

Facilities Project

History

Facilities Task Force Team (Spring 2008)

- This group worked with Miller Architects to complete the initial facilities and ministry assessment (i.e. convened focus groups, congregation surveys, staff and member interviews)
- The assessment results were reported to the task force and church council, and then passed on to the Design Evaluation Team for further consideration.
- The assessment results gave direction for facilities improvements in the areas of maintenance, renovation, and new space.
- Team Members: John Michaelis, Paul Eckberg, Larry Heinz, Reid Mortensen, Lydia Wilhelm, Steve Weiss, Shelly Swanson, Pastor David Doppenberg

Design Evaluation Team (Summer 2008)

- This team took the results from the initial facilities assessment and gave direction for what the draft schematics would go forward to show.
- This team narrowed down options for future drawings to include the West End of our facility along with the Sunday school area, Chapel and Choir Room to focus on maintenance, renovation and technology. A large group space adjacent to the Gathering Area was totally new ministry space to be looked at as well. This meant that future drawings would not include proposed new space adjacent to the gym for youth and family ministry or proposed new space for music ministry adjacent to the sanctuary.
- This team held four presentations for the congregation in August, 2008.
- Team Members: Brad Barthels, Jan Ceminsky, Reid Mortensen, Cliff Rakerd, Brenda Reiner, Steve Weiss, Lydia Wilhem, Shelly Swanson, Pastor David Doppenberg

Facilities Project Task Force (Fall 2008 to Current)

- This is the current team moving the facilities project forward and will be in place until the project is completed
- This team has reviewed the initial schematics received from Miller Architects (approval for these was at the Special Congregational Meeting on November 23, 2008)
- Feedback was given to Miller Architects based on the initial schematics, and the final schematics are expected to be received on February 15, 2009
- Members are Donn Berkeland, Steve Weiss, Chuck Cotch, Brenda Reiner, Jan Ceminsky Chris Larson, Reid Mortensen, congregation president, Shelly Swanson, business administrator, Pastor David Doppenberg.

Future Projected Timeline

February 15, 2008	Schematic Design Completed
March 22, 2009	Capital Campaign Begins
May 3, 2009	Pledges received for Capital Appeal
May 17, 2009	Congregation votes on final Project Plan
August 1, 2009	Design development and bids
August 16, 2009	Congregation votes on final Project Cost
September 13, 2009	Project begins

Significant Factors for Current Direction of Facilities Project:

HVAC Needs

The urgent (and many years overdue) need to repair, replace, and upgrade major components of our heating, ventilation, and air conditioning (HVAC) systems in the older parts of our facility should be addressed prior to the any of the anticipated and virtually inevitable failures in those systems. Some of these failures could be unbearably expensive to resolve on an emergency basis – the best stewardship is to deal with these issues proactively.

We know that these systems are not only wasteful, costing our church a great deal in unnecessary energy use, but also poor in their effectiveness; many of our offices require additional heat sources (such as baseboard electric heaters) that not only increase our energy costs even further, but also significantly tax our electrical systems.

The extensive work required to bring these heating and cooling delivery systems to modern, energy-efficient standards also offers us the opportunity to also install high efficiency control systems. The creation of multiple HVAC zones individually scheduled and controlled by a secure computer system, will also produce significant reductions in energy costs. We've been given assurance that the energy savings produced by several of our equipment improvements will pay for themselves in a matter of years.

Renovation Needs

Many of our older high-demand and high-use spaces were identified as in need of significant renovation since the time of our sanctuary and fellowship hall additions in the mid-1990's. Lack of adequate energy insulation, sound transfer between rooms, lack of HVAC control, need for modern technology, badly worn carpet, and a host of other major and minor deficiencies were recognized then, but a conscious decision was made to put off acting on these needs until "some later time." Now, a decade and a half later, the needs are exacerbated by an ever-growing level of demand and use.

Growing Need for Program Space

As a vital place of ministry, Faith has been blessed – and in some ways burdened, frankly – by steadily increasing populations of those who make use of its facilities, and it faces the on-going prospect of an expanding number of church and community programs needing space for years to come. Sadly, church staffs are already being prevented from instituting or expanding ministry opportunities because of the sheer lack of available space.

Education space, particularly for larger groups, leads the list of these needs. Our Facilities Needs Assessment showed clearly that our ministries could use two or three more spaces of the size and capacity of our Luther Room – but such space does not currently exist.

Initial Schematic Drawings Focus on the Following:

The findings of the Facility and Ministry Assessment Process combined with our new work with Miller Architects and initial schematic drawings have identified three main areas of facility needs.

1. The West End (Hanson Blvd) needs of our facility.

- Identified critical facility needs:
 - HVAC System (old boiler well past normal life span with an efficiency assessed at 40-45%)
 - Major heating, cooling and energy inefficiencies for the office area and southwest portion of the building that were not able to be addressed in previous facilities projects.
 - Current roof top AC units at end of normal life span.
 - West entrance issues regarding visibility and roof design.
 - Improvements may include moving the entrance out closer to the parking lot, creating a new look to the west end and providing additional large meeting space
- Luther Room and office area need renovation of space for solving above mentioned issues and to meet current and new ministry needs.

2. Essential updates for other current space.

- Technology and sound issues of Luther Room, Fellowship Hall/Gym and Sanctuary.
- Choir Room and Chapel updates, particularly focusing on sound issues
- Kitchen AC
- Additional Storage Space

3. A New Addition of a Fellowship/Group meeting space next to the Narthex/Gathering Area.

- A 100+ space for ministry especially critical on Sunday Mornings, Wednesday nights as well as large group events.
- In initial facilities study this was the most identified need for totally new space

4. A Canopy at the Sanctuary Entrance

Summary Information

Combining Efforts for Maximized Efficiency and Reduced Costs

As members of the various facilities-related task forces have struggled with all of these needs, it became obvious that the best (and least costly long term) solution is to mesh multiple projects into a single effort that takes advantage of a comprehensive schedule of demolition, renovation, installation, construction and all the other processes required to achieve our many goals. Rolling these projects into one greatly enhances the probability that these needs will be finally addressed in the most affordable way.

Today's Economy as Opportunity

It is perhaps a sad irony that the challenges currently facing the construction industry provide a considerable opportunity for Faith. Miller Architects & Builders, with whom we're working on this project, reports that actual bids for recent projects have reflected as much as 15% cost savings – meaning a project today could cost significantly less than what it would typically be estimated to cost.

The combination of a successful capital appeal, a major reduction of mortgage interest and a restructuring of that mortgage, and the prospect of significantly reduced construction and materials costs together add up to a remarkable opportunity to resolve a broad range of needs, resulting in a physical plant that's efficient, attractive, frugal in its use of energy, inviting and welcoming, and adequate to meet the needs of our congregation's growing programs.