitive bidding is very difficult to achieve. Thirdly, the scope and technical complexity of this project are like nothing else we've ever built. For instance, to achieve great sight lines in the new sanctuary, the required spans of steel will alone cost approximately \$4 million. The nature of this building will require that we take special care in the acoustical design to ensure that we will not experience the problems we currently have. The stage, lighting and sound systems will also be designed and installed to state-of-the art specifications so that we will be able to hear and see without distraction .

Q: *Are we going to borrow any funds to complete the project?*

A: If necessary, we are willing to obtain short-term financing for the purpose of completing the new worship center and ancillary space; however, we will not sell bonds, which are a long-term financing option. It is neither your Pastor nor staff's intent to place our church under a long-term debt load for the purpose of completing this project. The church's operating budget and numerous ministries it supports will not be placed in jeopardy in order to build our new worship center and ancillary space.

Q: *What will happen to our current worship center?*

A: The current worship center was originally designed as a multi purpose venue, and our plans are to maximize the use of this design. The front part of the main floor of the worship center will be perfect for weddings and funerals, since most of these services are attended by only a few hundred people. The platform can be reverted to its original height and size since it was originally raised for balcony sight lines and enlarged to accommodate the worship ministry growth. The main floor can also be used as it is now for banquets and outreach dinner theaters. It will also be a great venue for smaller worship gatherings during the week.

The balcony will be converted to education space for Bible Fellowship classes adding an additional 5,700 square feet. We can install partitions under the balcony that when closed will allow us to create space for more Bible Fellowship classes. When the partitions are open we will be able to use the entire main floor as one space. The classrooms and current choir room will also be able to be used as Bible Fellowship space on Sundays. The current bookstore will eventually revert to its original design as a commercial kitchen to allow effective and efficient food service for meals in this building.

Q: *Why can't the current worship center be remodeled so as to meet the functional requirements called out for the new worship center?*

A: From the beginning of our relocation to Highland from San Bernardino, this space was meant to house our worship services for a temporary time until we were able to build a new worship center. Since the current facility was originally designed as a multi-purpose venue and was never designed to function as our permanent worship center, we have issues with sound and acoustics in the building that cannot be corrected due to the original purpose and design of the building. When the balcony was added, some of these acoustic and sound flaws became even more evident. Many sight line issues exist in our current building. The support posts on the lower floor existed in the original design, and seats behind these posts have always been bad. With the balcony came new sight line issues. Though the balcony space is used by some on a regular basis, it functions best as occasional overflow space. Few are willing to sit every week in a seat where they cannot see and actively participate. Furthermore, the worship ministry has reached its capacity in terms of space and will not grow unless additional space is made available. In short, the acoustic, sound, sight line, and space issues within the building will never be resolved to reach the level of quality required for our corporate worship, outreach productions, and worship ministry growth we envision in the future. One other consideration is that the Youth Building or "Modulars" were placed on campus as a temporary solution for space. The church has been allowed to keep them occupied under a variance from the City of Highland. But these structures will be required to be removed in the next few years, whether by mandate from the City or due to their deteriorating condition which is a natural result of their temporary design. As a result, almost 8,000 square feet of space will have to be recaptured from the remaining space on campus. The current worship center's balcony was designed to convert back to a flat floor for use as classroom space. When our youth are relocated to another place on campus, the 5,700 square foot balcony will become critical for use as educational space.

Q: *What will happen to the current chapel?*

A: A final decision on the use of this space has not been made. While it is possible to reconfigure this space for offices, the greater need will most likely be for meeting space. As we grow, we will need medium size spaces that accommodate 100-200 people. At this time, the chapel and fellowship hall are the only two spaces that are designed for this purpose.

Q: *Why did the plan change from building the Family Life Center to the new worship center?*

A: In January of 2005, the church voted to pursue the construction of a new worship center rather than the Family Life Center. This decision was supported for several reasons. First, a primary reason given to support building the Family Life Center was that we did not have adequate

education space to support growth, and such space would be included in the Center. However, two years ago our Education Staff conducted a survey of the number and size of meetings spaces on campus, as well as the times that Bible study is offered. It was determined that we can accommodate 5,000 people on Sundays alone with the current space. But Immanuel will never run 5,000 in Bible study if we're not running 5,000 in worship. For the vast majority of visitors to our church, their introduction to Immanuel is through the Worship Service, not Bible study. Second, based on today's construction costs, to build the Family Life Center would cost approximately \$14 million (plus the additional costs for staff and maintenance listed below). Compared to a worship center, the Family Life Center would not facilitate the same amount of ministry growth. If this facility was to be constructed next, it is highly likely the new worship center would never be built because the growth potential for ministry would not reach the cost of constructing and maintaining the facility. Immanuel's strength has been found in the pulpit ministry of our Pastor through the worship services, and we believe that investing in a new worship center will have a larger impact on our ability to reach out to our community and grow. Thirdly, it will require six additional staff to operate and maintain the Family Life Center. When considering salaries, benefits, utilities, liability insurance and recreation equipment replacement, these expenses would require over \$400,000 be added to the annual budget. We believe that once the new worship center and ancillary space is completed, and expected growth is achieved, we can then pursue building the Family Life Center.

Q: *Why aren't we building "in-house" and acting as the general contractor as we did for each of the education buildings and the storage facility?*

A: While this price tag is very large, it reflects a combination of the costs of construction in the current market and the experience necessary to construct a building like this. While your Executive Building Committee has prioritized fiscal responsibility, they have also acknowledged that approaching this project with the proper understanding of its magnitude is of utmost importance. The scope and complexity of this project demand that the expertise, experience, and capabilities of the architectural design, construction management, and general contractor firms have extensive experience in similar projects. Furthermore, the general contractor must be able to be bonded for the cost of the project (\$25 million), and this does not include liability insurance (Worker's Comp.) for which they must have coverage for several million dollars on an aggregate basis.

This is Immanuel's "flagship" building, and will most likely be the most important in Immanuel's history. It must be designed and constructed to effectively and efficiently function for the next 50 years or more. We have only one opportunity to ensure this project successfully meets the objectives that are being developed, and to attain this success will take the knowledge of those who have "been there and done that" many times before. No one in our congregation or on our staff has built a building of this size and complexity, which means we must seek (and carefully evaluate) the counsel of those who have. It may seem that we cannot afford to spend this much on a building, but the truth is that we simply cannot afford to take a chance with our lack of experience and make costly mistakes that will cost us even more in the long run.

Q: *Who has the church selected to develop this project?*

A: Your Executive Building Committee and staff believe that God has brought the right people to us and allowed us to develop an excellent team for the task at hand. All the men with whom we are currently working not only profess Christ, but are active in their local church. They have worked extensively not only with their own churches in building projects, but also with many other churches in Southern California.

Steve Kroh, AIA, is the founder of Kroh Architects and has been located in the City of Riverside for 21 years. Mr. Kroh's experience has been in the program analysis, space planning, and design development of commercial, religious and institutional developments. He and his firm have the experience and capabilities to produce creative, functional and budgetary-conscious design solutions, and precise construction documents as well as to administrate close, frequent inspections of the work in progress. Mr. Kroh is the architect and designer for the new campus of Cottonwood Christian Center in Cypress and the Yeager Center at California Baptist University.

Jack Hawkins, Jr. is the current owner and president of Diffenbaugh, Inc. He assumed the leadership of the company from his father, Jack Hawkins, through a seamless transition in 1993. Since the 1950s, Diffenbaugh has experienced significant growth and built a solid reputation throughout the region. Diffenbaugh was one of the first contractors to perform concrete tilt-up construction. Over the years, the firm has built numerous large-scale commercial and industrial projects as well as several notable churches which include The Rock Christian Center in San Bernardino (2700 seat worship center) and Cottonwood Christian Center in Cypress (3500 seat worship center).

Steve Lazarian is the president and founder of CityWorks, Inc. Since 1983, the firm has been involved with construction, construction management and project management in the area of institutional building for churches, schools and Christian organizations. The staff at CityWorks offers decades of experience in the construction industry including architecture and construction law. In recent years, the firm has focused its efforts in its project management division which works closely with churches, architects and contractors to complete budget driven projects in a timely manner. Notable projects include World Vision, Lake Avenue Congregational Church, Los Angeles Mission, Grace Community Church and Cottonwood Christian Center.

Q: *Do we really need additional office space?*

A: The answer is yes. We presently occupy all ministerial, administrative and support staff offices and workstations located in Building A. We will be adding staff this year; however, no office space exists to house additional staff. As the church is blessed with continued growth, a continued need (and crisis) for additional space will exist. Phase II will contain offices for pastoral, worship, and support staff. Though these offices are only a small percentage of the space in Phase II, by relocating staff from Building A, several offices and workstations will be made available for future staff.

Q: *Will all monies given over the next three years to pay for the new worship center be placed in the Building Fund or, as in the past with prior approval by the church, will a percentage be directed to the Global Outreach (Missions) budget?*

A: All funds received and designated for the new worship center will be placed in the Building Fund. With the exception of a small operating cost for the capital campaign (less than 1/10 of 1 percent of this project), all funds will be used to design, develop, and construct Phase I & II of this project. The Global Outreach Ministry is funded by Immanuel's annual budget along with faith pledges made during the annual Global Outreach Celebration.

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