

2019-08-11, Informational Forum on Bethel Build Project

Notes Taken on Questions/Discussion

1. **Looked at “Napkin Sketch” drawing again.** Seats approx 1,075. Current sanctuary 360 (25 inches a seat). Parks approx 370, vs 156 current spots (in lot).
2. **Our Goal is two Sunday morning worship services with Sunday school running concurrently for both.** “How can we make the most use of the least amount of space”.
3. **What does the new structure do to this structure?** Keep current sanctuary as a worship space (Chapel) for smaller services (and weddings/ funerals), but level the floor and add flexible seating for versatility (Fellowship Hall, CLB convention events, etc.). Youth room more space, incorporate current fellowship hall space for youth.
4. **Have any soil borings been done on soccer field?** Not yet. But the civil engineering and geotechnical work is built into the Preconstruction Phase with Churches by Daniels.
5. **Is there a balcony in the new sanctuary?** No. Floor level seating, with risers toward the back.
6. **Is it true that there may not be enough room even if we acquire the soccer field?** That is correct. There will be additional cars as we grow in attendance with the sanctuary; we must have sufficient parking for increased worship attendance. There will be a LOT of calculations considered when we have the final numbers of how many parking spaces we can achieve compared with sanctuary seating.
7. **Has thought been given to simply add more services?** Yes. However, because any added services would be “Off-time” services, their effectiveness in creating more room for worship is limited. In the world of church worship statistics, the rule of thumb is that a church’s “Primary” worship service should be considered “full” when 85% of the seats are filled; the “Secondary” worship service is full when 70% of the seats are filled; any other service is “Off-Time” and is considered full when 50% of the seats are filled. **Bethel’s current sanctuary has Total seating of 360**, at 25 inches per individual seat, and the current average Sunday attendance for each service is:

Service Designation	Time	Avg Attendance	“Full” Capacity	Percent of “Full” Capacity
Primary	10:30 am	360	306	117%
Secondary	9:15 am	297	252	117%
Off-Time	8:00 am	170	180	94%

8. **Do we know the cost per square foot of adding to the current building vs new location?** We don’t know what that actual comparison is, but the builder has stated unequivocally that it’s much less costly to build off of what we already have.
9. **Third campus...where will it be and what are the dreams? Is it possible the 3rd campus should be in Fergus?** It was wrestled with on the PFEX committee. But the 3rd

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campus will/should not affect this campus. Model will probably not look the same as Battle Lake, since it is likely it will not be so close. Location is yet undetermined.

10. **(John Austin - Elder)** "...disciple-making has to complement and be in parallel with any building/mission project..."
11. **With the limited space we have available, would a parking garage be a consideration?** The builders were asked, and they stated without hesitation that a parking garage would be incredibly expensive.
12. **Will more people park in HLA lots if the new sanctuary is in that spot?** Possibly. The designers have explained that there is a science as to how far "first time visitors" will walk from where they park to the front, how far "regular attenders" will walk from where they park, how far "committed core volunteers" will walk to the front door, and how far any attendee will walk from where they park to the front door on Christmas and Easter. There has been no discussion on having a basement under sanctuary.
13. **Discussion about doing a Kitchen Update and perhaps moving to archive room area,** closer to the chapel/multi purpose area.
14. **If in the past 10 years, we have experienced an approx 25% bump in attendance, is this the projected increase in attendance 'worth' building a new building?** Daryl gave a brief overview of the "Ministry Capacity Model" for projecting attendance and revenue increase for future cash flow. How do we know when to increase? Reference the resource "Intelligent Church Real Estate", by Nathan Artt. How does the church know what a smart campaign is and when? A projection for attendance and revenue is based on sound theory and past actual trends.
15. **If not a parking ramp, how about underground parking?** We will ask.
16. **What about expanding the current sanctuary instead?** It would be cost prohibitive, with minimal increased seating potential. There are great benefits to having two separate worship spaces, one smaller for family weddings or funerals, one larger.
17. **How much will it cost? How much will we borrow, how will we do this?** We don't have a budget established; that will be identified in concert with the schematic design. Very generally, impressions are that the cost for an initial "Phase One" of a Master Plan may be \$5 million to \$7 million. Statistically, we expect a capital campaign to raise pledges between \$2.8 to \$3.2 million to start the project.
18. **What about a Timeline? Earliest possible project start date?** The earliest possible timeline would be to have a final schematic design and project cost from Churches by Daniels around October 1, 2019. If the congregation approves that design and budget, and subsequent financing is arranged, a capital campaign may occur in October/November 2019, and groundbreaking could happen in April 2020. Otherwise it may be as late as groundbreaking in April 2021. Will be addressed in a 'project schedule'
19. **Will there be a lot of disruption in weekly ministry?** A primary goal of Churches by Daniels is to create as little interference as possible during normal ministry schedule. There would likely be two phases...phase one new worship space and gathering area (foyer), phase two work would be with existing building.

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20. **Is there a dollar value placed on our current property?** The value does not translate well into resale for a church building...churches don't 'resell' often. It has to do with the fact that churches are often located in R1-Residential zoning, and typical zoning rules only allow churches, medical facilities, and educational organizations to be located in R1 zones.
21. **What about the cost of building completely new?** New "green space" is the most costly option because of all the new infrastructure required (water, sewer, electrical, etc.).
22. **What about modifying a big box store, like Sunmart or Kmart buildings?** Not as costly as green space, but still more than staying on our current footprint and adding.
23. **Is Bethel willing to collaborate with HLA for classroom use as HLA is expanding into elementary education?** Yes... absolutely! The usefulness of this space for the Kingdom of God is priority. This has been communicated from the beginning (a formal letter sent to Hillcrest in February, 2019) inviting HLA to collaborate with us through this process; Daryl and Pastor Dave have met with HLA President Brad Hogansen and Board Chair Eric Ewan. At the same time, we are also asking how this facility can be a blessing to our community. What are the needs of FF? How about childcare? If we can work together and meet those needs, let's keep talking!
24. **Have any formal committees been formed?** Prayer Committee: Dave and Melody Dyrud, Pete McNight and Pastor Dave. Project Committee: Dave Dyrud, LeeRogness, Kate Haus, Daryl Synstelien and Gary Thompson.