

Revive to Thrive Campaign – Phase 1 – Family Center Renovation

Frequently Asked Questions

Table of Contents

Section	Page
Introduction	1
Finance	2
Timeline	3
Construction Details	3
Who is Involved	4
Revive to Thrive Campaign	5

Introduction

What does Phase 1 of the Revive to Thrive project include?

Phase 1 includes a modernization of our Family Center space including updates to the kitchen, gym, restrooms, finishes/furnishings, and the addition of an outdoor space with a focus on multi-purpose functionality and a youth friendly environment. The design leverages recent investment in routine maintenance and repairs.

Why was the Family Center selected as the Phase 1 project?

The Family Center is the most frequently utilized part of our facilities and hosts activities nearly every day by our members and community. The key areas of the building (kitchens, restrooms, classrooms) have not been updated since it was constructed in the 1980s. The mechanical, electrical, and plumbing systems are at the end of their useful life and replacements are required to keep the building functional.

A key aspect of our youth ministry is small groups on Wednesdays, which connect students with adult Christian role models who can mentor and encourage spiritual growth. As our youth group grows, this key ministry needs additional breakout classroom space to facilitate these smaller, more focused connections.

Additionally, the Family Center space also hosts our Fellowship Meals, and the renovation will include an outdoor space that can be utilized in a variety of ways by all age groups.

How will the funds raised as part of the campaign be used?

We are incredibly blessed as a congregation to currently have commitments of \$11.2 million for the revival of our campus. The current budget for the Phase 1 project stands at \$5.5 million. The Capital Campaign committee remains committed to continuing to explore options related to Phase 2 and our post Family Center renovation projects.

Finance

What is the budget for the Phase 1 project?

The budget for the Family Center renovation is currently \$5.5 million.

Has the budget changed?

No, the initial estimates for the renovation project during the master planning stage were approximately \$5 million. The Contractor and Building Committee have included "Construction Contingency" funds within the budget to account for unforeseen costs. When you plan a renovation project, you can estimate costs for materials, labor, equipment, permits, etc., but in real life, things almost never go exactly as planned. We might open a wall and discover missing insulation, prices of materials might jump, or the city might require an inspection we didn't expect. The contingency is a buffer in the budget to cover potential surprises.

Why is such a large budget needed for the Family Center renovation?

A significant portion of the budget will be used to replace the mechanical, electrical, and plumbing systems that are at the end of their useful lives. Classrooms are being added, as well as a multi-purpose outdoor space. We want a facility that will serve us for another 40+ years, so we are choosing durable yet easily replaceable materials that are also good value. Unfortunately, in today's economic environment, prices for both material and labor are continually increasing. We are working very hard to ensure we get a quality product at the best possible cost.

How were the construction cost estimates developed?

During the master planning effort in 2022, the committee worked with our Contractor (Brookstone) to develop several cost estimates for the different phases of work. Brookstone was our Contractor for the education and chapel buildings constructed in 2016 and most recently our new HVAC chiller (completed in summer 2024). They have been in business for 60+ years and know the Houston construction market very well.

The estimates were reviewed and revised by the committee based on the assumptions made during the master planning process. Once design begins with the Architect, new estimates will be developed at several stages of the project. These estimates will be reviewed with the Finance Committee and Elders before construction begins.

In addition to the hard (construction) costs developed by the Contractor, the committee added an additional 20% to the budget for soft costs (design fees, furniture, insurance, etc.). This percentage was provided by the Architect based on their experience working with churches and similar projects.

Will we have enough funds to complete the project?

The Revive to Thrive Campaign funds will be used to pay for the project costs. They are kept separate from the church's general fund, which is used for the operating budget.

Donations have been coming in steadily since the kickoff of the campaign in March 2025, and we believe we will be able to fully fund the Family Center project in 2026.

Timeline

Is the current Family Center being torn down?

No, the Family Center will be renovated with its current foundation and structural integrity remaining in place.

Did we consider rebuilding versus remodeling?

Regarding the Family Center, the decision to remodel vs rebuild was based on several factors. The Family Center has a solid foundation and structural bones to it that do not need to be torn down or rebuilt. Additionally, the current space does not allow for a considerable amount of reorientation that would lend itself to a rebuild.

Why rebuild versus remodel existing buildings?

Some of our current facilities are dated and require significant update. The Facilities team would like to be strategic in how funds are invested as the required repairs we are aware of today are costly and will only provide a short-term solution for our campus.

While there will be some instances where we choose to make repairs and/or re-model, our intent is to use available funds to invest in the future through re-building more updated structures to provide vibrant, functional spaces for our congregation now and for the future and enable the next generations to give and serve generously in ways other than through maintenance and upkeep.

How long will construction take?

Our current tentative timeline for construction starts with work getting underway in December 2025 and ending mid-year 2026. Because this is a renovation and not a rebuild, the project will face fewer hurdles from a permitting perspective and has a higher likelihood of remaining on schedule. As with all construction projects, timelines are subject to shift slightly.

Construction Details

Where will classes and activities be conducted during construction?

Ongoing logistics are being worked through and led by Brad Colliander. All classes and activities will be temporarily moved into the main building during the project.

What new amenities will the Family Center have after the remodel?

A few new amenities/features include: larger kitchen, expanded gym with new flooring, new basketball goals, modern audio/video systems, 5 additional classrooms, movable partitions in 4 classrooms, lounge spaces for youth, 2 new storage rooms, laundry room, 2 secured shower rooms, family restrooms, bottle fill water fountains, and outdoor covered canopy with ceiling fans, shade, and turf play area for various sports.

How many restrooms will be available in the Family Center?

There will be a women's restroom with 4 stalls, men's restroom with 2 stalls/2 urinals, and 2 family/unisex restrooms (each with a toilet and sink). The number of restrooms meets code requirements.

Is the restroom design sufficient to accommodate large groups using the Family Center (i.e., weddings, banquets, fellowship meals, church services)?

The restrooms are designed for around 600+ occupants based on code requirements from the City of Hedwig Village. During large group events with a surge of users, some may have to wait a minute or two for an available toilet. Rather than overdesigning for events that occur a few times a year, the Building Committee opted to include other features (showers, laundry, family restrooms) within the existing building footprint.

How much additional floor space will be added to the gym?

By moving the fixed classroom walls out about 5 feet, the total gym floor space will be increased by about 21% (about 871 sq. ft.).

Will any emergency power source be available?

No, we considered adding a whole building generator, but it was cost prohibitive. Instead, we expect to utilize portable generators for limited building functionality in the event of a power outage.

Who is Involved

How does the design process work in the lead up to construction?

We are working with our Architect, Merriman Holt Powell (MHP), to refine the scope and detailed design of the project. The architects work with other consultants, such as civil engineers, structural engineers, and mechanical, electrical, and plumbing (MEP) engineers, to put together drawings based on input from the MCOC building committee.

Who is involved in the design process?

The church has organized a building committee with a combination of different MCOC members. The committee includes volunteers from the facilities ministry, ministry leaders, church staff, members, engineers, and architects - leveraging professional expertise and real-life experience using and maintaining our current facilities. There will be different groups of people involved depending on which parts of the project move forward in design and construction.

Who is the Architect? Builder/Contractor?

Architect: Merriman Holt Powell Architect

Contractor: Brookstone Construction

Revive to Thrive Campaign – Phase 1 – Family Center Renovation

Frequently Asked Questions

Who is on the Family Center Remodel Committee?

The Family Center project has been blessed by the involvement of over eighty volunteers from the congregation supporting the planning and design phases. There have been several subcommittees formed to ensure accuracy and efficiency on the project. Subcommittee leaders include:

AV/Technology: Andrew Stivers and Jarrett Johnson

Landscape: Trevor Deines and Dick Casci

Logistics: Brad Colliander

Interior Design/Finishes: Lacey King and Lori Bell

Mechanical, Electrical, and Plumbing: Casity Reneau

Kitchen: April Burdette, Pam Blythe, Spencer Prather

Youth Space/Shower: Mike Avery, Shawn Freeman, Quincey Spurlock

Who can I contact for more information?

Committee	Elder Sponsors	Ministry Staff/Support
<ul style="list-style-type: none"> Jeremy & Laura Hardegree Marshall Hughes Brandon & Erin Smith BJ & Jana McElroy 	<ul style="list-style-type: none"> Tom Messick Greg Hughes 	<ul style="list-style-type: none"> Donna Fore Scott Sawyer (Facilities Chair) Mike Avery Shawn Freeman

Revive to Thrive Campaign

When should commitments to the Revive to Thrive Campaign be made?

There will be a three-year period for donations toward commitments to be collected (2025-2027). We are funding a project that requires cash during this 3-year construction timeframe. However, the church will gratefully accept donations at any time. If you need to extend your donations beyond 2027, please contact Donna Fore.

Will my donation be tax deductible?

Memorial Church of Christ is a 501c(3) organization, so charitable donations are generally tax deductible. Every individual's financial situation is different, however, so we encourage you to consult with a financial advisor or tax professional before making significant charitable contributions. They can help you determine your specific situation and the most tax-efficient way to give and maximize the impact of your generosity. For information about giving options, you can also review the "Generous Giving" document on this website or contact Donna Fore at Finance@mcoc.org.