



Renovation Project

In this newsletter, we provide an overview of some needs that require the attention of our church family. Our desire is to both clarify the need, and give encouragement for God's continued faithfulness. The **response** we are asking for at this time is a season of prayer together in order to seek God's guidance and provision.

Several significant expenses have come together at the same time. Most of these are either unexpected, or they exceed what was expected. We looked at ways to divide these projects into phases. However, most of them are connected. After seeking advice from professionals, we have found it will be most cost effective to complete these repairs and renovations at one time while the building is "torn up".

We believe these challenges are part of God's **sovereign plan**. Our good Heavenly Father brought these together at the same time in order to unify our commitment, build our faith and teach us lessons along the way about what it means to trust Him and keep Him in the front of our lives. This should excite us for what is to come.

These pages give a general overview. If you want a detailed explanation, **our website (greentree.org/renovations)** tells the story of what has happened with a breakdown of the work that needs to be done and the anticipated expenses. There are photos and diagrams to help you visualize these projects.

We **invite** your questions and input. Please contact a pastor with any questions or concerns.

RENOVATION AND REPAIR PROJECTS

Fix Water Seepage: \$66,000

In November, the office area which is below grade, was flooded due to a sump pump system failure. This repair work is covered by insurance. However, as we opened up the walls for repair, we discovered long term water seepage in numerous areas. This repair is not covered by insurance and involves digging up inside and outside of the exterior walls to re-waterproof the foundation and improve the drainage system. *See the website for photos and more information.*

Replace air conditioning for the church auditorium: \$191,400

Our air conditioning units go back to 1987. The units have served long beyond expected use. We have known that we had to prepare to replace them. However, the water mitigation work forces us to remove these units, because they are in the area which needs to be dug up. *See website for location*

Due to their age, they may not hold up to being removed by cranes. Even if we could bring them back, it would cost thousands of dollars to reattach units that will not last long. Replacing these units adds a huge expense that is unavoidable in order to accomplish the water leakage repair. Only the Worship Center will be affected by these repairs.

Auditorium Renovation: \$131,700

We moved into our auditorium in 1987. It has served us well, but parts of the auditorium are worn out and the carpet in some places is coming apart at the seams. This is neither safe nor welcoming to those who come through the door. Replacing the carpet with a polished concrete floor will reduce maintenance and has a much longer lifespan.

We also want to widen the lower platform. A person who is not used to the narrow limits of the platform can easily fall off (as we have witnessed). When we have multiple people up there, especially children, the difficulty increases. *See website for an architectural rendering.*

Other improvements include replacing the balcony railings which will significantly improve what people can see during the service, painting the walls, and some technical improvements.

Total cost of work to be done: \$389,100
5% "Just in case" costs: \$19,455
Less money currently in savings: \$90,700
<u>Total funds needed: \$317,855</u>

ONGOING BUDGET INCREASE

Mortgage renewal

We have two mortgages: what we call the Main Mortgage and the more recent mortgage for the Learning Center. As is typical for commercial mortgages, the interest rate is renewed every 5 years. Although the bank originally told us the payment would have minimal change, the change turned out to be substantial. We are exploring if there are better alternatives.

Our website has detailed information about our mortgages: the remaining principle, interest rates, monthly payments, and maturity dates.

Total monthly budget increase \$2855

POINTS OF ENCOURAGEMENT

1. Although the economy in our region has struggled over the past several years, we have already saved \$90,000 toward these projects!
2. A contractor has offered to absorb the cost of their labor which has reduced the water damage repair by tens of thousands of dollars.
3. Replacing the 32 year old air-conditioning systems, and adding ceiling fans will reduce our monthly energy costs.
4. The Main Mortgage will be paid off in 5 years. This will free up a significant \$12,397 per month, which is \$148,764 annually!
5. During this time of upheaval in our auditorium, we do not have to find and rent other facilities. God has provided our Family Life Center and the Learning Center to use for worship services and staff offices etc.

OUR FIRST STEP IS TO SEEK GOD TOGETHER

The pastors met with a group of men in our church to help us think through how to communicate these needs, and discuss how we should respond. We were greatly helped by their wisdom, but most of all we were encouraged by their desire to seek God as our first and primary response.

With their wise counsel we will take the month of May and put our attention on prayer. Since we are convinced this season of challenge is from God for our good, we want to prepare our hearts to receive all that He has for us.

We will have times of prayer in and around our services. We ask small groups to encourage each other in prayer and trust in the good God is seeking among us. And we ask you to pray daily at home. Only after a season of prayer will we begin to talk about our financial response.

From our discussion with church leaders, we agreed these points are important to share with you:

- ◆ We will not be using an outside financial consultant.
- ◆ We do not want you to be *discouraged* over these big expenses and budget increases; God is in the midst of them.
- ◆ We do not want anyone to be *anxious* about what they should give when that time comes. God will lead us and provide for us. No one can give what they don't have, and no one should be burdened about what they cannot do.
- ◆ We want you to look at these needs and our response with expectation, because God has brought them and He is at work in them.

Let us make this a time of prayer, praise, and thanksgiving to our faithful God who is preparing good works in and through us!

greentree.org/renovations