

Responses to November 21, 2004 Elder Home Meeting Questions

The following questions were asked at various Elder Home Meetings on November 21st, 2004. Answers to these questions have been provided by the Building Executive Committee.

1. **How will we identify congregational buy in?** *A survey to be conducted in January is designed specifically to identify congregational readiness or buy-in and ultimately the pledges that will result.*
2. **Have there been adequate measures taken to ensure that there won't be a lot of things added at the last minute?** *The project will be on a carefully monitored budget that will preclude unneeded additions at any point in the process. On page 6 of the Facility Requirements document the sanctuary is defined as simple and free of clutter.*
3. **Have increased maintenance costs and upkeep been factored in to the overall operating costs?** *Al Bjerkaas has projected budgets which include both debt payments and maintenance costs.*
4. **What is the projected end-of-project date?** *Approximately one year beyond construction start which, as currently planned, would put completion around April 2007.*
5. **How was the final concept decided upon?** *Three conceptual designs were weighed against our requirements and factors such as cost, efficient use of property and convenience of use by the congregation.*
6. **What about the rumor/idea that the Potter's House could not be removed from the property (i.e., needing occupation)?** *Our first Special Exception for use of the property did have a restrictive clause requiring occupancy. A subsequent Special Exception from the County removed the restriction.*
7. **If Upward is going on (which now fills the lot), how can there be enough parking spots to have another activity at the same time?** *There will be more parking spots.*
8. **What about dealing with office space, etc. that will be unavailable during construction?** *A subcommittee under Steve Green has been formed to deal with all issues pertaining to operations during construction. It is still too early to make definitive plans.*
9. **What other restrictions will be placed on activities at CPC during the development?** *See answer above.*
10. **Trailers -- will they remain intact?** *Whether the trailers (some or all) can remain in place during construction or whether the County will permit relocation during construction is not known at this time. It is a recognized problem that will be dealt with when sufficient information is available.*
11. **Will trailers be available for (safe) use during construction?** *See answer above. Whatever facilities are accessible during construction will be safe.*
12. **Has a location for the new trailer been decided?** *Yes. The new trailer will be installed adjacent to the present trailers in accordance with the plan approved by the County.*
13. **How will the parking (or reduced capacity of) be handled or addressed during transition?** *Again, this is an issue to be addressed by Steve Green's Transition Committee. Parking will be tight, however, and carpooling will be encouraged.*
14. **Is the elevation presented Sunday, November 21, 2004 during middle hour an accurate representation?** *No, that was a conceptual drawing (only 48 hours old when shown) and will likely change.*

15. **How accurate are the floor plans?** *The layouts presented are preliminary and are designed to provide a baseline for cost estimates and evoke comments. Almost certainly they will change and the congregation will be kept abreast of such changes.*
16. **What does the financial picture look like?** *The Building Committee is currently engaged in a process to see what money may be available through the regular budget, financing and special giving. Building plans will be adjusted accordingly.*
17. **How much did the Ministry Center cost to build in relation to the new facility?** *The 17,000 sq. ft. Ministry center project construction cost was \$1.4 million which included the building and extensive site work. At present building costs are up about 60% and CPC budgets are just about double what they were when we undertook the Ministry Center project. Site preparation costs should be much less this time around.*
18. **Will the budget be presented to the congregation with new facility details?** *The 2005 budget addresses the new facility only to the extent that a portion of the budget includes those 2005 expenses anticipated for facility design.*
19. **Has the committee approached other churches, that have had recent new development efforts, in regards to financial measures (i.e., how they did the financial part, lessons learned, etc.)?** *Yes, other churches have been contacted. In addition we have retained a professional consultant in church finance.*
20. **Will some of the existing drainage issues be addressed in the new development? (This refers to current flooding in the trough between the lower Ministry Center level and the playground.)** *Yes, there is a plan to address this.*
21. **Is the floor of the gym going to be improved?** *Not currently planned.*
22. **Will the new facility have a kitchen?** *The current kitchen will be expanded and redone to feed 350 people. In addition a kitchenette on each floor is planned.*
23. **Why the non-parallel walls in the community room and entrance to office suite?** *This was an attempt by the architects to accomplish a few things. 1. To allow for a more grand entrance with more light and less tunnel effect at the south entrance. 2. To allow for better circulation between the lower levels of the old and new building while minimizing the space taken from the community room. 3. To breakup (somewhat) a few of the long linear areas when possible. These areas, however, are still subject to change.*
24. **Will we have Pews or theater seating? Theater seating gives the feel of being in an auditorium where you sit to be entertained, waiting for action from the front. - We want to be a place where members want to have their weddings, but the brides to be and recent brides represented chose the churches they did precisely because there were pews, not seats. Brides generally want a more traditional look.** *Reference is made to the Facility Requirements document page 10 which addresses the question with a recommendation for a mix of theater seats and pews.*
25. **Will we have a larger playground?** *Although a playground is planned the exact size or location cannot be addressed until building plans are further along.*
26. **How many more classrooms?** *Reference is made to the Facility requirements document and the summary table of classrooms on page 26-27.*
27. **Will there be an elevator?** *Yes. Just to the right of the main lobby entrance*

28. **Concerning the elevator in the new facility, will it be large enough to accommodate a casket, or something of similar size? The individual who asked this question envisioned the possibility of the church hosting a small funeral service in the community room, and wondered if the elevator could be used to transport the casket?** *The currently planned south entrance to the facility would provide on-grade access to the community room precluding the need to use the elevator.*
29. **Where will the offices be?** *In the South wing of the structure. They will be at grade level and immediately adjacent to an entrance off the parking lot.*
30. **Will the main/front entrance be used and/or unlocked during the week? How monitored?** *It is planned to be locked except for scheduled events. In addition video surveillance is planned for security purposes.*
31. **What are those graded steps / amphitheater out back?** *The architect envisioned a small amphitheater for outdoor presentations.*
32. **Will the worship “seats” be big enough for very wide people? I prefer benches for this reason.** *Reference is made to the answer to question 31.*
33. **Who will oversee the Facility and who do we call with problems?** *Problems should be directed to the Office. Increased maintenance services will be needed and provided when the new facility is completed. Procedures will be developed by the Trustees.*
34. **Please explain the hallway and steps (between nursery and worship).** *The hallway and steps provide indoor access to the offices and classrooms which are located one level below the sanctuary-nursery level. The Nursery and Sanctuary are on the same level.*
35. **Are there “public” bathrooms in the lower level, i.e. not pastors’?** *Current bathrooms in the Ministry Center are available on the lower floor.*
36. **When does congregation say “yes” or “no”?** *Prior to our entering into an agreement for financing by a bank or bond company. A vote on that issue is currently planned for December 2005*
37. **Who will take Congregation Readiness Survey – members or all attendees?** *Members and friends (regular attendees who, for one reason or another have not joined but who would presumably be interested in supporting the project.*
38. **What will happen to Granite, Homesteaders, etc during construction? I am at church 4x per week with kids.** *The transition Committee under Steve Green will address this issue.*
39. **Why did we add the 45 more parking spaces?** *Parking spaces were overflowing during the middle hour when first service-middle hour people had not left and second service people were arriving.*
40. **What will the front yard be used for ?** *Expanded parking, storm-water management and landscaping.*
41. **Will there be a coat storage area outside of the sanctuary?** *This has been addressed on page 8 of the Facilities Requirement document.*
42. **Outreach programs like Upward are successful so why aren't we building another multipurpose room?** *Upwards uses the current multipurpose room only a fraction of the year and it is free for other programs as they come up. What is needed is worship, fellowship and classroom space.*

43. **Will there be a dedicated youth area where game boards etc. can be left set up?** *Each age group has a dedicated classroom in the present plan. There are no separate game rooms planned.*
44. **Is there adequate storage?** *Storage needs are described on page 23 of the Facility Requirements document.*
45. **What percentage of the total cost is allocable to the sanctuary (which is part of the overall questions regarding building all but the sanctuary or classrooms only)?** *In the present design about 40% of the space is devoted to the sanctuary, associated lobby, community room and nursery. The balance is office, library, and classroom space. The various spaces have not been costed separately but the sanctuary and associated elements would probably comprise something over half the cost.*
46. **What do we expect to be furnished? Is the Building Committee including the cost of furnishing the building in its estimates?** *The cost of enough furnishings to make the new space usable will be included in the building plan.*
47. **Concerning zoning issues, are there plans to visit neighbors to explain our plans?** *As we have in the past we intend to keep the neighbors informed as plans become solidified.*
48. **Do we anticipate traffic jams on Sunday mornings when twice as many people are trying to make left hand turns from 108? I do believe that I'll be driving through Columbia proper so that I can make a right hand turn off 108. Have you ever heard of the county installing a Sunday-only traffic light added to a church entrance?** *A traffic study by professionals was commissioned before the Ministry Center plan was approved by the County and another may well be desirable or required when we present our plans the new building. We will work constructively with the State and County to resolve any traffic concerns.*
49. **Are there possible uses for the space under the sanctuary?** *The raked floor of the sanctuary presents some problems in providing space below. We may consider using space below the sanctuary, not for added space, but as a substitute for classroom space currently planned to be above grade if significant cost saving would result.*
50. **Are we going to become some kind of a book-for-resale church? Will there be a bookstore?** *We already sell books in connection with middle hour classes on occasion. There are currently no plans to open a bookstore. We looked into this, and while there is much merit to selling good books, it requires a tremendous amount of work. Maybe some day down the road.*
51. **Might we name some part of the new building after Max Beilke?** *There are no such plans, and we are not inclined to glorify or commemorate any individuals. This also can become a slippery slope.*
52. **Will the development affect the number of worship services?** *We are planning to continue two services, and hope by God's grace that we will need two. We expect a sharp increase in attendance after opening as we experienced with the Ministry Center.*
53. **Will the sign at the entrance be changed from "Ministry Center"?** *Why? It still is a center for ministry, not the church (which is the people). But there may be other thoughts and reasons to reconsider.*
54. **Are we catering too much to the "seeker"?** **Egs: theater seating to not feel "churchy", Starbucks atmosphere and other things to avoid a church "feel". People bring people, not design or architecture.** *Specifics are not nearly as important here as the attitude. This is a base of operation for fulfilling the Great Commission. The kind of seats we have, or the design of the lobby, are not mandated by Scripture. If you want to be really traditional, the earliest*

church sanctuaries had NO seats! We are trying to break down barriers between us and the unchurched. If we can do something that does not in any way compromise the gospel, but will make unbelievers more comfortable, should we not do so? Is this not the principle of I Corinthians 9:22-23? Having said that, no final decisions have been made on furniture, but the current plans call for theater seats for most of the auditorium, with a few rows of pews in the rear.

- 55. What if Allen Harris leaves within the next 5 years? What will be the impact on CPC's ability to repay bonds when he does leave?** *Allen: at the point where we would commit to going ahead with this project, I would commit myself to staying at CPC as senior pastor until the end of the repayment of the 3 year pledges and construction. This, of course is in God's Hands to allow me the health to stay. Beyond that time I would hope for some years to lead us in building on the exciting new possibilities for ministry.*
- 56. Are there enough new people around for all the new church facilities being built (four or five)?** *We can only project what we believe God is calling us to do. Our vision is not for even our primary growth to come from attracting believers, but we long to see conversion growth. That is what the Lord has called us to, and there are **plenty** of unbelievers in the area!*
- 57. Why are we building a dedicated sanctuary when we have not yet maxxed out our worship services?** *We are not building primarily for more worship space, though that should eventually be a problem. We are building for **many** other space constraints: middle hour, youth events, lobby, socials, meetings during the week, etc. We are also building to **improve** the sanctuary (remember our current room was never designed to be a sanctuary) and the other rooms we use. Everything about our current facility is a make-do compromise. We believe the Lord deserves better than that for His ministries.*
- 58. What outreach will we be able to do in the new building that we cannot do now?** *See the Case letter on that. Everything from the improved sanctuary for hearing the gospel, to the lobby and library for lingering, rooms for after-service intros to CPC (and the gospel), youth events, multiple meetings while youth events take place, and community seminar rooms, is designed to enable us to dream about ministries that are simply not possible now.*
- 59. Can we begin more aggressive ushering now so that empty seats can be located? Can we convince the congregation to move in from aisles so we do not have empty seats in the middle of sections?** *Excellent suggestions! We hope everyone reads these Qs to the end so they will see this last suggestion and take it to heart!*