

Mission Facility Steering Committee

Apr 20, 2023

Present: Bob Kiner, Bill Smith, Tom Rich, Kathie Klock, Ashley Flynn, Mandy Budig, Robbie Veurink, Reggie Kuipers, Jarrod Smart, Eric Yunag, Andrea McCartney, Catherine Dekkenga, Jon Hiatt, Debbie Meyer

The meeting began with prayer. Tom thanked everyone for their willingness to step into this big critical project. We then went around the table and introduced ourselves sharing a little bit of professional and personal information. We are blessed to have individuals with construction, architectural, design, and fundraising expertise.

Tom then shared scripture from Ephesians 4:1-6

Therefore I, a prisoner for serving the Lord, beg you to lead a life worthy of your calling, for you have been called by God. Always be humble and gentle. Be patient with each other, making allowance for each other's faults because of your love. Make every effort to keep yourselves united in the Spirit, binding yourselves together with peace. For there is one body and one Spirit, just as you have been called to one glorious hope for the future. There is one Lord, one faith, one baptism, one God and Father of all, who is over all, in all, and living through all.

As we think about these verses, let's be reminded that every part has a function, but we are in this together. The instruction is for the whole church to walk in a manner worthy of our mutual calling. No one is capable of doing this project alone. This is the foundation of how we treat each other and proceed in this process. So please come prepared, read documents, and come with a humble heart.

Bill shared a bit of history from our previous building expansion. Bob Kiner, Jon Hiatt and Bill were on the building committee but Bob noted that it is not a building committee but a mission facility. During this period of time, the church ended up being divided over the departure of a staff member which caused a split in the church. All of our collective wisdom couldn't get us out of the dark place. The Elders decided it was time to pray and repent of having our own agenda. They decided to turn it over to God. So having that in mind, while we need all the expertise around the table, we need to be sure that God is leading us. The Elders have been praying over moving forward with the discovery phase and we need to take time to pray as we deliberate.

Bill reminded us that the Elders are the final authority. The initial responsibility for this group is discerning and recommending an architect and our preferred method of hiring a builder (Design/Bid/Build process or Construction Manager at Risk).

Tom stated that we could possibly have two groups formed from this committee; one group focusing on the building part and the other group focused on capital fund raising and communication. We need an ongoing communication strategy to keep not only the Trustees and Property Board apprised of progress but the church body as well.

Bill shared that about 1.5 years ago, the Elders were thinking about building and hired Robin Miller to do a cost study. The original Worship Center was designed to add another 600 seats on the east side. He added 7 classrooms and a large multipurpose room and an underneath unfinished space plus additional parking. At that time, the cost was estimated at approximately 12-14 million. We don't know if that is the direction we will go, but that info does exist should we want to review that. The Elders think God is speaking because of our growth so we feel it is appropriate timing to get a firm bid from an architect. Besides capital funding and method of design, what else do we need to consider?

Catherine asked whether we explored other options besides just building on to our existing building. Tom said they talked at the Elder Board meeting about multiple satellite campuses and considered why a multi-site approach may not be the answer. A few reasons considered were the fact that there have been a couple of local churches that have tried that and not succeeded, we enjoy easy access to our campus, we have the land to expand and our current worship center was designed to add another 600 seats bringing us to a capacity of 1,800. Elders have prayed and feel that God is leading them to build.

The question was raised as to whether or not community growth was looked at. It was noted that Sioux Falls is currently growing at a rate of 1.93% annually and the population has increased by 6.02% since the most recent census.

As we move forward in this process, there will be many things to consider but just a few we mentioned:

- Additional parking/entrance for flow of traffic
- What do services look like for growth? Number of services? (Is 4 services sustainable for Pastor Jeff and volunteers?)
- How best to maximize all spaces of this building 7 days a week

Bill did share a couple of documents that were Requests for Proposals (RFP) from two public high schools that folks can review at their leisure. After some discussion it was agreed that the next step is to develop a plan for an architect and report back to the committee. Catherine, Robbie, Jarrod and Reggie agreed to meet to help make the decision for FRP and hopefully report back to the committee at our next meeting on May 11.

For those of us not familiar with the terminology, Catherine gave us quick definitions of Design/Bid/Build (DBB) vs. Construction Manager at Risk (CMAR).

DBB - a traditional construction project delivery method that involves the completion of three distinct phases in sequence. Construction does not begin until the design process is complete (and a bid accepted), so there is no overlap between design and construction.

CMAR - delivery method which entails a commitment by the Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the construction documents and specifications at the time of the GMP.

Reminder: Dinner with Elders/Steering Committee on May 10 and next meeting on May 11.