Celebrating Our Past

New Children’s Wing

Renovated Lawson Rain Chapel

New Two Story Connector

New Music/Administration Wing

First Presbyterian
FLORENCE - SOUTH CAROLINA

Building Our Future
In 2008 after more than a year of intensive prayer, research and deliberation, the Session adopted a Strategic Plan that was designed to focus us as individuals and as a congregation on becoming more intentional and “purpose driven” in the way we approach our mission and ministry. In so doing, we specifically identified as a priority, the need “to insure that our church campus is developed and equipped to support and enhance existing and future ministries”. On January 16, 2011, we will have the opportunity to take the first step toward making that dream become a reality.

At a congregational meeting on that date our members will be asked to approve a Campus Renovation and Expansion plan and the initiation of a Capital Campaign to fund the proposed construction.

The building program which you are being asked to endorse and support has evolved over several years of study, research and evaluation. As presently configured, our physical facilities are constantly challenged to meet existing needs, much less accommodate future growth.

The needs that we have identified and intend to address in the proposed construction project are summarized below:

**Sanctuary renovations:** The building where we conduct our worship is showing its age. The heating and cooling system is antiquated, difficult to repair and expensive to operate. The plaster is crumbling, paint is chipping, and the pews are deteriorating below the seats.

**Children’s Ministry area:** What we have in place is not adequate to meet current needs and provides very limited options for expansion. The plans call for the construction of a new building dedicated entirely and exclusively to the care and education of our children. We consider this to be a critical need of our church.

**User Friendly Campus:** We have too many areas that are difficult, if not impossible, for individuals with mobility problems to access. That needs to be changed. We are also proposing renovating the Education Building to create a “Welcome Center” which will be a focal point for meeting visitors and facilitating fellowship.

**Music Ministry:** The current music/choir facility has insufficient practice space, and limited storage. This addition will meet these needs and provide for future growth.

**Administration:** Our pastors and support staff, for the most part, are working out of converted classrooms which are either too small and/or ill-equipped to conduct church business, much less facilitate meetings and ministry. The new Administrative addition will have functional offices, adequate file and storage space and meeting rooms all of which will be designed to be both efficient and user friendly.

The Session realizes that a church is more than brick and mortar, but we want our facilities to be functional and attractive to those who might consider FPC as their new church home. Previous generations decided to relocate the church campus to meet their changing needs. We, however, believe we can renovate and build on our current campus to provide for our growing current and future ministries.

The Ultimate Goal of this endeavor is not merely to expand and renovate our church home, but to equip us to fulfill our mission of sharing the gospel and making disciples for Jesus Christ in this community and throughout the world.

It is our heartfelt desire to provide a facility where we can truly be:

**A community of believers**

**Growing Upward** … worshipping and praising God,

**Growing Inward** … becoming more like Christ,

**Growing Outward** … sharing the good news.
New Construction/Renovation | Overview

- Existing Campus
- New Construction
- Columbarium Area

- New Children’s Wing
- Renovated Lawson Rain Chapel
- New Columbarium Area
- New Two Story Connector
- New Music/Admin Wing
- New Welcome Center
• Replace Heating and Air Conditioning
• Patch plaster throughout Sanctuary
• Paint Sanctuary
• New Pews
• Replace Carpeting/Wood Flooring
• New Lighting
• Update Audio and Video
• Separate Handbell area
• Renovate Bathrooms
- Ages Newborn to Third Grade
- Automatic Entry Doors
- Toilets and Storage in each Classroom
- Sink and Cabinets in each Classroom
- Covered Drop-off/Pick-up Area
- Direct Access to Secure Playground
- Covered Access to Christian Life Center
- Larger Classrooms accommodate expanded Daycare Program
- Complies with all Government Regulations
- Renovation of Education building
- Widen corridors by relocating stairs
- Two-story Atrium allows spacious, welcoming space
- Coffee Bar and Bookstore added
- Flat Panel Media with Streaming Announcements
- User friendly
- New front entry to match the Sanctuary
- Renovate Kitchen as New Narthex
- Small Kitchen to be relocated into current utility room
- New Choir Practice Areas for 40+ seats
- Robing rooms for Choir
- Elevator for ADA accessibility
- Adequate Storage
- Adequate Office Space for Staff
- Attractive Lobby to welcome visitors
- Secure from rest of campus after hours
- Large Conference room
### Anticipated Cost Analysis

#### New Construction
- **Children’s Area**: 9247 SF
- **Administration / Choir Area**: 11,144 SF
- **Total Square Footage**: 20,391 SF x $150/SF = **$3,058,650.00**

#### Renovation
- **Sanctuary**: Painting, New Pews, HVAC, Sound System
- **Lawson-Rain Chapel**: New Front, Renovation of Interior Kitchen into Narthex
- **Welcome Center**: Removal of second floor, New flooring and finishes
- **Columbarium/Prayer Garden**: $75,000
- **Stair/Hallway Renovations**: $175,000
- **2 story Arcade**: $100,000
- **Demolition**: $35,000
- **Contingency**: $200,000
- **A/E Fees (6%)**: $295,000
- **FFE**: $100,000
- **Surveys, Testing, Inspections**: $60,000

**Estimated Construction Cost**: **$4,998,650.00**
This year we will celebrate the 150th Anniversary of the founding of First Presbyterian Church, Florence, S.C. During these 150 years, the Gospel of Jesus Christ has been preached and taught, not only here in Florence, but throughout the world. During this time our Church has been located on three campuses beginning in 1860 on Church St; moving in 1905 to Evans St.; and our current location in 1952 on Park Ave. Each of these moves was made so the Church could grow and further fulfill the mission of spreading the Gospel. God has indeed blessed First Presbyterian. As we celebrate our 150th anniversary this year, it is now time to plan and prepare for our future. 150 years ago our ancestors had a vision. With great faith and sacrificial giving they moved forward and that vision became a reality. It is now “our turn” to carry this vision forward.

Our current church facility is in great need of renovation and expansion. This is important so that our Church can provide adequate spaces for current and future ministries and also meet the needs of future generations who will be looking for a Church home. The Session is proposing a big project for our campus. We believe this is where God is leading us and now is the time. We realize that this will require a great step of faith, but I am thankful that our founders, when faced with a similar challenge, took that same step of faith.

If we only attempt to do the things we know we can accomplish on our own, then the reality is we don't need God - we will do it! This project will require generous and sacrificial giving that will only happen as God touches our hearts; when that happens, there will be no question this project was done to the glory of God. Many years ago, the father of modern missions, William Carey, was quoted as saying, “Expect great things from God, attempt great things for God.” I have that quote on my computer and it challenges me in my ministry. Nothing great has ever been done for God, until God’s people take a step of faith and trust that with God, “All things are possible.”

I am excited to be part of a Church that can celebrate a glorious past, and look forward with excitement and expectation to the new thing God is doing.

“Therefore go and make disciples of all nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit…”
-Matthew 28:19

Celebrating Our Past | Building Our Future
Big projects usually raise bigger questions. This is especially true when the undertaking is a work in progress with regard to both scope and funding. Nevertheless, your Session is committed to complete transparency not only in the presentation of this proposal, but as we go forward as well. We will do our very best to share the information available and pledge to avoid speculating upon matters which have not yet been addressed and/or are still evolving.

Q: How will the congregation be involved?
A: If this project is to proceed, the congregation will have to vote affirmatively to approve both the Facilities Master Plan and the initiation of a Capital Campaign to fund it. After all of the pledges have been received and a final decision has been made on the scope of the project, the congregation will be asked to approve the mechanism for financing it, as needed. There will be innumerable opportunities for members to participate in every aspect of this endeavor. We especially covet your prayers.

Q: How will we be kept informed?
A: Expect periodic updates in a variety of ways: personal presentations, printed materials and posts to the church website.

Q: How much is it going to cost?
A: Our best estimate is approximately $5 million, which is roughly 3.5 times our annual operating budget. The actual cost has not yet been determined and will not be until the plans are drawn and bids have been received. The consultant we have hired to assist us with this endeavor considers this goal to be a challenge but one that we can meet, if we commit to prayer, unity and sacrifice.

Q: What is the projected timeline?
A: The congregational vote on this proposal is scheduled for Sunday, January 16, 2011. If the project is approved, a Capital Campaign would promptly ensue ending in April. At that point in time, we will have a much clearer picture of what we can do and how we will pay for it. Architectural drawings can then be completed and bids received. New construction would likely start in the fall and take eight to ten months. In a best case scenario, renovation of the Sanctuary would take place during the summer.

Q: What about the economy?
A: We fully recognize that the current economic situation poses a challenge for all of us; however, this crisis has also created an unprecedented opportunity as construction and material costs are at record lows. Most of the needs being addressed in this proposal should have been dealt with years ago. The longer we wait, the more expensive the project will be.

Q: Will this project be done in phases?
A: The most cost-effective method would be to complete the entire project at one time; however, no final course of action will be submitted for congregational approval until the Capital Campaign is completed.

Q: Are we adequately addressing our space needs?
A: Our current facility is no longer capable of meeting the demands placed upon it, especially in the areas of children’s ministries, administration and accessibility issues. What we are proposing is designed to help us get up to date.

Q: How does our denominational affiliation affect the decision to invest in the renovation and expansion of our campus?
A: For many years the PCUSA has experienced internal strife and unrest. Our congregation has been proactive in dealing with decisions and policies which we feel undermine the authority of Scripture to accommodate secular agendas. No one can predict what the ultimate resolution of this dynamic will be: reconciliation, reform, realignment, dismissal or something else. This is one of those areas where speculation would be not only futile, but counter-productive. We strongly believe that God is calling us to act here and now and will show us the way to deal with any and all contingencies which may arise in the future.

Q: Who will be doing the work?
A: Our architect is Hal Fuller who is a lifelong member of First Presbyterian and an Elder. He is intimately familiar with our physical facilities as he and his firm, F.W. Architects, have done most of our work in the past. The contractor will be selected through a bid process.

Q: How will we make use of our campus during construction?
A: Obviously, no detailed response to this question can be given at this point in time. While the Sanctuary is being renovated, we can worship in the CLC. Other activities will have to be shifted around as needed. Some functions will be conducted in temporary facilities.

Q: How will this affect our Operating Budget?
A: At this point in time, we foresee minimal impact on our operating costs. We will have increased square footage; however, more efficient heating and cooling systems should offset additional operating costs.

Q: How will this make our campus more user friendly?
A: Our campus will be more easily accessible for all ages. Children will have a dedicated wing; Offices will be easily identifiable; the Welcome Center will be an inviting place for fellowship; and the central hallway running the length of the campus will be on one level.

Q: Do the plans include space for a columbarium?
A: Yes. The preliminary plans dedicate a columbarium space incorporated into the current fountain area between the large oak trees.

Q: Will we lose many of our trees and spoil our landscape?
A: Special effort will be taken to save every tree possible and develop an attractive and inviting atmosphere. Currently we only lose one tree behind the sanctuary.