



CHURCH OF JESUS CHRIST

Oak Grove Restoration Branch

# Church of Jesus Christ Oak Grove Restoration Branch

# Long Term Strategy Planning for the Building and Grounds

These results represent the efforts to of a selected sub-committee to compile a long range plan for the building and grounds of the Church of Jesus Christ – Oak Grove Restoration Branch.

Respectfully submitted by:      Ron Lidberg, Building Committee Chair  
December, 2009



### 1. The problem statement that was tackled by the Long Range sub-committee

The Long Range Planning sub-committee was formed to develop a 10 year strategy for the building and grounds of the church. The sub-committee was made up of the following participants: Ron Lidberg – chair, Alice Blea, Don Norman, Cindy Green, David McCoy, James Bullard, and Eric English.

### 2. Strategy Development Process

The sub-committee determined the following process to undertake in order to develop the desired deliverables:

- Conducted a brainstorming session to capture any and all ideas (no matter how feasible or valid) that the sub-committee could think of in relation to the building and grounds
- Conducted a financial sizing exercise to “guesstimate” as to the costs for each project/idea
- Conducted a prioritization activity for the members of the sub-committee to rank each idea and then used a weighted average approach to consolidate each members personal priorities
- Estimated the timing requirements for those anticipated maintenance projects categorized as “must do’s”
- Assembled a 10 year financial projection to show how future anticipated income reflects against the prioritized project lists

### 3. Project Categories

The project categories that the sub-committee devised were:

- Must Do projects
  - Those which the group felt would need to be addressed within the 10 year span of the study due to maintenance reasons
- Near Term projects
  - These projects were very small in scope and the sub-committee will recommend that the Building Committee review the suggestions and determine next steps
- Optional projects
  - Projects that could conceivably be planned within the next 10 years depending upon cost, income, and prioritization with other activities
- Wishlist projects
  - Project ideas that were thought of by the team that are most likely outside of the scope of practical implementation within the 10 year span of the study

### 4. Prioritized Project List – Must Do

The following table provides those identified projects that were determined to be “must do” projects:

Prioritization	Category	Concept	Estimated Cost	Timeline
1	M	Replace north side external steps	\$ 5,000	2015
2	M	Replace HVAC units	\$ 25,000	2012+
3	M	Replace roof	\$ 100,000	2019
4	M	Main level flooring replacement	\$ 50,000	2016
5	M	Replace pew seat covers	\$ 50,000	2018

### 5. Prioritized Project List – Near Term

The following table provides those identified projects that were determined to be “near term” projects:



Prioritization	Category	Concept	Estimated Cost	Timeline
1	N	Dry erase boards on walls in adult classrooms	\$ 200	2010
2	N	Closet door replacement in nursery	\$ 200	2010
3	N	Outdoor flagpole	\$ 1,000	2010
4	N	Permanent campfire pit	\$ 250	2010
5	N	Library catalog system	\$ 1,000	2010

\* These projects were referred to the Building Committee to be dealt with.

## 6. Prioritized Project List - Optional

The following table provides those identified projects that were determined to be “optional” projects:

Prioritization	Category	Concept	Estimated Cost	Timeline
1	O	Drainage by multi-purpose court	\$ 2,000	
2	O	Renovate main level men's restrooms	\$ 5,000	
3	O	Storage building with picnic area	\$ 15,000	
4	O	Soundroom renovation (relocate upstairs or expand into copy room)	\$ 5,000	
5	O	Landscaping revamp	\$ 10,000	
6	O	Sand volleyball pit	\$ 2,000	
7	O	Van (15 pass) / Bus (25 pass+)	\$ 15,000	
8	O	Finish lower level bathrooms only	\$ 50,000	
9	O	Steeple	\$ 15,000	
10	O	Overhead rolling door / divider for upstairs kitchen	\$ 5,500	

## 7. Prioritized Project List - Wishlist

The following table provides those identified projects that were determined to be “optional” projects:

Prioritization	Category	Concept	Estimated Cost	Timeline
1	W	Finish lower level except for kitchen (auditorium, classrooms, bathrooms)	\$ 100,000	
2	W	Finish parking lot on east side	\$ 75,000	
3	W	Finish lower level food pantry	\$ 3,000	
4	W	Finish the entire lower level	\$ 250,000	
5	W	Procure adjacent real estate from Cutshall's	\$ 50,000	
6	W	New sign / replace existing sign with message board	\$ 10,000	
7	W	Sound deadening panels in sanctuary	\$ 25,000	
8	W	Finish lower level kitchen and equipment	\$ 150,000	
9	W	Sound deadening panels in fellowship hall	\$ 25,000	
10	W	Sound deadening panels in nursery	\$ 2,000	
11	W	City sewer system and lagoon removal	\$ 25,000	
12	W	Replace light dimmers with automatic system	\$ 15,000	
13	W	Tap into city gas mainline	\$ 20,000	
14	W	Elevator	\$ 25,000	
15	W	Procure adjacent real estate of small house/2 acres on north side	\$ 150,000	
16	W	Streaming video equipment	\$ 1,000	
17	W	Multi-media system downstairs	\$ 10,000	
18	W	Relocate lagoon if no city sewer available	\$ 25,000	
19	W	Larger main level adult classrooms / create a functional office	\$ 250,000	
20	W	Gymnasium	\$ 250,000	

## 8. Long Term Budget Analysis

The following financial analysis represents an 11 year forecast with corresponding financial resources required to support this work.



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Projected Annual Income	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Cumulative Income	\$ 15,000	\$ 30,000	\$ 45,000	\$ 60,000	\$ 75,000	\$ 90,000	\$ 105,000	\$ 120,000	\$ 135,000	\$ 150,000	\$ 165,000
Projected Expense											
Must do	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 17,500	\$ 7,500	\$ 37,500	\$ 2,500	\$ 52,500	\$ 102,500	\$ 2,500
Optional	\$ 2,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wishlist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Total	\$ 2,650	\$ -	\$ 2,500	\$ 2,500	\$ 17,500	\$ 7,500	\$ 37,500	\$ 2,500	\$ 52,500	\$ 102,500	\$ 2,500
Cumulative Expense	\$ 2,650	\$ 2,650	\$ 5,150	\$ 7,650	\$ 25,150	\$ 32,650	\$ 70,150	\$ 72,650	\$ 125,150	\$ 227,650	\$ 230,150
Annual Balance	\$ 12,350	\$ 15,000	\$ 12,500	\$ 12,500	\$ (2,500)	\$ 7,500	\$ (22,500)	\$ 12,500	\$ (37,500)	\$ (87,500)	\$ 12,500
Cumulative Balance	\$ 12,350	\$ 27,350	\$ 39,850	\$ 52,350	\$ 49,850	\$ 57,350	\$ 34,850	\$ 47,350	\$ 9,850	\$ (77,650)	\$ (65,150)

Key comments regarding this analysis are:

- Assuming that the income projections are accurate, the Must Do projects will consume all available resources within the 10 year study (and still have a net loss/debt of \$65K)
- This does not allow for any Optional or Wish List projects to be worked over the next 10 years

**9. Sub-committee Recommendations**

The following recommendations were discussed among the sub-committee:

- Prepare this presentation to summarize our ideas, prioritization, and financial study
- Refer these results back to the building committee and pastorate, and recommend an all branch open discussion to review the work of the team
- Educate the congregation on the possibilities of what else can be done with the church buildings and grounds and emphasize the need for additional funding to enable any of those ideas