Classroom Building Proposal for the Voters Meeting on September 18, 2016

The Rationale:
For 57 years of our congregation’s 86 years of existence, God has allowed us to enjoy the blessing of a school. The school is clearly one of the greatest God-given strengths of our ministry here at Faith. We thank God that he has entrusted this school ministry to us as he uses this ministry to train children in the saving truths of God’s Word.

We value this school ministry as it helps parents provide a solid foundation for their children. Many children in our school and members of their family have joined God’s family through the Gospel message shared on our campus. It brings us joy to know that we will see many faces in heaven who were touched by the Gospel here at Faith.

It is not a new thought that our ministry needs more space to stretch its arms. For many years our congregation has been searching for any creative way to expand, using the blessings that God has entrusted to us. In our latest land purchase, God provided us a separate but adjacent commercial parcel. This commercial parcel could be used to provide much-needed classroom space without requiring any adjustments to the rest of our current campus. We have an opportunity to develop this land with a building and its required independent parking.

The Committee’s Work:
The Short-term Building Committee was tasked by the Voters to bring forward a recommendation for a new educational facility on the commercial parcel. For the past year, the committee has researched several building options, gathered input from the Church Council and Faculty, hired an architect, and decided on a design to propose. After preliminary scoping meetings with the city of Tacoma, the committee is now ready to recommend a direction for a new classroom building.

The Direction:
The Committee recommends that Faith Lutheran move forward with the new construction of a classroom building on the commercial parcel. This structure is designed to incorporate the later addition of multi-use space to further expand our ministry activities.

The Funding:
The committee recommends that the congregation would begin the second phase of the Faith In Action Capital Campaign: “Growing, Building, Sharing.” We plan to seek out “in kind” donations of labor, equipment and materials to reduce the overall financing amount. The Committee estimates the total amount of the project to be approximately $420,000 at current construction rates. The Committee further recommends that the construction costs be funded by refinancing our current loan (balance $166,566 as of 8/21/16) with an additional $380,000 for construction. Financing is possible through Thrivent Financial. Without factoring “in-kind” and financial donations, refinancing the entire amount would add about $1,100 to our current $1,478/month loan payment, using the example of a 30-year ARM with 10-year adjustments.

Please look at the drawings, consider, and pray. Let’s move forward together, as God wills.
Future Expansion — Phase II:

In order to maximize the use of the commercial parcel, the committee has researched and planned for a later addition of multi-use space to further expand our ministry activities. This space could be used in different ways, depending on the needs of the congregation at the time of the build. Possibilities include: two classrooms, one large classroom, state licensed preschool space, fellowship space, etc.