



# **Master Plan Phase 1 Recommendation**

Joint Meeting Trustees, Finance & Council  
February 19, 2019

# Presentation Objectives

1. Provide an overview of the Schematic Design received on 2/15, and continuing.
2. Review the recommendation for the Phase 1 Pre-Construction approach.
3. Review the request for soliciting the support of a Capital Campaign Consultant to assist with marketing the proposed program to the congregation.
4. Receive authorization to fund the Construction Estimate and Schedule, and the pre-campaign support of a Capital Campaign Consultant.

# Leadership Team Members for MPP1

**Clergy:** Jerry House, Daniel Lumpee

**Ministry Leaders:** James Faith, Heather Normand and individual ministry leaders as appropriate.

**Technical Input:** Zach Castillo [AVL], Doug Haffner [Mech], David Kellam [Structural]

**FPT:** Richard Oates, Les Swick

# Update on Progress and Status

1. GFF met their commitment to complete Schematic Design by 2/15, to include:
  - a. Building Floor Plans, elevations, finishes and perspectives
  - b. Mechanical, Electrical & Plumbing package
  - c. Structural package
  - d. Underground utilities
  - e. Parking
  - f. Audio/Video/Lighting package

# Update on Progress and Status

2. The SD package provides:
  - a. The **architectural perspectives** to market the program to the congregation.
  - b. The basis for developing a Preliminary Construction Cost Estimate and Schedule.
3. Recommend engaging a General Contractor to provide Phase 1 Pre-Construction Services [Estimate, Schedule and developing an initial list of constructability review issues].
  - a. Fee basis is .133% of the Estimate, or \$13-20K
  - b. Request \$25K authorization, which includes a 25% contingency.

# Schedule Milestones

Council Approval of Pre-Con funding	2/19
BOS Approval	3/3
Engage GC for Pre-Con Scope	3/4
Complete Estimate and Schedule	4/1
<b>Develop, Market and Receive Council approval of Phase 1 Program and funding</b>	
Board of Stewards approval	5/5
Church Conference approval of Project and CCC	5/19

# Front-end Capital Campaign Support

1. The big picture view for the Master Plan is to
  - a. Align on what should be done in Phase 1
  - b. Gain Leadership and Congregational approval before summer
  - c. Initiate detailed design, to be done through the summer
  - d. Run a Capital Campaign in the Fall 2019
  - e. Start Construction on Phase 1 in 1Q 2020
2. The big question will be “What will the congregation support? What will they see as the ‘need’?”

# Front-end Capital Campaign Support

3. A primary communication, information and marketing effort needs to take place **before** the project approval process [Council BOS and Church Conference].
4. Recommend engaging a Capital Campaign consultant for support in the initial communication and marketing process, for a sum Not To Exceed \$25,500.



# Master Plan Phase 1 Resolution

WHEREAS Christ UMC has previously authorized the development of a Schematic Design for Master Plan Phase 1 so that information could be used to market the design to the congregation and develop preliminary cost estimates by a General Contractor or third-party cost estimator,

BE IT RESOLVED that Christ UMC authorizes

1. the FPT to engage a General Contractor for Pre-Construction services to develop a Cost Estimate and Schedule based on the Schematic Design prepared and submitted by GFF on February 15, 2019, such services Not To Exceed \$25,000, and

# Master Plan Phase 1 Resolution

2. the Director of Operations to engage a Capital Campaign Consultant for front-end services [ahead of a decision to conduct a capital campaign for any specific building program] to assist with marketing the proposed plan to the congregation ahead of a recommendation to Council, Board of Stewards and Church Conference that will be required for full approval to proceed, such services Not To Exceed \$25,500,  
with the forms of contracts with the General Contractor and Capital Campaign Consultant to be approved by the Trustees.