

ALL SAINTS LONG RANGE BUILDING PLAN

A Report to the Members

May 9, 2007

Purpose. This working paper has been prepared to present an outline long-range plan for All Saints Anglican Church (ASAC) and to elicit comments and ideas from the members. This paper presents a general overview and focuses on the 'what' and not the 'how'.

Vision. The long-range vision for a new ASAC is to replace the interim rental facilities with a well-planned and worthy complex to the glory of God. The complex may have to be built in phases to be affordable. Several parishioners have experience in this process and were involved in expansions at previous churches. The major challenge will be financial support from the congregation.

Discussion. The development of a permanent home for ASAC is envisioned to occur in four phases. A discussion of each phase follows:

1. **Phase 1 – Occupy a short-term rental facility.** ASAC is presently in Phase 1, which consists of a single weekly service with a supply priest in Huddleston Elementary School in Peachtree City (PTC). During this period, ASAC has been able to acquire many items that are required to operate in the interim, semi-permanent and permanent facilities. The vestry has maintained close scrutiny of the items purchased to ensure that only needed items are procured. The parishioners have been very generous with their special gifts to cover the cost of most items purchased to date.

While the school facility is inexpensive and spacious, it does not provide ACAS with the full-time control of the facility that would allow further church development and a full worship agenda.

This phase should conclude between June 15 and July 1, 2007.

2. **Phase 2 – Occupy a long-term leased facility.** The vestry authorized a team to search for properties that met the needs of ASAC. Initially, a facility in Tyrone seemed to offer the best opportunity for worship and growth of ASAC. After a verbal agreement and establishing an office, zoning, landlord and space problems began to surface. The vestry agreed to give up the Tyrone lease but retain the office temporarily. After viewing numerous properties and applying parameters based on church needs, a property consisting of two commercial storefronts was located at the corner of Kelly Street and Dividend Road in PTC.

The property is presently occupied but available in about 30 days. The property will be configured as a church. The vestry approved and executed a three-year lease at 303 Kelly Street. The decision to lease was based on facility location (central to the area served by ASAC), condition (new construction is past three years), size (4,200 square feet), available parking (100-150 cars) and cost per square foot (\$10/foot).

Once the facility has been cleared, the owner will install a food preparation area and a second bathroom. ASAC will then add an altar area, communion rail, Sunday school rooms, offices and carpeting. Upholstered chairs (pews) have been purchased for the nave. Additional chairs, tables and other items will be purchased to support worship, Christian education, and other gatherings. When completed, we can call a priest and offer a full agenda of worship services.

This phase should run from July 1, 2007 until about July 1, 2010.

3. **Phase 3 – Purchase sufficient land and design new church.** While the team was searching for rental facilities, it was also canvassing the area in and around PTC for a suitable property for construction. Again, the search took place according to specified parameters. Several properties have been identified. The major difficulty is that property along major thoroughfares is very expensive. The price drops significantly as you move away from the major roads. Objectives include:

- (a) Purchase at least ten acres of land in a location convenient to all areas presently served by our church (PTC, Fayetteville, Tyrone, Newnan, Sharpsburg, Senoia, and Brooks). Ensure a good transportation network leading to the site. The GA Hwy 34 corridor between Peachtree City and Thomas Crossroads in Sharpsburg; the Hwy 74 corridor between PTC and Tyrone; the Hwy 54 corridor between PTC and Fayetteville; and the area in the vicinity of Ebenezer and Ebenezer Church Roads seem to meet these requirements. The Tom Reese project in East Coweta County (a continuation of TDK Blvd. extended) may offer an opportunity for land. Route 74 in South PTC and the Senoia area are also options.
- (b) Establish a small vision/building committee and empower it to act in the best interest of members to reduce planning time and simplify the process. Appoint members with experience in design and construction.
- (c) Conduct a fund raising campaign to pay off the land as soon as possible. It is critical that we pay off the land prior to approaching lenders for a construction loan. Land cost is estimated to be between \$250,000 to \$500,000.

This phase would run concurrently with the worship in leased facilities from September 2007 until about September 2008.

4. **Phase 4 – Conduct a fund-raising campaign and construct a church.** Design and planning can be accomplished while in leased facilities and after land is acquired. After the land is acquired and the design is completed and approved, it is possible to estimate the amount required to build the new church. We can expect perhaps a 20% cost overrun. A capital campaign to raise money for the construction could start immediately after land is purchased but could wait until after the church is designed and cost estimates are obtained.

A typical model is to establish a capital campaign committee to raise funds through pledges over a 36-month period. It is best if we raise as much cash as possible before starting construction. This money allows much of the construction to be on a pay-as-you-go basis rather than from a construction loan. It would be less of a financial burden if the building funds can be raised by the end of the construction. A basic building principle is that the cost of construction should not significantly hamper the ministries of the church. The monthly rent paid during the lease period could service a mortgage loan of about \$400,000. A new church will cost between \$1.0 and \$1.5 million (not including the land purchase).

The church exterior and interior design will be of a traditional, Anglican character to the extent possible within funding limitations. The elegance of the interior will be determined by available funding. Some specific items may be omitted from the original design to allow parishioners to give or dedicate the item at a later date.

Some aspects of the construction may be phased over time if cost becomes a limitation. Phasing may not be required and could be difficult because the overall complex is relatively small in scope. The church can be built on a level surface to reduce complexity and construction costs. The foundation can be slab on grade with no basement. There is the potential to use standard church architectural plans modified to meet our needs as a cost savings measure.

The nave, sanctuary, narthex, library, offices spaces and supporting facilities can be in the church structure. The fellowship hall, kitchen area, pantry, storage, and classrooms will be in a separate area/building. These areas will be scaled according to the expected membership. The church and supporting facilities can be linked to preclude having to proceed outdoors to go between facilities and to allow the restrooms to service all areas within the complex. Parking areas will be sufficient to support estimated church attendance.

The fund raising campaign could start as early as September 2007 and continue until September 2011. The land purchase and building campaigns can be combined. Early campaign proceeds would be used to payoff the land debt/loan. The construction would run from about January 2009 to May 2010.

The All Saints Anglican Church Vestry

David Wardell – Senior Warden
Kathy Aspden – Junior Warden
Fred Burdeshaw
George Daniel
Monique Davis
Shane Deverill
Kevin Moeggenberg
RC Rover
Fred Smith
Charles and Diane Gardner - Treasurers