

Mission Facility Steering Committee

September 14, 2023

Present: Tom Rich, Bill Smith, Kathie Klock, Mandy Budig, Jon Hiatt, Andrea McCartney, Eric Yunag, Griffin Veldhuizen, Robbie Veurink, Reggie Kuipers, Ashley Flynn, Catherine Dekkenga, Jarrod Smart, Debbie Meyer, TSP Guests: Chase Kramer & McKenna Shallberg

The meeting opened with prayer continuing to focus on unity and for the Holy Spirit to give us discernment and wisdom.

Tom introduced our guests. Chase Kramer is an architect that has been at TSP for 10 years and McKenna Shallberg is an interior designer and relatively new at TSP. Michelle Klobassa, will plan to attend future meetings as she will serve as our project architect.

Chase started by comparing this to the Parable of the Talents. This parable teaches that God always gives us everything we need to do what He has called us to do and the importance of using our blessings wisely and sharing with others....not just monetary or physical but time and talents that God gives all of us. So while TSP might not have all the answers and Central staff might not have all the answers, as we collaborate together, we will have great resources to pull from.

Chase presented an agenda starting with the question, What is a master plan?

We need to think about Facility Assessment - what we have now, what we need, looking at this building in conjunction with all needs, roof life, deferred maintenance, space, cost, how things relate to each other. Part of the process is can we build all at once or will we need to approach this expansion in phases. We will need to establish the overarching goals and revisit them multiple times.

Goals would include, but not limited to: evaluate existing facilities, develop updated and intelligent space needs, analyze conceptual options for addition and renovations and provide final recommended plan.

It was suggested that we create User Groups (consisting of 5-6 members) to provide insight on space needs in the following areas:

Worship Space/Fellowship Space

Kid Central

Preschool

Office/Staff

Large Group

Youth

Weekly Programming (LifeGroups, Woven, Forge, Recovery, etc)

It was suggested that at least one member of the Mission Facility Steering Committee sit on each User Group to help guide discussions and to communicate decisions back to the

Steering Committee. Would like Steering Committee members to indicate what User Group they would most like to participate in.

Chase noted that as we make decisions, we need to keep our mission in mind, expanding God's Kingdom by sharing the good news. He mentioned that he discovered Jeff's quote "when God called me, He had someone else in mind."

Chase then had us take an interactive live polling (MentiMeter) that collected answers to some questions that appeared in real-time on the screen. This was a great way to get immediate feedback to the following questions:

What is your favorite space or feature of Central Church?

Answers included the following: Gathering in Grand Central, Fireplace in Hearth Room, Concourse, Sanctuary, Hearth Room, Central Perk Cafe, Grand Central and relationship to Worship Center & Central Perk Cafe. Worship Center that feels warm and welcoming, wide hallways, Grand Central that encourages interaction.

What is working/not working

Working: Welcoming Environment, Proximity of Grand Central to Worship Center

Not Working: Not enough room for Wednesday night programming for youth, running out of space in the childcare rooms, getting from Children's Wing to Family Life Center, not enough space in Worship Center, Lower FLC drop-off, turning kids away from Sunday School, overflowing Worship Center not desirable, Adult Community classrooms, office space

What is the one thing that will make this project successful when complete?

Continued growth of our congregation, expanded impact on SF community, easy for new guest to come on campus and check their kids in, find a seat in the Worship Center in 8 minutes or less, everyone has a seat, more people ministered to attending church, SS, youth program, preschool, maximize the enhancement of our ability to implement our missional vision, space for people to come to know Jesus without feeling cold, impersonal and institutional, plenty of space but feels welcoming and homey. Unity, ability to live out our mission at the current site for the next season.

It was noted that **Unity** was top priority and maximizing enhancement of our ability to implement our missional vision came in second place.

Any other "must haves"

Many answers appeared which included some of the following: Larger worship center, multiple use space with flexible uses, large group space, room for youth, more welcoming space and signage. More room for kids/cpk and the area to be more secure than it currently is, improved worship center lighting in existing space. Improved acoustics in spaces, easier access to east side of the building, debt free, preschool storage, parking on the north side of the building to keep people as close to the building as possible, bathroom remodels near worship center & HR..mother's room, volunteer room, update existing pre-k rooms to match new build, natural light into appropriate spaces, adequate parking per proposed addition,

preschool rooms remodeled, small group meeting space, lighting grid in CPK, energy efficiency with reasonable investment ME for HVAC system, make upper Family Life Center feel like a kid space.

Eric noted that we need clarity if we can refresh existing rooms as part of this process. What is in scope with expansion? Need to tie it back to the mission. Might need to phase the remodels.

Chase asked the committee to express in our words the reasoning for this project. A couple answers were:

- Any time a family comes to church, we need to eliminate any obstacles when they arrive on campus that will deter them from attending again.
- Space for youth. Youth here are inviting their friends, this congregation is supporting the activities of the youth and that is rare because they can be messy and loud.
- This has been a decade-long focus that is being lived out by our congregation in that they are inviting friends.

Chase showed a slide that gave some current statistical information regarding the facility.

100,000 gross square feet
26,000 GSF on lower
76,658 of programmed square feet

58% of efficiency
55% on main
69% of lower
Lots of circulation

13 adult classrooms
Average size 470 SF
Daycare preschool
11 classrooms (902 SF)
4 nursery areas (580SF)

We will be able to verify more of the above information as we create our User Groups. Chase shared a scheduling report that a previous client created that showed a list of the rooms used, for what purpose and the hours that they were in use. Eric thought this exercise was highly illuminating and would be wise for us to create something like this.

The question was asked if we are assuming the expansion of the worship center with the original plan in mind of an additional 600 seats. Or are we wanting to look at a possible 800 seats? Are there preconceived notions of where we are building? East/west/north. Jarrod brought up the east entrance isn't ideal right now, elevation change with no stairs, circular drive which causes traffic backup. What makes the most of land feasibility vs programming.

Eric posed the question if it would be feasible to design a worship center that you could eventually build on another wedge to the north. Could possibly build a second level for offices. All things to be considered.

Chase confirmed that TSP will help with the communication piece.

As we look at logistics a CMAA will be a valuable partner as we look at cost per square foot, construction budget and project budget.

Tom shared that he will send out an email to find out interest in the User Groups so please be looking for that to arrive. He also noted that he gave a tour of the building today to both McGough and Journey (construction firms).

Jon and Eric will meet and continue to work with Mick Tune (fundraising consultant) to build out an initial timeline.