



Frequently Asked Questions

The questions below have been collected and consolidated following a number of R3 presentations. If you have any questions not answered here, please email us at r3@fvumc.org.

WHY DIDN'T WE?

1. Why didn't we build back in 2016 after we had the big meeting?

After the 2016 meeting, a number of factors came together that delayed any type of major construction. Watch our [In God's Time](#) video for insights on the timeline. These factors included feedback from the meetings indicating that many people had different ideas of what was needed. Subsequently, the Building Committee and Board of Trustees began their joint planning conversations. See timeline on pages 4-5 of the Overview handout.

2. Why didn't we get these projects done while the building was closed in 2020-21?

That idea was discussed, and everyone agreed it would have been ideal! However, the funding had not yet been raised, and the pandemic led to much financial/economic uncertainty. Our church leaders felt it was not the right time to launch a capital fundraising campaign, and they were not comfortable with the church incurring debt. In addition, costs for construction materials rose sharply during that timeframe.

We can celebrate that in 2020-21, our Trustees oversaw renovations of the main restrooms, and we also successfully funded and completed the needed renovations to facilitate our worship livestream. This included improved stage lighting, streaming equipment, and high quality cameras. Today, the two cameras on platforms in the Centrum only take up a few square feet of physical space, but they represent an average of 200-400 individuals who are worshipping online.

3. *What's different about today's plan than other times over the years when we've talked about facility expansions and renovations and didn't do anything?*

We had consensus and momentum on R3 heading into the beginning of 2020.

While circumstances caused a delay, our church leadership feels that now is the right time to take care of these essential projects. In short, we *need* to do this - it is not a *want-to-do-this* situation.

4. *Why didn't we think bigger - about adding more space?*

The 11 R3 projects are *immediate and essential needs*. Getting these projects done ensures that our existing facility meets the needs of our congregation today and moving forward. Our facility is now 20+ years old and is in need of repair and renovation to bring it up to speed including accessibility updates.

We have looked into adding square footage, and we definitely will again! At this time, our church leadership feels that new construction is not our top priority. While R3 is happening, work will be done to clarify our future-thinking vision of how FVUMC can best serve our congregation and community. That clear vision will inform decisions made to move forward with new construction.

PROJECT LIST

1. *Why are these the only projects on the list?*

The Building Committee and Trustees worked together to combine, organize, and prioritize the essential projects now called R3. The teams presented Revise, Refresh, Renew to our Church Council leaders who approved the overall plan concept, projects, and priority order. The R3 project list was consolidated from a number of resources including church focus groups, space use evaluations (from the early 2000's through the present), feedback from people with family members who have special needs, and a third-party facility maintenance assessment. In all



the plan includes input from several hundred individuals: church lay leadership, mission partners, the architect, individuals with construction/renovation backgrounds, preschool and church staff, and pastors. We are thankful for all of the leaders who engaged in this process with thoughtful consideration!

2. *How were the projects chosen and put in priority order?*

The committees used consistent criteria to evaluate and develop each proposed project. *All of these projects were selected and designed to help us maximize our use of existing space without changing the building footprint.* Making these changes today gives us time to clarify future new construction needs. The criteria we used to evaluate and prioritize the projects included:

- Compatibility with potential building expansion - to avoid spending money on projects today that might require renovation or removal as part of construction in the future
- Benefits of proposed changes outweigh lost usage options
- Discipleship - facilitates movement from visiting to belonging
- Accommodation - ensuring that people with limited mobility and other unique needs are welcome and supported in our facility
- Cost-effectiveness of projects
- Improved first impressions for visitors to our 20+ year-old facility
- Facilitates growth by creating more space for more people
- Enhances missional options made possible at FVUMC

3. *What if I have another project that I think should be on the list?*

The R3 plan and 11 projects are finalized, and the only change that may be made is combining some of the 11 projects in ways that could help save money on the individual projects or adjusting priorities in the event of equipment failure. (Those guidelines are part of the Funding Plan on pages 10-11 of the Overview).



We know there are always going to be other great ideas about ways to use and take care of our facility! Share your feedback by emailing r3@fvumc.org with any ideas to be considered in the future.

4. *Is there a plan to prevent major projects like the roof and parking lot maintenance from stacking up in the future?*

Yes, there is! Our Board of Trustees and Finance Committee have a Capital Reserve line item in our annual Mission & Ministry Budget where the Trustees designate money toward future capital needs. Reserves were already used several years ago to replace our aging heat/air conditioning units.

To help with current and future facility maintenance, the Trustees recently worked with [Smart Church Solutions](#) to complete a building asset inventory and maintenance evaluation. We now have a work order management system with asset management tools to manage the maintenance schedule for anticipated needs moving forward.

5. *Why not add a driveway across the front of the building right at the lobby?*

As noted in question 2 of this section, compatibility with future construction and cost-effectiveness were part of the criteria for evaluating projects. The leadership teams felt that adding other drop-off options (including a driveway across the front of the building) would severely limit potential expansion options and/or might need to be torn down in order to expand in the future. R3 projects were selected to maximize our stewardship of your generosity.

6. *I heard we don't have a Building Committee anymore. Why not?*

You heard correctly. The existing team was disbanded because we are not required to have a Building Committee to complete these renovation and upgrade



projects. The projects will be managed by our Board of Trustees who are charged with maintaining our church facilities. A new Building Committee will be formed by our Church Council via the nominations process when the time comes that we begin developing plans for new construction.

7. *Did anyone look into getting solar panels on the roof?*

Yes. Our Trustees have investigated this option and will continue to do so. The roof is project 11, so no decisions have been made at this time. We are also making green choices as much as possible, such as planning to replace aging equipment with an LED projector and LED lighting as part of project 4.

CONSTRUCTION

1. *What happens if we don't do any of these projects?*

Friends, that is just not an option! That choice would equate to a significant loss in capacity - from a missional standpoint, a scheduling/building use standpoint, and from a stewardship perspective. Our existing facility serves our church family and the greater Fuquay area on a *daily* basis. It must be maintained in order to continue supporting God's work through FVUMC in the coming years. The teams who worked for many years on developing the R3 plan feel that it is the best first step to move our congregation forward - taking care of current needs and ensuring that future needs are taken into account as much as possible.

2. *When will we start the first project?*

Four of the projects (1, 2, 3, 6) require architectural plans, and those conceptual drawings were approved by Trustees in early January. Design documentation is being drawn up, and we will be soliciting engineering proposals, contractors, and building permits in the coming weeks. *As of March 2023, we can CELEBRATE that the required funding to begin Projects 1 and 2 is in hand. Contractor interviews took place in May 2023.*



3. *How long is this going to take?*

There are a few different factors that will impact how long it takes for us to complete the full R3 plan. First is your generosity. The sooner the \$1.25 million is in hand or pledged, the sooner we will be able to get all 11 projects done! Other factors include availability of construction materials, successful selection of contractors, and permit approvals.

4. *What if we run into problems with construction materials and supply chain issues?*

We hope to collaborate with the contractors to help plan for (and/or avoid) delays. We learned about the supply chain challenges during the livestream equipment and the bathroom renovation projects when certain key items (such as bathroom countertops) were delayed due to shipping challenges. In-kind donations of needed materials are also welcome.

5. *What companies are actually going to do all of these projects?*

We have selected and begun work with the architectural firm, [Tise-Kiester](#) for Projects 1, 2, 3, 6. The Building Committee evaluated a number of architects and selected their firm several years ago to help advise us on modifications to our facility and also propose concepts for future construction of additional square footage. Tise-Kiester's architects were selected because they have extensive [experience working with churches](#) and are highly respected. Building permits have been approved by the Town of Fuquay, and a contractor was selected in Summer 2023. The negotiated bid process is taking place this summer.

6. *How will we still have worship, small groups, preschool, etc., during the renovations?*

We are quite used to being creative and flexible when it comes to scheduling use of our facilities! The updates will likely impact various small groups, and everyone may be asked to adapt to using other spaces or meeting off-site during specific



points of the process. Our hope is that most of the renovations can be scheduled in such a way that they will not impact Sunday morning worship. We have had initial conversations with impacted groups about solutions to these challenges. We will do our best to keep everyone informed and notified in advance if changes are needed. Thank you for your flexibility!

COSTS & FUNDING

1. *Where did you get the cost estimates from each project? How accurate are they?*

The cost estimates were made based on research by members of the Trustees and Building Committee in consultation with members of our church family who are in the construction and project management fields. The original amounts from 2019 were updated in 2022 based on current materials costs with an additional inflation buffer added. In January, our efforts were reaffirmed when estimates from the architect for the four projects requiring architectural drawings were very similar to ours! For more information, please email us at r3@fvumc.org.

2. *Have you looked into funding options like grants, in-kind donations, tax rebates, etc.?*

Yes! Our Trustees and Finance Committee are continuing to investigate options. Some of the individual projects lend themselves more to grants and other sources. Tax rebates aren't helpful since the church is a non-profit and does not pay taxes. We are definitely open to in-kind donations!

3. *Do you really think we can raise the money and get these projects done in two years?*

Yes! We feel that the pay-as-we-go model will help us move through the projects over the next two years. And, as we move through the projects, we hope that seeing things getting done helps keep the momentum going to raise the remaining funds.



4. *How are we going to pay for this?*

Your generosity will make this Plan possible. The Funding Agreement requires that we have at least 80% of the project's estimated cost already in hand before that project can begin. The Overview document includes a summary of the funding plan (see pages 10-11).

5. *Do we have any funding to start with?*

Yes! Thankfully, the Finance Team was able to fund the architectural design work so that we could get started on R3 project planning before the campaign kicked off! In addition, as noted in the Overview document (see pages 10-11), a \$250,000 Line of Credit can be negotiated but may only be used if needed. Credit drawdowns must be repaid before the next project can begin.

6. *What kinds of controls are used to make sure our money is being spent wisely?*

Our church is blessed to have had a long history of careful stewardship and financial controls. Every year, an audit is completed by an independent accounting firm, and our Financial Policies are actually used as a sample document by our auditor when working with other churches.

The Funding Plan outlines specific review procedures including monthly reports, limits spending to pre-approved amounts, and requires permission from Church Council to make any changes. In the event that the Line of Credit is used in order to complete a project, the next project on the list will not begin until the credit has been repaid. In addition, only the Trustees Chair, Council Chair, or R3 Team chair are authorized to submit check requests. As with all church expenses, all payment requests are required to have supporting documentation and are reviewed by the Business Manager and one of our Pastors. In addition, our



finance policies require that FVUMC checks may only be signed by a designated church member who reports to the Finance Committee and acts as an additional reviewer of the requests and bank account reconciliation. No staff are authorized to sign checks.

MAKING GIFTS

1. *I already give what I can to the church and can't give more. Should I give to the budget or the R3 campaign?*

Please make support of the church Mission & Ministry Budget your first priority. Without adequate support of the budget, we will not be able to continue facilitating the mission and ministry of our congregation.

2. *Why does the [Estimate of Giving](#) only ask me for my pledge for 2023? I thought this was continuing through 2024?*

We only asked for your 2023 pledge to both the Mission & Ministry Budget and to R3 because many households set their budgets annually. We will ask again in late 2023 for your 2024 pledge to the Budget & R3. Knowing what you anticipate giving each year is invaluable information for our Trustees as they move forward with the initial projects.

3. *Do I have to give my whole R3 pledge amount at once?*

No, we are planning for this campaign to take place through 2024. It will be very helpful for us to know how much you plan to give in 2023, but you do not need to give the entire amount at once. Many have found it helpful to set up a recurring gift. Our membership database has giving tools to make this fairly straightforward. This way, you can log into your church account and see all of your gifts and payments to FVUMC in one place, check the status of your pledge(s), and notify us of any changes to your contact information. For more



information, please contact Joan Thomas, Director of Finance and Business Manager, at businessoffice@fvumc.org or 919-552-4331, ext. 107.

4. *You're talking about R3 now and possible new construction in the future. How much do you want me to give now versus later?*

No one can predict the future, and these needs exist now. They are truly not negotiable. We feel confident that accomplishing R3 is the next right step and allows us the needed time to evaluate and discern how to expand in the future. It is up to your household to determine what and when your financial gifts are made. Since R3 is going to happen and *must* be completed, your gifts to the campaign in the next two years move us closer to the possibility of facility expansion in the future.

5. *What if I want to make a substantial leadership gift?*

Thank you! Please contact Pastor Owen at owen@fvumc.org or call the church at 919-552-4331, ext. 101.

6. *What if I want to make an in-kind gift?*

Thank you! Please contact Joan Thomas, Director of Finance and Business Manager, at businessoffice@fvumc.org or 919-552-4331, ext. 107.

7. *Who can I talk to about other ways to give, including IRA required distributions and stock gifts?*

Please contact Joan Thomas, Director of Finance and Business Manager, at businessoffice@fvumc.org or 919-552-4331, ext. 107.



COMMUNICATIONS

1. *Could I have someone come to my small group and make an R3 presentation?*

Absolutely! We have several folks who are happy to share the plan details with small groups. Please email r3@fvumc.org, and we'll get you on the schedule.

2. *Who can I talk to about questions I have on the R3 plan?*

We are happy to talk with you about the plan! Please email r3@fvumc.org, and we'll get you connected with the best person to answer your questions.

3. *What kind of progress updates will we get?*

Plan updates are shared at our website, fvumc.org/r3 and periodically via churchwide emails and Sunday worship. Updates are shared in Church Council meetings (second Tuesdays at 7pm), and the Council meeting minutes are available in the office. You are always welcome to email r3@fvumc.org.

