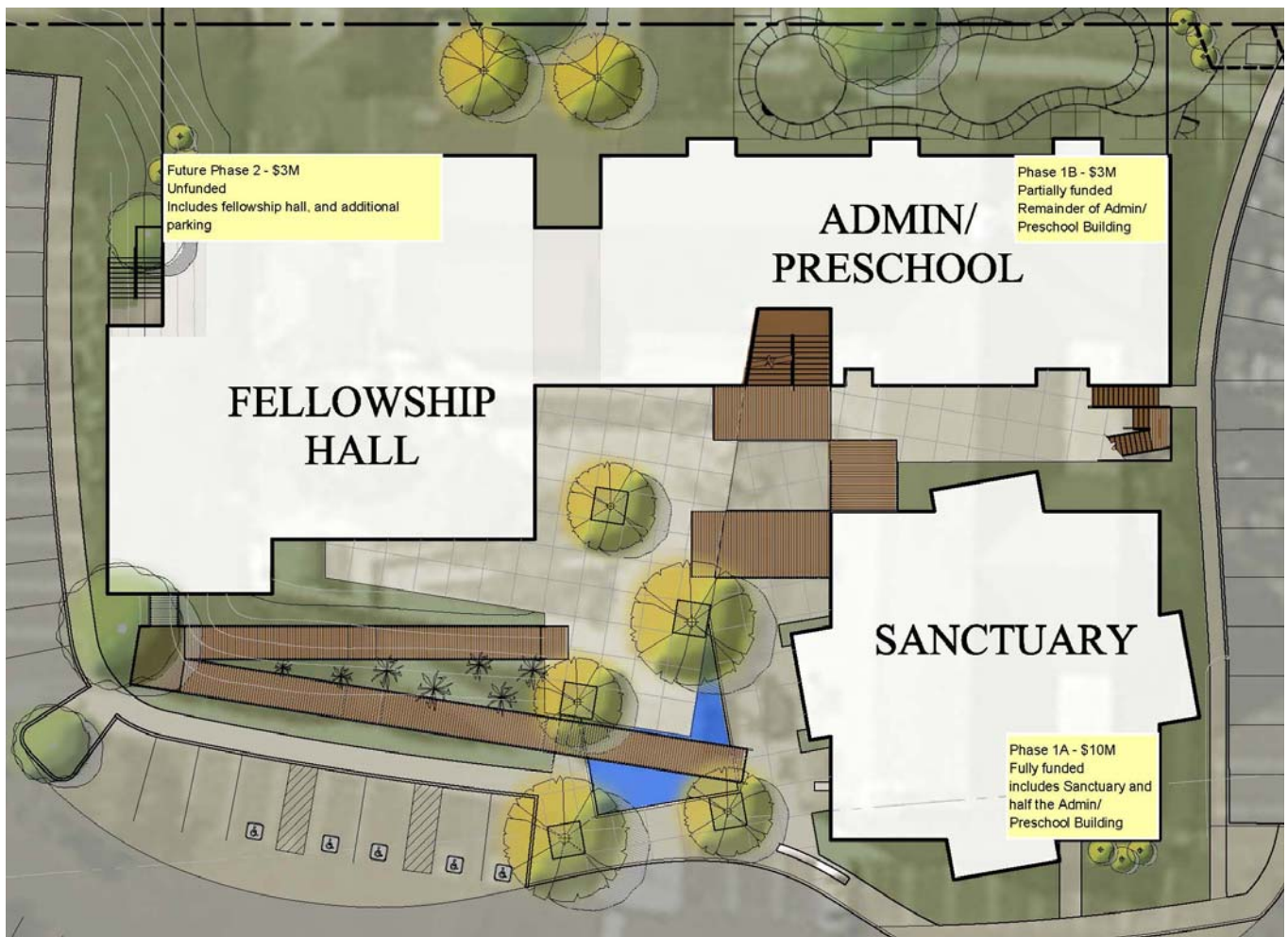


Malibu Presbyterian Church
Adoption of Domus Studio Re-Build Proposal

On Sunday October the 10 th, after the second service, MPC congregation members are being asked:

“Do you endorse the development plan as presented by Domus Studio on 9/26/10. This plan has been recommended by the BRC committee and unanimously accepted by members of Session. The development will be constructed in phases to match available funding and to permit continuous on-site worship facilities.”



Discussion Points

	Pros	Cons
1	The proposed design incorporates visioning input from the entire congregation and staff. These ideas have been distilled by our architect Domus Studio into an elegant solution making good use of existing conditions to minimize cost and to maximize the beauty and natural blessing of our site. It is the result of over two thousand volunteer hours by our dedicated BRC committee (which includes architectural, engineering and construction management professionals with over 120 years of combined experience). It remedies many of the shortfalls of the original church configuration and has been unanimously endorsed by Session. <i>(See Con #1)</i>	The design does not suit my tastes. <i>(We are not requesting a vote on architectural preferences, as it is impossible to please everyone in a diverse congregation such as ours. There will however be the opportunity for further development of architectural features during the design process)</i>
2	The initial stage of the permitting process (APR) is progressing smoothly with the City of Malibu. The current relationship with the City is good and they are pleased to see us moving with the construction of permanent facilities.	It is not important what the City thinks, they owe us a permit to rebuild anyway. <i>(Actually it is very important what the City thinks. This progress can go smoothly, or it can be difficult. Cooperating with them is our best course of action.)</i>
3	The proposal has a phased approach so that the building can occur in sync with available funding. It provides for expansion without jeopardizing or delaying the initial critical phase which includes the sanctuary, administration space and interim fellowship space. The second phase which includes a permanent fellowship structure and teen center requires a more complex and lengthy coastal development approval.	Can't we just build this out quickly and get the pain over with. <i>(This is possible however by phasing it we can stay onsite during the construction, which is preferable and less expensive than returning to a temporary location.)</i>
4	The City of Malibu is anxious to see us progress with a permanent structure, and our temporary use permits may be jeopardized at some point in the future if we are seen to be stalling in our re-build efforts.	Can't we just do nothing? I am still getting used to the sprung structure. <i>(Unfortunately we will eventually be forced to re-build with a permanent structure, and as time goes by the process and costs will become more complex and expensive)</i>
5	It has been claimed that the temporary housing does not bear a great witness to	Who cares what the locals think? <i>(As good members of our community it is always</i>

	our local community.	<i>important to make the best impression we possibly can)</i>
6	There is a real benefit in having the administration, school, worship and fellowship spaces in a contiguous facility, not separated into fractured and unconnected structures.	If it is cheaper to leave the administration staff working out of temporary facilities why shouldn't we just save the money. <i>(We reap what we sow. We have a very talented and dedicated staff, and they deserve to launch their ministries from a professional environment.)</i>
7	Bringing the school back to the center of the campus creates opportunities for our greatest outreach for new members to become involved with their local church and not just a place to drop off their kids during the work week	Our new temporary school facility is entirely adequate. <i>(The school is our most important outreach, and we should embrace them and their families by the inclusion of close proximity to our daily operations. We only have a temporary permit for this site, and there is no guarantee for indefinite renewals.)</i>
8	Creating separate and distinct spaces for the sanctuary and fellowship enhances the functions of each through specialization, and permits concurrent activities.	We have always seemed to get by in the past with having a multi-purpose sanctuary with a flat floor that can be used for parties. <i>(During the visioning process the ability to have discrete worship and fellowship spaces was identified as a key issue.)</i>
9	The difficult economic climate is proving to be an ideal time for owners to launch construction projects due to the very competitive environment.	I don't think the church can afford it. Building in these uncertain times doesn't make sense. <i>(Now is a buyers' market for launching a construction project due to low pricing. We have also been blessed with a good insurance settlement which meets most of our construction needs. We also have substantial pledges that could kick start a capital fund raising campaign. Note, fund raising is not required to re-build the Sanctuary).</i>
10	Delaying this process will subject the project to a revised set of building codes which will increase the overall cost of the project. It may also subject us to the vagaries of city politics. Currently the city is looking favorably on our plans, but a building moratorium could return as we have seen in the past when better economic conditions are re-established.	I just don't like this plan, can't we come up with some alternative ideas or concepts. <i>(We have to keep in mind that this plan is the result of a very exhaustive process of architect selection and design competition. The result of that competition led us to our architect Domus Studio which specializes in church design. Their original design has been refined to meet limited funding and permitting complexities. This has been a three year process to this point. New concepts are always possible but they do cost precious time and money.)</i>

11	Our Sprung structures have obvious security vulnerabilities.	We haven't been vandalized yet, what is the problem? <i>(No and we hope that this continues to be the case, but why tempt fate indefinitely.)</i>
12	The proposed plan will facilitate construction with the ability to remain on-site during this process.	I am OK if we have to move back to Webster. <i>(Operating out of a remote location put an incredible strain on our staff on a weekly basis, as well as unfairly overburdening our community with our need to be accommodated.)</i>
13	Our insurance re-build funds may be at risk if they are not used for their intended purpose in a timely manner.	
14	The proposed plan will improve our church's ability to provide a full range of services available at many more established locations, such as weddings and receptions. These types of functions improve our visibility, outreach and revenues.	Our current configuration meets our immediate needs. <i>(Actually current levels of participation regularly exceed our capacity.)</i>
15	Parking capabilities will eventually be expanded.	The plan doesn't address parking issues, during phase 1. <i>(It is true that the parking capacity is not expanded during the initial phase, however there is no loss either. Eventually in the final phase 2 additional parking is created by a lower lot and the return of overflow parking across the street.)</i>
16	Given the unfortunate events of our Church burning we have an obligation to future generations to lay a firm and permanent foundation for the furtherance of Christ's missions in the City of Malibu.	If we need to build a permanent church why did we build Sprung structures in the first place? <i>(It was wisely determined that to keep the congregation together it was important to return to our church site during a protracted insurance claim settlement and the building design and permitting.)</i>