

No Barriers - Financial FAQ

How much exactly do we need?

The initial estimate was \$1,000,000 to include the elevator, upgraded restrooms and office spaces. After collecting ideas from the congregation the project grew to \$1.3 million to include a larger elevator, air conditioning, and a proper finish on all ceilings and flooring. The exact cost of the total project won't be known until the project is done. There will be an exact cost for the design-build contract which is being developed. There are things that can be adjusted or delayed for spending considerations and there are finishing touches (floor polish, trim, a gallon paint, office furniture) that may be needed outside of the design-build contract but are still part of the project budget.

How is this being paid for?

The congregants and friends of East Main have given directly to the project already and pledged funds towards the project. Pledges can be over a 1-3 year period so there will be a balancing act of paying bills versus the cash available. We have a bridging loan available if we need to make a payment if sufficient funds are not on-hand. This loan costs nothing until we use it and then the loaned amount and interest must be repaid. The goal is to minimize how often this has to be used. These funds and the bridge loan are separate from the church budget.

So this will never hit the church budget?

Hopefully not. The approved motion allows up to \$300,000 to be borrowed for the project to be repaid over a term of 10 years. Session determined this loan amount and term is the largest repayment amount that we would allow to impact future operating budgets. The goal is for East Main to take on zero long term debt.

Is there anything we can do as a church to save money in the project?

The Project Team has some skills and equipment resources available to them that we will use where appropriate. The timing of volunteer crews and adequate work within skill sets is very difficult to manage. It is also difficult to arrange a volunteer calendar interacting with contractors. We will not utilize volunteer crews.

Do we need ALL of the money upfront?

No. The final design-build contract structure has not been determined but it will likely have a large initial payment with a few milestones related payments and then a final payment so that East Main has leverage for the completion of the project. Some of the project funds being raised will be needed for items outside of the cost of the contract (furniture, etc).

What about grants?

We are pursuing some grants but many have application cycles or requirements that have limited how many we can engage. It is in work.