

# A Church for the Future

Planning for a Better Tomorrow

Welcome everyone! In recent years we have had a low sign-ups for our building maintenance team, I thank each of you for your volunteering today. There will be a sign-up sheet going around to get you on our email list. All kidding aside, I have created this presentation to provide you with the information that was provided to us from Building God's Way. If you have any questions as we are going through, please raise your hand and an elder will give you a mic so everyone can hear your questions. If it is a question I will cover later in the presentation, I will ask you to hold that thought.



Before we get started, I would first like to start this morning by telling all our mothers out there Happy Mother's Day. I my wife is amazing and provides so much support. In fact, as I was practicing this presentation in front of the mirror, she came by and said are you sure the elders want you to give this presentation. Let's start in prayer:



- Current State
- Overview of Report
- Next Steps



## How did we get here?

- Involved study by Church Members
- Prayer & Discussion
- Found Building God's Way

About three years ago, the elders asked the building maintenance team come up with a proposal on what to do with our aging building and the adjacent property. After several months of research, the team concluded that we could do three things. Relocate, build on the adjacent property, or renovate this building. All costing about the same price. After two years of praying and several meetings in between, MCT and the elders felt it was time to move forward.

Jeremiah 29:11 "For I know the plans I have for you, declares the Lord, plans for welfare and not for evil, to give you a future and a hope."

How we came across Building God's Way this scripture came to my mind. At the April 2017 MCT meeting on how we should move forward, my co-lead Craig Welburn started searching the internet for a Christian based construction company. He came across Building God's Way, this Utah based company who has built 700+ churches around the states was having a seminar at a Winchester, VA church at the end of May. They reported back during the next MCT meeting that we need to partner with this group. Dan who will be talking with you all next week has an amazing story in itself and I will let him share it with you next week. Every part of this organization is about building the kingdom and require the churches they partner with to minister to the construction crews during the renovations. But one of the talking points that really drove home with me that they talked about in their seminars is.....

A photograph of a heavy, dark-stained wooden door with a metal lock and chain. The door is set in a stone frame. A semi-transparent blue box with white text is overlaid on the upper part of the door.

**If our doors closed today  
would our community notice?**

So my question to all of you is “What is preventing us from being God’s heart to this community?”

## The Church Building's Issues

- AC Units
- Auditorium Roof
- Auditorium Carpet
- Pews
- Electrical System Outdated
- Windows Outdate
- Kitchen Outdate
- Expensive Lighting
- Poorly Insulated
- Bathrooms Outdate
- Nursery Outdate
- Small Classrooms
- Parking Lot Repaving

This is just a sample of the shape of the building. We are running on borrowed time and holding it together with duct tape band aids. In December of 2017, we receive the report that is step 1 in the Building God's way process.



There are 5 total steps:

Step 1 consisted of an exploratory and preliminary review of our ministry and the surrounding community from a financial, demographic, and market perspective

Step 2 consisted of Dan Cook visited our facilities and meeting with the elders, MCT, and building teams to discuss is proposal for moving forward.

Step 3 consist of BGW's architect and design teams developing preliminary set of plans and rendering that will provide a visual image of the project that fits our church budget

Step 4 BGW will guide us through financial planning that will include capital campaigns and other options for raising the necessary funds

Step 5 the project begins.

## Overview of Report

- Ministry Overview
- Site Analysis
- **Highlights from the Demographic Report**
- **Highlights from the Preliminary Child Care Study**
- Highlights from the Funding Review
- Ministry Trajectory
- **Sustainable Opportunities**
- Funding Solutions

Everyone who receives church emails should have received a copy of the report by email this week. I am going to go high level through this report as some things have changed due to Dan's visit in March of this year. There are eight parts of the report with just about every part having an appendix resulting in a highly detailed 65 page document.

I am not going to cover the Ministry Over as that was covered last week, and the site analysis reviews the sized of our land and building square footage.

The funding review is a review our financial information, raising money and estimates current project capacity. This has changed because this was based on building a new building on the adjacent property. After Dan visited he thought we could save money by using our existing building. I will go into more detail about this in a little bit. As for raising funds they are recommending 3 – 1 year campaigns. This processes is unique as it leads people in the congregations to seek after God's will before making any financial commitments.

The Ministry Trajectory discuss that completing this project will provide additional funds as well as giving us a higher profile in the community with expanded opportunities to be God's heart to the community.

For the Funding Solutions, I am going to let Dan talk next week as I think he can give you some examples that will really set your mind at ease when discussing the raising of money. The three topics I would like to review with you into detail are the Demographic Report, Preliminary Child Care Study, and Sustainable Opportunities.

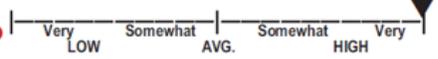


# Demographic Report

## People and Place

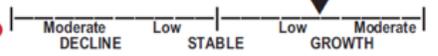
**P1 PROJECTED POPULATION DENSITY**

**EXTREMELY HIGH**



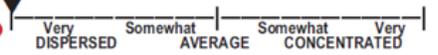
**P2 PROJECTED POPULATION CHANGE**

**MODERATE GROWTH**



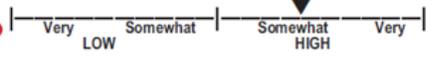
**P3 POPULATION DISTRIBUTION**

**HIGHLY DISPERSED**



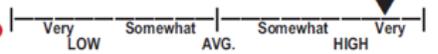
**P4 DIVERSITY**

**SOMEWHAT HIGH**



**P5 AREA DYNAMIC LEVEL**

**VERY HIGH**



# Demographic Report

## Faces of Diversity

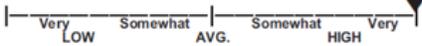
**D1 U.S. LIFESTYLES GROUP**

**AFFLUENT FAMILIES**



**D2 NON-ANGLO POPULATION**

**EXTREMELY HIGH**



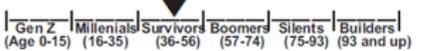
**D3 FASTEST RACIAL/ETHNIC GROWTH**

**NATIVE AMERICANS / OTHERS**



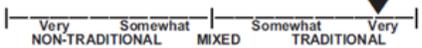
**D4 GENERATION**

**SURVIVORS**



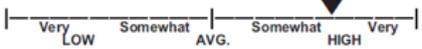
**D5 FAMILY STRUCTURE**

**VERY TRADITIONAL**



**D6 EDUCATION**

**VERY HIGH**



Affluent Families represent 68% of the population with young and coming being 25%

Anglo represents 49%, Asian 27% , Hispanic 13%, African American 7 % and Native American 4% but the fastest growing group and is expected to represent 20% by 2022

79% of the population are between ages 0-56, with the baby boomers representing 17%. I think it is important to note here that what BGW is seeing around the states that 95% of all giving is attributed to the Baby Boomers.

Baby Boomers are retiring or passing away at a rate of 10,000/day. That is why most churches are not making their budgets.

57% married and 31% single never married

81% of the married have children

# Demographic Report

## Community Issues

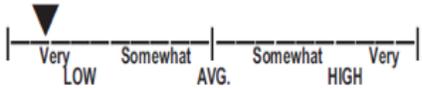
**C1 PRIMARY CONCERNS**

**HOPES & DREAMS**



**C2 RISC LEVEL (Stress Conditions)**

**VERY LOW**



**C3 POTENTIAL RESISTANCE TO CHANGE**

**SOMEWHAT HIGH**



Primary concerns are jobs, retirement, aging parent care, problems in schools

Regional Index Stress conditions is low because all areas are below the national average, but the top three community stresses are : the basics 21%, community problems 16%, and single mothers with children 14%.

# Demographic Report

## Faith Preferences

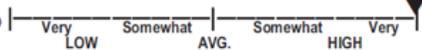
**F1 FAITH RECEPTIVITY**

**AVERAGE**



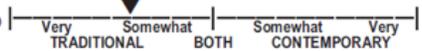
**F2 FINANCIAL SUPPORT POTENTIAL**

**EXTREMELY HIGH**



**F3 CHURCH STYLE**

**SOMEWHAT TRADITIONAL**



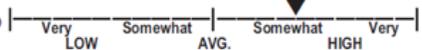
**F4 CHURCH PROGRAM PREFERENCE**

**RECREATION**



**F5 HAVE A RELIGIOUS PREFERENCE**

**SOMEWHAT HIGH**



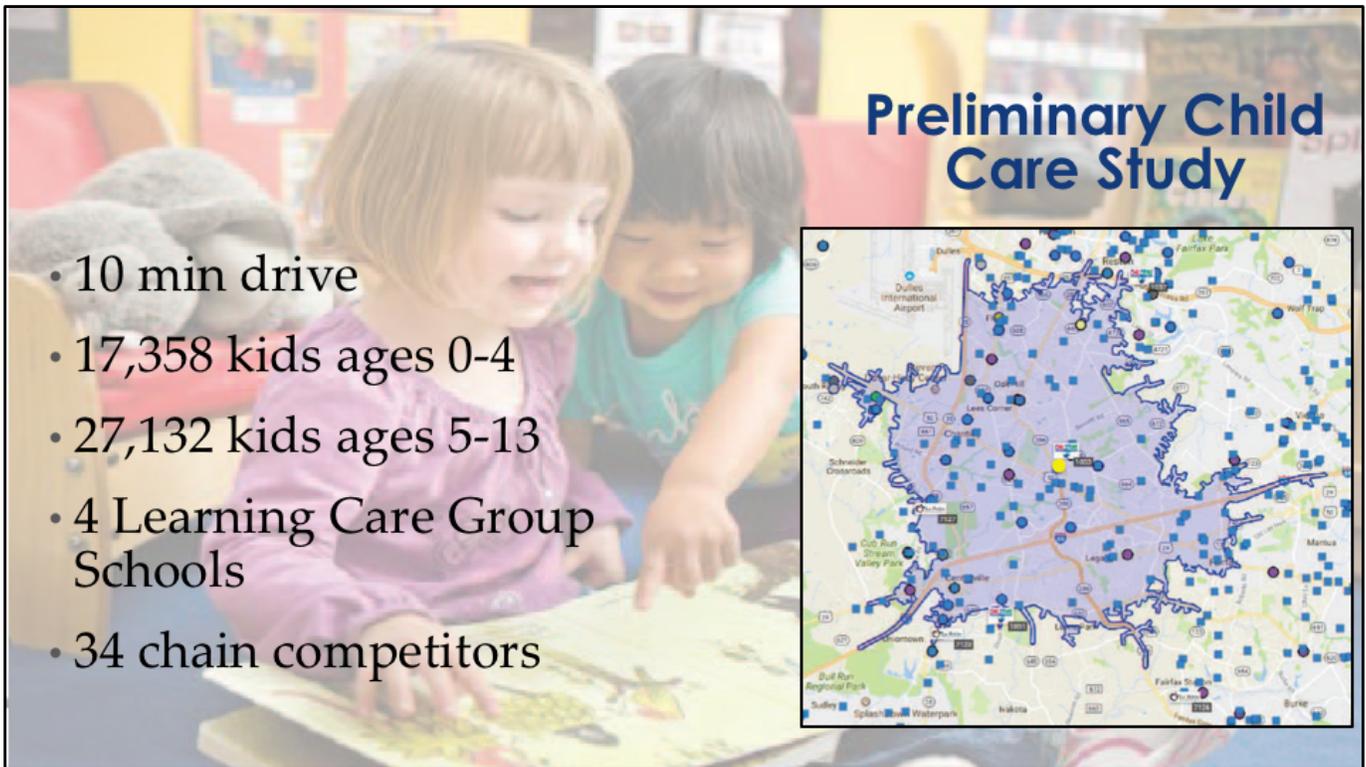
60% of the people in our area are either somewhat involved or not at all.

The average house hold income is \$162,100 compared to the nation average of \$80,900 and 39% give more than \$500/year to churches

Church members like doing fun activities outside of church together

Religious Preference is "Historic Christian" meaning they have a preference on particular religious traditions

So this is what is around us. Now I am going to move on to the Preliminary Child Care Study.



- 10 min drive
- 17,358 kids ages 0-4
- 27,132 kids ages 5-13
- 4 Learning Care Group Schools
- 34 chain competitors

I am going to say without traffic and not hitting any red lights.  
12,000 of those kids 0-4 are in homes making more than \$100K and almost  
19,000 for kids 5-13

They did recommend us moving forward on an in-depth feasibility study in  
which we did and should be getting the results back next week.

Now I will move on to the Sustainable Opportunities. Please keep in mind that  
as we are going through the opportunities, they are for profit, but it is like a 3<sup>rd</sup>  
party paying the church rent. We still get to keep our non-profit status. Also,  
BGW has dealt with the strictest local governments in the country and yes  
they have worked with Fairfax county.

## **Events Center**

Potential annual income \$180,000

### **Advantages**

- Used for small infrequent events
- Fridays & Saturdays
- 3<sup>rd</sup> space
- 1000+ people flow through

### **Disadvantages**

- Potential conflicts with church functions
- Management issues with volunteer & employees

## Senior Day Care

Potential annual income \$60,000

### Advantages

- Very specialized area
- Large number of seniors
- Using majority of building space

### Disadvantages

- Potential conflicts with church functions
- Potential conflicts with other sustainable options

## Coffee Shop

Potential annual income \$12,000

### Advantages

- Being part of the community

### Disadvantages

- Start-up cost
- Hiring & firing personnel
- Time consuming
- If it fails it reflects the ministry

## **Kitchen Catering**

Potential annual income \$24,000

### **Advantages**

- Great source of revenue
- Keeps activity at the building
- Caterer can prep Coffee Shop

### **Disadvantages**

- Kitchen is no longer available to ministry 24/7

## Early Learning Center

Potential annual income \$400,000

### Advantages

- Outside Management
- Tremendous Kingdom Building Opportunities
- Developed by BGW & The Learning Care Group

### Disadvantages

- Some additional cost

What I am about to discuss is the recommendation Dan presented to us in March. As I mention earlier, Dan envisioned renovating the building to accommodate a new Early Learning Center and Wraparound Program. This day care would be ran by The Learning Care Group.

## Indoor Play Center

Potential annual income \$36,000

### Advantages

- Draw for Millennials
- Large amount of people flow
- Many outreach opportunities
- Heavily used for birthdays on weekends
- Used by Early Learning Center

### Disadvantages

- Up front building expense

## Multi-Purpose Athletic Facility

Potential annual income \$180,000

### Advantages

- Host different events for outside organizations
- Great opportunity to interact with community
- Host youth events in ministry
- Low construction cost

### Disadvantages

- Significant amount of space need for building

Dan gave us a nice description of what he anticipates the building to look like and I will try to replicate it. In the area where Stepping stones is, all the block walls will be removed and opened up. They will remove the oldest section of the building and expand into where the playground is currently located and the indoor play will be place beyond that and will be the focal point of our church. The youth room walls and nursery would be removed and opened up. The kitchen would be placed where the men's bathroom is located. Our auditorium is how they construct these types of buildings now, but ours needs completion. This would mean removing the carpet and pews and replacing with chairs, adding a lighting system and the cloud panels in the ceiling for acoustical purposes. Finally, the new athletic facility will be constructed on the adjacent property.





## Next Steps

- Pray and discuss with Elders and MCT
- Determine sustainable opportunities
- Preliminary Designs
- Funding
- Building