

Monday, March 23, 2015
9:18 AM

Future State Master Plan Presentation



Opening slide –

March 22/23, 2015

1

Future State Master Plan Presentation



Good Morning/Evening

Today is the day many of you have been waiting for – the unveiling of the Master Plan for our building's future.

It is a plan that is slightly revised from a previous version of the Master Plan in order to cut down some of the costs, yet still addresses all of the concerns regarding facilities and ministries.

March 22/23, 2015

2

The Need – Building Concerns

- To address health, access, and safety concerns
- To repair areas of the building that are falling apart
- To update infrastructure that no longer functions reliably
- To add energy efficient systems that lead to cost savings
- To address church organ issues

As was addressed a few weeks ago, there are a large number of building concerns that must be addressed in our current facility.

The areas shown on the screen are a brief summary of a preponderance of issues that must be addressed.

Air quality issues are resulting in mold in areas of the church and are taking a heavy toll on our organ, recently valued at \$1.4 million.

Electrical, plumbing, heating, communication, and security systems are not adequate for a modern building and in many cases are unreliable and inefficient.

Some parts of our building are literally crumbling apart and need to be either restored or replaced.

As was also addressed a few weeks ago, our building in many ways is no longer sufficient to meet the worship and ministerial needs of our congregation.

The Need – Ministry Concerns

- To add needed space for our existing and future ministries
- To make our school classrooms larger to meet modern educational needs
- To add storage space for church and school functions
- To emphasize our growing Early Childhood Center and make the facilities for it first rate
- To enhance worship and the church building

Again, up on the screen is a brief summarization of some of the many ministry needs that have been identified by our congregation.

The Master Plan addresses each of these needs, and additionally gives us a building that is much more safe, secure, spacious and energy efficient.

We want to take a few minutes this morning to get into the specifics of the Master Plan and how it addresses each of these facility and ministry needs.

The Master Plan Addresses Our Needs



- Repairs to existing structure
 - Electrical upgrades
 - Organ repaired
 - Fix leaks throughout building
 - Correct humidity/mold issues
 - Fix plumbing and piping
 - Repair/replace windows
 - Repair masonry issues
 - Reseal entire building
 - Creation of handicap access entryways

First of all, the Master Plan will address all the needed repairs to our existing structure.

Upgrades in infrastructure will make our building much safer and energy efficient. They will also help us better meet the needs of a modern church and school.

Handicap entryways will be safer for our elderly and the young parents using strollers to bring their families to worship and school.

The valuable asset we have in the organ will be repaired and modernized so as to prevent further costly repairs in the future.

While these are badly needed repairs, the exciting part of the Master Plan is four new spaces that are created for our ministries here at St. John.

The Master Plan Addresses Our Needs

1



- The Hexagon would be removed
 - Inviting primary church entrance
 - Nursery/Multi-Use room
 - Larger narthex area
 - Larger restrooms added
 - Hospitality kitchen added
 - Additional coat rack space
 - Library/Media Center added
 - Meeting rooms added
 - Fine Arts/Specialty classrooms added
 - Storage space added

For the next few slides the handouts provided in your church boxes will be a helpful reference as we discuss these new areas. Each area is identified with a number that will correspond with your handout.

The first area affected would be the Hexagon.

In the Master Plan, the Hexagon would be destroyed and this area remodeled as the new primary church entrance and provide additional space for both our church and school.

The church area would gain a nursery, a larger narthex area with hospitality kitchen and additional coat rack space, along with a well-defined and inviting main entryway to the sanctuary. Larger restrooms would be an additional needed improvement, and much needed storage space would be added in this area as well.

The school would also benefit from this new space. In the area where our dumpsters are now located, the Master Plan provides for a new Library and Media Center and additional rooms that may be used for meeting areas and specialty classrooms for the Fine Arts.

The Master Plan Addresses Our Needs

2



- Basement Under Hexagon Area
 - Creates new fellowship hall
 - Adds additional kitchen area
 - Adds large storage space
 - Adds large multi-use space for meetings and/or rentals
 - Adds bathrooms

A second new area that would be created in the Master Plan is additional basement space under what is now the Hexagon.

This area would create a second fellowship hall with a kitchen and adds a large multi-use space that could be used for meetings or rentals.

It also adds another large storage space that is desperately needed for our ministries like the Boar's Head Festival.

This additional space opens up the possibilities for bringing our youth program into the building from the deteriorating house outside, running multiple functions at one time, and gives the potential as an additional source of revenue as an area that might be rented to outside groups.

The Master Plan Addresses Our Needs

3



- New build for school
 - Adds 8 classrooms and 1 science lab
 - Adds two large storage areas
 - Transforms gym locker rooms to useable restrooms for school
 - Creates new corridor from Early Childhood Center to classroom wing
 - Adds two staff toilet rooms
 - Creates new up-to-date facilities for our students

The largest new area would be the construction of additional classrooms built around the gymnasium.

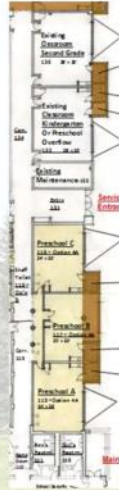
Current plans would add 8 classrooms and a modern science lab for our students along with two greatly needed storage areas for the school.

The current locker room area would be transformed into a new hallway connecting the early childhood wing with the new upper elementary wing. The locker rooms would be changed into more easily accessible restrooms for our school students, while maintaining a locker room area for our athletic teams. A staff toilet room would also be added to each side of the hallway for the benefit of our faculty.

In the Master Plan our students will benefit from a new science lab and classrooms will flow naturally from the Early Childhood Center on the east side of the building to the upper elementary classrooms on the west side of the gymnasium.

The addition of these new more spacious classrooms for our older students will enable us to remodel the east side of our current building into a more spacious, modern and inviting Early Childhood Center.

4



- Remodel of east hallway into Early Childhood Center
 - Creates 5 larger Early Childhood classrooms
 - Adds bathrooms to each of these rooms
 - Adds storage space to each of these rooms

Bathrooms would be added to the exterior of each of these rooms, eliminating the need for students to leave the room or have to share a bathroom between classrooms as is currently the case.

A new preschool entryway in the main hall will identify our Early Childhood Center and create a unique gathering area for families joining our St. John family through our preschool.

Most importantly, it will create a larger, healthier and more appropriate space for our youngest learners.

Next Steps

- Resources for the complete master plan would require approximately \$5-6 million
- The Master Plan has been designed to be implemented in phases
- April 19/20 - Phase 1 presentation
- May 17 – Special Voters’ Meeting to decide direction

Of course, the question arises as to how much all of this will cost.

The resources necessary to implement the entire Master Plan would range between \$5-6 million.

However, the Future State Committee has worked with our architect to break this plan down into more economically manageable phases.

On April 19 and 20th, Phase 1 of the Master plan will be presented in another brief presentation to the congregation after services.

Between this last presentation and the May 17th Voter’s meeting, we will be providing opportunities for the congregation to ask questions of the Committee and will be offering to meet with different ministries to address their concerns. Our goal is to be as forthcoming as possible and to address as many questions and concerns as we can before we have our vote. We want each of you to come to that meeting with your questions answered and your vote decided. We thank those who have already brought concerns to our attention and encourage everyone to continue to be involved in this very important process.



The Master Plan

- **Addresses our needs**
- **Outlines our vision**
- **Fulfills our mission statement**

Find out more on the Future State tab on the Church Website, the hallway bulletin board or speak to a Future State Committee member.

Our building is at the point where we no longer have the option to ignore it, and while there will always be legitimate concerns about any building project, we believe that now is the time to advance the ministry that this congregation has preserved for the past 150 years.

The Future State Committee believes that the Master Plan addresses our needs as a congregation, outlines our vision to have great worship facilities and an excellent school, and fulfills our mission to bring God's Word to the people in our area.

We invite you to stay involved and informed and submit questions through the church website and the members of the Future State Committee.

Thank you for your continued attention and your interest. Please join me in a word of prayer as we close.

Dear Lord, We thank you for the people and the ministry here at St. John. We pray that as we ponder how best to continue to serve you now and in the future that you would guide our decisions. Give us understanding and wisdom and unity as we continue to be your instruments here in Fraser, Michigan. Bless our efforts so that we might best glorify you and spread the Good News of our Savior to those you

Future State Master Plan Presentation

place in our community. In Jesus' name, Amen.