



Building Project

As of 08/19/2020

Kevin Psmithe
Cornerstone Building Team



Overview

This document describes the current goals, requirements, estimated costs and estimated timeline for acquiring and occupying a long-term facility for Cornerstone Church. This document does not include interim or temporary facility arrangement except as it relates to phased requirements, if applicable, implemented over time as part of the long-term facility. This document will be updated as its contents mature and are revised, and as the fidelity of estimates increase. Note the as-of date on the cover to verify you are using the most current information.

Vision and Goals

Vision

Desiring to seek God's will in purchasing a facility that would be suitable for the current and future members of Cornerstone church.

Goals

The main goal of this project is to honor God in all of our efforts and submit to his authority and plans for our church in our local community. We believe this leads us to establish a long-term presence in the Jackson, Wyoming area by acquiring a building of our own, if possible by Fall of 2021, where we can meet at various times throughout the week for different events. These events fall into the following three broad categories. Examples are listed for each.

1. Faithfully equipping the members of Cornerstone
 - a. Corporate worship
 - b. Entrust men's leadership training
 - c. ACBC training
 - d. Special events (marriage and parenting seminars, visiting speakers, etc)
2. Serving our community
 - a. Camp Cornerstone vacation bible school
 - b. Wood Day firewood ministry
 - c. Counseling services



- 3. Serving our members
 - a. Marriages
 - b. Co-op/Homeschool classes
 - c. Congregational meetings/dinners
 - d. Celebrations

Requirements

As stewards of the resources that God chooses to provide our church through the giving of our congregation, external donors, or other means, we have an obligation and desire to ensure this effort is driven by prudent needs and not emotional desires. As such, we are pursuing a deliberate process of identifying defensible requirements that tie to our church’s ministerial needs, prioritized and phased, if necessary, to enable us to meet our goals in a timely and cost-effective manner. Each requirement has two identified values: a minimum acceptable value, and a targeted value. This will allow us to objectively assess various emerging options against a vetted trade-space to ensure the best solution is selected. We understand that information may emerge over time which causes us to revisit these requirements to add to them, further define them, re-prioritize them, change them or delete one or more of them. But our goal is to focus on requirements at the beginning of this project (when we can make adjustments at low or no cost) and to decrease or eliminate changes as the project advances. The following categories outline the current requirements of the project. Facility requirements with an asterisk (*) are critical and must be satisfied in the first phase of this project.

Location

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Acceptable Location Boundaries			
Southern Boundary	1 / 1	North of Hoback Junction	Jackson or Wilson Town Limits
Northern Boundary	1 / 1	South of Jackson Airport	Jackson or Wilson Town Limits
West Boundary	1 / 1	East of Teton Pass	Jackson or Wilson Town Limits



East Boundary	1 / 1	West of Cache Creek rec area	Jacksonor Wilson Town Limits
Areas Excluded: Kelly, Red Top			

Grounds

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Open space (in addition to buildings and parking)	1 / 3	Minimum required by county zoning	2 acres
Parking	1 / 1	Public/shared/on-street parking within 2 city blocks, or on-site parking for 89 cars.	On-site parking for 178 cars
Safety/Security features	1 / 4	Fence allowed	Fence installed

Availability

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Access to facility	1 / 1	Access when needed	24/7/365 access
Ownership	1 / 1	Multi-year lease	Full ownership
Resource sharing	1 / 1	Non-interference rental to like-minded org	Exclusive usage by Cornerstone Church



Facility

Sanctuary *

Purpose: Location of weekly corporate worship, including preaching, singing, baptisms, communion, prayer and announcements. Also, location of special events, such as wedding ceremonies.

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Sanctuary Size ¹ (number of people)	1 / 1	200	400
<i>Infrastructure</i>			
Stage / Elevated Area	1 / 2	No Stage	Stage / Elevated area for Pastor / musicians
Pulpit	1 / 2	Room for mobile lectern	Built-in lectern
Baptismal	1 / 2	Support (door widths, water lines) for mobile baptismal	Built-in baptismal
Seating	1 / 2	Attached or reconfigurable seating	Reconfigurable seating
Audio/Visual	1 / 2	Support for mobile A/V equipment (sound system/projectors)	Built-in/hidden cabling; built-in speakers, projectors, screens
Usage	1 / 3	Supports all aspects of main corporate worship service	Reconfigurable to support additional activities
<i>Derived Requirements</i>			
Size (square footage) ²	1 / 1	3,000	6,000

¹ Based on standard sizing, not current COVID requirements

² Size of seating area only; space for stage/pulpit/aisles included in the sizing factor.



Children's Rooms *

Purpose: Location of age-specific teaching and care of children, primarily during weekly corporate worship service.

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Number of Rooms	1 / 1	1 room with dividers	4 rooms
<i>Room Sizes (number of children)</i>			
Toddler / Pre-K	1 / 1	20	30
Elementary (K-2)	1 / 1	10	15
Elementary (3-5)	1 / 1	10	15
Middle (6-8)	1 / 1	10	15
<i>Infrastructure (per room)</i>			
Storage	1 / 2	Storage space for participant outer garments / shoes	Storage for all supporting materials (excluding oversized items)
Furniture	1 / 1	Chair for each child, plus 2 adults	Chair for each child, plus 2 adults, plus 1 table for every 5 children
Audio/Visual	1 / 3	Support mobile monitor/projector	Monitor or projector in each room.
<i>Derived Requirements</i>			



Toddler Size (square footage)	1 / 1	400	600
K-2 Size (square footage)	1 / 1	300	400
3-5 Size (square footage)	1 / 1	300	400
Middle Size (square footage)	1 / 1	300	400

Offices

Purpose: Locations used by Cornerstone leadership for daily activities, such as sermon prep, individual counseling, prayer, scripture study and other reading. As such, offices need to be enclosed to foster concentration and support privacy. Offices may also be used for leadership meetings and to support visiting speakers.

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Number of Rooms	1 / 2	2	3
<i>Infrastructure (per room)</i>			
Furniture	1 / 2	Desk and 2 chairs	Desk, 4 chairs, bookshelf, file cabinet
Equipment	1 / 2	Telephone	Telephone, Computer, Printer
<i>Derived Requirements</i>			
Size (square footage - each)	1 / 2	200	300



Receptionist Area

Purpose: Central hub for receiving incoming calls/church visitors and providing information and/or directing them to the right person or location.

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
<i>Infrastructure</i>			
Furniture	1 / 2	Desk and 1 chair	Desk, 3 chairs, bookshelf, file cabinet
Equipment	1 / 2	Telephone	Telephone, Computer, Printer, Fax
<i>Derived Requirements</i>			
Size (square footage)	1 / 2	100	200

Conference Room

Purpose: Meeting location for groups or activities too large for church offices. Examples: ministry planning meetings, administrative activities, teaching/equipping events.

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Number of People	1 / 2	10	20
<i>Infrastructure</i>			
Furniture	1 / 2	Space for folding table, 10 chairs	Conference Table, 20 chairs
Audio / Visual	1 / 2	Support for mobile monitor / projector	Built-in monitor and computer
Equipment	1 / 2	Telephone	Speaker phone



<i>Derived Requirements</i>			
Size (square footage)	1 / 2	300	400

Foyer/Hallway

Purpose: Provide sound isolation and spatial distancing from external church entrances¹ and bathrooms. Also serves as an area to bring crying children, make urgent calls, etc.

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
<i>Infrastructure</i>			
Furniture	1 / 2	None	4 chairs, 2 end tables
Audio / Visual	1 / 3	None	Speaker (sermon), Monitor (livestream)
Equipment	1 / 4	None	Telephone
<i>Derived Requirements</i>			
Size (square footage) ³	1 / 2	TBD	TBD

Kitchen

Purpose: Area to prepare and store refreshments, meals and communion for church functions.

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
<i>Infrastructure</i>			
Furniture	1 / 2	Countertop space	Countertop space cabinets, table

³ Included in the sizing factor.



Audio / Visual	1 / 3	None	Speaker (sermon), Monitor (livestream)
Equipment	1 / 2	Sink, Refrigerator, Microwave	Sink, Refrigerator, Microwave, Stove, Oven, Dishwasher
<i>Derived Requirements</i>			
Size (square footage)	1 / 2	200	300

Bathrooms *

Purpose: Provide required facilities.

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Number of users at one time	1 / 1	County ordinance for facility size	?
Type of Facilities	1 / 1	Unspecified / Individual	Dedicated male and female group facilities, plus 2 individual rooms
<i>Infrastructure (per room)</i>			
Audio / Visual	1 / 3	None	Speaker (sermon)
Equipment	1 / 1	1 sink, 1 toilet	Group rooms: - Female: ? sinks, ? toilets, 1 baby changing station; - Male: ? sinks, ? urinals, ? toilets, 1 baby changing station; Individual rooms (each); 1 sink, 1 toilet, 1 shower; 1



			baby changing station
<i>Derived Requirements</i>			
Number of rooms	1 / 1	TBD	TBD
Size (square footage - each) ⁴	1 / 1	TBD	TBD

Nursing Mothers' Room

Purpose: Provide a private location for mothers to nurse children.

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Number of users at one time	1 / 1	10	20
Type of facility	1 / 1	Reuse existing (ex: conf room)	Dedicated (always used for nursing moms)
<i>Infrastructure</i>			
Furniture	1 / 1	10 chairs	20 chairs, 2 sofas
Audio / Visual	1 / 2	Speaker (sermon)	Speaker, monitor (livestream)
Equipment	1 / 2	None	Baby changing station
<i>Derived Requirements</i>			
Size (square footage - each)	1 / 1	200	300

⁴ Included in the sizing factor.



Storage

Purpose: On-site storage of items and materials supporting all church ministries.

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Storage area	1 / 2	Same space as basement/sound closet at Pink Garter	20% greater storage than the basement/sound closet at Pink Garter.
<i>Derived Requirements</i>			
Size (square footage) ⁵	1 / 2	TBD	TBD

Other areas for consideration

The following was not identified as a requirement or included in the cost estimate, but should be considered, possibly for future phasing: fellowship hall/dining area.

Overall size

<i>Requirement</i>	<i>Phase / Priority</i>	<i>Minimum</i>	<i>Target</i>
Facility Total Square Footage ⁶	1 / 1	8,000 sq ft	14,000 sq ft
Site total acreage	1 / 1	1.5 acres	4 acres

Cost

While the context of Luke 14:28-30 is to ensure followers of Jesus understand there is a cost in this world of being His disciples, it underscores its point with a basic bit of wisdom applicable to this project: determine if you can afford the cost of a construction project before you start it. To this point, we need to estimate likely costs for this effort before we enter into contracts, purchase land or even request funding from our congregation (or

⁵ Included in the sizing factor.

⁶ Sizing factor of approximately 1.4 to account for various infrastructure and facility space requirements.



others) to ensure, as faithful stewards, we're beginning something we can finish. While our estimates will not be perfect, and we'll need to refine them over time as new information becomes available, they are a valuable tool to ensure we are being honest with ourselves and others about what is possible and how much financial commitment is likely to be required by the members of our congregation. Our goal in the cost estimating process will be to initially establish rough estimated upper and lower costs relevant to our area linked to our minimum and targeted requirements. Once our requirements become fairly stable, and we begin to identify various solution options, we will estimate the costs for the most viable candidates. It should be noted that costs will increase over time. Construction costs increase on average 6-10% per year.⁷ Thus a project planned to start in 2021 that is delayed (for example, due to funding availability) 3 years, will likely cost 19-33% more than the original estimate.

Cost Drivers

Land

It should come as no surprise that the cost of land in Teton county is likely to be a major cost driver for this project. While land in other portions of our nation may account for 15-20% of the overall cost of a new construction project⁸, land will likely drive approximately 50% of the costs of our building project. This estimate assumes adequate time to research, locate and negotiate land at a fair price and not pay a premium to acquire land quickly. Based upon recent land sales of comparable size, we assume land will cost \$1M to 1.25M per acre to purchase in the Jackson/Wilson area.

Seating Size

The number of people seated in a facility drives costs beyond merely the sanctuary. It translates into other facility requirements, such as bathrooms and childrens' classroom sizes, as well as driving space required for parking which can strongly affect land size requirements. Clearly the facility must be adequate to support the current and projected congregation, but seating size will drive costs

Building Costs

Planning and construction costs in Teton county are very high due to the high cost of living in this area, and the difficulty in getting adequate supplies and skilled personnel when needed, which can lead to inefficiencies in the construction process. Our team assumes approximately \$400 / sq ft building costs for this effort. There is a possibility of reducing this somewhat, depending on what skills could be identified and used within our

⁷ Anderson, Stephen, *Preparing to Build*, Anderson Marketing, Inc, 2011.

⁸ Per building team experience doing comparable work elsewhere.



congregation or via external volunteers, but this estimate assumes all work will be performed via hired professionals.

Cost Estimate

At a very high level, the building team performed a quick estimate, based on the square footage and acreage minimum and targeted requirements currently identified within this document. This estimate is for new construction. We expect repurposing an existing facility to potentially be less expensive.

\$5M (minimum) - \$10M (targeted)

Timeline

The overall time goal for this project is for Cornerstone to be in negotiation for (minimum goal), or occupy (target goal) a facility meeting Phase 1 requirements by Fall 2021. Depending on the selected solution and how long it takes for full funding, this may or may not be possible. Assuming funding is available when needed, the following timeline estimate is for new construction. New construction is expected to take the greatest amount of time; modifications to existing structures are assumed to be shorter.

Funding timeline

We trust in our Shepherd to provide what we need. We do not, however, pre-suppose when He will provide it or if it will be exactly what we ask. But we have great confidence it will be what we need when we need it. This could mean our sovereign Lord provides the resources for this project immediately or that He uses a number of years to sanctify us in this process. The following timeline assumes resources are available immediately, but we understand that based on current levels of giving to our church that it may take several years. If so, we will adjust plans accordingly. However, everyone should understand that funding timeline adjustments are expected to pose a 1:1 schedule slip (i.e. if required funding is available 1 year later than originally planned, then the project completion will slip at least 1 year).

Timeline estimate

This very rough estimate⁹ is for new construction on land that needs to be purchased. Other options, such as repurposing an existing facility would likely be shorter.

⁹ Per team experience on comparable efforts.



- a. Land research, location and negotiation: 12 months
- b. Planning, zoning, designing: 12 months
- c. Construction: 18 months

Overall completion and occupation by: **Feb 2024**