

FREQUENTLY ASKED QUESTIONS

FACILITY NEXT STEPS

Proposed Remodel and Expansion
Edgewood Baptist Church
April 2018

This document contains answers to the questions that were submitted during the Facility Vision Meeting on April 22, 2018.

Sanctuary

1. **Where will we worship during the sanctuary remodel and expansion?** *We plan to gather for worship in the gym for approximately two to three months.*
2. **How many issues would be solved with another service time (like 1 p.m.)?** *The staff considered this option and many others related to our weekend schedule. We believe we need to repurpose and expand our facility first.*
3. **How much height will be added to the platform?** *While a final decision has not been reached, it will be high enough to ensure good sight lines (approximately one foot higher).*
4. **Will there be railings for the steps to the stage?** *Code does not require a railing but we will make sure the stairs are safe.*
5. **Will there be a way to see the words on the screen if you are unable to stand with everyone else?** *We believe so.*
6. **What changes and improvements will be done to the sound system, platform and equipment? Will the soundboard grow in size?** *We will be working with a professional audio/visual/lighting design partner to determine the best system, design and functionality.*
7. **Will we keep the music on the screens?** *Yes.*
8. **Will the sound barrier between the sanctuary and the lobby be better than it is now?** *Yes. It will be much better.*

Seating

1. **Will there be wider seats? Will the seats have arms? Would having chairs give us more options for layout?** *We have explored seating options to maximize our space, comfort and quantity of seats. Seats will be varied in size, armrests can be retractable, and a portion of the seating will be moveable.*
2. **Will there be racks or storage under the seats for pens, Bibles, etc.?** *A final decision has not been made but accessories can include racks for Bibles, communion cup holders and a place for offering envelopes and pens.*

3. **Flip chairs need maintenance, would it be better to get ones that stay down?** *We'll choose the seating that most accommodates our needs and has the least amount of maintenance.*
4. **What is the legroom between rows? Is it larger than what we have now?** *The plan is to have more space between the rows than we currently do.*
5. **Isn't an additional 150 seating capacity rather limited?** *Our current capacity is approximately 500. Studies show sanctuaries with pews have less seating capacity than sanctuaries with individual seating. By including our present overflow space into the design of the room and extending the back wall of the sanctuary, we believe this additional seating will solve our overcrowding issue. By adding 150 additional seats, our seating capacity will increase by 28%.*
6. **What if we need more seating in the near future?** *We anticipate our seating will be adequate for the near future.*

Financial

1. **How much money will we borrow?** *It depends on how much is given and pledged to be given during our Generosity Initiative.*
2. **If we need to finance, what interest rates are we looking at?** *We have met with three lending institutions and have been told the interest rate will be around 5%. The actual interest rate cannot be determined until we know the exact amount of any borrowed funds and the interest rate at that time.*
3. **What is the plan to pay off the balance as quickly as possible?** *Historically, the generous people of Edgewood have made it possible to pay off loans quickly and we're hoping for a similar response this time. As God stirs us, we believe we can pay everything off within five years or so.*
4. **How much would it cost to build a new replacement complex that does what is proposed in the south lot instead of remodeling?** *We looked at this option as well as many other possibilities for the south lot and concluded the best use of this space is additional parking. Our architect estimates to replace our current building with the same amount of square feet would be over \$12 million and that amount does not include the cost of any land we may have to purchase for a building that size. As a way to keep costs down, we have minimized the size of the addition and maximized the remodel. We believe this is good stewardship of our current assets, while preparing the church for our next chapter.*
5. **At what point do we move forward (debt/upfront fund raising)?** *If the congregation approves the project, we will use approximately \$600,000 from our reserve fund. We will also have a "Big Give" weekend in December and will ask people to prayerfully make pledges for a period of two years. We plan to utilize a loan for a short period of time.*
6. **How much budget surplus do we have every year to use to pay down debt?** *Last year our surplus was \$163,444. This year our surplus is already at \$122,748.*
7. **Will our bank collateralize the current property assets so we can raise funds to pay for all of it?** *No.*
8. **Should the contingency fund be 10%?** *We feel comfortable with a contingency fund of 5%. Aspen averages 1% on their projects.*

9. **How will property taxes be affected?** *Because we are a church, we do not pay property taxes.*
10. **Will more people be added to collect the money? Will we have a finance committee to handle this?** *The deacons provide oversight of our budget and funds.*
11. **What is the cost of the staff space increase?** *It's difficult to break this out specifically because all the materials are included in the total number. As a way to save money, we will be doing much of the work in the staff office space and adult growth group space ourselves.*
12. **Who will be handling the money?** *Our church treasurer will make sure all donations will be deposited in our bank.*
13. **Is it possible to do this in phases as funds are raised so we don't have to take out loans?** *It's actually less expensive to do the entire project at one time since much of the construction involves several areas. In addition, labor costs would go up if the project were to be done in phases. Reserve funds and/or funds given during our Generosity Initiative will be used up front to lower any final loan amount.*
14. **What effect will this have on ongoing maintenance and facility costs (like power and water)?** *More efficient systems are being installed to lower current costs. The deacons will be adjusting operating budgets to accommodate new expenses.*
15. **Is the \$40,000 for missions going to the building project?** *No. This is an estimate of what 10% will be from our "Big Give" weekend in December. This could be higher or lower, depending on what is given. This money will not go to the building project but to support various ministry projects among our local and global Go Team partners.*
16. **Will neighbor properties be bought and used?** *We're grateful Edgewood did this in the past but we have no plans, at this point, to purchase additional property.*

Security

1. **How has Aspen addressed building and lot security in terms of making the building harder to penetrate and easier to defend?** *Aspen has worked with consultants and sub-contractors to provide a variety of security options including cameras, key cards, security locks, alarms, and surveillance systems. This will be explored further in the final design to determine the appropriate level of security and to ensure a minimum infrastructure is in place.*
2. **Will we still hire police officers for security?** *Yes. We will continue to utilize uniformed officers.*

Parking/Outdoors

1. **What are the plans for rainwater runoff for new parking lot and for the addition?** *We will follow Rock Island ordinances and will protect our neighbors from water runoff issues.*
2. **Can you provide a shuttle service for senior members?** *We do not see this as a need at this time as we will continue to have parking next to our facility.*

Children's Wing

1. **Will there be a place for nursing mothers?** *There will be areas available. We will be reviewing this during final design.*
2. **Are we going to require nursery and childcare servants to have some sort of ID so members and guests can readily identify those who serve?** *Sheila and her team will be considering this and other options.*
3. **How big will the nursery and children's area be?** *6,400 square feet.*
4. **During the construction phase does the Awana program change or not?** *We will make every effort to ensure all of our ministries continue to meet.*
5. **What classrooms will be available after construction for Awana?** *We do not know what exact classrooms will be available but it's likely there will be more than we have now.*
6. **Will there be safety gates at the top and bottom of the stairs in the children's area?** *This is still to be determined.*

Youth

1. **How would a student in a wheelchair get to the basement?** *They would use the full-size elevator located near the main lobby. Special considerations will be made so he or she could enter the children's wing from the lower level.*
2. **Where will the youth meet?** *The plan is for the junior high and senior high groups to have a large place to gather on the north end of the lower level.*

Connection Space

1. **Will the lobby/connection area have tables and chairs?** *Yes. Aspen is a design/build/furnish company so this is included in the price.*
2. **Where will the coffee and donut spot be?** *The coffee area will be located on the south end of the connecting space, near the gym and children's wing.*

Gym

1. **Will the gym be expanded?** *While the facility team looked at some creative designs related to expanding our space in the gym, we decided not to pursue these options due to increased expense.*
2. **Can a separation curtain be added in the gym between the stage and the gym?** *This is not part of our plans.*
3. **Is the gym a shared venue or just for kids? Will the gym still be used for classes?** *The gym will continue to be used by multiple groups. We plan to continue to use the gym for a Sunday Growth Group.*

4. **Are there any plans of changing the gym?** *Not at this time.*
5. **Will the gym be affected in regards to kitchen storage and cold storage areas?** *No. Our present storage areas will still be available for the kitchen.*

Infrastructure

1. **Where will the coatracks be and will there be more added?** *Mobile coatracks will be utilized to handle seasonal needs. This option also allows flexibility for a variety of events that use different entrances and areas of the building. Our new elevator will even allow us to move coatracks to the lower level when needed.*
2. **What will happen to the library?** *Edgewood has been blessed to have a well-functioning library that has equipped people with gospel-centered resources for many years. The current location of the library will become part of our connecting space. We will continue to provide free subscriptions to Right Now Media and offer books for free on our Resource Table. Our current library resources will be donated to pastors and ministries.*
3. **Will we keep the water fountains?** *Yes.*
4. **Will the kitchens be kept where they are?** *The kitchen off the gym will remain where it is. We will be repurposing the kitchen downstairs next to the Crown Fellowship Room.*
5. **Can you elaborate on the exact usage for a “family bathroom”?** *We will have two family restrooms near the new children’s wing. This will help single parents and those with special needs.*
6. **Will there be changing tables in all of the restrooms (both men’s and women’s)?** *Yes.*
7. **Does the staff wing layout allow for more staff members in the future?** *We will be working with the architect to make sure our office space is adequate.*
8. **Will there be more restrooms? Will they be larger?** *Yes. We will make sure we have plenty of restrooms.*

Decor

1. **Will the carpet and color change?** *Yes.*
2. **Can the latticework in the ceiling be changed to wood?** *A final decision has not yet been made.*
3. **In the pictures presented there was a very large Edgewood Baptist Church sign in the front of the sanctuary. Is it possible to have a cross instead keeping the focus on the Lord and not the church’s name?** *The Edgewood logo was used only for the conceptual images. Final decisions have not yet been made.*

Miscellaneous Questions

1. **How long will it take to complete the project?** *Aspen estimates the entire project could take up to one year from the time we begin.*
2. **If members cannot attend the meeting to vote, can they still vote?** *Our constitution does not allow for absentee ballots. The deacons would love to hear your thoughts about the project if you are unable to attend the meeting.*
3. **What is the game plan if the congregation votes no?** *The leadership is sincerely seeking the Lord and will follow His leading through the vote of the congregation. If the majority vote is “no,” we will not proceed with these plans.*
4. **What is the maximum growth for the church?** *This is a difficult question to answer. We are not focused on having a big church but on growing disciples who live on mission for Christ. Should the Lord continue to bless us with numerical growth, we will strive to faithfully follow how He leads us.*
5. **Can members help with the construction to lower cost?** *Absolutely. We will need teams of people to do some demo work in the space under the sanctuary and in the office area. This will save us money and allow more people to be involved. Steve Curry, who serves as Project Superintendent with Bush Construction, will be providing oversight of these projects.*
6. **Can Edgewood host more conferences and events with the new expansion?** *We consider it a privilege to host like-minded ministry events that line up with our beliefs and mission. We anticipate being able to serve the QCA community in new ways.*
7. **Can this project be done in phases so there is minimal disruption on worship and ministry? How will ministries continue during construction (Awana, SecondWinders, Celebrate Recovery, etc.)?** *We will be looking at the best combination of construction sequencing to maximize ministry and construction effort while minimizing ministry disruption. Since the entire project could take a year to complete, we will all have to make some adjustments and sacrifices.*
8. **Could we use local contractors to help with local economy and possibly witness to them as they serve us in our growth project?** *Yes, we will be using local contractors.*
9. **Can you relocate the old tree in front?** *No. It is too big to move.*
10. **Should we expect to lose people during construction?** *This is difficult to answer. We believe most people will be willing to make sacrifices and adjustments during the construction time.*
11. **What guarantee do we have of quality building materials and equipment?** *Aspen and the contractors will use high quality materials and equipment.*
12. **What is the church’s current square footage?** *45,775 square foot (24,948 in the main level and 20,827 in the lower level).*
13. **How much square footage is being added?** *The new main level will be 6,700 and the new lower level will be 950 square feet for a total of 7,650 square feet. Keep in mind we are limiting our expansion by repurposing and remodeling most of our existing space.*

14. **What is the cost per square foot for renovated space and new space?** *The breakdown of the cost that has been provided is the best way to understand the project investment. Remodel square foot numbers vary dramatically based on large swings in the scope of work performed. Some areas will get new carpet and paint, while other areas are getting a new roof. The other challenge is some parts of the building include furniture and the sanctuary will include audio, visual and lighting. Furthermore, the additions include partial demolition of existing structures, some remodel scope, and site work.*
15. **How green will this new addition be and how will it help the existing facility be green?** *All new products and systems will meet or exceed the latest building and energy code requirements. Renovated space will also be brought up to the same standards. During product selections Aspen is conscious of choosing materials and systems that are manufactured green and will benefit the church community. Aspen's standard construction methods and materials reduce waste and increase efficiency. LED lighting, smart thermostats, room sensors, and low maintenance floor coverings are just a few of the project standards.*
16. **What coordination has been completed with Rock Island building commission?** *This is in process. Initial discussions are underway.*
17. **Will the existing rooms that aren't reconstructed receive a facelift?** *Most of the facility will undergo a facelift, with the exception of the gym area.*
18. **With the growth we are having, does this project meet our needs when we double our membership in the next five years?** *We believe this project will position us well for whatever the Lord has for us in the future.*
19. **Have you explored church planting, adding additional campuses or moving to a new location?** *Yes. A team of leaders investigated several buildings. We do not believe the Lord is leading us to have another campus or plant a new church at this time. We need to give attention to our current facility right now.*
20. **What are some intentional ways we can pray for Edgewood and Aspen throughout this process?** *We love this question! Keep praying that we will follow the Lord's direction and that we will live out our mission of gathering, growing, giving and going with the gospel. Our sincere desire is for God to send revival to us and for Him to be glorified in every detail, every step of the way.*