

**Frequently Asked Questions - Expanded**  
Gather, Grow, Go – Phase I Campus Master Plan

***What does the Gather, Grow, Go Phase I include?***

It prepares our OUMC campus site to accommodate our dream of future buildings. Phase I is site preparation that includes drainage & grading for future buildings, a comprehensive landscape plan, improved walkways, and the addition of 157 paved parking spaces.

***Where can we see visual representations of the next steps after Phase I?***

The Master Plan for entire proposed construction can be seen on our church web site at [connect2orange.org](http://connect2orange.org). Click on Gather, Grow, Go and then on “Master Plan for entire construction plan”.

***Who will we be building for?***

We will be building for people who, just like us, seek to be welcomed, nurtured, encouraged, and sent to serve as Christian disciples. Phase I will make it possible for us to welcome those people who will park in the 157 new paved spaces. God blessed OUMC with a wonderful location in the heart of this growing Orange and Durham County community.

***Do we need more parking if our worship services are not already completely filled?***

When a worship space is 75 – 80% filled, visitors see it as “full” in terms of personal space. As seen by visitors, our 400 – 500 average total attendance at our 9 and 11 a.m. worship services now often appears “full”. That our total number of members has remained virtually static at 800 for nearly 20 years reflects that perception. Additionally, lack of sufficient paved parking is a detracting feature for a church, especially when on-street parking or conveniently located public parking is not an option.

***Where will the additional people find room in our present buildings?***

We will continue to make flexible use of the rooms we have, adjusting times and functions, in order to be effective in ministry and good stewards of our space. Our Pastors, staff, and leaders have already started planning for growth in numbers so that we can continue to welcome newcomers to our body of Christ. Improved ingress/egress and more parking will support simultaneous and back-to-back programming at times that serve our people for worship, classes, meetings, ministries & fellowship.

*Separately, and not part of Phase I, we will soon begin work to double the size of our Hut, adding another 1,200 square feet of gathering and education space. This work is NOT part of Phase I. It has been funded by your tithes and regular giving.*

***Why are we NOT building a building first?***

We believe this is a prudent way to initiate action toward realizing the vision of the Master Plan. The amount of money needed to build any one of the buildings in the Master Plan is more than we, in light of current economic times, believe we should seek to raise at this time. Site construction is the first step toward any building. It accounts for almost 25% of a building budget. By completing the site work now, we capture significant savings on a good portion of construction costs. We do not want to incur an unhealthy debt load that might put missions and ministries at risk. But, we would like to be able to take advantage of cost savings where we can - especially in areas like infrastructure that tend to spike quickly when the housing market heats up.

***How disruptive would Phase I construction be?***

We will be able to phase parts of our project to allow us to park in one area while work is occurring in another area. It will cause some inconvenience but hopefully it will cause passersby to ask “What’s going on at Orange?”

***After Phase I is finished, how much time would we have before the next Town deadline for activity?***

The Special Use Permit approval was obtained from the Town in March 2008. “Significant work” must be initiated by March 2012 to keep the Special Use Permit open. Assuming we initiate phase I site work by that date and perform the work described in the construction documents, then the phasing plan approved by the town allows Master Plan construction thru the year 2019.

***How are we planning to pay for Phase I?***

We are working to raise \$1.5 million needed for the work through both a cash offering on Commitment Sunday, May 22<sup>nd</sup>, and 3-year pledges toward the Gather, Grow, Go Campaign. We are asking each person and family to prayerfully commit to additional gifts through the 3-year pledge and the one-time cash offering.

***Will any community-based fund-raising take place to help us reach our funding goal?***

No community fund-raising plans have been made at this time but nothing precludes such activities from being coordinated after Commitment Sunday as volunteers step forward.

***What is the next step in formal decision-making about Phase I?***

The OUMC Administrative Council members will hold a Charge Conference to vote on the motion to proceed with Phase I. The date of that Charge Conference will be announced 10 days before it takes place. Attendance is open to all. However, only Council members may vote. The motion on which a vote will be taken will be announced at the same time as the Conference date is announced. All available OUMC communication methods will be used to notify everyone, including worship bulletins, electronic mail announcement from the church office, and our connect2orange.org web site.

***What did OUMC accomplish with our previous special fund-raising campaign? How were the funds raised through those pledges actually spent?***

Our most recent capital campaign provided funds that paid for the development of the Master Plan and for gaining its approval with the Town of Chapel Hill. Additionally, funds from that campaign were used to retire all church debt.

2005 – 2009 A total of \$1,115,085 was pledged

2005 – 2009 A total of \$922,585.33 was collected (additional funds continue to be contributed)

2005 – 2009 \$324,183.42 was spent to create and get the master plan approved by Chapel Hill

2008 – 2009 A total of \$386,193.52 was paid to retire debt on parsonage & fellowship hall

*Orange UMC is now debt free*

2010 Approximately \$50,000 was spent to complete sewer piping in playground area during summer

2011 – 2011 Approximately \$70,000 was spent to gain zoning compliance & create project bid documents

***How much of the previous Campaign gifts is left at this point?***

Approximately \$170,000

***What is the value of the Master Plan approval which OUMC will lose if we do nothing by March 2012?***

\$394,183.42, representing what was paid for master plan conceptual design, special use permit review process fees, engineering fees, first capital campaign costs, zoning compliance & bid documents.

***What if we do NOT raise enough funds to build Phase I?***

If sufficient funds are raised and pledged but NOT the full amount for the construction, our leadership will apply for long term financing to bridge the gap. Paying for such financing will be budgeted in the same manner as the loan that underwrote the fellowship hall construction in 1989.

***What plans need to be made to have many groups and individuals be in prayer about our needs to raise funds for Phase I and the Master Plan overall?***

Our Pastors have asked that each of us be in prayer about the direction to which God is calling us, to discern “what we’re all about” in our ministries both in our community and beyond, and, yes, to consider individually and collectively how to give sacrificially from the blessings bestowed upon us.

One way might be to picture the individual, the couple, or the family who will someday park in each new spot and walk this campus both in worship and in ministry. As we labor today in ministry using this campus made possible by the sacrifices of those who developed Orange UMC before us, so those who will park here in the future will continue making disciples for Jesus Christ because of our stewardship and special giving at this time.

***What are our choices of what to build after Phase I is completed?***

The Master Plan includes a new Worship Center, Administration Link Building, and Family Life Center. The Special Use Permit we received from the Town listed the Worship Center as the first building to be built. Orange is not obligated to build the Worship Center next, however. The choice of the next phase is open to prayerful discernment and discussion of our vision and the ministries to which we feel God is calling OUMC.

***Does our Master Plan provide for outdoor activity space in addition to parking and buildings?***

The Master Plan changes less than one half of Orange’s 17-acre site. The majority of the Orange UMC property lies within a Resource Conservation District and is protected from development. Existing trails in the wooded portions of the property will not be affected. A comprehensive landscape plan will be completed with this construction project. It includes the addition of more than 400 trees and shrubs (23 varieties).

***How much is the estimated cost to build everything envisioned in our Master Plan?***

In 2007, the estimate for the building everything in the Master Plan was more than \$10 million.

***Is there a balcony planned for the Worship Center in the Master Plan?***

No. The sanctuary was designed to allow for increased seating capacity but in a way that evokes the intimate surroundings we enjoy in the existing sanctuary and fellowship hall today. The plan was to design a space that would support all kinds of worship styles to allow changes in format and for all kinds of music and drama team support.

***After Phase I is completed, will our campus appear to passersby as though we started but failed to build something?***

It will be possible to see where future buildings are planned. We hope to provide signage in those places. In the space where the Family Life Center is planned, we will grade it as level as we are allowed to and leave it grassy so that it can be used for additional play space until such time as the Center is built. The completed Phase I should serve as a very visible example of our commitment to hospitality and our desire to welcome everyone to all that we have to offer at and through OUMC.

***If a new Worship Center is built later, what will become of our present Sanctuary?***

Our current sanctuary will be maintained and remain available as a chapel and for worship and other appropriate use such as for weddings, for example.

***What changes will be made to the children's playground during Phase I?***

The children's playground will not be affected during construction. Barring any unforeseen problem that might cause temporary disruption, it will be cordoned off for safety and will be allowed to be used. The church completed the site work that was designated for that area as a separate project last summer.

***When can work begin?***

This summer. The Zoning Compliance Permit is valid until April 2013 but the competitive bid pricing we have in hand for Phase I can only be guaranteed until June 2011.

***What effect will Phase I have on the church cemetery?***          None