

THE MINISTRY CENTER PROJECT

MOTION from PROPERTIES AND FINANCE COMMITTEES CENTRAL BAPTIST BEARDEN

The CBCB Properties Committee and Finance Committee make a motion to approve the MINISTRY CENTER PROJECT and pay for the project with funds received from the sale and rental income of adjacent property that once housed the Central Bearden Ministry Center.



The Vision and Mission of the CENTRAL BEARDEN MINISTRY CENTER

Vision Statement:

To incubate and stimulate, community ministries in Knoxville to further the mission of the Church.

Mission Statement:

To communicate and engage with our community in current and future missions' opportunities that may be provided at the new Ministry Center, always focusing on Christ-centered opportunities in support of our Vision.

History of the Central Bearden Ministry Center:

In 2006, Knox County Association of Baptist (KCAB) approached Central Bearden about receiving the property of Mars Hill Baptist Church on Middlebrook Pike whose congregation had dwindled down to 20 members and had a debt of \$285,000. A study committee was formed and recommended the church assume the property and start a church Ministry Center at that location under the name of Middlebrook Christian Ministries (MCM). A number of ministries met at that location: Samaritan Ministries, WordPlayers, Imani Church (African congregation) Apostles Anglican Church, and Joni and Friends. Its annual budget was about \$75,000 a year with monthly partner fees of \$5,500 a month.

In August 2011, the Apostles Church had grown and expressed interest in the purchasing the property and the church sold them the property for \$600,000 in a three-year lease purchase agreement. In December 2012, the church purchased adjacent property to the west of the church for \$1,450,000 which had a tenant (TAG) at the time which used the upper floor space, and the Ministry Center was relocated to the basement of that building. A Central Bearden Ministry Center (CBMC) Advisory Committee was approved by the church to oversee the usage of the CBMC. A number of ministries met in this new location over the years until the decision was made to sell the property.

The Ministry Center Project Timeline:

1. In August 2019, the decision was made to sell the adjacent property on the west side of the church that housed our previous Ministry Center. At that time a commitment was made by the church to relocate the existing ministries into a new space. Since that time numerous meetings have taken place with the Properties Committee, the Central Bearden Ministry Center (CBMC) Advisory Committee, the Finance Committee, the Long Range Vision Planning Committee, Prayer team and the Church Staff to determine the best use of new Ministry Center space located behind the main church building next the Boom Center.
2. The church contracted with Bill Vinson and Don Shell of Community Tectonics to work with the church to come up with architectural plans for the New Ministry Center Project. The plans were completed in January 2021.
3. The Ministry Center Plans Include:
 - a. 10 Ministry Offices
 - b. New Small Assembly Meeting Room – 50 Capacity
 - c. Conference Room
 - d. Reception Work Room
 - e. Vestibule – Public Welcome/Greeting Space
 - f. Kitchen/Dining Room
 - g. 3 Handicap Restrooms (1 adjacent to Bloom Center for easy access)
 - h. Bloom Center Calming Room
 - i. 7 Designate Storage Areas for Ministry Usage
 - j. New Handicap Covered Entrance to the Center
 - k. Prayer Garden: New landscape, sidewalks, pavers, benches, and altar
 - l. Outdoor Classroom with Pergola
 - m. Site Lighting and Irrigation System
 - n. New Fencing and gated entrance
4. Usage of the Ministry Center: Samaritan Ministry, Knoxville Internationals Network, Between Jobs Ministry, TNCBF, AARP Senior Adult Tax Help, FISH, Citizenship Classes, Recovery and Counseling Help, Bloom Ministry, Support Group for Families with Special Needs, Alzheimer’s Support Group, Wellness ministries, etc.

5. The plans were shared with the church staff for comments and suggestions in a January staff meeting and received enthusiastic support for the project.
6. The Properties Committee met with Bill Vinson on February 3, 2021 to review the plans and voted to recommend approval the project to the congregation at the next church business meeting.
7. On February 24, 2021, the Ministry Center Project plans were shared with the Finance Committee and budget cost were reviewed. Working with central member, Sam Smith of Whitson Construction Company, budget costs were calculated based on the architectural plans. A total cost for the project is estimated to be **\$1,350,000**.
8. The monies realized from the sale and rental of the adjacent property will be used to pay for the construction project. No funds will be borrowed. In fact, only about **75.3%** of these funds will be used for this recommended project. Details of the current funds available are below:

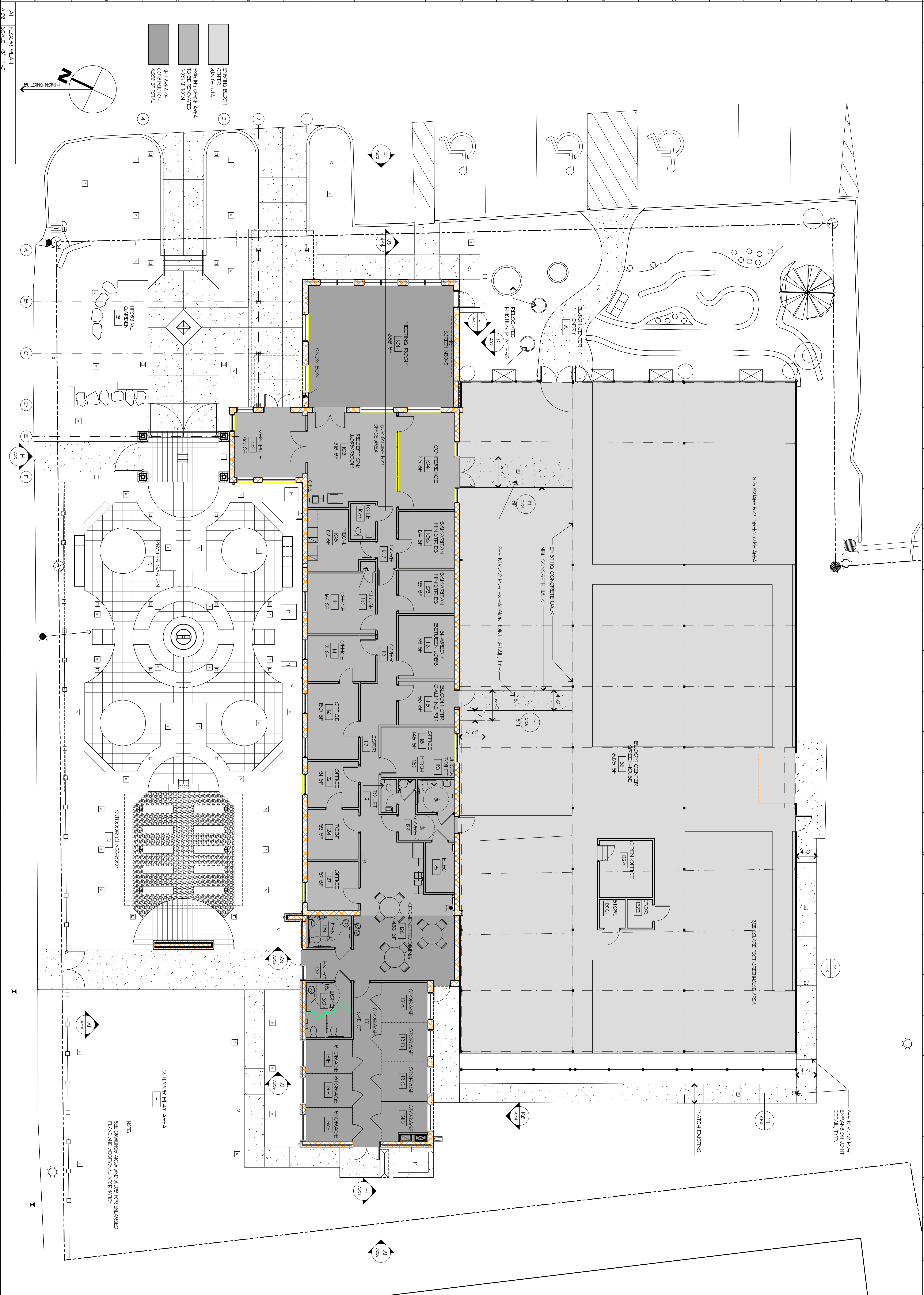
Sale of Property 6322 Deane Hill Property	\$1,600,000.00	(10/22/19)
Net Proceeds (Less Fees and Property Taxes)	\$1,583,570.09	

Funds Summary:

TAG Lease Funds	\$186,245.56	(09/31/20)
CD's and Money Market Fund	<u>\$1,607,721.34</u>	(02/28/21)
Total Lease and Sale of Property Funds	\$1,793,966.90	
Projected Cost for Ministry Center Project	<u>\$1,350,000.00</u>	75.3%
Estimated Balance After Project	<u>\$443,966.90</u>	

The Finance Committee is supports the project plans and recommends the above funding plan for The Ministry Center Project being proposed. Additionally, a Ministry Project Fund account will be created to accept any direct contributions made to this project.

9. A **Town Hall Meeting** was held on Sunday, March 21 at 4pm in the Sanctuary and streamed on-line for our members and interested guest. Details of the Ministry Center Project were given at the meeting. The purpose of the meeting was to inform the congregation about the details of the Ministry Center Project and to receive any questions and comments in preparation for the church business meeting.
10. After the Town Hall Meeting, the Ministry Center Project plans were submitted to the City of Knoxville for their review.
11. If approved by the church, the construction could take up to 6-7 months.



NOTE:
SEE DRAWINGS A104 AND A105 FOR RELATED
PLANS AND ADDITIONAL INFORMATION

<p>A102</p>	<p>DATE: 01-14-2021</p>
	<p>NO. DESCRIPTION DATE</p>
	<p>REVISIONS</p>
	<p>DATE</p>
<p>PROJECT ARCHITECT: WCV PROJECT DIRECTOR: WCV DATE: 2005</p>	

**CENTRAL BEARDEN MINISTRY CENTER
CENTRAL BAPTIST CHURCH BEARDEN**

KNOXVILLE, TENNESSEE

CONSTRUCTION DOCUMENTS

FLOOR PLAN

COMMUNITY TECTONICS ARCHITECTS
Architecture - Planning - Interior Design

7610 Gleason Road
Knoxville, Tennessee 37919
phone (865) 637-0890 fax (865) 637-0894
www.communitytectonics.com



Space	AREA		Unit Price	Price
Office Area - Renovate and Convert for CBMC	3,030	SF		\$266,127.00
Bloom Center - 232 SF Walks + Calming Room	8,125	SF		\$3,450.00
Renovate Existing Shed	960	SF		\$0.00
Entrance Canopy	370	SF		\$31,812.00
New West Entry, Toilets, and Storage Area	1,133	SF		\$312,331.00
New Small Assembly Area (50 People)	688	SF		\$311,482.00
Construction Contingency	1	EA		\$21,015.00
Subtotal Building Additions and Renovations	14,307	SF		\$946,217.00
Grading, Site Clearing, Silt Fence	1	EA		\$25,370.00
Storm Drainage	1	EA		\$12,550.00
Exterior Sidewalks/Pavers	4,800	SF		\$41,590.00
Ornamental Fencing and Gates	211	LF		\$29,611.00
Exterior Concrete Benches, Prayer Stations and Accessories	19	EA		\$47,201.00
Entry Feature	1	EA		\$56,290.00
Pergola	1	EA		\$26,432.00
Altar	1	EA		\$20,355.00
Irrigation System & Site Water	1	EA		\$12,440.00
Electrical, Data, Speaker	1	EA		\$30,000.00
Signage & Entry Bench	1	EA		\$11,280.00
Site Lighting	20	EA		\$36,000.00
Landscaping	1	EA		\$45,818.00
Subtotal Prayer Garden and Exterior Improvements				\$394,937.00
TOTAL CONSTRUCTION COSTS WITH TAXES INCLUDED				\$1,341,154.00
Projected Tax Saving (2.5%)				-\$33,003.00
TOTAL CONSTRUCTION COSTS WITH TAX SAVINGS				\$1,308,151.00

Soft Costs & Furnishings			Unit Price	Price
Site Survey				\$1,300.00
Landscaping Design				\$3,661.00
Architectural Design				\$23,856.00
Architectural Design Discount				-\$5,368.00
Structural Engineering				\$4,200.00
Mechanical Engineering				\$6,700.00
Electrical Engineering				\$5,000.00
Miscellaneous Administrative Costs	1	EA	\$2,500.00	\$2,500.00
Outdoor Columbarium	2	EA	\$12,500.00	\$0.00
Subtotal for Soft Costs and Miscellaneous				\$41,849.00

TOTAL PROJECT COST				\$1,350,000.00
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