
FAQs CONCERNING RCCC BUILDING EXPANSION

1. Where are we given the congregational vote of June 7, 2009 not to proceed with Phase 2? [58.3% Affirmative vote]
2. What is the leadership's plan concerning the current status?
3. What work is still needed to complete Stages 1 and 2 (prior to actual construction)?
4. What happens should we decide not to bring the work already done to good closure point?
5. How should the Congregation be prepared to move forward?
6. What does Phase 2 entail?

1.0 WHERE ARE WE GIVEN THE CONGREGATIONAL VOTE OF JUNE 7, 2009?

Further work on building expansion was halted after the non-affirming congregation vote of June 7, 2009. The voting occurred during a downturn in the economy. All church work on the project was halted as a consequence. RCCC, and in turn the Church Building Expansion Committee (CBEC), is in a hold status with outstanding activities that should be done to bring the work started to an orderly stopping point so it can be used in future planning. This work was approved in the 2010 budget for an amount of \$69,000 (account 821010). The Joint Board has decided to complete the work started to a logical stopping point to provide a best estimate of the project cost for Phase 2. For what Phase 2 entails, see FAQ #6.

2.0 WHAT IS THE LEADERSHIP'S PLAN CONCERNING THE CURRENT STATUS?

The leadership sees the RCCC's needs as both spiritual and physical in fulfilling the ministerial needs of the Asian communities that we are in a position to serve. The spiritual need is the readiness of the congregation to see God's purpose for them and a willingness to commit themselves to that work. The physical need is to manage the physical constraints of the present building which is limiting our ministry purpose. The leadership sees the necessity to develop both the spiritual and physical core resources in a parallel fashion. It sees the need to develop the congregation spiritually and to further plan the physical building so physical growth can be accommodated.

In the meantime the construction industry, like the general economy, has nosedived and many firms have either cut back or have gone out of business for lack of work. Those construction companies still in business have reduced their profit margins and their suppliers have reduced the cost of materials and supplies to stay in business as well. The combination of these two factors has resulted in contracts being under bid, or discounted, anywhere from 7 to 35 percent under estimates¹. This window of bids-under-estimates is slowly closing as the general economy is gradually improving. The incomplete projects of the construction companies are near completion. There are no backlogs and companies are desperately seeking new work. Presently those companies involved in site work preparation such as grading, roadway improvement and sewer construction are the most hurting and desirous of new work.

In parallel the pastors and elders need to prepare the congregation spiritually through preaching and teaching (see FAQ #5). Soon a mini-series of messages will be presented to build up the congregation in preparation for resumption of the building expansion.

The leadership needs to commission the CBEC to conclude their work to a optimum point that does not commit to any contract to build, that does not lose the \$21,625 spent to date, that obtains a more accurate cost estimate by executing additional work to gain additional information

to put the church in a position to move forward should the congregation decides to restart the building expansion project in the near future.

3.0 WHAT WORK IS STILL NEEDED TO COMPLETE STAGES 1 AND 2 (PRIOR TO ACTUAL CONSTRUCTION)?

The outstanding work that would be needed before actual construction is the completion of Stages 1 and 2. Stage 1 can be completed without prior congregation approval as there is money in the 2010 Operations Budget for this work. At the completion of Stage 1 there will be a report to the congregation at which time the congregation will be asked to approve additional funds to complete Stage 2. If approval is not granted then the project is halted and in essence the building expansion is dead. The CBEC will initiate (resume) the project in two stages:

- Stage 1: As a minimum, to complete this portion of civil engineering and architectural drawings to complement the already completed Phase Two master plan to provide a rough 90% guesstimate of the actual cost to build Phase 2. [The Phase Two site plan was completed in 2009 but was not submitted to the TOC (Town of Cary)] The Stage 1 portion of the work does not require congregational approval as there is money in the 2010 Operations Budget to complete the work.
- Stage 2: However, the church leadership would prefer to proceed further to complete Stage 2 of the engineering and architectural plans to obtain subcontractor bids for the actual cost of building Phase 2. These completed plans are suitable for submission to the TOC which upon approval would issue a building permit for RCCC to begin the actual construction. The completion of Stage 2 would cost an additional fee of \$241,075 and would require congregational approval.

The church leadership humbly recommends congregational approval to complete the Phase 2 building project at this time to still capture the deep discount currently still available but will gradually diminish as the economy improves and labor and material costs will rise to their previous levels or even higher.

4.0 WHAT HAPPENS SHOULD WE DECIDE NOT TO BRING THE WORK ALREADY DONE TO GOOD CLOSURE POINTS?

We would lose the \$21,625 invested to date to generate the master plan and Phase 2 site plan as well as additional costs such as performing a site survey to supplement the plans generated. The leadership has considered forfeiting the \$21,625 already spent and not spending the additional fee of \$48,425 to proceed with Stage 1. However, the leadership sees the RCCC vision as expanding the ministry rather than holding still. The further investment would not be for naught since it is required information for future expansion. It is activity that would save time should we proceed to complete Stage 2 and build. But, to be sure, the validity of finished Stage 1 is dependent on the time gap to beginning Stage 2 barring any changes in the TOC codes and ordinances.

5.0 HOW SHOULD THE CONGREGATION BE PREPARED TO MOVE FORWARD?

The BOE understand that there is a spiritual component to the building expansion which precedes the physical expansion and construction – deepening the sense of dependence on God – consists of faith, participation, contribution and generosity. To this end there will be a mini-campaign of messages from the pulpit delivered to all three congregations simultaneously for encouragement to build up the faith so that the entire membership can move forward together.

The titles of the messages are:

Time	Message Title
Week One	Why We Need Each Other
Week Two	Reaching Out Together
Week Three	What Destroys Relationships and What Builds Them
Week Four	How We Help Each Other
Week Five	How We Serve Together
Week Six	Living a Generous Life
Week Seven	What Have We Learned

Further, the BOD along with the CBEC will approach individual fellowship groups to provide spiritual support and building information to better communicate the needs and process to the membership.

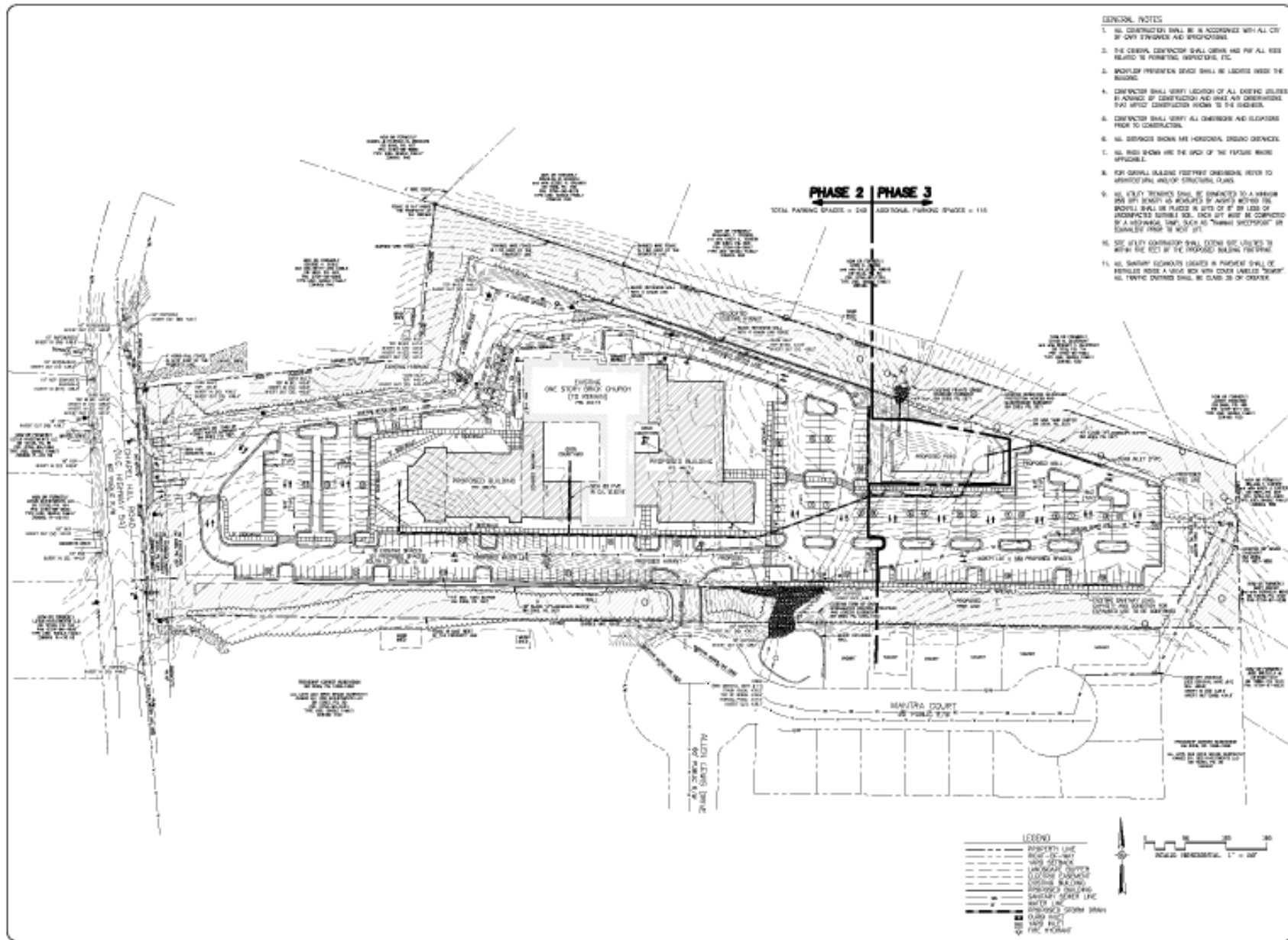
6.0 WHAT DOES PHASE 2 PROVIDE?

Phase 2 construction would provide (1) fellowship hall, (2) additional SS class rooms, (3) administrative offices (Aparché House will be torn down), (4) large class room suitable for Cantonese congregation worship, seminars and workshops, and (5) total site work through Phase 3 (formal sanctuary). Refer to the attached (draft) schematic drawing.

Definitions:

1. Stage 1 consists of (1) finalized Master Plan for TOC, (2) schematic design (SD) and (3) contractor selection and budget estimation
2. Stage 2 consists of (1) development design (DD) and 100% site plan, (2) construction document (CD)(85%, to report to Congregation), (3) 100% CD and (4) sub-contractor bidding
3. Stage 3 is permitting and actual construction
4. Phase 2 consists of (1) total site work, (2) 2-story classroom building, (3) offices (Aparché House to be torn down), (4) fellowship hall with gathering link and (5) large room suitable for Cantonese worship and other activity uses (130 people capacity).
5. Phase 3 consists of completing the site development with a formal sanctuary

¹Cullen Browder, WRAL reporter, *Taxpayers Save as Contractors Compete for Projects*, WRAL.com, posted Jan. 4, 2010



- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF CARY ZONING AND ORDINANCES.
 2. THE OWNER, CONTRACTOR SHALL OBTAIN AND PAY FOR ALL COSTS RELATED TO PERMITTING, INSPECTIONS, ETC.
 3. WORKSHOP PRESENTATION SHEETS SHALL BE LOCATED NEAR THE BUILDING.
 4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN ADVANCE OF CONSTRUCTION AND MAKE ANY CORRECTIONS PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 6. ALL DIMENSIONS SHOWN ARE HORIZONTAL DIMENSIONS UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHOWN ARE THE SPACES BETWEEN STRUCTURES UNLESS OTHERWISE NOTED.
 8. FOR OVERALL BUILDING FOOTPRINT DIMENSIONS REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS.
 9. ALL UTILITY SERVICES SHALL BE CONTACTED TO A MINIMUM 100 FEET DISTANCE TO BE MAINTAINED BY ALL WORK WITHIN THE BOUNDARY SHALL BE PLACED AT A DISTANCE OF 10 FEET OR LESS OF UNDEVELOPED SURFACE SOIL. DISTANCE MUST BE COMPLETED BY A PROFESSIONAL ENGINEER, SUCH AS "TERRAIN INTERFERE" OR "EASILEY FROM" TO NOT BE.
 10. SEE UTILITY CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE SITE OF THE PROPOSED BUILDING FOOTPRINT.
 11. ALL SHADOW STUDIES (SHOWN IN PLANVIEW) SHALL BE REVIEWED UNDER A STATE AND CITY CODES UNDER THE CITY OF CARY. ALL SHADOW STUDIES SHALL BE DONE IN ADVANCE.



Project Title:
RALEIGH CHINESE CHRISTIAN CHURCH
 5286 CHAPEL HILL RD.
 CARY, NORTH CAROLINA
 Ping 0754-98-3530

Sheet Title:
MASTER PLAN

No.	Description

Project No.: 2008.061
Issued For: OWNER REVIEW
Issued Date: 3-4-09

Drawn By: JAP
Checked By: JAP
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