

# Sanctuary Project Exploratory Task Force Report

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January 20, 2011

## Overview

The purpose of this task force is to explore the possibility of partnering with Living Hope Community Church (LHCC) in the construction of a new larger sanctuary building to enable Tortolita Presbyterian Church to reach our full growth potential on our current site.

## Background

The original master plan for Tortolita included the addition of a 400 seat sanctuary building and a 169 car parking lot. From Advent to Easter the past two years, the average worship attendance at Tortolita has maxed out at 85% of capacity in our current facility (which seats 120). Tortolita has nearly 5 acres of land with room to build.

Living Hope Community Church currently meets at Ironwood Elementary School, at a cost of \$180/Sunday, with no meeting space access on weekdays for programs, team meetings, office space, etc. Over the past 18 months, Tortolita and LHCC have partnered on numerous joint ministry events, with Pastor Dave Collins and Pastor Jon Ashley swapping pulpits multiple times.

After an initial meeting with the leadership of LHCC, the TPC members of the SPETF began gathering information on construction costs, permit/code requirements, financing options, partnering models, demographics, and growth projections. A status report containing preliminary findings was submitted to the Session on Dec. 16, 2010. As cost estimates were secured, a variety of options were considered, including use of volunteer labor from both churches, expansion of the current sanctuary, and a two-phase expandable new building.

Pastor Jon and Pastor Dave developed a Covenant Agreement which seeks to articulate the common vision, theology,

On January 18, the Board of LHCC, voted unanimously to move forward in conversation with Tortolita regarding the pursuit of partnership in shared ministry and facility usage (pending Session's approval), to include the financing and construction of a larger worship space and additional parking on Tortolita's current campus.

Tortolita's liaison from the Presbytery de Cristo Committee on Ministry, Elder Bill Taube, has attended both joint meetings with TPC/LHCC and reported progress to COM, which along with Presbytery Pastor/Stated Clerk, Rev. Sue Westfall, has strongly encouraged Tortolita to pursue creative partnership and church growth options such as is being considered, as guided by the Holy Spirit.

Ultimately, the SPETF recognizes that the primary goal in this project is not just to build a building, but to build God's Kingdom and impact our community. Partnering with LHCC may provide an exciting opportunity to fulfill our church's mission and vision while reaching our full growth potential on our current site.

## Timeline

11/18/10	Session approved formation of Sanctuary Project Exploratory Task Force (SPETF)
11/19/10	Exploratory discussion with leadership of Living Hope Church
12/7/10	Task Force Meeting #1: discuss task, review information gathered, define goal(s) and action steps in preparation for next meeting with Living Hope (1/6/11)
12/16/10	Report progress to Session for information and feedback (see written status report)
1/2/11	Task Force Meeting #2: compile data gathered, prepare presentation

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1/6/11	Follow-Up Meeting with LHCC and Presbytery leadership to present and discuss possible project scope, cost estimates, funding model(s)
1/13/11	Task Force Meeting #3: review progress, prepare report to session
1/18/11	Living Hope Community Church Board meeting
1/20/11	Report progress to Session for information, feedback, and evaluation of next steps
1/23/11	Report progress to Congregation, inviting participation on Campus Expansion Task Force
2/3/11	Initial Meeting of Campus Expansion Task Force (pending Session approval)

## Information Gathered To Date (see attached)

- Site plan drawing from Architect
- Examples of building designs
- Sample Covenant Agreement
- Possible Schedule of Shared Space
- Estimated Building Costs chart
- Estimate of Mortgage Payments chart
- Market Comparison and Shared Use of Facility Model
- Sample Campus Expansion Timeline

## Motion/Recommendation

**Form a Campus Expansion Task Force (CETF) to pursue a joint building project in partnership with Living Hope Community Church, in accordance with the Covenant Agreement.** Comprised of 3-5 members each from TPC and LHCC, the CETF would have the responsibility to:

- Evaluate alternatives and develop a plan/agreement for possible shared use of the current campus;
- Identify, invite and coordinate volunteers from within each congregation to assist in the following areas:
  - Needs Analysis/Feasibility Study* – interviews, surveys, focus groups, demographics, growth projections
  - Construction Plans* ~ architectural plans, builders, subcontractors, volunteer labor
  - Fundraising/Capital Campaign* ~ GAMC/AMI or similar programs to raise a minimum of \$100,000 in 3 years
  - Financing/Mortgage* ~ PILP, mortgage application, data collection
  - Program Development & Coordination* ~ shared ministry and growth goals
  - Public Relations* ~ neighborhood communication and connection, press releases, promotion, advertising
- Develop a Campus Master Plan (site development plan) to include a larger worship space, expanded fellowship hall, and adequate parking;
- Develop a reasonable timeline and realistic cost estimates for building project(s); and
- Keep the Session informed of progress and significant findings, make recommendations for action, and maintain accountability in the fulfillment of Session approved action plans.

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## Sanctuary Project Exploratory Task Force:

### TPC Members:

- Jim Trask                      Chairperson/Moderator
- Sue Van Allen                Secretary
- Frank DiCosola              Member
- Jon Ashley                    Pastor/member

### LHCC Members:

- Duane Etters                 Business Manager/Member
- Jane Porter                  Member
- Dave Collins                 Pastor/member

### Consultants/Resources:

Burak Bekat- Architect – a.23 studios / 520.245.4010 / 7330 North Oracle Road, Suite 200

- Submitted Professional fee summary, sample site plan, and projected costs for site development.

Kevin Morissey – Builder – Barker-Morissey Contracting / 520.323.3831 / 3619 E Speedway, Suite 101

- Provided cost estimates for 6000 sq. foot (masonry or steel) and 3500 sq. foot (steel) buildings

Elder Bill Taube – Presbytery De Cristo Committee on Ministry (COM)

- Liaison role

Rev. Dr. Sue Westfall – Presbytery De Cristo Presbytery Pastor/ Stated Clerk

- Coordination and advisor resource

Ralph Long -- AMI Church Consulting Services / 704-995-7675

- Is preparing proposal for their Church Development Services to support our project. To be submitted under separate cover.

Walt Dellow, Commissioned Lay Pastor, John Calvin Presbytery

- Advisor and case study of church partnership/shared use of facility

Pima County Development Office

- Review of site development plan, permits, parking, septic and other code requirements

Mountain Vista Fire Department

- Sprinkler, hydrant, and water line requirements

Charles Smith Driveway Maintenance, Inc.

- Provided estimate for parking lot leveling/earthwork, rock removal, and 2 layers of chip/seal (@ \$.63/sq. ft.) or 2.5" paving (@ \$1.26/sq. ft.).