

Room To Reach Update FAQ

1. What is Room to Reach?

- Room To Reach is a long-range building plan that Rhea's Mill voted to enter into in January of 2018, in order to solve growth stresses on our property. It is composed of three phases. Fundraising for Phase 1 of Room To Reach began in March of 2018 and is scheduled to end in March of 2021.

2. Why did the church vote to enter into Room To Reach?

- We believe that biblically a church, to be faithful to God, must always grow in two directions. We must grow larger and smaller at the same time. Larger means we're reaching people and making disciples. Smaller means we're gathering together in small groups where we can get to know each other personally and help each other take next steps spiritually.

Incidentally, we have watched God honored this decision over the last year. Our Room To Reach decision to renovate the Worship Center allowed us to increase the amount of people that we could hold in worship. This positioned us to continue to minister to people during COVID. Going forward, the Children's Building will allow our children to be in a secure, properly sized, and attractive space. It will allow our Sprouts Preschool to grow and reach more families, and will free up space where our adults can meet and our staff can office.

3. With the trailers in place, why do we need office space for our staff?

- We are operating on 3 year permits with a one year extension on the modular buildings with the Town of Prosper. Our current permit expires in October of 2021. We will apply for an additional 3 year permit at that time, with a one year extension. We believe that this will be extended to us, but there are no guarantees. Assuming it is extended, we can continue to use the modular buildings through October, 2025. At that time, we are less confident that the Town of Prosper will allow us to continue to occupy the modular buildings. That means that permanent office space must be available and phase 2 complete by that time.

4. What was included in Phase 1 of Room To Reach

- Renovation of the Worship Center, platting and annexing the entirety of our property, architectural and civil planning for a long-range plan, infrastructure changes to our property to bring it up to code with the Town of Prosper, a new Fire Lane, building of approximately 8,500 sq ft of children's ministry space.

5. With the decrease in on-campus attendance since last March, why do we still need to build?

- We believe another way to look at it is to ask, "How do we position Rhea's Mill to again reach and care for more families?" One answer is, in order to care for more families we must add more space. While it is true that there are rooms not currently being used in the children's areas on Sunday mornings, even during COVID, we have needed to have groups meet in the Modular and our staff still offices in a Modular. We are thankful that the Town of Prosper has allowed us to have temporary building permits! Yet, they have been clear not to expect them into perpetuity.

Our security issue with our K-5th grades is not an issue currently, due to COVID protocols limiting access of adults in those spaces. Though, once COVID guidelines are pulled back, the same security issues will, once again, be present. We all pray that this is sooner rather than later.

We also anticipate that once our world emerges from this current crisis, people will once again feel safe attending church. At that time, we believe our growth will resume.

6. How much have we raised?

- We have raised \$1,884,774 as of February 9th, 2021. This is 96% of what was originally pledged! Praise be to God for His provision!

7. What has been done so far?

- We have renovated our Worship Center, platted and annexed the entirety of our property, completed architectural and civil planning for a long-range plan, completed some infrastructure work to prepare for the building, negotiated the building process with the Town of Prosper, and have been cleared for a building permit from the Town of Prosper. We had the approach to our new fire lane stubbed in, we have brought a natural gas connection under Custer Rd to the church, placed new signage on the front of the church, and have finished the interior design selections for the new building with an interior designer and our church's Interior Design Committee after visiting other churches. In preparation for Room To Reach, we hired a building consultant to help us with planning and preparation for the campaign. The total cost of this work so far to the church has been \$501,346. We have, also, had the proposed children's building bid by multiple commercial contractors and have vetted the contractor with the lowest bid.

8. What is the next part of Room To Reach Phase 1?

- The final two steps are to paint our existing building to match the proposed one, and to build the children's building.

9. Has COVID affected Room To Reach?

- Yes, it has. We had the building bid in February of 2020 by multiple contractors. Then COVID hit, and the Executive Committee decided to pause to ensure the financial stability of Rhea's Mill before moving forward. We had the building rebid in November of 2020 and the bid rose 12.5%. Most of this (9.25%) is due to Covid-affected material cost increases. The remainder was due to additional Town of Prosper code requirements.

10. How much is the remainder of the project going to cost if it started today?

- It is hard to say how much material costs have changed since November. Based on November 2020 numbers, it would cost us approximately \$2,350,000 to complete the work.

11. How much money do we have?

- As of February 9th, 2021 the church has \$1,604,175 in undesignated Money Market accounts and \$165,568 in our checking account (2 months contingency). We are also awaiting approval of \$120,800 that has been submitted to our bank for Payroll Protection Plan #2.

12. What accounts for the increase in cost for Phase 1 of Room To Reach?

- There are two big reasons for the cost increase: 1) material cost increase (much due to COVID), and 2) increased scope of the project due to Town of Prosper requirements that were unknown when Room To Reach began. Among those requirements are: the requirement of a water line with hydrants along our entire fire lane that will require the demolition of a large portion of our current parking lot, visual barrier landscaping along our south property line, irrigation to reach that area, higher than estimated impact fees with the Town in order to support the landscaping, a large retention pond at the back of the property, and a firewall on the northern wall of the new building.

13. How much debt does the church currently have?

- As of February 4, 2021, the church owes \$744,499 on a previous building loan. This note is scheduled to be retired in 2026.

14. Can we reduce the size of the project/building?

- Our architect and the Executive Committee agree that reducing the building/project beyond what it is now would make it not worth the capital needed to complete a reduced work.

15. What is the plan forward?

- First, and foremost, the Executive Committee is asking the church to pray. Given the unforeseen events of the past year, the Executive Committee has decided to extend fundraising for Phase 1 by one year. We are asking you to pray for 21 days, from Feb. 28th to March 21st, for Room To Reach and what God would have you pledge toward the building over the next year (March 2021 to March 2022). We realize this is a big ask, but believe it is necessary. Here's why - If we receive 100% of what was pledged three years ago (approximately \$1,950,000), due to cost increases we would still be short approximately \$700,000 of what is needed to complete the project. This is a great challenge! But, we do not believe it is too big of a challenge for our big God!

Town Hall Meetings will be held with each Life Group between Feb 23rd and March 7. A church-wide Town Hall will be held on Feb. 28th and March 7 at 12:30 in the Worship Center and live streamed on the Rhea's Mill Facebook Page and Youtube channel. The Feb. 28th Town Hall will be hosted on our website, so that it can be viewed at any time. By March 21st, we ask that everyone participating in Room To Reach Phase 1 to fill out an online pledge card at www.rheasmill.org/room-to-reach.

16. Will we take out a loan?

- Perhaps a better way to ask the question is what will we do if we do not collect enough funds to cover the cost of the project? While we do not believe it is wrong to take out a loan, our earnest desire is that we not do so. For us, a loan is not a given nor is it a first option. Yet, if we do find ourselves in a place where the cost of the building exceeds available funds, before applying for a loan several questions would need to be considered ... questions like: 1) Is the church in a strong enough position financially to service a loan for the amount needed? 2) Is applying for a loan a better option than appealing to the church? 3) What do we believe God is leading us to do?