

# Sanctuary Renovation Project

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## How Will This Advance Our Mission?

Provide a safe space for us to worship

Provide a safe space for us to share with our community

Allow people of all abilities to access the platform

Allow us to creatively use the space for special events like VBS, Good Friday, and Living Nativity

Enhancing the worship space with beauty, complementing the symmetry of the original design is a good thing!

## Overview

In 2002 the Sanctuary Renovation Committee was formed to reimagine how our sanctuary could be updated to reflect the way in which we use our worship space, which had changed significantly from when Crosstown, then Elim, was built. With inspiration from some very lofty plans and drawings from Carl Ortenblad, and feedback from worship arts participants, and the congregation, ideas were hatched, and plans were made.

Not all could be achieved at once, so a lot of the updates came in phases. We knew at the time that the sound and lighting systems needed to be addressed, but a plan involving video projection and major structural renovation, without sound and lighting, was presented to the congregation in 2004. This carried a pretty high price tag, and since there was still a sizable mortgage left on the Commons addition, it was decided that the timing wasn't right, so the project was shelved for the time being.

Necessity forced us to make a major overhaul of the sound system in 2006. SRC was reformed in 2008 and much of the 2004 plan was implemented. These items included adding video projection, removing choir loft, extending the platform, refacing the side rooms to accommodate video projectors, refacing the organ case with wood replacing the worn fabric and baton facade. In 2014 we made major improvements to the lighting.

Two big items that were part of the original plan and left undone due to the cost were a renovation of the platform area to accommodate an ADA accessible ramp and new seating. The ramp, while it is the right thing to do, would also serve the additional function of getting the lift equipment up and down from the platform by a single person safely.

New seating made a lot of sense in 2004. Flexible seating, as it is sometimes called, can be aligned and set up just like our current pews, or it can be removed, or rearranged to accommodate different events, seating needs, or maintenance. It's more than just purchasing the seating. Existing pews would need to be removed and the entire floor would need to be carpeted. As it is now, only the aisles are carpeted. Then came the year, 2020. No one ever guessed we would ever want or need to create space between people in the sanctuary, and flexible seating is an ideal solution to maximize the number of people safely seated in the sanctuary. On top of all that, our current pews are falling apart. While maintaining the appearance of solid wood, they are actually constructed of particle board, veneer and some solid wood accents. They are over 50 years old and show their age.

## Our Progress Thus Far

### I. Design Completed and Approved

We contracted JAL Architects. The JAL design was presented to and approved by the Sanctuary Renovation Committee. Image of accessible ramp.



### II. A Gift of Chairs!

On March 13, Josh spotted a post on FaceBook Marketplace from Emmaus Church in Northfield, MN. They were trying to find a home for 152 flexible seating chairs. These are beautiful, high quality, solid white oak, pew style chairs that can be locked together in rows exactly like our current pews, or moved to accommodate ideal distancing, or to re-configure the space for special events, or for building maintenance, (changing light bulbs etc.) These are only a few years old and nearly identical to the ones we were considering. The chairs are current models and the manufacturer said that plenty of the same fabric is warehoused so the church can order more identical units if needed. The chairs are connectable to form rows like pews but are also free to arrange in any pattern depending on seating requirements for various events.



This gift saved us over \$26,000.

### III. Contractor

We sought bids from 7 contractors, and received bids from 6. We have chosen our contractor based on a number of criteria, including cost, capabilities, thoroughness through the bid process, and evaluation of their previous church projects. We have chosen Appro Construction Services. Appro comes highly recommended from the House Church. In a conversation with House Church they had absolutely nothing bad to say and actually gave rave reviews about Appro's attention to detail, ability to catch things, and willingness to work with them on all sorts of things from cleaning up the work area each night to totally cleaning up for weekends for services. Appro apparently also has a special rate they offer only to churches. They are Christian guys who like to be able to give back to the church community that way.

We are confident Appro is an excellent fit for this project.


Name	Bid
Acoustics Associates	\$91,886
Appro Construction Services	\$64,611
Randahl Construction	\$98,835

#### IV. Cost

The bill for the Sanctuary Renovation Project (SRP) is about \$79,322 (which includes some outside expenses and a 10% contingency for cost over-runs). Naturally a big concern is how much will this cost and how will we pay for it. We have done a lot of homework and have a very good idea of the total cost. There are, however, a few factors that prevent us from knowing the exact dollar amount up front. Chief among them is the volatility of construction material prices at this point in time. There was a time when a contractor could make a bid that was good for 30 days. That is no longer the case. Due to the amount of time for our approval process, any bid we secure may expire before approval can be gained. Another factor is a few of the items to be done will be done ourselves and are therefore out of the scope of the contractor and can't be predicted with absolute certainty, but we promise to do our best to be good stewards in this endeavor.

#### V. Funding

The Sanctuary Renovation Committee (SRC) met with the Finance Commission and crafted the following proposal. Undesignated bequest funds would pay outright for 50% of the SRP and a capital campaign would fund the remaining 50%. However, to ensure timely work on the project, the Finance Commission would use undesignated bequest money to fund the second 50% of the project with the capital campaign repaying the upfront payment of the last 50% of the project. In essence, the Finance Commission is paying half, then extending the congregation an interest-free loan to pay for the second half. Who would pass on a 0% interest loan especially when it is paying for a significant upgrade to our church which should last for decades? With a price tag of about \$80,000, the Finance Commission would like to raise at least \$40,000 through the capital campaign.



The Finance Commission in collaboration with the Elder Team have put forward a plan to pay for this. We will begin a capital campaign, a request to the congregation to give specifically to this project, as many people have been doing for years. This special gift should be over and above your regular tithing. The capital campaign would cover 50% of the project cost. The project will initially be funded by the Undesignated Bequest Fund. Then the monies from the capital campaign would pay that 50% of the project cost back to the Undesignated Bequest fund.

## VI. How can I get involved?

Prayerfully consider your part in the capital campaign. Donations can be given by check with SRP (Sanctuary Renovation Project) in the memo or online at Covenant Giving again adding SRP in the memo.

Participate in the project. There are a few tasks including light demolition, painting, helping to set up the commons as a temporary worship space during construction.

## Committee Members

Michelle Acosta

Aaron Berfeldt

Debby Berfeldt

Pastor John Jacobi

Dennis Olson

Josh Smith

Bob Weides

Marcia Wilkins

## Former Committee Members

Jim Anderson

Emily Firnstahl

Sean Hallowell

Karen Lewis

Kathleen Lindahl

Mark Ogawa

Lew Olson

Karl Palmer

Brian Peterson

Pastor Paul Siwek

Bill Wheeler

Elaine Williams