



Willing Hearts Key Facts Sheet II

Answering the Deeper Questions



This fact sheet is made available online to any individual interested in the more detailed questions associated with the Willing Hearts stewardship campaign of FBC Frisco. We will update this sheet as more questions come in.

Please do not hesitate to call 972-377-9830 to speak with either Pastor Chuck or Pastor Steve if you have any questions. You may also email them at chuck.martin@fbcfrisco.org or steve.stege@fbcfrisco.org. This is an exciting time for all of us, and our goal is to be as approachable and transparent as possible.

The following questions and answers were raised either by individuals attending the first H.I.S. Meetings or through phone conversations with campaign committee members. The second and third H.I.S. Meetings will also address these issues, so we encourage everyone to attend the two additional meetings on January 31st and February 28th. There will be fun children and youth events at the church for these meetings as well.

Has the easement issue been addressed?

In relation to the city-owned property on Hummingbird Drive; the city has no objections to the church acquiring this property. The Master Plan shows this land is only needed for future parking in a different phase of building, so is not required as a part of Phase 1. However, the architects would like to consider moving the existing southern entry/exit drive further south, as well as widen the drive to allow for two lanes of traffic instead of one. This proposed change is acceptable to the city based on initial planning reviews and would be formalized as we move in to the Construction Document phase.

There are no easements between the north and south building, per current city documents.

Has the asbestos study/remediation been figured in?

The church currently has two proposals from testing companies to perform asbestos testing. The testing company selected will conduct a formal study to address the potential scope of remediation required for the Youth addition. Given the limited area that we are potentially disturbing with the Youth addition we do not anticipate the asbestos abatement to be very costly. H&H Architects interpretation of the code requires that abatement need only be performed in those areas that are disturbed by construction.

Has the cost of bringing the old building up to code (fire sprinkler, grease trap, wiring, etc..) once the connection of the new to old building is made been addressed?

The city Fire Marshall requires only new construction have built in fire sprinklers. Given the size of the Youth addition to the South Building, the retrofitting of the fire sprinklers would not be required at this time for this phase. Other items, such as the grease trap, are not an issue as we will have no work done in these areas during this phase.

Has the drainage, storm sewer, fire water line loop, sanitary sewer upgrades, retention and "all" concrete paving-complete been figured in to the cost?

Yes, for Phase 1. All asphalt parking on the west side of the campus will be replaced with concrete. On the east side of the campus, only the asphalt that is being disturbed by the addition of the fire loop and fire lane will be replaced with concrete. This is done for cost saving purposes, and is acceptable by the city. The existing utilities between the buildings are being reworked and/or moved as required for the new additions. Yes, this cost is factored in to the current estimates.

What about tree remediation?

Formal landscape planes have not been developed at this time and the current GC estimates include \$125k allowance until formal planes are made. A portion of the tree remediation will be satisfied through required landscape islands in the new parking areas. As we move through the program and clearly understand the scope of each phase of our long-range plan, we can better estimate the cost of tree remediation.

Will the city approve additional ingress/egress lanes on Main Street, if needed?

An additional egress land to Main Street has not been addressed as it was determined that the better additional ingress/egress to the property would occur in the southwest part of the property and connect to Pebblebrook Drive. This has been approved by the city and is part of the scope of Phase 1.

Why are we not trying to follow more of Phase 3 from the new building plan? This would utilize all the structure for a second floor of the North building, not destroy the very expensive playgrounds already outside.

Multiple options were studied prior to the development of the current Phase 1 plans which specifically address the need for a larger gathering area, improved security to Preschool and Children’s areas, additional preschool classrooms, and various Children’s support spaces (indoor play areas, theater, etc....). The Phase 3 plan would require us to build a new worship venue, which is not our most pressing need at this time. The second floor plan of the worship center suggested in Phase 3 provides additional classrooms, but not fellowship space, a baptistery, youth areas or children’s playgrounds.

What is our current debt at this time?

Our current long term debt is \$3,180,832.00.

What is the projected cost of Phase 1?

Here are the projected construction costs for the building elements included in Phase 1 of the long-range plan. Numbers are provided from Medco Construction based on their review of the design development documents. These numbers do not include soft cost such as design and impact fees, furniture, fixtures, playground equipment, interior building signage and décor, security system, cabling or voice and data systems, or other church related system or interior design elements. Soft cost is typically 12% - 15% of the construction cost.

Phase 1A (Gathering Space with café and baptistery, preschool classrooms, children worship center, indoor playgrounds, includes 258 parking spaces)	\$3,534,200
Phase 1B (Adult space)	\$ 993,319
Phase 1C (Youth gathering space and exterior alterations)	\$ 490,542
Drop-off Canopy	\$ 125,866
Walkway Canopies	\$ 146,178
Tower Element	\$ 23,261
Phase 2 – parking (additional 72 spaces)	<u>\$ 171,098</u>
Total Construction Cost	\$5,484,470

Why are we proceeding with a campaign to build before we are paying off our current long-term debt? The need for providing additional space to meet the growth and ministry opportunities of our church and community is pressing. The growth of Frisco in the last few years and the projected growth is tremendous, our church has a window of opportunity to reach these people for Christ and church membership. Our pastor is committed to not adding to our long term debt, it is the purpose of “Willing Hearts” to provide monies for additional space and address our long term debt—we will not know a specific dollar figure until commitments are made.



For more detailed questions and answers please go to our website at www.fbcfrisco.org and click on the “Willing Hearts” logo.



How much of what we raise will go towards paying off debt and how much will go towards building Phase 1?

The financial plan during this phase will depend absolutely on what God provides through the financial commitments made by our church members. While we are not increasing our long term debt, there is a possibility of interim financing as we build based upon the money raised during Willing Hearts. Church leadership will make a decision on how much goes towards our outstanding debt after prayerfully considering the financial commitments of our church body.

Why are we building additional space instead of going to three services?

This additional space is addressing a need outside of Sunday worship. Phase 1 plans provide additional parking, preschool classrooms, children's worship space, fellowship space, indoor playgrounds, youth gathering areas, a baptistry, and adult venues for special events. We believe our ministry is currently hindered by our inability to provide these areas to our members and our community.

When is the groundbreaking to take place?

We are hoping to begin the first part of Phase 1 in the late spring. However, the start of Phase 1 and what that entails is determined by the financial commitments made by our church members. We will know better what we are able to build when we have completed the Willing Hearts campaign.

When will the Willing Hearts stewardship campaign end?

The Willing Hearts campaign will end on April 4th with a Victory Announcement. The First Fruits Offering is on Sunday, March 7th. Financial commitments turned in at this time are for a three year period. Those financial commitments are between you and God, and are absolutely confidential. It is the prayer of everyone on the Steering Committee that during the next three years of giving God will continue to grow FBC as a church family, and that everyone will have a closer walk with our Lord as we give of our Time, Talent and Treasure.



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