

## OUR VISION



## WHY ACF NEXT STEP?

**A GROWING CHURCH** ACF has seen its attendance increase by 30% from a year ago

**GROWING IN GENEROSITY** One of the ACF core values is to “lead the way in generosity”

**GROWING OUR SPACE** Making room for others at ACF and making our facility an inviting, safe, and sustainable place

**GROWING THE MISSION** Next Step enables us long-term to carry out the mission of amplifying the grace of Jesus Christ to the church, unchurched, and de-churched

**NEXT STEP  
IS MORE THAN JUST A BUILDING CAMPAIGN**

## NEXT STEP OPEN HOUSE FAQs

### *What is the scope of the Next Step building campaign?*

Over the last 5 months, the focus has narrowed to sanctuary expansion to add 50% more seating, expanding lobby area, and revamping the children’s area with attention to upgraded security and safety. Other objectives include site prep, parking, upgrading mechanical systems, etc.

### *How many people are part of ACF Church?*

We currently see nearly 1,100 people come through our doors weekly and saw nearly 1,900 at Christmas this year throughout 5 services.

### *Will the church use financing to fund building expansion?*

Any financing will be realized through the Alliance Development Fund (ADF), the financing arm of Christian & Missionary Alliance denomination, and the holder of our current mortgage. ADF provides funding for church building projects through investments from Alliance family members and friends.

### *What is the expected cost of total expansion and when do we expect to have final plans and accurate cost estimate?*

An accurate estimate is one of the deliverables to be provided by the architect in May. To meet the current objectives outlined in the scope above generates a conceptual rough estimate of 3 mm\$. Phased development with available funds and any financing are imperative to move towards the master plan of expansion.

### *What do we expect to do this year?*

Any steps this year require approvals through the municipality and those aren’t expected until Fall 2017. Therefore, construction will be minimal and likely limited to outside prep. Major construction won’t occur until summer of 2018.

### *How will services continue with ongoing construction?*

We are researching alternatives for temporarily locating services elsewhere. Such alternatives will require some additional funding during construction and will be included in the project cost. Renting space at a nearby school is an example.

### *How long will construction for total expansion last?*

Conceptual plan incorporates phasing the construction to take advantage of available funds and limit disturbance of day-to-day operations. Phasing could extend the total construction plan into a multi-year timeline.

### *Do we need to add extra services while doing construction?*

Adding services requires more resources and is under consideration. The timing of said service(s) would also be in question. The potential is there but it doesn’t negate the need to take a next step with our aging facility.



ACF CHURCH  
PO BOX 774587  
EAGLE RIVER, AK 99577



QUESTIONS?  
EMAIL: [OFFICE@ACFAK.ORG](mailto:OFFICE@ACFAK.ORG)

MORE INFORMATION?  
[WWW.ACFAK.ORG/ACFNEXTSTEP](http://WWW.ACFAK.ORG/ACFNEXTSTEP)

**ACF CHURCH  
NEXT STEP**



## CURRENT PROPERTY DESCRIPTION

ACF Church owns approximately 5.5 acres spread over 9 adjoining lots that encompass 2 buildings (sanctuary and office building) and gravel parking areas. The church has owned the property since Jan 2012. The sanctuary building provides 15,000 square feet of space on 3 levels and is the only structure included in the construction scope. Current sanctuary seating is approximately 360 seats. Weekly attendance is currently near 1,100 people.

## GOALS AND OBJECTIVES

### Primary Objectives | Goals

- Expand the sanctuary to add 50% more seating (if feasible)
- Expand and redesign the lobby area
- Modernize and revamp children's area in the basement

### Supporting Objectives

- Site planning to include master plan for property, parking, landscape, and lighting requirements
- Upgrade mechanical system (e.g. install fire sprinkler system)

### Design Considerations

- Construction in phases to minimize disruption of services and distribute cost loading over longer period
- Meet Municipality requirements

## PRELIMINARY PHASE | BUILD

### Conceptual Phase

January 2017 - May 2017

- ✓ Architect selection
- ✓ Conceptual design documents (site plan, floor plans, elevations, 3D renderings)
- ✓ Engineering summaries on existing mechanical, electrical, and structural components
- ✓ Master plan for property
- ✓ Time and cost estimate



### Permitting Phase

June 2017 - October 2017

- ✓ Project manager and builder selection
- ✓ Municipality permit application. Approval expected Fall, 2017
- ✓ Possible site improvements such as lighting and additional parking

### Construction (Phase I)

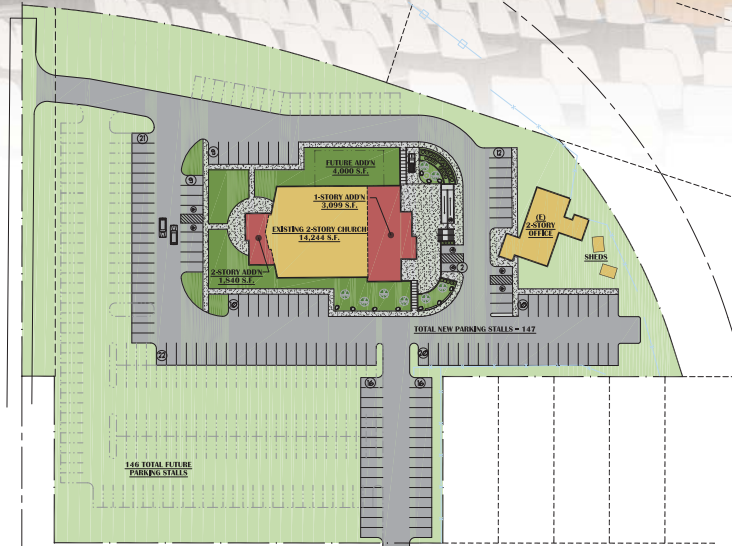
May 2018 - December 2018

- ✓ Scope to be determined. Possibilities include north lobby addition, sanctuary/stage area expansion and renovation, upgrade mechanical, fire/safety systems, and site preparation

### Construction (Phase II)

January 2019 - December 2019

- ✓ Scope to be determined. Possibilities include south lobby addition, children area remodel, and complete site buildout

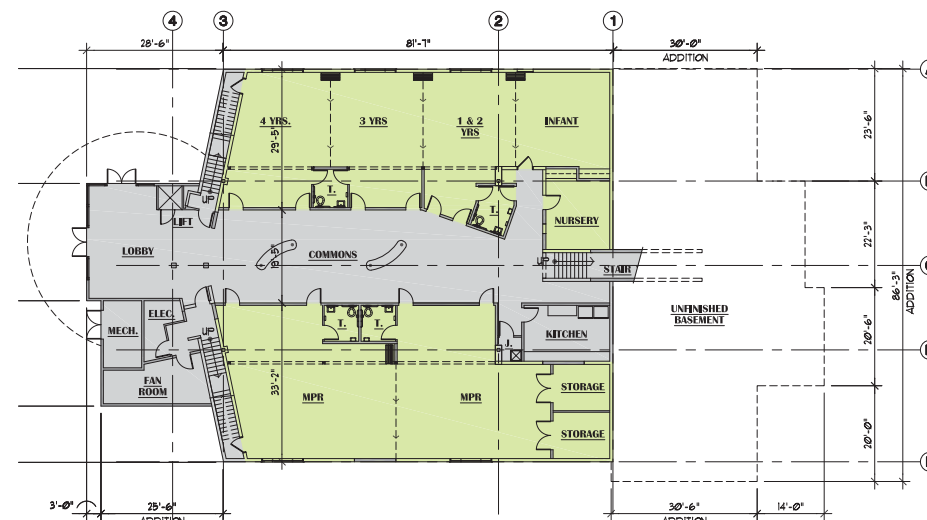


### PROPOSED SITE PLAN

SCALE: 1"=50'-0" (10x7) & 1"=25'-0" (22x34) DATE: 4/4/17

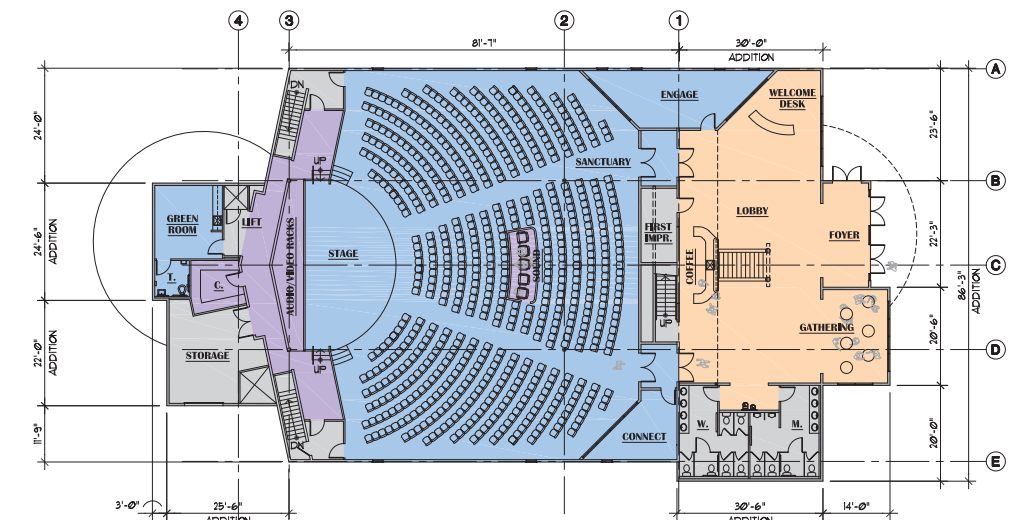
## BUILDING PROGRAM DETAILS

1. LOBBY/ENTRY AREA - BUILDING ADDITION
2. SANCTUARY/STAGE AREA - EXPANSION AND RENOVATION
3. ILLUMINATE (CHILDREN'S AREA) - BUILDING ADDITION AND RECONFIGURATION
4. SITE MASTER PLAN
5. EXTERIOR FACADE IMPROVEMENTS - NEW MATERIALS AND BRANDING



### PROPOSED BASEMENT LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0" (10x7) & 1/8"=1'-0" (22x34) DATE: 4/4/17



### PROPOSED FIRST LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0" (10x7) & 1/8"=1'-0" (22x34) DATE: 4/4/17