

# Spring Creek Baptist Church

Building for the Future

November 28, 2012

# Introduction of Architect

# Bockus Payne Associates

- Originally founded by Bruce Bockus, 1987
- Current firm started by Bruce Bockus & David Payne, 1993
- Current staff of 17
- Diverse projects
  - Civic
  - Educational
  - Financial
  - Health care
  - Residential
  - Retail

# Bockus Payne Associates

- Projects

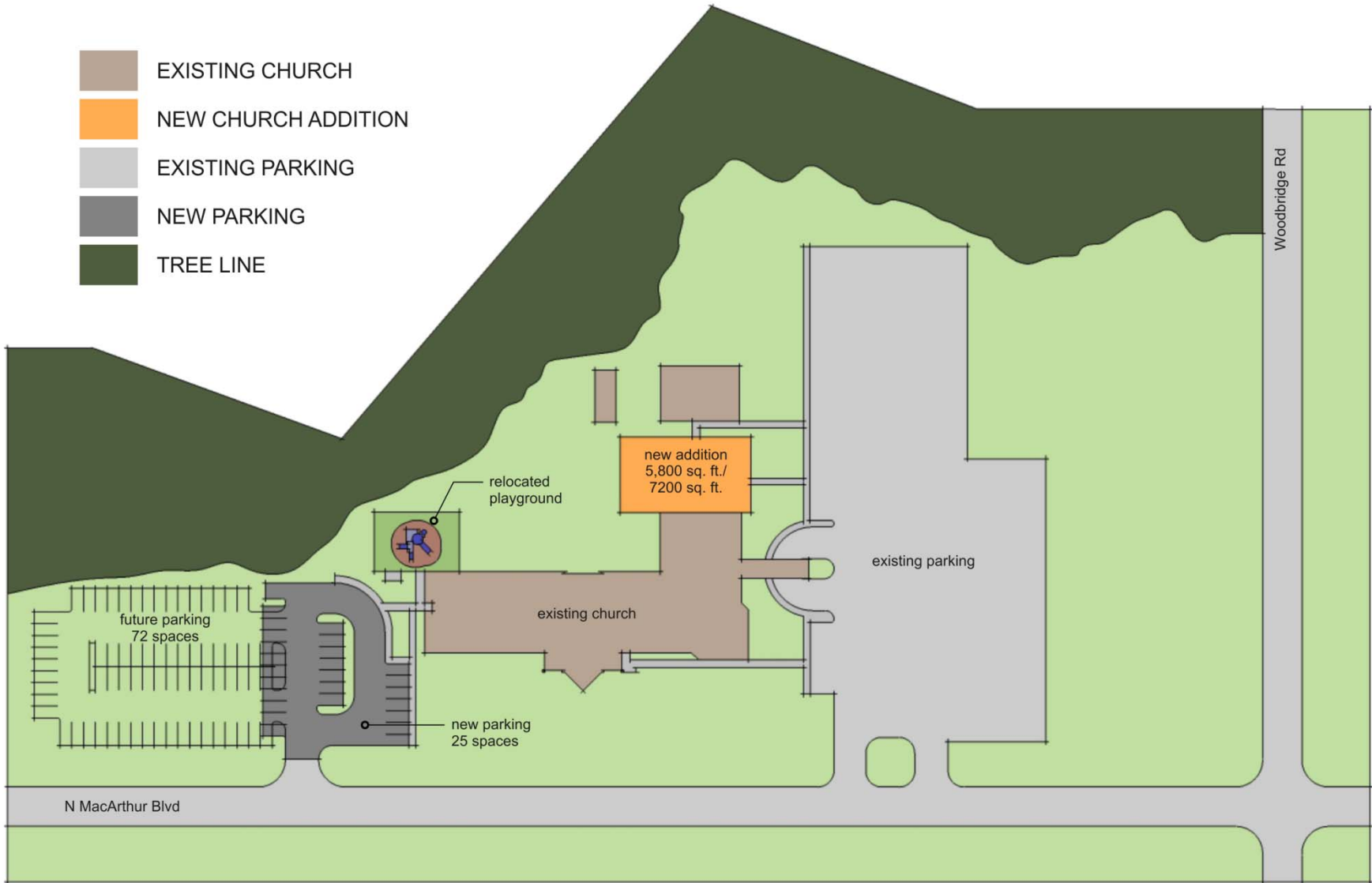


# Bockus Payne Associates

- Why we chose this firm
  - Smaller firm size
  - Significant church experience
  - Willingness to expand upon BGCT schematics
- Why we chose David
  - Relationship
  - Creativity
  - Collaboration

# Drawings of New & Renovated Space

- EXISTING CHURCH
- NEW CHURCH ADDITION
- EXISTING PARKING
- NEW PARKING
- TREE LINE



1

SITE PLAN

SCALE: none

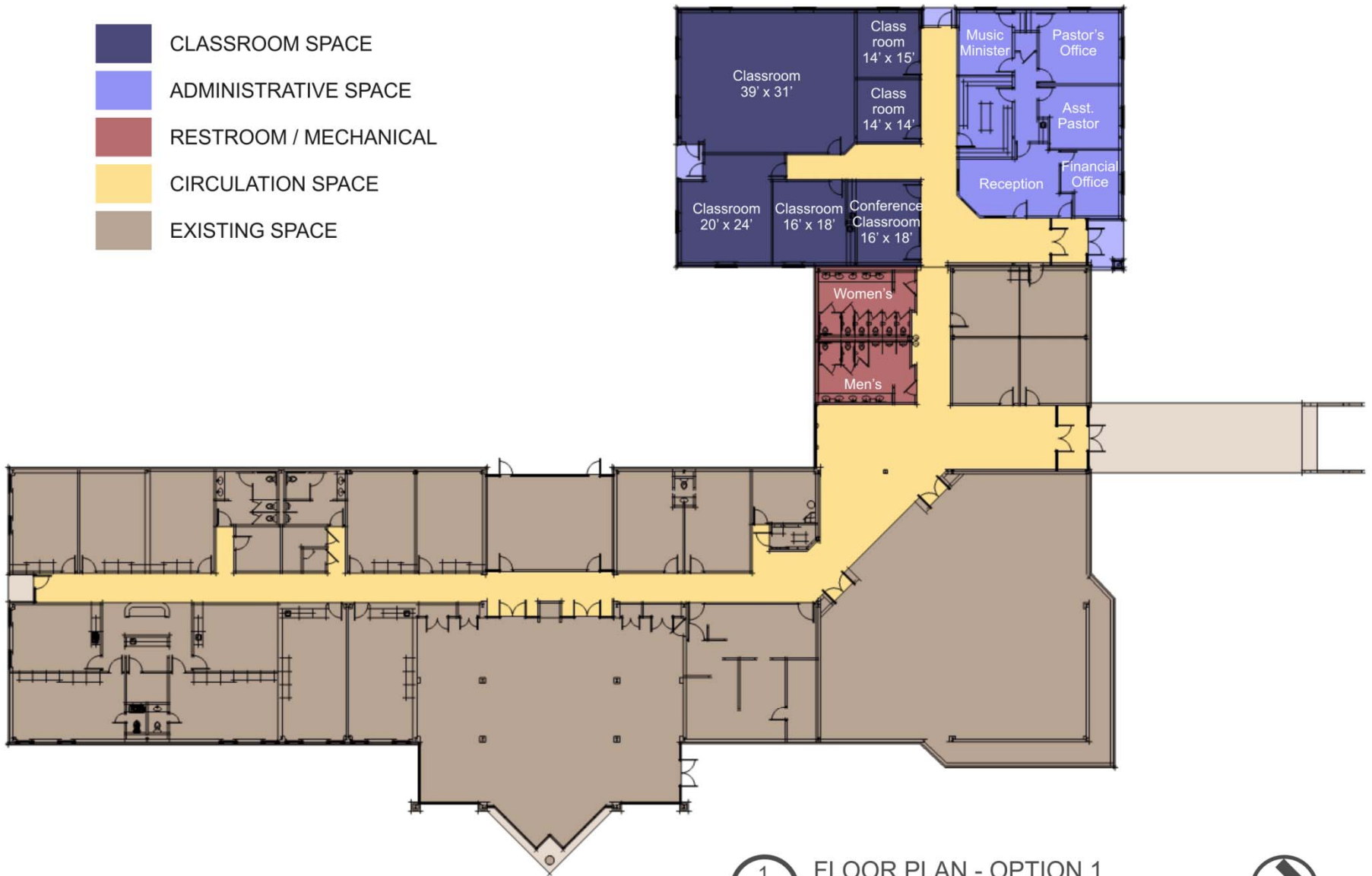


# Option One

- New addition
  - 5,800 square feet
  - 6 new classrooms
  - 4 new offices, plus reception area and workroom
- Renovations to existing space
  - Restrooms in place of Preston's and Joey's existing offices
  - 2-3 renovated classrooms in place of other current offices
  - Mechanical/electrical/storage in place of current women's restroom
  - Partial opening up of foyer towards creek view



- CLASSROOM SPACE
- ADMINISTRATIVE SPACE
- RESTROOM / MECHANICAL
- CIRCULATION SPACE
- EXISTING SPACE



FLOOR PLAN - OPTION 1

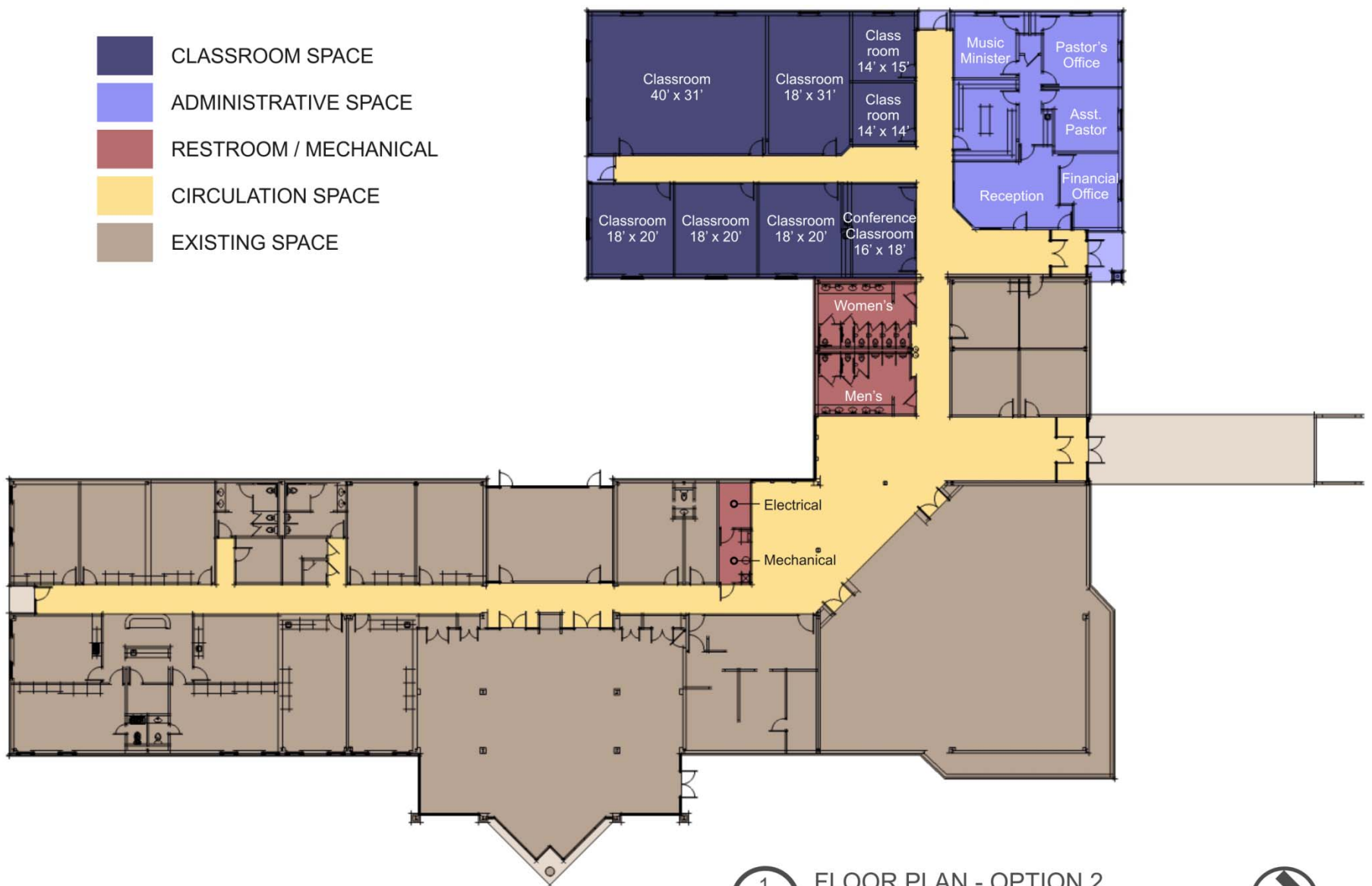
SCALE: none



# Option Two

- New addition
  - 7,200 square feet
  - 8 new classrooms
  - 4 new offices, plus reception area and workroom
- Renovations to existing space
  - Restrooms in place of Preston's and Joey's existing offices
  - 2-3 renovated classrooms in place of other current offices
  - Mechanical/electrical/storage in existing "choir robe room"
  - Full opening up of foyer towards creek view

- CLASSROOM SPACE
- ADMINISTRATIVE SPACE
- RESTROOM / MECHANICAL
- CIRCULATION SPACE
- EXISTING SPACE



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FLOOR PLAN - OPTION 2
SCALE: none
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NORTH ELEVATION

SCALE: none



WEST ELEVATION

SCALE: none

# Preliminary Construction Cost Estimates

# Option One: 5,800 square feet

<b>NEW ADDITION</b>	
Construction cost estimate	\$802,195
Soft cost estimate	82,132
Estimated project cost	\$884,327

<b>RENOVATIONS</b>	
Construction cost estimate	\$141,448
Soft cost estimate	8,987
Estimated renovation cost	\$150,435

<b>TOTAL COST ESTIMATE</b>	
Construction cost estimate	\$ 943,643
Soft cost estimate	91,119
Total estimated cost	\$1,034,762

# Option Two: 7,200 square feet

<b>NEW ADDITION</b>	
Construction cost estimate	\$ 918,357
Soft cost estimate	89,101
Estimated project cost	\$1,007,458

<b>RENOVATIONS</b>	
Construction cost estimate	\$193,771
Soft cost estimate	12,126
Estimated renovation cost	\$205,897

<b>TOTAL COST ESTIMATE</b>	
Construction cost estimate	\$1,112,128
Soft cost estimate	101,227
Total estimated cost	\$1,213,355

# Per Square Foot Comparison

5,800 Square Foot Plan	
New construction costs *	\$152
Renovations (percent of total cost)	14.5%
Total cost estimate *	\$178

7,200 Square Foot Plan	
New construction costs *	\$139
Renovations (percent of total cost)	17.0%
Total cost estimate *	\$168

Comparison	
Total cost difference	\$178,595
Per square foot cost of additional 1,400 square feet	\$127

\* Including 10% + / - for soft costs



# Preliminary Payment Information

- Currently, we are making a “payment” to ourselves of \$3,333 per month. (Previous payments were as high as \$4,200 when we were aggressively paying down debt.)
- If we were to borrow \$700,000 today on a 20-year amortization schedule at today’s rate of 4.75%, our monthly payment would be \$4,523 per month.
- If we were to borrow \$600,000 today on a 20-year amortization schedule at today’s rate of 4.75%, our monthly payment would be \$3,877 per month.

# Current Operating Costs

- Current annual budget for insurance, property operations, and utilities: \$87,450
- Increasing our building size by approximately  $1/3$  would result in a proportional increase in these costs of \$29,000, for a total estimated cost of \$116,450.
- Monthly costs, using these estimates, would be approximately \$2,400 per month.

Add On's

# Add On's

- Furniture (to be determined)
- Parking on South (25 spaces: \$96,522)
- Sloped roof
- Possible move of playground behind building, with drive-through entrance/drop-off for MDO
- Addition of power doors at existing and proposed North entries
- Removal of wall in existing children's space (for children's church)—minor cost, per David

# Next Steps

# Next Steps

## NEXT STEPS

Master planning

Finalization of floor plans for presentation to and vote by congregation

Planning and approval of fundraising efforts

Fundraising period

Groundbreaking - Construction

Move in