

BLESSED OPPORTUNITY REPORT

By Ian Schonsheck, Building Committee Chairman

August 9, 2016

At the Voter's Meeting of May 20, 2015, the Congregation approved the formation of a building committee as well as a project to renovate the Large and Small Fellowships Halls, the Kitchen, and construct a building addition for new toilets. The estimated cost was \$318,000.

A Building Committee was formed consisting of Becky Gusoff, Keith Burns, Sheila Wortmann, Mike Hausch, Chuck Simpson, Janet Simpson, Anna Ankenbrand, Lori Schonsheck, Pastor Gaertner and, Ian Schonsheck as chairman. The committee met every 2 weeks while the project was underway.

Construction plans were drawn and the building permit was issued in July 2015. The plans were to start the renovation work, which included the demolition of the kitchen and the existing toilets after VBS and have the new toilets ready for Advent by Candlelight. Even with delays by Consumers Power in relocating the gas meter, the project was completed on time. The new stove hood took longer to complete mostly because we elected to subcontract individual trades, gas piping, ductwork, roofing, fire protection, etc, to save money. The Old Timers installed the stove hood.

I believe the whole project went smoothly. We elected to save money by having the Church act as the General Contractor and subcontract the individual trades that I supervised in the field, and in many cases buying the materials separately to save contractor markups and sales tax.

Additional money was saved on the demolition work that included the entire kitchen, old bathrooms, old ceiling, tile floors and opening into the addition – all done by member volunteers and the help of a community service volunteer. Becky Gusoff donated a significant part of her design work for the kitchen, Fellowship Hall renovations and new toilet rooms, as well as work on the barn doors and sound panels. Many, many hours of electrical and technology wiring were donated by Bob Vedder.

There is always some uncertainty and unforeseen conditions when taking on a project that includes renovating older buildings, but with careful buying and volunteer labor we kept the project below budget. I think we were able to include all the things to make it a complete project including: new sidewalk at the Small Fellowship entry; automatic double entry door airlock; new flooring in the east entry and hall; gutting the kitchen to the studs and installing a higher ceiling; TV and security system; furniture; a significant upgrade in the folding partition in the Large Fellowship hall vs an accordion partition; and renovation of the Memorial Garden.

I believe the Lord blessed this project from its inception, through the design, execution and completion. The result – a better space to serve our members and, for outreach in the community to share the Gospel.

Blessed Opportunity & Roof Debt Project
Reporting as of 07/31/16

<u>PROJECT EXPENSE SUMMARY</u>	<u>ACTUAL</u>	<u>BUDGET</u>
Bathroom Addition	\$110,433	\$130,000
Small Fellowship Hall Renovation	\$60,706	\$60,000
Large Fellowship Hall Renovation	\$64,713	\$48,000
Kitchen Renovation	<u>\$72,537</u>	<u>\$80,000</u>
Blessed Opportunity Project Expenses	\$308,389	\$318,000
Roof Debt Payoff	<u>\$33,482</u>	<u>\$33,482</u>
Total Project Expenses (A)	\$341,871	\$351,482

<u>PROJECT CONTRIBUTIONS/INCOME SUMMARY</u>	<u>ACTUAL</u>
Pledged Contributions Received	\$236,820
Other Contributions Received	\$13,001
Auction Proceeds and Resale of Items	\$4,722
CEF Tech Grant Monies Received	\$285
Transfer of Kitchen Special Funds Monies & BOA Rebate	<u>\$4,224</u>
Total Project Contributions/Income (B)	\$259,052

<u>PROJECT SUMMARY</u>	<u>ACTUAL</u>
Project Contributions/Income (B)	\$259,052
Line of Credit Draws Net of Paybacks	\$83,355
Less Project Expenses (A)	<u>\$(341,871)</u>
Balance Blessed Opportunity Fund 7/31/16	\$535

<u>ANTICIPATED LINE OF CREDIT (DEBT)</u>	
<u>BALANCE AT 12/31/16</u>	
Line of Credit Balance 7/31/16	\$83,355
Less: Outstanding Pledges to be contributed by 12/31/16	<u>\$(14,618)</u>
Anticipated Line of Credit Balance at 12/31/16	\$68,737