

Broadway Covenant Church
Frequently Asked Questions
Regarding the Building Improvements

1. What is involved in the project?

The trustees have compiled a list of items the require attention. These projects are sizable, and have never been addressed due to funding issues. Those projects, along with the input from the elevator committee, have been put together with a vision for modernization to the building. The modernization will enhance “curb appeal,” add gathering space, and improve the heating/AC situations.

2. What are some of the building issues we face?

- *AC unit*
- *Heating System*
- *Leaking North Narthex roof*
- *Leaking roof over the Nelson Lounge*
- *East entrance stoop*
- *Various Doors / Windows*

3. What are the modernization aspects of the project?

- *Larger “Gathering” space*
- *More efficient ventilation of the sanctuary*
- *Improved lighting / sound controls*
- *Elevator*
- *Improved and modernized curb appeal*

4. Will we package the improvements together or piece them separately?

We plan to keep the improvements together as a package to reduce costs for each individual item.

5. Does the underground storage tank have to be removed?

It is environmentally prudent to remove it if it is a risk.

What is it filled with?

It is said to be filled with sand.

6. Is landscaping included in the bid?

Yes

7. Will we have access to the sanctuary from both parking lots?

The main entrances will be the north and northeast sides of the modernized narthex, so there would be no direct access to the sanctuary from the west lot. There will continue to be access to the building through the educational wing.

8. Will the carport still exist?

There are plans for an overhang of the roofline that reaches the curb at the east side entrance, but it will not be as large as the existing carport

9. What type of heating furnace would we purchase?

The heating system will probably be hot water. The AC will be forced air as it is today.

10. Will we need one or two furnaces?

To be determined during the design phase.

11. What was voted on at the Special Congregational Business Meeting?

The approval to spend money to hire an architect (Brad Hoffman) and a Fundraising Consultant (The Timothy Group)

12. Why do we need a fund raising consultant?

Our goal is much larger than any of our three campaigns since 1992, and may be more than our annual operating budget. Three campaigns we have attempted since 1992 have fallen short of goal, consistently, by 30%. Statistics prove out that not all successful campaigns use consultants but 90% of all failed campaigns DO NOT use consultants and churches that employ consultants raise 3 times more money than those who do not.

13. Who is the Timothy Group?

*The Timothy Group is a team of committed servants experienced in stewardship campaigns, financial development, and marketing. Now in their 15th year, they have served over 1,500 different Christian organizations. As a result of focusing on biblical stewardship principles, their past and current clients, in the United States, Canada, and Europe, are raising in excess of \$4 million a week. **Their Mission** – “The Timothy Group’s focus is on growing stewards for building the Kingdom. Our mission is to assist Christian organizations in implementing biblical principles of stewardship.” You can see more about them at www.timothygroup.com*

14. What services does the Timothy Group perform?

The Timothy Group will first conduct a “Readiness Assessment” that will determine if we can raise the funds required. Once that is complete, and we are comfortable we can be successful, they will:

- *produce written material used to present the kingdom case for the project*
- *meet with us on a regular basis to keep us on track and on timeline*
- *help us commit volunteers and will train all the volunteers*
- *help us incorporate Biblical stewardship instruction into all we do*
- *help us with the collection phase to ensure that all dollars committed are actually received*

15. How are the fees split up for the professional campaign consultants?

A third of total for a readiness assessment. If they determine that we can not undertake the project then this is the only cost incurred. If we go ahead with the project, then the final two thirds are due. The project will last three years, and they will be with us over the course of that time.

16. What percentage of organizations do the consultants determine are not going to be successful and therefore don't proceed with the campaign?

10-12%

17. Of the 88% of the organizations that the consulting firms gives the green light to how many succeed?

92%

18. Where are the consultants from?

Grand Rapids, MI.

19. Are we limiting the fundraising to the church and it's members or we extending it to the community?

It will be limited to the church attendees, members, family and friends.

20. Did The Timothy Group provide us with references?

Yes, and all were great.

21. Has The Timothy Group worked with any local churches?

Yes.

22. Is The Timothy Group a Christian organization?

Yes.

23. Are there other expenses beyond the fees presented that will be incurred by The Timothy Group (i.e. travel, meals, etc.)?

No. The contract fee is a total fee for the complete, three year campaign.

24. How long is the process to determine our "readiness"?

2-3 months.

25. What are our feelings concerning the existing financial climate?

The Readiness Assessment will answer that question.

26. Does The Timothy Group manage and oversee the project?

Only from the aspect of fundraising.

27. Are the architectural plans sufficient and the other estimates close enough for The Timothy Group to make an accurate readiness analysis?

Yes, we have a fair idea of what this entire project will cost.

28. What do the fees for Brad Hoffman cover?

All architectural work for the complete project.

29. If we determine that the readiness assessment indicates we can not raise the money needed, will we still owe the architect the full amount?

We will only owe his firm for the time spent on the work completed. We can ask him to stop at any time. We would evaluate where he is, and may have him complete a particular phase before he stops, however. Drawings can be used at a later date when the project could proceed.

30. If we obtain a bank note where would we go?

Probably would go to National Covenant Properties first.

31. Where will the money for Brad Hoffman and The Timothy Group come from?

We have the funds available in a "building fund" that is separate from our annual operating, elevator and memorial funds. These are dollars that were given specifically for this project.