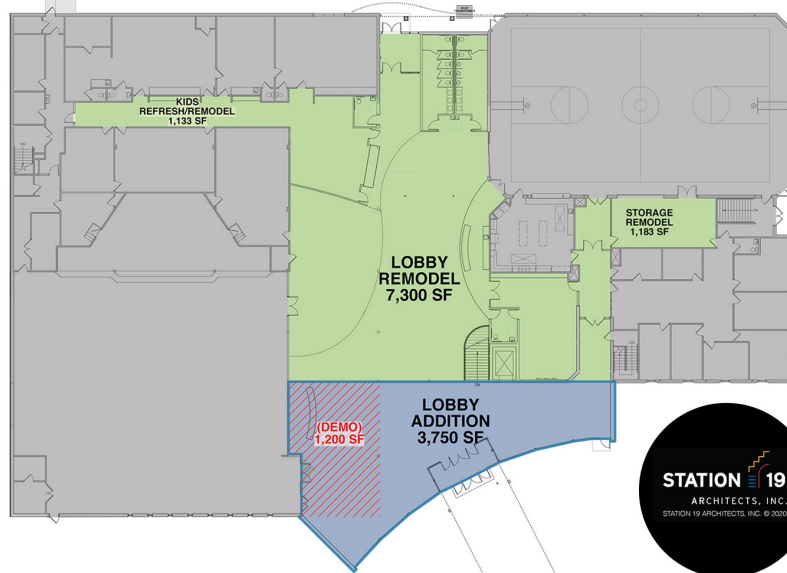


# SHEBOYGAN eFREE CHURCH

## Master Plan Phase 2



## Master Plan Big Picture

Our congregation has an incredible history of taking courageous steps in order to maximize our effectiveness in multiplying committed followers of Jesus Christ both locally and globally. The Master Plan includes aspects of building and renovation to help our facility continue to be an effective tool to serve and minister. The five key facility factors that have governed the Master Plan Team currently presents a problem, making our facility sometimes work against us instead of with us. These five key facility elements include parking, sanctuary, welcome center, secure children's ministry and flexible ministry rooms.

## Master Plan Timeline

- 2000's** – First discussions of how to expand space, including potential relocation
- 2011** – Decision to stay in our current location.
- 2012** – First house purchased; God provides for us to purchase adjacent properties
- 2015** – Elders approve creation of Master Plan Team
- 2017** – Interviews for architects are held
  - Station 19 is contracted
- April 2018** – Congregation votes “yes” to have preliminary Master Plan design drawings started
- July & August 2018** – Congregational listening sessions held to review and improve Master Plan design
- January 2019** – Work on parking lot begins
- May 19** – Body Life Update to affirm moving forward
- September 15** – REACH Campaign launch
- January 2020** – Discernment of phases
- Spring 2020** – Phase 2 determination

## FAQs

### What does Phase 2 include?

Because we have successfully maximized our parking lot with the completion of the west parking lot, Phase 2 will include:

- Welcome Center, including a new elevator, coffee nook, new men's and women's restrooms, the addition of a family restroom and the relocation of the library as a flexible ministry room.
- Secure Children's Ministry, including a kids check in, accessible from the front lobby, secure entrance and exits and refresh of ministry rooms for our kids.

### What are the priorities of the Master Plan team in Phase 2?

The team worked strategically to choose a Phase 2 scale that accomplishes the following:

- Open our welcome space to increase fellowship and connection
- Increase safety for our kids
- Construction that doesn't create wasted cost (unnecessary “extra work” that will be redone with future phases)
- Move with financial discernment, including gratefulness for what He has provided, and faith for what He will provide through the generosity of our congregation

### Is a multiple phase approach going to increase the cost in the long run?

This phase of the Master Plan will not significantly impact the overall cost because of the value engineering that has been applied. Thanks to the hard work of the Master Plan team, we've worked to make sure that the phase scope will accomplish as much of the plan as possible, without creating temporary fixes or shortcuts.

### Are we just trying to get a fancy building?

We are a body of believers, not a building, but our building is a key tool that we use to facilitate our call as a church. We are addressing our key facility needs with an up-to-date design in a way that will effectively facilitate ministry in a variety of areas.

# Phase 2 Conceptual Timeline

Hospitality & Secure Children's Wing Focus

What	Initiation	Duration
Reach Campaign	Currently Underway	Ongoing
Budget and Determine Phase 2	Currently Underway	To Be Determined
Develop Phase 2 Construction	After Item #2	2 Months
Confirm / Finalize Phase 2 Cost	After Item #3	1 Month
Finalize Phase 2 Scope	After Item #4	2 Months
Prepare Construction Documents	After Item #5	2.5 Months
Construction Bid	After Item #6 and upon reaching fundraising goal	1 Month
Phase 2 Construction	After Item #7	12 Months
Dedication / Celebration	After Item #8	1 Week

\*timeline is an estimate, and subject to change based on finalized Phase 2 scope

## Phase 2 Estimation of Construction Costs

Concept Only - To Be Verified - Varies by +/-20%.

Demolition	\$0
Lobby Addition	\$844,000
Lobby Remodel	\$548,000
Kids Refresh / Remodel	\$85,000
Storage Remodel	\$89,000
Lower Level Remodel	\$135,000
Elevator	\$80,000
MPR Fire Suppression (required)	\$250,000
East Parking Lot (Optional)	\$348,000
<b>SUBTOTAL</b>	<b>\$2,379,000</b>
Contingency (10%)	\$238,000
Owner Soft Costs & F.F.E (20%)	\$476,000
<b>TOTAL PROJECT COST</b>	<b>\$3,093,000</b>

FF&E is furniture, fixtures, and equipment within the building.

## Statement of Faith

Now to Him who is able to do far more abundantly beyond all that we ask or think, according to the power that works within us, to Him be the glory in the church and in Christ Jesus to all generations forever and ever.

**Ephesians 3:20-21**

# REACH

Do you have questions about giving, the project, or any of the other details for Phase 2?

Reach out to (920) 452.6520 or [masterplan@e-free-family.com](mailto:masterplan@e-free-family.com)