

Costs and Funding Plan Questions

Is there any reason not to fully fund the Immeasurably More Vision?

- This is a spiritual issue of priorities and sacrifice. We see the Spirit working mightily in the hearts of God's people at All Church. Leading God's people to trust Him and be used by Him is a great privilege. We are praying for 100% participation and to be unified as a body. We are praying that our faith will become action. This is as much a spiritual journey as it is a financial one.

What is the estimated cost of the project?

- The All Church Lead Team has approved a total project budget of 12 million including the purchase of 12.2 acres of land completed in early April. We paid for our property with cash so this important piece of the project is done.
- The three remaining areas of cost are building, furniture, fixtures, and equipment (FF&E), and audio, video, and lighting (AVL). We are working diligently to nail down these figures and expect to hit budget.

3 million seems like a low goal for the capital campaign considering the cost of the entire project?

- The original goal of 3 million was based on a few factors. Based on the input from our campaign advisor, a church of our size should be able to reach 1x-2x our general budget in a campaign. 3 million reflects this trend.
- Secondly, we have pre-qualified for a loan of 6.5 million which, when added to a 3 million capital campaign goal, will get us fully funded for the project (remember, in that 12 million was a 2 million purchase of property which is complete).
- Thirdly, 3 million is best seen as a starting point meaning our hope is that God would bless us immeasurably more and we'd receive more than 3 million in pledges and one-time gifts. When this happens, we will do two things with the overage. First, we'll cover any gap if indeed the construction costs come back higher than anticipated. Second, we will immediately pay down debt. We will NOT add to the scope of the project simply because our people were more generous than we anticipated. We will seek to cover all expenses and then pay down debt with the overage.

How are we prepared to control cost overruns and construction in the current economic environment?

- We've designed our building with a first-class architectural team utilizing their experience with similar projects to hit our budget and design needs. We've phased out our design/build process to give us flexibility to grow on our property in the future based on our projections of growth and budget. Our next steps are to finalize our contract with our builder to get our guaranteed price and run our capital campaign simultaneously so that we can finalize our design/scope based upon our budget.
- As of Spring 2022, our contractor has given us a range to plan on and we are diligently working to narrow that range. When we get the guaranteed maximum price (GMP) from our contractor sometime late summer of 2022, it will be a detailed presentation of total cost including contingencies. All drawings and plans are required for the contractor to finalize the GMP. Those drawings are currently being done.

If this amount is not raised through gifts and pledges, or if pledges are not fulfilled, or if the building cost is more than expected, would the difference be made up through borrowing?

- Depends on the size of the gap – which is an indication of the hearts and direction of our people.
- Just like when you bought your house, you could have continued to save for years until you have the total cost of the house. Or you could consider a mortgage of a size that you can handle to get into the house. Clearly, most people feel the second option is often a good choice. We would keep those options on the table until we see what God's people provide.

Are any parts of the project optional at this time? That is, can a part of the project be deferred until later, and still complete the main areas, or does it all need to be done at one time?

- We have spent months looking at this. We believe the best choice is the single project Phase 1 we are presenting. Phase 1 will allow us to continue to grow in all areas of our current ministry model. Phase 2 will be completed as AC's ministry grows in the future but doing Phase 1 in its entirety establishes a foundation upon which to add in Phase 2 without much new construction and remodeling of Phase 1.
- For instance, Phase 1's lobby space is large enough to absorb Phase 2's growth when the time comes.

Will the church's funding of this project affect our outreach efforts in our city, country, and the world?

- The short answer is, “No.” We do not intend to sacrifice any other important ministry efforts at All Church while raising funds for this project. We believe this project is best understood as “above and beyond” regular tithes and offerings. By viewing it this way, All Church can continue to invest in our current ministry efforts as well as identify new efforts as the Lord leads.
- What’s more, in our experience we have seen facility improvements increase attendance by 20%, normally 25%, and sometimes even more. We are not “banking” on funding from growing attendance, but we should not be surprised that it would allow us to expand our budgets and ability to minister to others in dramatically improved ways. Our prayer is that our people would be reaching out to friends and family, welcoming, and engaging them and that Jesus would be honored when they come and eventually call All Church home.

Have we considered the costs to operate the new space?

- Yes we have and we anticipate with the projected growth of those coming and calling All Church home, giving generously to the ministry efforts at All Church along with a new facility manager hire, we will be able to easily absorb these additional costs.
- As of Spring 2022, construction drawings are not yet complete. When these important drawings are done, we will have a much clearer perspective on operational costs.

Why is pledging important? Why not just give as able throughout the project?

- Your pledge/commitment is a critical part of the ImmeasurablyMore project. Based on the amount that is pledged, the Lead Team will make decisions about the scope of the project – can we afford every part of the project, or will some features have to be cut. Our budget will determine the level to which the ImeasurablyMore project can be realized.
- Your pledges are also required for us to obtain the construction loan from Stifel Public Finance to do the project. The Lead Team is proposing what we believe is the best solution – raise sufficient pledges to fund the project and collect those funds over two years.

Is every dime given to Immeasurably More going to the project itself or is a portion going to a higher network or organization such as a parent church or a church planting network?

- All the funds given to Immeasurably More will go directly to this project. There is not a “parent” organization or network that will receive any of these investments. Whatever is raised through pledges or one-time gifts will be applied to the total cost of the project. While we hope and pray for a fully funded vision, we are prepared to take out a loan. When our IM funding is then added to the loan (if needed) the project will be fully funded.

Design Questions

What is the project scope?

- The project includes the construction of a brand new home for All Church. It will be approximately 35,000 – 38,000 ft² and will consist of an auditorium, lobby, AC Kids space including 2 large multi-purpose rooms, a large off-lobby overflow theater, and 2nd-level administration space. The available funding will ultimately dictate the overall size of the building.
- For instance, if construction cost comes in higher than anticipated, we would prayerfully consider lessening the lobby space to accommodate the higher price per square foot.

When will the construction begin?

- Construction will begin as soon as possible after all funding has been pledged, construction bids received and all construction plans have been finalized.

Did we look at purchasing an existing property?

- Yes, we found no suitable options within a 5 mile radius of All Church. The buildings we did look at typically did not have enough parking, were land-locked, or required a costly and/or prohibitive remodel to make it fit our ministry vision.

Is the size of the new auditorium based on projected church growth?

- Yes, we have spent hours looking into this and believe Phase 1 will accommodate our growth trends. Current auditorium space at 5699 Creek road seats 300 people and the new auditorium is approximately 650. When we open the new building, we plan on keeping our familiar two-service model. This will allow us to seat approximately 1300 adults in the new space on a weekly basis. Even now we have pushed that limit at large services like Christmas and Easter (over 1000 at each) but we will add services to those exciting weekends as needed.
- God willing, as we continue to grow, Phase 2 will purposefully augment Phase 1 and add an additional 400 seats growing the auditorium size to 1050.
- During 2019-2022 we have grown by over 40%. With the Phase 1 auditorium, we can more than **double** our current attendance. We think the size we have chosen is the perfect balance of room to grow, but not too large and with the vision for Phase 2, we believe we are set up for future growth.

What are the plans for the two out-parcels on our new property?

- We plan to make them pad ready and eventually sell them or lease them to appropriate businesses. We own them which means we can create covenants and restrictions that serve our best interests. In short, we will outline what types of businesses can go there, height and setback restrictions for those businesses, as well as general look and feel of those businesses. Our building will be the premier building and we will ensure any business that buys or leases one of those out parcels only adds to the All Church campus.

Vision Questions

We often talk about All Church being a family but as the church grows, will this impact that family-feel?

- No because our vision is to make our growing, larger church feel small. In other words, even though total church attendance will increase with the ImmeasurablyMore project, we will also take critical steps to increase community group participation. We believe today as we did on day one that community group involvement is where the important aspects of closeness and friendship take place.

Considering the new building is in Sharonville, will this change the focus of our ministry efforts in Blue Ash and Montgomery?

- We believe All Church is regional ministry meaning our efforts will always focus on not only the immediate communities surrounding our address but also the communities beyond. While we will continue to minister to our “backyard” we will look for ways to improve our ministry in greater Cincinnati and beyond.

Will the preaching/teaching ministry at All Church be affected as the church continues to experience growth?

- No, we believe now as we did on day one that the Word of God is the ultimate test of what’s true especially in an ever-changing culture. We will continue to preach the Bible in ways that will first honor the original writer’s intent, interpret that intent faithfully, and strive to apply what we learn to our everyday lives.
- We will not avoid the tough passages and will teach them in humility and grace. We will continue to encourage our people to change their lives in accord with what we believe the Word teaches and we will come alongside the family at All Church as we navigate the culture we live in.

What are the plans for all the open green space surrounding the new All Church property?

- City officials have indicated this property was handed over to the city by the previous owner with one condition-that it was converted into a park. To our knowledge, the city is going to honor that request and keep all the surrounding property as green space which only serves to enhance the overall All Church site.