

New Sanctuary Questions and Answers from the Sanctuary Reconstruction Task Force

Why has it taken the committee so long to give us any information regarding the location and design of the new sanctuary?

We are sure it seems like a long time since the church appointed us on January 27, 2008. We have been very deliberate in trying to be certain we understood the desires of the church, which took considerable time. The design process was made easier because of the listening sessions and our understanding of the members' wishes. The delay since the design phase was completed has been our effort to get our arms around the financial issues, in order to be certain we make a recommendation that is fiscally responsible. The fact that the insurance number is still uncertain has made that task more difficult. We think the financial scenarios we are sharing with you today can give us all comfort that the proposal we are making today is realistic and achievable.

Why is the sanctuary being located in the center of the campus?

Many comments made during the listening sessions suggested creating a "more visible" front of the church. This plan accomplishes that and much more. By locating the sanctuary more in the center of the campus, we are taking the opportunity for the new sanctuary to truly be the focal point or center for all who come here for worship. The more central location creates new and enhances numerous existing entry points to all our facilities and the new sanctuary. We are very mindful of our senior adults and special needs members who need easy access to their place of worship. The central location allows for convenient drop-off locations and more easily accessible handicapped parking. The central location should help with foot traffic flow through and around the campus, as well as shorten travel distances from numerous locations on campus to the sanctuary. The combination of all these attributes continues to reinforce HAB as "A Place of Acceptance" where all are welcome.

Why has the transept design been used?

The American Heritage dictionary identifies the word transept as "either of the two lateral arms of a cruciform church." Our reason for using the transept approach was two fold. 1) It was the most effective way to move all of the worshipers closer to the person or persons leading the worship service, and it could be designed to reflect a worshipful feeling when you walk inside it. 2) The transept design really fits the center of our campus better than some of the other designs we looked at. One other point is that the entire task force liked it from the very first day we studied shapes and sizes. While we would study and/or go look at other designs, we would always come back to the transept as our favorite. We are all very hopeful that it is your favorite as well.

Why is the seating capacity smaller than the former sanctuary?

If our funding sources were not limited, most likely we would propose a seating capacity approximately equal to that of our former sanctuary (about 700). However, given that we need to be good stewards of our limited funding sources, we believe it makes sense to reduce the size of the new sanctuary to fit our current attendance patterns plus projected growth for the next seven to ten years. In other words, we think there are better uses of our money than paying for extra seating capacity that will rarely be used. During the last twenty years, the average attendance at our traditional worship service has declined from 425 to about 270. The "comfortable" seating capacity of the new sanctuary is 525—almost double our current average attendance—and the maximum capacity, where every pew is filled and there are no gaps between people, is 640. If our average attendance grows at the rate of six percent per year, it will be eleven years before we reach the "comfortable" capacity. We would then have another four years of six percent growth before we reach maximum capacity. Before that occurs, we can either expand the sanctuary or add an additional service. The new sanctuary has been designed with future expansion in mind.

What has been done to make sure the sanctuary can be used for both the Gathering and the traditional services?

The transept design will enable congregants to be closer to the front of the sanctuary so that they can be more a part of the worship activities. Through the placement of removable large-screen monitors, the Gathering service leaders can further direct worshipers to concentrate in a focused area of the

sanctuary to obtain the intimate feeling of a smaller worship location. These screens will be easily moved and stored during the traditional service so as not to intrude on the worship style preferences of the traditional service worshipers. As we move from overall design phase to specifics, the placement of instruments will be considered so as not to be disruptive to either worship service. Acoustics are being considered for optimal sound for both worship styles.

What are the plans for the pipe organ?

Our Sanctuary Reconstruction Task Force is recommending that we replace our beloved pipe organ in the new sanctuary. The size and shape and timing of the purchase of a new organ will depend in large part on the timing of funds available for the purchase and installation.

Why aren't we going to have a balcony?

In our initial design discussions, the Sanctuary Reconstruction Task Force favored having a balcony. However, once we settled upon a "comfortable" seating capacity of 525, we found that the transept design allows us to provide that much seating while also significantly reducing the distance from the pulpit to the back row of pews compared to our former sanctuary. Therefore, from the standpoint of seating capacity and worship intimacy, a balcony was not necessary. Furthermore, the cost of adding a balcony is significant. Because of structural and building code requirements, the cost of each seat in the balcony is approximately 150 percent of the cost of each seat on the main level. For example, the current building code requires that an elevator be installed if there is a balcony. While a balcony would offer some advantages, it is simply not cost efficient.

What considerations have been made regarding sound and lighting?

In regards to sound, the architectural design team consists of an acoustical engineer who will be reviewing the design documents and giving recommendations to create a warm and fulfilling sound in the sanctuary. The review will encompass the passive sound (choir, organ, piano, etc.) and the active sound (sound that is amplified, such as guitars and microphones). It is the intent of the Task Force to have a first class digital system that can be programmed and is first and foremost reliable. A project requirement for the system will be that it be thoroughly tested before being handed over to the church.

In regards to lighting, Task Force members have toured other churches with the design team to see installations that may be similar to our new sanctuary. The Task Force members relayed to the design team the requirement for lighting that can be easily accessed by movable lift or ladder to re-lamp the fixtures. It is not desirable to have light fixtures that will cost the church lots of money to maintain.

The Task Force has named a Light and Sound Sub-committee that will be bringing recommendations to the Task Force, as well as coordinating with the worship teams to understand all the functionality requirements for the worship services. The number one goal for this sub-committee will be to help the design team create a light and sound system that will be flexible enough for both services, as well as any other activities that the congregation or community may have.

What color will the carpet and walls be, and what will the decorations be like?

Color schemes and overall decorations will be determined later in the reconstruction process. Right now the focus is on the general schematics of the sanctuary as a building. During the listening sessions, the overwhelming preference expressed was for a reverent place of worship. Colors selected will lend to the feeling of reverence to complement the overall building design.

What will the new stained glass window look like? Will we be able to see it from the road and from inside the sanctuary?

From both listening sessions and written requests, the task force learned that there was a strong consensus among our congregation in favor of replacing the welcoming Christ stained glass window. Because the large window at the entrance of the proposed sanctuary has different dimensions and configurations than the window of our former sanctuary, the new stained glass art must be designed to fit the proportions. At this point we have selected two experienced and talented stained glass studios to submit design proposals for this new space. We know that the figure of Christ with outstretched arms of welcome will be the centerpiece of the new window. Presently we do not know what other images and symbols will be incorporated in this window. It is our intention that the design of the window clearly communicate that we are a place of acceptance through the love of Christ Jesus. Again, the design of the window is impacted by our financial resources.

By placing the sanctuary at the center of our campus facing Hendricks Avenue, the window can be viewed by passersby from both the north and south along the street. In accordance with site plan

illustrations, this will in effect double the window's exposure to the community. From inside the sanctuary worshipers will be in closer proximity to the window, due to the new transept configuration and the elimination of the balcony. This proposed design should enhance visibility of the stained glass window from both the outside and the inside.

What type of alarm and fire protection system will the new sanctuary have?

The specific type of fire protection/detection system is not determined at this time but will meet or exceed all code requirements. It may be a combination of advanced detection and sprinkler systems and it will be fully integrated with a new monitored security system.

Why is it necessary to change the C-wing and what provisions are being made for classes that are being relocated?

Although some of our early design concepts included the choir suite and library in the sanctuary, we believe that we need to make the best use of limited funding. The cost of remodeling C-wing to accommodate the choir and library is significantly less than the cost of including them in the sanctuary. Also, opening up the middle of C-wing makes the sanctuary easily accessible from all parts of the campus.

The task force looked at the usage of all of our educational space before making the decision to modify C-wing, and the ability to relocate the Senior Adult Bible Study classes was a priority. Task force members and church staff have looked at all of the rooms being used in all wings. For about the last ten years, only half of the available space has been used. Enrollment, attendance records, and projected attendance were also reviewed for each class.

The Senior Adult departments and classes will be relocated to the D-wing, which will be only a short distance from the sanctuary. It has assembly space in D-4, and larger class rooms. The classes currently meeting in that end of D-wing will be relocated to the E-wing.

Why isn't the new choir room in the sanctuary, and how will the choir process to the sanctuary?

The new choir practice room will be located across a covered walkway immediately to the rear of the new sanctuary in a 2,000 square foot space in the current C wing. The new practice room will serve the needs of the choir very well, and it will be very much less expensive to renovate in C wing than to build an entirely new space in the new sanctuary.

The new choir practice room will include, for the first time, two rest rooms and a space for refreshments after practice. The room will be designed for the most optimal acoustical effect, and the floor plan will accommodate up to 60 chairs for choir practice.

The convenient location of the practice room just across the covered corridor from the sanctuary will accommodate the choir processing directly into the sanctuary choir loft. There will be two doors, one on either end of the choir room, which will articulate with the rear doors of the sanctuary just a few steps across the covered corridor. On the days the choir processes down the center aisle of the sanctuary, there is easy access to the narthex around the side hallways in the sanctuary building, which should work out very well.

I believe the plans for the choir room and choir loft will encourage a very spiritual worship service in our new sanctuary.

What is being done to preserve our heritage? What will be done with the old sanctuary location, the bell tower, the old bricks, and the glass from the old stained glass windows?

The renderings of the proposed sanctuary are submitted as a proposal to the congregation to depict the location on the campus, the exterior of the church, and the inside of the church. The particulars of how the HAB history will be preserved haven't been addressed in detail though I can tell you it has come up multiple times in our meetings. You will notice that the drawing showing the entire campus layout has green areas where nothing specific is depicted. Because we have focused primarily on the sanctuary itself we haven't gotten to the "where" we will place our memories and the "how" we will depict our memories. Will we do something to preserve and honor our rich heritage? You can count on it. I just can't tell you in particular how that will be done.

The actual bell tower will come down. The bricks and stained glass are in a safe place. High on the priority list for our committee is to memorialize HAB with the use of the actual pieces of our former sanctuary; it's just that we've had "higher" priorities and those were to get a design going on our new sanctuary, submit it to you, hopefully get it approved, and begin. Our church will be tastefully, sensitively, and appropriately remembered. Stay tuned.

What provisions have been made for parking, and will there be covered drop-offs for the handicapped and elderly?

Code requirements for buildings such as the sanctuary require that specific amounts of parking and handicapped parking be designed in the overall plan. The plan includes two covered drop-off areas, closer handicapped parking, as well as changed entrances and exits. If permit-able by the Florida Department of Transportation, we will have a drop-off area on Hendricks Avenue immediately in front of the new sanctuary.

What utility changes or improvements will need to be made to accommodate the new sanctuary?

Specifically, the new sanctuary location requires that the septic tank drainfield for the old sanctuary and the Administration building be abandoned. It is located in the grass area west of "C" wing. The Properties Committee has been planning for some time to reduce or get rid of the 10 septic tanks on the HAB campus due to maintenance costs and it is part of the recent Capital Campaign. Water system upgrades may be required based on the final design. The new sanctuary has triggered a complete site review of the storm drainage system which must be addressed before HAB can obtain a permit to commence construction. Meeting with the St. Johns Water Management District and the Florida Department of Environmental Protection are on-going. Projects such as this typically require on-site drainage ponds but if all goes well, HAB may be able to utilize a nearby City of Jacksonville stormwater treatment pond instead of having to dedicate site space for a pond.

Why will we have to borrow money?

Even if the combination of the insurance settlement and the \$2 million capital campaign allocation is sufficient to fully fund the cost of the new sanctuary, a construction loan will still be necessary because the timing of receipts will not match the timing of our construction expenditures. Our insurance contract does not require Travelers to pay us until we have replaced the sanctuary, and the capital campaign provides a period of three years for the payment of pledges. Virtually all of our construction outlays will occur within the next 18 months. We anticipate that the construction loan will be repaid when the new sanctuary is completed or shortly thereafter from the insurance settlement and/or payments made to the church from capital campaign pledges.

If the negotiated insurance settlement turns out to be less than \$6.1 million, then a portion of the construction loan might need to be converted into long-term mortgage financing. We pray that will not be necessary, but we have developed plans for dealing with it should it occur. Any mortgage debt will be repaid over time—say, from three to 20 years—from some combination of additional gifts to the church and/or the annual operating budget. We believe the church can accommodate mortgage debt of up to \$1 million. A \$1 million mortgage loan payable over 20 years at 8 percent interest would require annual debt service (payments of principal plus interest) of \$100,000. This represents less than 10 percent of our annual operating budget, and \$1 million in debt would be less than 10 percent of the value of our campus. The church has no other debt, although we have had mortgage loans in the past which were paid in full. A vote of the church will be required to authorize a mortgage loan.

Why should we go ahead now if we don't know what the insurance settlement will be?

On a claim of this magnitude the dollar amount of loss requires extensive research and documentation by both HAB and Travelers. This pushed out the timeline before negotiations of settlement amounts could begin. The cost estimates are based on what we believe to be the worst case scenario numbers from the insurance settlement.

The longer we delay reconstruction the more cost of materials will increase. Also considering the time requirement for engineering and permitting, we must commence ASAP if there is going to be any hope of having a new sanctuary by late 2009. Additionally, the pipe organ and stained glass window both require approximately a year's lead time from the time an order is placed. We cannot expect the congregation and staff to remain patient until 2010 or 2011.

What assurance do we have that we can pay the loan payments and meet our ministry budget at the same time?

There will be two types of debt that the church will possibly be faced with during the sanctuary reconstruction project. The first type will be a short term construction loan of up to \$7,250,000 for one year. In the estimated cost of the sanctuary project, \$218,610 has been included to cover interest for that loan. Loan payments during that one-year period will be paid from Capital Campaign and Rebuilding Fund receipts. No loan payments will be paid from the ministry budget.

The second type of debt that will possibly be needed will be a long-term mortgage to cover any of the construction loan that is not paid off by insurance settlement proceeds. As mentioned above, the task force believes that the church can accommodate mortgage debt of up to \$1 million if necessary. Loan payments to repay principal and interest will be covered by a combination of additional gifts to the church and an increase in the operating budget.

The challenge of having long term debt is not what most members of HAB would prefer, but now, as it has been in times past, it may be necessary. Our members have stepped out in faith several times before and have met the challenge. Our giving has remained steady even in the loss of our old sanctuary, and we have recently pledged more money than ever before. We have faith that even as we are in the process of building our new sanctuary, people will recognize that we are Creating a Place of Acceptance at Hendricks Avenue Baptist Church and they will come to join us.

What has our average attendance in each service been in recent years? What are the high and low attendance numbers for each service?

YEAR	Traditional Service		The Gathering		AVERAGE TOTAL
	AVERAGE ATTENDANCE	HIGH/LOW	AVERAGE ATTENDANCE	HIGH/LOW	
2005	237	428/170	105	146/82	342
2006	283	**588/211	107	165/78	390
2007	265	481/185	105	152/66	370
*2008	266	393/217	115	205/76	381

* through May

**60th anniversary