

## FAQs about the New BCMS Building

**1. When will the building be built?**

BCMS plans to break ground in January of 2015 and complete construction before the end of the year.

**2. Where will the building be located?**

On the east bound access road of 1604 between Lockhill Selma and Northwest Military

**3. Why is BCMS building a building instead of leasing?**

It was always the intent to buy or build a permanent home after selling the property on French Place. The proceeds from the sale of French Place can only be used for buying or building a building, otherwise there would be a very hefty tax on funds withdrawn for any other purpose.

**4. Who will own the building?**

The Bexar County Medical Society Real Estate Holding Company, a 501(c)(2), which is a subsidiary of the Bexar County Medical Library Association 501(c)(3), will own the building. This is the same structure as the French Place property.

**5. If BCMS will occupy only part of the building, who will occupy the other part?**

The building will be a two story, 20,000 square foot building and BCMS will occupy the top half of the building. The lower floor will be leased out to a physician practice or other suitable, complimentary business. Once the space is leased out, it will lower the monthly overhead for BCMS, generate non-dues revenue and become a profit center for BCMS.

**6. Why is the building being built in the Northwest area of the city?**

BCMS wanted a location that was on a major thoroughfare but was also affordable, accessible and central to where physicians either live or work. This property was the best combination of those attributes that could be found.

**7. Will there be a mortgage on the building?**

Yes, there is expected to be a ten year mortgage on the building.

**8. Where will the money come from to buy the land and build the building?**

The building funds will come from the proceeds of the sale of the old French Place building as well as from operating reserves held by BCMS, donations, a capital campaign and a mortgage.

**9. Will major contributors be recognized in any way?**

Major contributors to the building fund will be recognized in many ways including free advertising, names embedded in the Recognition Wall at the new building, photo opportunities at the groundbreaking and dedication, plaques recognizing the contributors, and more. We invite all physicians and friends of physicians to consider supporting the construction of this new building with generous donations. *\*All donations are 100 percent tax deductible. Please make the check payable to **Bexar County Medical Library Association**, Tax ID 74-0510530.*

**10. Physician members were all asked to donate to the building. Why?**

The BCMS Board of Directors agreed to receive donations from doctor members over two years. BCMS will also ask friends and businesses to donate and it was determined that it was important for doctors to demonstrate their own contributions before asking others.

**11. Will there be conference and meeting areas at the new building?**

The new building will have a large conference room that will accommodate about 100 people, and a smaller board room for 12-15 people. The large conference room will also be dividable into three smaller conference rooms when needed.

**12. Will there be sufficient parking at the new building for BCMS and its tenants?**

The building will be on 1.87 acres and will have approximately 125 parking spaces, which is 6.25 spaces per 1,000 feet of office space. That is much higher than the 4 to 5 spaces available at most office buildings. The lot will be big enough for the annual Auto Show.

**13. Who is managing the building process?**

Steve Huffman of Huffman Developments, a BCMS Circle of Friends member, has been contracted as the owner's representative. His firm will manage the architects, engineers, contractors, permitting, etc.

**14. Which financial institution will provide the interim financing and mortgage?**

BCMS will use one of its Circle of Friends donors for the financing. It will take until January to put the mortgage in place.

**15. Is there information on the BCMS website?**

Yes. You can follow the progress on the building and read articles about the process written by Dr. K. Ashok Kumar (2014 BCMS President) and Dr. Buddy Swift (Real Estate Committee Chair). There will also be an architectural rendering of the facility, plat, map, etc. at [www.bcms.org/building.html](http://www.bcms.org/building.html)