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**FAQS CONCERNING TRANSITION PERIOD FROM CONSTRUCTION TO OCCUPANCY**

QUESTIONS ...

1. HOW LONG IS THE TRANSITION PERIOD – WHEN DOES IT START AND WHEN DOES IT END?
2. HOW LONG IS THE CONSTRUCTION PERIOD?
3. WHAT IS THE RATIONALE FOR COMPLETELY ALL THE SITE WORK IN PHASE 2 AND NOT WAIT TO DO THE CORRESPONDING SITE WORK ASSOCIATED WITH PHASE 3. WOULDN'T THAT REDUCE THE COST OF PHASE 2? AFTER ALL PHASE 3 MAY TAKE MANY YEARS AFTER THE COMPLETION OF PHASE 2 AND MAY NOT COME TO PASS.
4. GIVEN THAT APARCHÉ HOUSE WILL BE TORN DOWN DURING THE GRADING PHASE OF THE CONSTRUCTION PERIOD WHERE WILL THE CHURCH OFFICE BE LOCATED DURING THE TRANSITION?
5. WHAT WOULD BE THE TRAFFIC PATTERN COMING IN AND OUT OF THE CHURCH PROPERTY?
6. HOW WILL PARKING BE AFFECTED DURING THIS PERIOD? WILL PARKING (SPACES) BE DECREASED DURING THE CONSTRUCTION PERIOD DUE TO LESS AVAILABLE LAND OR SPACES BEING BLOCKED OFF DUE TO THE CONSTRUCTION? IF SO, WHAT IS THE PLAN FOR ADDITIONAL SPACES?
7. HOW MANY PARKING SPACES IN PHASE 2 AND 3? HOW MANY PARKING SPACES WE HAVE NOW?
8. HOW ABOUT SAFETY, ESPECIALLY FOR THE CHILDREN?
9. WILL THE CHILDREN'S PLAYGROUND BE AFFECTED DURING CONSTRUCTION?
10. WILL LUNCH BE SERVED ON SUNDAYS DURING THE CONSTRUCTION PERIOD?
11. HOW DOES THE CONSTRUCTION AFFECT THE WEEKLY ACTIVITIES DURING THE DAY AND IN THE EVENINGS SUCH AS FAMILY NIGHTS, PRAYER MEETING ON WEDNESDAY AND FELLOWSHIP ON FRIDAYS?
12. WOULD BUYING THE COBLE PROPERTY NEXT TO THE CHURCH (WEST SIDE OF THE CHURCH SIGN) ADD VALUE TO THE EXPANSION EFFORT?
13. HOW IS CHAPEL HILL ROAD BEING DEVELOPED?
14. WOULD THE TOWN OF CARY REIMBURSE US FOR THE LAND TAKEN TO WIDEN CHAPEL HILL ROAD AND PROVIDE FOR THE 10 FEET GREENWAY ON THE CHURCH SIDE OF THE ROAD?
15. THERE IS A BEAUTIFUL CHESTNUT TREE NEAR APARCHÉ HOUSE. CAN IT BE SAVED OR PRESERVED DOING THE SITE WORK GRADING?
16. IS THERE A PLAN TO BUILD A PLAYGROUND FOR OLDER KIDS?



ANSWERS ...

1. HOW LONG IS THE TRANSITION PERIOD – WHEN DOES IT START AND WHEN DOES IT END?

The transition period (TP) begins a month before and after the construction time. The length of the TP is typically around 18 months long.

Specifically, the TOC [Town of Cary] will first provide RCCC with a notice of Approval for Construction (AFC). In parallel there is a contract negotiation period between RCCC and the GC (General Contractor) to finalize the contract. This signals the beginning of the transition period. Upon receipt of the AFC and after the signing of the contract, the construction period begins. The construction period ends with the issuance of a Permit for Occupancy which nears the end of the transition period when all the paper work is completed. The transition period will be approximately 18 months long.

2. HOW LONG IS THE CONSTRUCTION PERIOD?

Technically construction begins when we issue a Notice to Proceed to the contractor. The construction time for the project is estimated to be 15 months.

3. **WHAT IS THE RATIONALE FOR COMPLETELY ALL THE SITE WORK IN PHASE 2 AND NOT WAIT TO DO THE CORRESPONDING SITE WORK ASSOCIATED WITH PHASE 3? WOULDN'T THAT REDUCE THE COST OF PHASE 2? AFTER ALL PHASE 3 MAY TAKE MANY YEARS AFTER THE COMPLETION OF PHASE 2 AND MAY NOT COME TO PASS.**

Granted completing all the site work in Phase 2 will increase the cost (of Phase 2). The rationale for completing all the site work at this phase is based on the following reasons:

### Advantage:

1. We most likely will have to perform a "cut and fill" operation to maintain the proper elevation for the total site. That is, we may have to take the excess dirt around Aparché House and use it to fill in low areas in the back of the church close by and beyond the retention pond. Doing this is a lot cheaper than to haul away excess dirt to grade for Phase 2 only. The grading in Phases 2 and 3 will have to be at the existing level of elevation and mesh in with Chapel Hill Road elevation just as with the existing present entrance and egress roadway.
2. Completely all the site work in Phase 2 will allow us to have a level area for additional parking in the footprint area of Phase 3.
3. Completely all the grading (site work) in Phase 2 will permit the completion of a retaining wall necessary between RCCC and the adjacent land to the east of us (i.e., Friendship Corner along the current parking lot and the land next to Aparché House). Building a partial retaining wall for Phase 2 and completion of the retaining wall in Phase 3 will be very expensive and more than completing all at once. It is not a practical approach and most likely not allowed.

### Disadvantage:

1. More expensive when completing all the site work in Phase 2
2. Less expensive if doing it separately by phases (Phase 2 and Phase 3) but the long term is even more expensive when totaling Phase 2 and Phase 3 done separately
3. If dirt is needed for fill-in in Phase 2, will need to transport dirt from outside to site which is very expensive in of itself

### Conclusion:

Initial cost would be more but definitely less than if done separately by phases. Leveling the area around Aparché House would permit more parking on the grassed area which is sorely needed.

4. **GIVEN THAT APARCHÉ HOUSE WILL BE TORN DOWN DURING THE GRADING PHASE OF THE CONSTRUCTION PERIOD WHERE WILL THE CHURCH OFFICE BE LOCATED DURING THE TRANSITION?**

Firstly the TOC [Town of Cary] expects us to demolish Aparché House during Phase 2 grading. TOC told us that back in 2001-2002 when Phase 1 was being discussed.

There are a number of options open to us at this time, to include but not limited to

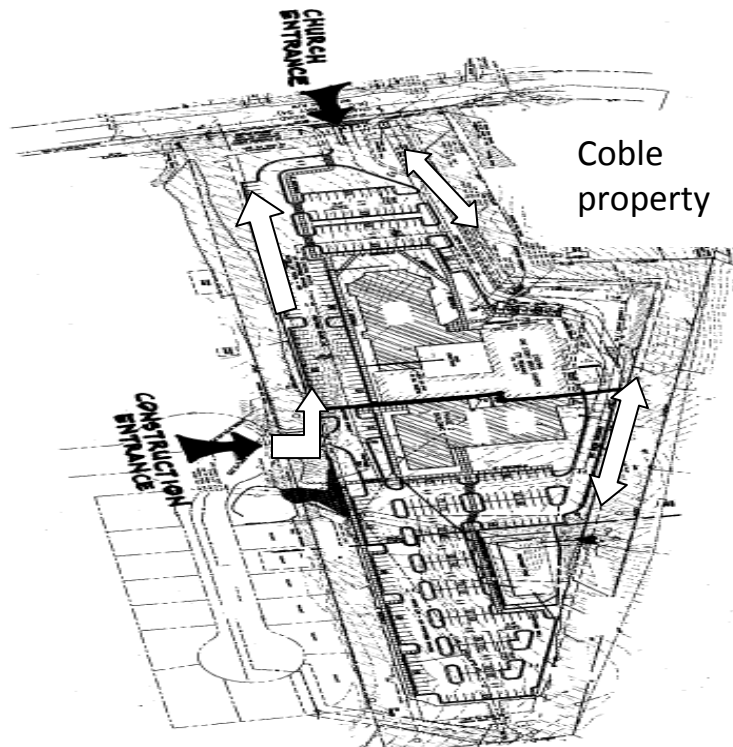
- 4.1 The pastoral staff can work at home and convert one class room in the main building for administrative space for Winnie
- 4.2 Obtain permission from the Town of Cary to have temporary office trailers on premise
- 4.3 Rent commercial office space close by to the church

5. WHAT WOULD BE THE TRAFFIC PATTERN COMING IN AND OUT OF THE CHURCH PROPERTY?

The actual phasing for the project has to be worked out with the contractor. We anticipated that the new entrance from the roundabout on our neighbor property connecting to our existing rear parking lot has to be in place before site work can begin. Church traffic will utilize the new entrance while site work is going on at the front of the church with the entrance from Chapel Hill Road blocked off. During construction of the new addition, church traffic will be switch back to the front entrance off Chapel Hill road. The new entrance will be used for construction only. (See drawing). There will be construction fences dividing the construction zone from the rest of the area.

Car traffic is as depicted in Figure 1 below. Coming in and leaving the church premise is the same and no change is anticipated. We strongly suggest that each family as much as possible come to church together in one car to minimize congestion and alleviate the parking crunch during the construction period.

Figure 1: Direction of traffic and entry/egress points



6. HOW WILL PARKING BE AFFECTED DURING THIS PERIOD? WILL PARKING (SPACES) BE DECREASED DURING THE CONSTRUCTION PERIOD DUE TO LESS AVAILABLE LAND OR SPACES BEING BLOCKED OFF DUE TO THE CONSTRUCTION? WHAT IS THE PLAN FOR OBTAINING ADDITIONAL SPACES?

The land in front of the church will be graded first for additional parking spaces before construction work would begin at the rear of the church building. All the parking spaces at the rear of the church building will not be available during the construction period. At times during construction we will need alternate off-site parking on Sundays. We can:

- 6.1 Approach Cary Middle School on Evans Road for permission to park there on Sundays (and other days as needed for special programs)
- 6.2 Approach the shopping center on the corner of Cary Parkway and Chapel Hill Road to permit parking on Sundays
- 6.3 Ask families to carpool and/or to not drive separately to decrease parking space needs

For options 6.1 or 6.2 we will need to provide van shuttle service

Undoubtedly there will be hardship and inconvenience but this is a temporary thing and we seek everyone's cooperation to make the best of the situation.

7. HOW MANY PARKING SPACES IN PHASE 2 AND 3? HOW MANY PARKING SPACES WE HAVE NOW?

Firstly, a parking space is defined as a paved area 8 feet wide x20 feet long [handicapped space is wider]

Current:	135 parking spaces
Phase 2:	105 new + existing = 240 spaces
Phase 3:	115 new or total 355 parking spaces

Secondly, why can't we just pave more land for parking? We can't because of the Town of Cary code. The code only allows or requires us to have sufficient parking space to accommodate the number of worshippers. Thus in Phase 1 we stated we would have 400 people in the MPR for worship so we needed 135 paved parking spaces based on the requirement of 3 persons per car. In Phase 2 we say we have 720 worshippers so 240 spaces are needed. The code will not allow more paved parking than the number of worshippers to prevent the loss of pervious land to prevent rain water runoff into the neighboring land to prevent floods of the neighborhood houses and yards. In fact the code requires a minimum percentage of pervious land so we can't develop beyond a certain point.

You may not be aware of this but the RCCC BMP pond is the last in a series of five ponds to mitigate water run-off from the whole NAC (Town of Cary Neighborhood Activity Center) which is all the development on the northwest corner of NW Maynard and Chapel Hill Road. Each of the upstream ponds – linked serially – releases the water it catches to the next so that the RCCC pond is the last to perform a controlled release of the total water runoff from the NAC. Consequently,

as we build we decrease the amount of pervious land resulting in more water runoff, so we need to increase the size of the retention pond to hold the additional water.

### 8. HOW ABOUT SAFETY, ESPECIALLY FOR THE CHILDREN?

Construction areas (zones) will be cordoned off as part of the work plan by the construction company throughout the construction period. Equipment and material staging areas will be marked and fenced off to prevent access at the end of each work week in preparation for week-end activities and worship on Sundays. We encourage families especially with active children not to linger in the church after each activity is completed but to leave church expeditiously to minimize possible accidents. Children playing should be supervised by an adult.

As part of the safety plan we will have a safety team to patrol the construction zones to prevent children from playing in these areas. We further ask the support of parents to remind their kids not to go and play in the zones or climb on construction equipment for fun.

### 9. WILL THE CHILDREN'S PLAYGROUND BE AFFECTED DURING CONSTRUCTION?

No, there will be no construction in the playground area. Again, the intent is to cordon off the area from the construction zones to prevent children from running into the zones as a safety measure.

### 10. WILL LUNCH BE SERVED ON SUNDAYS DURING THE TRANSITION PERIOD?

Lunch will continue to be served but probably at a reduced scale, due to the issues of shuttling and congestion from the construction. However, during the period when the kitchen is being retro-fitted to connect to the new Fellowship Hall, lunch service will most likely be suspended until that construction stage is completed.

### 11. HOW DOES THE CONSTRUCTION AFFECT THE WEEKLY ACTIVITIES DURING THE DAY AND IN THE EVENINGS SUCH AS FAMILY NIGHTS, PRAYER MEETING ON WEDNESDAY AND FELLOWSHIP ON FRIDAYS?

There should be minimum affect on the weekly day and night activities because the entrance for normal traffic and construction traffic is different. During construction the normal traffic uses the Chapel Hill road entrance and the new entrance at the back of the church building will be used only for construction traffic.

### 12. WOULD BUYING THE COBLE PROPERTY NEXT TO THE CHURCH (WEST SIDE OF THE CHURCH SIGN) ADD VALUE TO THE EXPANSION EFFORT?

Definitely the addition of land to our 10.6 acre site would improve the footprint of future expansion but at what cost. That is, is the net addition of land worth the price? There is always that possibility if we are willing to pay the price that Mr. Coble is asking for his property. Here are some details of his property and you can determine whether it is worthwhile for RCCC to purchase it:

### FAQ SET #3: TRANSITION PLAN

- The Coble property is zoned VLDR (Very Low Density Residential on the property tax records) meaning single family detached residential dwellings having lot sizes of one acre or more. So was the Beamer property when we purchased it in 2000. However, this whole NW corner of NW Maynard and Chapel Hill Road (designated Neighborhood Activity Center by Town of Cary) has been rezoned MXD (Mixed Use) allowing a mix of commercial, office, and medium to high-density residential use. Thus it is very unlikely the Coble property will sell VLDR (residential) again but MXD and redeveloped as a commercial entity, most likely an office or bank building.
- I (DH) have always maintained a good relationship with Hal and Betty Coble since we purchased the Beamer property to build this present church back in 2000. At that time I approached the Cobles and asked whether they would be interested in selling. Yes, at the right price was their answer. They said that Mt. Zion Baptist had also approached them and offered about \$300K back in 1998 or thereabouts. Mr. Coble told me that he prefers to sell his property to RCCC so it can become a part of the larger church and would give RCCC first preference such that whenever he has an offer he would give RCCC the opportunity to match or beat the price. That is what he said but not necessarily the case.
- Once a while I would ask whether he has had any offers and what the asking price is. He said we can start the discussion at \$10 per square foot (back around 2003). Given,

The Coble property measures 2.09 acres. One acre = 43,560 square feet.

43,560 square feet/acre x 2.09 acres = 91,040 square feet or \$910,404 is the starting discussion price. I told Mr. Coble that is too expensive for us and he said to make him an offer which I have not done.

As of three weeks ago (when we inquired) the price has dropped to \$480,000. As reference point, RCCC paid \$650,000 for this property of 10.6 acres back in 2001.

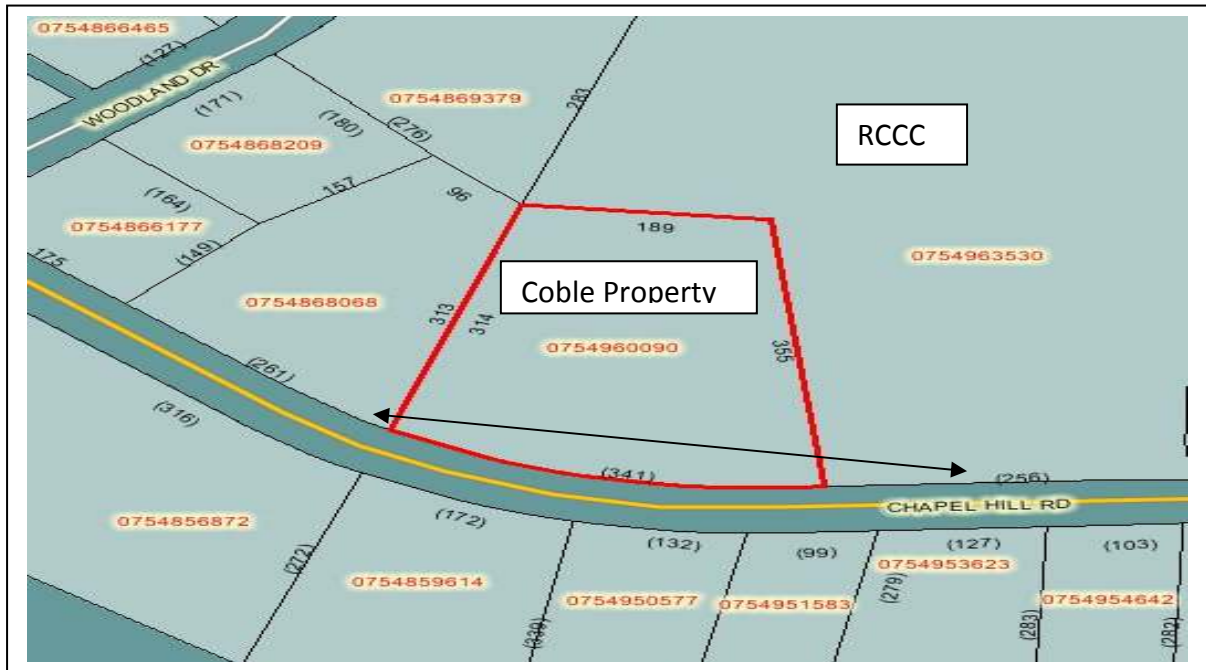
It is guesstimated that the Coble property will lose a swath of land measuring approximately 42 feet deep across the frontage of 341 feet wide for widening Chapel Hill Road. So, 42 feet x 341 feet = 14,322 sf, or 0.33 acres.

2.09 acres – 0.33 acres = 1.76 acres remaining or 76,666 sf for \$480,000 or \$6.26 per sf

The math has been done and you ponder whether the benefit is worth the price.

- Even if RCCC purchases it to position itself with a better footprint, such as realigning our entrance/egress to Chapel Hill Road and to provide for additional parking, the cost is very expensive for gaining at most 25-30 parking spaces. The loss in land from the road realigning and widening is incredible and costly to all the property owners including RCCC along the Chapel Hill Road corridor.
- The existing house on the property may or may not be suitable for ministry and most likely need renovation to make it so. This is something we have not explored fully to understand and make the best use of the additional land by demolishing the house to gain the best usage of the land for parking and for straightening our existing entry/egress roadway.

FIGURE 2 - COBLE PROPERTY 9290 CHAPEL HILL ROAD (PIN 0754960090); RCCC PIN 075963530

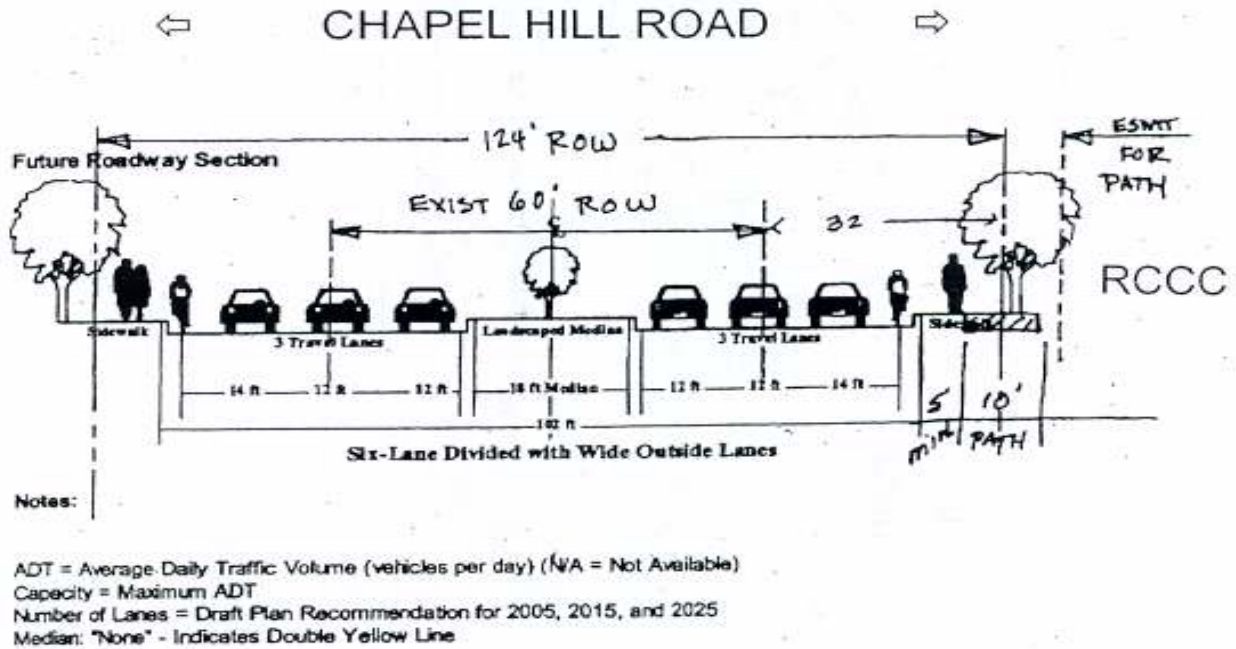


Depicts the loss of land for straightening out Chapel Hill Road  $\longleftrightarrow$

13. HOW IS CHAPEL HILL ROAD BEING DEVELOPED?

Long term, Town of Cary wants to widen Chapel Hill Road to six lanes of traffic (3 in each direction) and a landscaped median. This portion of the building project will also contribute to the congestion but probably would not be overly bad on Sundays. The additional 32 feet that we will to cough up ('donate') [measured from the curb towards Aparché House] will contribute to the widening and provide a 10 feet wide greenway. In addition TOC expects another 3 feet easement border that we have to provide, maintain and cannot build inside the 3 feet easement zone. See the schematic drawing below [Figure 3].

Figure 3: Schematic of future widening of Chapel Hill Road showing 6 lanes of traffic, one grassed median and a 10 feet greenway on the north side (RCCC side) of the road.



14. WOULD THE TOWN OF CARY REIMBURSE US FOR THE LAND TAKEN TO WIDEN CHAPEL HILL ROAD AND PROVIDE FOR THE 10 FEET GREENWAY ON THE CHURCH SIDE OF THE ROAD?

To be sure, Cary, like other municipal governments will provide only a marginal amount of reimbursement for the additional 32 feet that we will have to relinquish because of the eminent domain power that government possesses. Eminent domain gives governments the power to take but not necessarily at a fair market price reimbursement to the owner. For example, TOC only reimbursed us \$52,756 three years ago (July 3, 2007) from the \$177,000 we spent to build the sewer connector system in Phase 1. They still have not reimbursed us anything for the road work frontage on Chapel Hill Road from 2003.

15. THERE IS A BEAUTIFUL CHESTNUT TREE NEAR APARCHÉ HOUSE. CAN IT BE SAVED / PRESERVED DURING THE SITE WORK GRADING?

Most likely not; the tree is old, too big to move and in the wrong place. We are required to plant new landscaping trees and bushes as part of the construction project. Perhaps after we move in another can be planted for future generation to enjoy.

16. IS THERE A PLAN TO BUILD A PLAYGROUND FOR OLDER KIDS?

Not at this time. This is not a high priority item and had not been discussed before and can be addressed later should the project is given the green light.

