



Sacred Space: That all may find a place at His table

Phase II - Frequently Asked Questions

1. What are we doing?

Phase 2 encompasses three areas of renovation of our Church facility - the sanctuary, music, and children & youth – to allow us to continue to effectively meet our mission to bring the love of Christ to a searching world.

The Sanctuary –The sanctuary is the center of our congregation’s shared, public church life. It is the key environment for us to communicate the importance of worship and the importance of our life together with Christ. Our sanctuary is in urgent need of renovation so that we can continue to meet the needs of our congregation and to make room for other families, now and for the next generation.

We have reimagined the same colonial aesthetic we have come to know and love, in a larger more flexible space that provides both members and visitors a more welcoming, accessible, engaging worship experience with multiple seating arrangements that accommodate a wide variety of worship needs and attendance patterns. This will utilize the latest sound and lighting technology while all neatly integrating with a larger town square. Key to this enhancement is that it will meet all current fire and safety building codes, including:

- Larger lobby (narthex) with visibility through to the sanctuary
- Natural light in the sanctuary via larger, yet traditional Redeemer windows
- Larger balcony with access via two open stairways
- Longer pews and wider pew spacing
- Handicap parking identified by the new sanctuary doors
- Wider side aisles to accommodate (or store) walkers and wheelchairs passing in both directions
- Dedicated sanctuary seating, front and back, for wheelchairs
- Access to communion distribution without having to navigate any stairs
- An inclined floor that improves the sightline of each pew
- New and improved sound system integrated with assistive listening devices
- New ADA compliant bathrooms (men’s and women’s) on the lower level

Music –Music is a critical component of our Lutheran worship and Redeemer is blessed by its many music groups. However, there is currently only a single, small practice room shared by all music programs, as well as for all robing of acolytes and elders. In addition, our organ is becoming unreliable. Given the age and condition of the organ, it is not practical to try to make the substantial upgrades and repairs that would be necessary. It’s critical to expand the area available for our music programs and to replace the organ. Phase 2 specifically includes:

A new organ with relocation of the existing organ pipes

- Additional dedicated practice space for vocal choirs and the bell choir
- Larger sanctuary chancel seating for vocal and bell choirs, and instrumentalists (eliminating folding chairs that block the communion access)
- An instrumental storage room
- Direct access between the music wing and the Town Square

The entire worship service is a two-way communication between and among the pastors and congregation, utilizing the organ, instrumentals and our collective voices (both choir and parishioner). We need to nurture the music ministries that contribute so much to our worship experience.

Children and Youth– With so many young families joining Redeemer there is a need to update our facilities for children and youth. We no longer educate and minister to children only on Sunday mornings. Our programs have expanded by age, day of week and time of year. We now run ministry programs six days per week, 12 months per year, encompassing children aged six months to 18 years. But our cinderblock classrooms, built in the 1950's, have not kept pace with parent's current expectations. Hence our plan includes:

- Six new classrooms that meet current licensing requirements
- A new Christian Education Resource Center
- A new multi-purpose fellowship space for children, youth and adults
- Four new bathrooms

Some of our children's programs have waiting lists. Now is the time to capitalize on the opportunity to reach young families in the area searching for a church home.

2. Why are we doing this?

Redeemer's mission, to bring the love of Christ to a searching world in a way that allows us to reach more families and touch more lives, is the purpose of Phase 2 and is driving our desire to make these investments in Redeemer's ministries. Phase 2 is our way to ensure that our church building and grounds, and the sanctuary, in particular, continue to serve our mission. These investments in our ministries will allow us to:

- Improve the quality of our worship experience to a level that matches our passion for Christ
- Create a more welcoming space for our friends, family and other visitors that come to our church
- Nurture the physical and spiritual well-being of young ones thru new instructional environments
- Communicate to young families in the area that our new spaces can meet their expectations

- Provide seating configurations for the wide variety of attendance patterns common in today's church
- Allow those with disabilities full participation in worship by removing unintended barriers
- Enhance the fire safety of children, youth and adults in a new code-compliant sanctuary
- Complete necessary sanctuary expansion, upgrades, repairs and maintenance without adversely affecting our worship ministry.

3. How will Phase II help our ministries?

The investments in our Sacred Space described here:

- Allow us to expand our sanctuary thru flexible seating configuration and avoid a reduction in seating capacity that would be necessary if we only implement handicap access and fire safety requirements, maintenance repairs, and décor upgrades to the current sanctuary.
- Allow us to reach more young families thru the expansion of our weekday children's educational ministry in a safe, licensed facility, and avoid the current waiting lists that exist for some programs.
- Allow us to invite our family and friends to our most important worship Sundays and avoid having to split them across pews, or put them in folding chairs, or seat them in the hallways or gymnasium.
- Allow us to enhance our worship experience by continuing our organ-based worship music and avoid the risk that we are suddenly without an organ for a period of 18-24 months
- Allow for predictable annual budgets, appropriately focused on ministry, and avoid the risk of unpredictable and hurried capital maintenance projects (e.g. failing organ, aging steeple, window replacement.)

All these things will allow us, through God, to reach more people and touch more lives.

4. What happens if we don't do this?

There are facility enhancements that absolutely have to be performed regardless of Phase 2 – such as replacing crumbling walls, windows, steeple, etc. In addition, our sanctuary does not meet handicap accessibility and fire safety codes. Also, the organ has become unreliable, and given its age and condition, is beyond any practical repair. The cost to address these needs could easily reach several million dollars and it would have a negative impact on our worship ministry by reducing the capacity of the sanctuary in order to meet building code requirements. Moreover, these costly enhancements would only address deferred maintenance and repair and would not address our other ministry needs. Worship, Music, Sunday School, Mom's Day Out and other ministries desperately need facility updates.

5. What will it cost?

Redeemer's architect worked with our construction manager to build estimates from the various 'design development' drawings. The total cost for the project is now estimated to be \$7.1 million. This estimate includes a 15% contingency and assumes a 2021 start date. Beyond construction costs, the estimate also includes other professional fees (architect, engineers, and stewardship consultant), municipal and utility fees and all the required furniture and fixtures, including new pews and a new organ.

This same cost estimating approach and the same professional partners were used for Sacred Space Phase 1. The church was able to deliver the Phase 1 project scope on time and on budget.

6. How are we going to pay for this?

The estimated total project cost is \$7.1 million. The financial support for Phase 2 would come from three sources:

- Capital Campaign. In January our capital campaign consultant conducted a congregation assessment to determine the level of potential giving toward Phase 2. The Assessment estimated our collective giving potential to be around \$4 million.
- Available congregation gifts and savings. We have confirmed at least \$1.4 million of currently available gifts and savings within the congregation's current assets that can be used for Phase 2 without impacting our congregation budget or ongoing ministries. This still leaves \$1.1 million in available reserves for future ministry work.
- Long-term financing. We have confirmed the availability of long-term financing on acceptable terms within prudent future congregation budgets for the balance of funding not covered by the capital campaign and existing gifts and savings.

7. How has the plan changed from what was presented in January, 2019?

Since January the project team has:

- Incorporated the congregation's feedback with revisions to the children's educational space, the sanctuary chancel, and the columbarium.
- Reduced the scope by deferring the office wing expansion and the lower level multi-purpose room immediately below the office expansion.
- Detailed the architectural drawings to further refine the cost estimate created by the construction manager and various sub-contractors.

The net result was a reduction from \$8.6m to \$7.1m in total project cost.

8. How long will the construction take and how will we worship in the meantime?

The construction in the sanctuary and music wing will take 11-12 months. (Some work in the office corridor would likely commence prior to the sanctuary renovation.) Our plan is to worship in the gymnasium, as we do on Easter Sunday, for the duration of the construction. The gymnasium seats the same number as the current sanctuary. Time and effort will be spent to recreate the chancel on the gymnasium stage. Lighting and sound are already in place from the Sacred Space Phase 1 enhancements. The construction timeline is not yet fixed. One scenario has the sanctuary construction starting just after Easter, April 2021, and finishing in time for us to worship in the new sanctuary on Easter Sunday, April 2022.

9. What will happen to the columbarium?

The proposed sanctuary and music wing renovations require a reconfiguration of the existing columbarium, (an arrangement of niches where an urn, containing cremated remains, is permanently placed) currently located along the west wall of the sanctuary.

The pastors propose that the columbarium be moved to the east* wall of the sanctuary, in close proximity to the existing prayer garden, which will allow us to replicate the same contemplative, brick-finished garden design with more space for future growth. In every case, the current niche placements, plates and overall brick design would remain exactly the same as today. New niches will be built-in to the east wall of the sanctuary. Handicap parking in the circle drive will be located close by. A new door from the sanctuary will lead directly to the columbarium.

Each of the family members with a columbarium niche (approximately half of which are occupied) would be consulted individually by the pastors, providing an opportunity to ask and answer any questions. The relocation process would be accomplished in pastoral consultation with Glen Eden and would assure that every member's remains are treated with utmost respect, consistent with the original interment. There would, of course, be no additional cost to the families.

*Traditionally some churches locate their church cemetery or columbarium with an east-facing orientation, as Matthew 24:27 states, "for as the lightning comes from the east and shines as far as the west, so will be the coming of the Son of Man."

10. Will our current parking meet our needs?

The architect identified two opportunities to expand parking on the Redeemer grounds. However, at this time, it was decided that we do *not* need to expand our parking. If needed in the future, we could relocate the church playground against the building. This would add 30-35 spaces behind the building while eliminating the parking lot crossing that children make to

access the playground. Also, the circle drive could be reconfigured to add 20-30 spaces. Together, the addition of these 50-60 spaces would bring our total to 270 spaces, which could accommodate between 500 and 600 worshippers.

11. What is the condition of our organ, and what is being proposed?

The music team, including Steve SeGraves and our organist, Dave Wagner, made a full review of our instrument. The most significant problems include:

- Organ is limited in its capability and requires “special” experienced handling to work
- Conclusion: serious mechanical problems exist; organ is on life support
- Professionals do not recommend putting good money after bad

The professional organ consultants we have engaged to review our current organ have suggested several possible options. Each consultant has suggested that, if possible, we reorient the organ pipes to run along the long axis of the church, rather than bounce music side-to-side, as we currently do in the chancel. The options include:

- Repair – Short-term fixes and maintenance already being applied
- Renovate/Rebuild - Not recommended given current state of organ; not a wise investment
- Build New – Best long-term investment alternative

With a new organ, we can custom design the instrument to fit the new sanctuary, both in terms of size and sound quality. We will reorient the organ chest so that the pipes run along the long axis of the sanctuary. The current project budget includes a \$750,000 place holder for organ renovation/construction. The final design solutions would be made by the music team during the detailed design process.

12. How much larger will the proposed sanctuary be?

The architect’s ‘intelligent’ sanctuary design utilizes a flexible combination of permanent floor seating, a larger balcony and a particularly creative use of flex seating to provide lots of seating flexibility to accommodate the various different seating capacity needs of our sanctuary during the year.

The main floor pews accommodate 44 additional worshippers, a modest 16% increase. But the balcony is nearly four times the current size – adding 60 additional worshippers. The creative design feature is a wide side aisle (which architects call an ambulatory) that is setup for additional seating only on special Sundays, or longer term, when attendance requires. In total, without putting folding chairs in aisles that violate safety codes (and common sense) the sanctuary could now seat nearly 600 worshippers, including chancel seating

| | <u>Proposed</u> | <u>Existing</u> | <u>Change</u> |
|-------------------------|-----------------|-----------------|---------------|
| Main Floor* | 322 | 278 | 44 |
| Balcony | <u>78</u> | <u>18</u> | <u>60</u> |
| Total Seats | 400 | 296 | 104 |
| Flex Seats, per code | <u>168</u> | <u>12</u> | <u>156</u> |
| Grand Total | 568 | 308 | 260 |
| *excl chancel | | | |

13. What does it mean when we say we want to provide full access in worship?

People with disabilities long to be connected to the body of Christ. Every pew likely holds someone whose family has or will experience a significant physical, mental or developmental challenge. Sometimes those disabilities are apparent, and sometimes they can be hidden. Some are announced in the form of a walker, wheelchair or cane, but for many others, it is not so readily apparent. It's important that our Church facility welcomes all people to worship. For many of our men, women and children with challenges, those doors can lead to barriers -- barriers of architecture, access, and communication.

While we have accomplished much (e.g. assistive hearing devices, a new ramp to the Town Square entrance, new ADA compliant bathrooms on the main level), we know we still have barriers to full participation in worship, including the sacraments. Specifically the plan includes:

- New ADA compliant ramp access to the chapel and the east end of the office corridor
- New ADA compliant ramp access to the new sanctuary
- Handicap parking identified by the new sanctuary doors
- Wider side aisles to accommodate walkers and wheelchairs passing in both directions
- Wider pew spacing, front to back, for easier access
- Dedicated sanctuary seating, front and back, for wheelchairs
- Sufficient space to leave a walker or wheelchair immediately at the end of any pew
- Wider center aisle to allow walker and wheelchair access for any sacrament
- Access to communion distribution without having to navigate any stairs
- New and improved sound system integrated with assistive listening devices
- New ADA compliant bathrooms (men's and women's) on the lower level