



Parking Questions

What about Parking?

The smaller parking lot on the southeast area of our campus will lose several spots to the preschool expansion, but we will be adding another large area of parking effectively doubling our number of parking spots.

Will there be a canopy for drop off?

We have received several questions concerning a porte-cochere. Originally it had not been included in our planning, but we will revisit this in later planning meetings.

Cost Questions

To be noted: our experts on the build team believe that the early estimates on our plan are superficially high. There are a few reasons for this that will be addressed, and steps will be taken to assure that we have the best options to steward the Lord's money well - not the least of which will be competitive bidding on the project. We also expect to use Laborers for Christ to reduce total costs by 20-30%.

What is the cost of the preschool wing?

The preschool wing is estimated to cost 2.1 million dollars.

What is the cost of sanctuary renovation?

The cost of the sanctuary renovation is estimated at \$300,000.

What is the cost of the church expansion?

The expansion/new construction cost is estimated at 2.7 million dollars.

What is the total cost of the entire project?

The estimated cost of the entire project is 5.5 million.

How much do we need to raise in donations vs. borrowing money?

This is a bit of a chicken vs. egg question. How much we are able to raise will determine the amount of the project we will take on, which will determine how much we need to borrow. We will not, however, be borrowing more than is reasonable for our congregation to carry in loan payment.

If we can't raise enough money, what will we do?

We will certainly NOT do anything to put ourselves into an untenable financial position. Depending on how God blesses our Home Away from Home campaign, we will be able to reduce the scope of

My Father's house has many rooms; if that were not so, would I have told you that I am going there to prepare a place for you?

the project as needed. Also, we are certainly able to phase the project to allow for additional contributions in the future.

What is reasonable for a church our size to raise?

Most congregations are able to raise 1.5-3 times their annual giving. Some are able to raise far beyond that. 3 times our annual giving would bring us to approx. 1 million. We are, of course, hoping for Immeasurably More!

What does LCEF charge for a campaign?

LCEF charges on a sliding scale depending on several factors. For Living Faith, the cost of the campaign by LCEF is \$26,000.

What level of commitments are needed to know if next steps can be taken?

LCEF prefers that we have 1/4-1/3 of cash and pledges in hand before they would be willing to consider a capital campaign loan.

How much money needs to be raised in advance to start construction?

It really depends on the size of project we take on - and that will depend on the level of pledges for the capital campaign that we receive.

Sanctuary Questions

How many will the sanctuary hold in worship?

The sanctuary will remain flexible, but we expect the standard configuration to comfortably hold 300-350 in worship.

How many people do we plan to have worship on weekends?

We'll leave that up to God to decide! However, we want to continue to have the feel of a more intimate church. For that reason, we intend on planning for worship services around 250-300 people. We are not far from one service of 250-300, but still a good ways off from two services of 250-300 people.

Preschool Questions

Will the church and preschool be required to share space?

There will be limited sharing of space by church and preschool. Part of the Narthex space will serve the purpose of community fellowship space for preschool families as they pick up and drop off children, the multi-purpose/gym space will be often utilized during the week for before and after care by the preschool, a conference room will be used for meetings by both church leadership and preschool teachers/administrators and the kitchen will be utilized in part by the preschool to assist in lunch preparation for children. That being said, the VAST majority of the space will not be shared and there will be no conflict resulting because the church and school will be using the space in very similar ways (i.e. no configuration changes) and at very different times.

How much space/square footage will be devoted to Little Friends/Living Faith/combined and shared space?

The Preschool is approx 10,500 sq ft
Church Expansion is approx 12,600 sq ft
The Church Remodel is approx 12,600 sq ft

How much will the preschool pay toward the cost?

The preschool is developing a business plan with the expressed intent that their revenue will be able to cover the entire cost of construction for dedicated preschool construction. The preschool is expected to be able to pay for the entirety of the preschool wing from tuition and other revenue sources.

Can Little Friends support themselves?

We have done a preliminary business plan that indicates that the preschool can most definitely support their portion of the construction cost. We are in the process of going through that business plan with the professionals at LCEF for a second set of eyes and opinion on our work. Finally, we will be contracting with a company to do professional market analysis for us so that we are able to say with the utmost confidence 'yes' when the time comes.

Do we anticipate more than a preschool?

No, but we do recognize that the needs of parents change over time. For that reason, we have not ruled out the eventual possibility of adding Kindergarten or other programs.

Construction Questions

Will we phase construction, or will it be all at once?

There are different phase plans based on the total amount of money raised. Regardless of total money raised, some phasing will be required so that the preschool can retain all of their classrooms and the church can continue to have a space in which to worship.

Will construction impact worship?

Construction ALWAYS has an impact! However, we do have options in mind to continue to worship during construction. Our first, and preferred, option is to hold worship in our multi-use/gym space while renovations are completed in the sanctuary. Our second option would be to hold worship at our Presbyterian neighbor's sanctuary.

Will construction impact programming?

Construction ALWAYS has an impact! We do not expect it to have very much impact on our programming as we hope to have the bulk of construction done over the summer months while our programming is already reduced.

When will we start the building phase?

The very earliest we can start is Fall of 2020 and then be complete with the preschool phase by the beginning of the 2021 school year. We are not saying this is our preference, but it is the earliest possible scenario. It is more likely that we will begin in the Spring of 2021

How will the phases be prioritized?

The sanctuary, kitchen and narthex phase is our priority. This, however, means that we do need to have the construction of the preschool completed so as not to displace the two classrooms currently in the sanctuary. So, it is likely that the preschool construction will begin first.

Will building begin before the funds are raised?

While construction will begin before the end of the three-year pledge campaign, we expect to have a lot of our funds raised and delivered before construction begins.

How long will it take?

Each phase is estimated at 10-12 months so it will depend on how we phase the project, but two to three years is certainly likely. If we were able to take on the full project all at once it could be completed in 13-16 months.

Will services be interrupted during expansion?

We will be able to worship the entire time of course, but it is also likely that we will experience some minor inconveniences.

What physically are we trying to build?

We are planning to build a preschool that will open up our current space for church ministry use, renovating that current space and adding a kitchen, classrooms and a large multi-use space.

What section/part will we start with?

This will depend on the scope on the project that we will undertake. In order to preserve the preschool, we will need to be complete that wing before we begin to remove the two classrooms in the sanctuary.

Plan Questions

Handicap accessible? What Handicap features are planned?

We are intentionally keeping the project to a single-story floor plan for this reason. We also intend to address access from the parking lot and the handicap accessible parking spots.

Why have you decided on this particular size?

The size of the preschool conforms with state and federal guidelines for classrooms sizes and considers industry standards for childcare/preschools. The Sanctuary and classrooms at capacity would allow for up to 600 to worship in two services which is the maximum point at which we would seek to have any single campus worship. If we were approaching that level, the Council, Elders and Pastoral staff would be considering other options including but not limited to multi-site or church planting.

Will there be showers?

There are showers planned for the gymnasium area.

How big will the kitchen be?

It will be a large and fully equipped commercial kitchen.

Will we get a full-size gym?

Yes, it will be a full-size gym with enough space along the sides to set up chairs.

Will we have meeting rooms?

Yes, there will be one large conference room with a 'meeting' setting and five 'homerooms' with a more relaxed, welcoming feel to them. Some of these rooms will be designed with specific demographics in mind - specifically high-school youth.

Will Pastor Dan get his own office?

Yes! As well as office space for our business manager, worship director and other potential future positions.

Will there be a youth room?

Yes, one of the homerooms will specifically be designed for youth.

Is there an IT closet in the plan?

This is one of the items we noted as missing early in our design meetings. So while it is currently not reflected in our plans there will be one in the final planning.

What areas are for daycare vs. Church?

There will only be a few spaces that are dual use such as the narthex, kitchen and gym. Otherwise all additional spaces to the south and east will be preschool and all additions to the north and east will be Church.

Can the rooms be multi-purpose?

All rooms in the Church addition will be able to multi-purpose, though some will have specific decor - most notably the youth homeroom.

Will this be environmentally sustainable?

We will take all measures to increase the efficiency of our facility within cost parameters.

What will the floor be in the gym?

It will be a synthetic multi-use gym floor that does not require much maintenance.

Will it be big enough?

We believe it will be right sized for our congregation today and able to accommodate growth if the Lord provides it.

Funding Questions

Accountability for giving?

The Council, Elders and Pastoral staff will be diligently holding people accountable for their capital campaign pledges.

How is the goal amount determined to be feasible?

LCEF - our synodical lending agency - will be instrumental in helping us understand what is a reasonable amount of debt to carry and the total amount of the project to undertake.

Are we going to go out and contact people individually?

Yes. The early, large contributions and ongoing pledges will be sought out personally.

How do we approach people?

There will be two large campaigns titled 'Inform' and 'Inspire' that will reach people in several different ways. There will be a variety of ways we reach out that may include large group events, mailings, electronic communications, etc.

Why a three-year commitment rather than 5?

Three years is the industry standard and has been recommended to us by LCEF.

Will the capital funds be segregated?

They will be separately accounted for in a very, VERY transparent way.

How will capital fund collection be administrated?

Giving will be done via special envelopes in the Sunday offering plates, online and with a designated 'building fund' collection box.

Can we support this campaign and continue to support our current finances?

We will not put ourselves in a position that is financially unfaithful. We are confident that our 10-year journey of financial stability has brought us to this time of being able to take these steps.

Will campaign funds be kept in a separate account?

The funds will be accounted for separately and very transparently. We do not plan on opening a new account.

Will more staff be required for maintaining grounds?

Yes, we will need to increase our janitorial staff for maintenance of our building. Those staffing changes can and will be phased as we phase construction.

How can we afford to start a campaign when we are planning a negative budget year?

This is the second time we have planned a negative budget year with a plan to finish the fiscal year in the black. The first time, last year, we did manage to do just that. While it is still early in the year, we are on pace to do so again.

How much capital do we need to have to start construction?

LCEF wants us to have 1/4-1/3 in cash and pledges from our campaign to approve any additional loans - which will be required to start construction.

How will debt be serviced?

LCEF has several flexible and church friendly plans from which the congregation and Council will choose.

Do we have enough financial support and capacity?

Yes. This project will 'right size' our congregation and put us in a position to grow if God wills it.

How many 'leadership' gifts are needed or should we seek?

We plan to seek the entire amount! What God delivers is up to him alone.

Will the fundraising and/or building happen in phases? If so, what are they?

The capital campaign is a three-year process. Construction will need to be phased for the purpose of keeping the preschool intact and around the weather and school year. See the questions on phasing under 'construction' and 'preschool.'

Can we do this without a loan?

No. The nature of a preschool expansion in particular will make this not only impractical but unwise. The school is not likely to open its doors to a full complement of students and teachers, but rather it will grow into its full capacity over a short time.

How does it work if we have to take a 2nd loan through LCEF?

The market will determine the specifics, but we are able to take second loans or consolidate as needed.

Will we find 'outside' donors?

We will be seeking outside donors from parents or previous parents of Little Friends as well as pursuing a potential relationship with the City of Clive.

How 'dedicated' are contributions?

100%

Community Questions

Will spaces be available for rent to the community?

Yes. We anticipate a healthy market for our gym to be rented.

Communication Questions

How will congregation members be kept informed on the campaign's progress?

Regular mailings, email newsletters, Sunday morning announcements and posts on the Realm will all be used regularly to keep people informed.

Who can have input on the building plans?

We will be seeking input from the congregation multiple times and it will be up to the build team to make decisions based off of that input. The final decision to accept the plan will, of course, require a congregational vote.

How flexible is our plan?

At this early stage it is very flexible. There will come times when decisions are made and construction begins that we will be far less flexible!

Ministry Questions

What facilities do we need to support our worship numbers & ministries?

The greatest needs are for spaces to gather in smaller groups and food preparation/service. These are certainly essentials for what we not only plan on doing, but what we currently do! We are blessed with a sanctuary that, while it could use some updates, is certainly right sized for our current attendance and has room for continued growth when we remove the classrooms in back.

How many classrooms/homerooms do we need to support 20 kids per grade level?

We have planned a total of 5 homerooms and feel that to be sufficient for our current needs and has the ability to accommodate our growth as well.

What is our expected membership after expansion?

We leave that up to God! However, our plan does not include exponential growth at this campus. If God were to bless us with such growth, we would need to consider planting a congregation or some other type of ministry expansion design.

What if we expand and membership does not increase?

This project does not necessitate an increase in membership, though we do anticipate some growth as a result.

How do we know what God's plan is for this space?

By closely examining what God has been doing among us for over a decade, gathering data from the congregation and prayerful consideration, the Strategic Design Team gave confident recommendations as to how we can facilitate God's plan for our congregation.

How do we keep up the comforting feeling when done?

For this very reason we placed Homegroups at the top of the new Associate Pastor's priority list. Added to that, our congregation's 'home-like' persona will be reflected in the new furnishings and interior design. Staying personally connected to people and having spaces conducive to personal relationships will be essential in retaining the 'feel' of Living Faith.

How can I help?

There is a great need for volunteers to assist with this campaign in several areas. Newsletters will be regularly asking for your help!

Is this all or nothing?

No - this is a something or something else project! There is no question that our facilities are constraining us and limiting God's Kingdom presence in our community. The only question is in regard to our response to his call.

What if I give and the campaign is called off?

There is no calling of the campaign! The Council, Elders, Capital Campaign Team, Build Team and Pastor Luke are all fully committed to seeing this through to completion.

Will congregation size match building?

Yes. Our congregation currently does NOT match the size of our building - this is the problem! If our congregation were to grow still more, we are certainly able to adjust by adding worship times. This project will 'right-size' us for today and future growth.

Can we afford what we have built when it's done?

We are committed to being both bold in our faith to trust in God to provide, as well as being good stewards of the resources he has given us. We will not put the congregation in a financially untenable situation.

We are not full on Sunday morning, why do we need to expand?

We are actually beyond capacity in most regards on Sunday morning! Conventional Church wisdom says that a sanctuary that is 80% full is at capacity and expansion is required. We regularly meet that percentage at one or both of our services on Sunday morning. The greater issue to be addressed is the lack of meeting spaces for all ages, kitchen facilities, office spaces and other ministry facilities. We are woefully over-capacity in those regards.

Will the Homerooms be multi-use rooms?

To an extent, yes. They will be designed with certain ages or purposes in mind, but they will not be exclusive to those purposes.

Will the kitchen be open for member use?

All facilities will be open for appropriate use by way of our facility use policies.

Will the gym be open for outside use?

Yes, the gym will be able to be rented by outside community groups.

Does the data for growth in the Waukee/Clive area support the level of growth for the Living Faith facility?

While we are already certain the answer is yes, we are doing our due diligence and acquiring professional market analysis to ensure that our church facility is right sized!

Is it common to lose members or decline in worship attendance during a building expansion?

No. In fact, it is common for congregations to increase in worship attendance during building expansions as there is an increased energy and excitement surrounding the project!

Do we have plans in place to support a growing congregation while facility resources may be limited?

Yes. Our addition of an Associate Pastor to manage the expanded ministry of Living Faith was an intentional step to support our growing congregation.

What level of congregation commitment is required to achieve our goal of expanding God's Kingdom?

This will be the most ever asked of the people of Living Faith in her history. We are seeking truly sacrificial commitments for a period of three years.

Other

How is this campaign different from our last campaign?

A better question is 'how is Living Faith different from our last campaign?' The answer is, we are a completely different church! Not only is the congregation completely different in that a great deal of our members were not present back then, the governance and structure of the church is vastly different. We are blessed with excellent leadership on the Council and Elders who have well implemented our policy-based governance. We also have a much more clear vision of what the Lord is calling us to do with our facility. Finally, to say that we are much more financially stable is an incredible understatement! In short - nothing about Living Faith is the same as it was during our last campaign!