
The Building Team:

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**HALFWAY CREEK LUTHERAN
CHURCH BUILDING
CONSTRUCTION CHALLENGE**

2012

QUESTIONS AND ANSWERS

Question #1: What are we building? – We propose to build a multi-use space to the south of our current facility. The new space will include a narthex area, classroom space, restrooms on each of the two levels, as well as an elevator to address our accessibility issues. The plan also includes an office for the pastor and secretary. This new building is a two story addition which, after excavation, will be entered on ground level, with the option of a grand staircase or elevator to access the second level. The existing external stairs at the current main entrance will be removed. The existing narrow interior stairs under the steeple will be removed as well. The existing basement and sanctuary floors will be level with the floors in the new addition. The new plan includes a covered drive through canopy for dropping off passengers at the main entrance.

Question #2: Do we really need this expansion? - The simple answer to this question is yes. As many of you know, we have been “making do” for many years with our 100 year old facility. What was considered good in 1913 needs serious upgrading to meet the expectations of 2013. With the growth of our congregation, the growth of our community and projected future growth, the limitations of our current building will be amplified. If we are to honor our mission statement, “Reaching Out to Share Christ with All”, our building should function in a way to reflect our mission.

Question # 3: What will it do for us? - This expansion project will address several problems identified by our congregational survey: accessibility, fellowship space, restrooms, Sunday school rooms, storage, and a clearly defined main entrance. Space may be multifunctional. The youth can move out of the shed. Meeting spaces, a place for the offering counters, a place for music rehearsal and warm up, a nursery. All these and more functions would become possible with multi-use rooms and space.

Question #4: Will the building expansion allow for more educational space and storage? - Storage and new classrooms are included in the plan.

Question #15: How much will the new addition cost? – Cost varies depending on what kind of construction and finishing material is specified. (Wall type, wall covering, flooring type, etc.) If we assume \$150 per square foot (average cost) for the project, this addition would cost nearly \$1,000,000. Adding square footage will add to the cost. Decisions we will make as a congregation will determine the final cost. Recommendations will be made by the Vision Board and Building Team, but the congregation will have the final word on this project.

Question #16: How do we pay for this? – This is another decision the congregation has to make. This congregation has had several building proposals before it in the last 30-35 years, yet no additional space has been added in all that time. We have recognized the need to add to the facility, but have not acted on it. We, as a congregation, will need to be committed to this project if it is to happen. Are we willing to take on debt? Do we continue to raise funds before we start to build? Those are questions each of us must prayerfully consider. Where is God leading us? What is God telling us? Are we listening?

To Our Halfway Creek Family: We have a long and rich history at Halfway Creek Lutheran Church. Our ancestors who started this congregation in 1856 were people of great vision. They were leaders and had a mission. In 2012, Halfway Creek is still leading. We do so many things well. This congregation is vibrant, energetic, and growing. Visitors often comment they can feel God at work at Halfway when attending a service here. This congregation has taken seriously the mission before it. The Halfway Creek congregation still has the great vision it had in 1856. You showed it by accepting the building challenge last year and by successfully meeting the challenge presented to the congregation. Again, prayerfully consider where God is leading us. We have many decisions to make in the coming months. Have faith that God will lead all of us to make the best decisions to fulfill our mission.

Question #12: Is there a master plan for the future? – When introduced, the plan included a new sanctuary to the south. This has been discarded because of setback rules. We believe the congregation would be unwilling to give up the current sanctuary. If growth continues at its current rate, we can add extra service times rather than build a new sanctuary. The current proposed plan should meet our needs for years. The congregation still has options for future building. Those options can be studied and acted on when needed.

Question #13: Will the new addition be made of brick? - The new addition will be wood framed with a brick veneer. The brick will be a complimentary or contrasting color to the original brick. We will not attempt to match the brick.

Question #14: How will this change the appearance of the existing church? – We realize this is a major concern for some in our congregation. All of the plans we looked at would change the appearance of the building! As the building team studied the best solutions to meet our current and future needs, we were led by our Mission Statement: “Reach Out To Share Christ With All.” Early on in this process we realized that our mission should define our facility; our facility cannot define our mission. We directed our architect to come up with a design that will meet our needs, based on our congregation survey, and which is aligned with our mission. The proposed design does not change the existing building. This addition is technically a separate building. By code, we had to treat it as a separate building to avoid the cost of a sprinkler system. The new section will be tied to the existing building at the steeple on the south side. Although the overall appearance of our facility will change, building to the south offers the best solution to fit our current and future needs. Many design features of the existing building are incorporated into the planned addition to stay true to the original architecture. The roof pitch, brick veneer, reusing existing leaded stained glass windows, and other architectural details are included. Another benefit of attaching the addition on the

south side will be to encapsulate the lower portion of the steeple to stop or minimize its deterioration.

Question #5: What other plans did the building team look at? – The building team looked at and evaluated previous plans developed when the congregation contemplated building an addition. Some plans proposed building to the north. (Directly behind the altar area.) None of these plans addressed handicap accessibility, and would have created a flow problem as the sanctuary would have been accessed from alongside the altar area. The main entrance would have remained, but would not be accessible to handicapped. We thought of “turning the sanctuary around” (changing the altar area to the tower end of the room and making the altar area into a more friendly entry), but the architecture and cost would have made it difficult at best. Two older plans proposed an addition to the west, toward the parking lot; one at basement level, and the other with two levels. While the basement level plan would have added space with minimal impact to the appearance of the church building, it did not include accessibility to the upper floor or narthex. The two-level west plan was considered too big at the time, and also did not include easy accessibility to the sanctuary. With either the west or the north plan, current/new building codes would have required us to add a sprinkler system to the addition and to the original building. A sprinkler system would add \$100,000 to any of the plans. The new proposed addition will not require us to add a sprinkler system, as the new addition will be treated as a separate building and keep us below the square footage size when a sprinkler system would be required. In short, the old plans did not address accessibility, became more expensive because of the sprinkler system codes, and failed to provide reasonable flow into the current sanctuary. Some of the 6 architects we interviewed brought conceptual drawings with them. We reviewed those as well. In the end, the building team strongly felt the proposal shared with the congregation, most closely paralleled our mission and needs.

Question #6: Tell us more about the restrooms. - Two new restrooms will be located upstairs near the entry of the sanctuary. The location will allow exiting the back of the sanctuary during services to access the restrooms. Two new restrooms will be located on the lower level of the new addition. All restrooms will be handicap accessible. We are also considering making one restroom a “family” restroom for those who have small children or infants. With the addition of these restrooms, the current restroom space could be changed and used in a variety of ways depending on our needs. (See Phase II)

Question #7: What are the key design features of the new addition? - A canopied drop-off/entry will be the focal point of the addition. This entry will eliminate the need to walk up the hill on snow covered and slippery days. As you enter the building, you will walk into a “great” room of sorts. The ceiling in the lobby will be open to the 2nd floor ceiling. The grand stairway to the narthex/sanctuary will be immediately in front of you. The lower section includes the lobby, classrooms, restrooms, office space, and elevator. The upper section includes the narthex, a classroom, storage, restrooms and the elevator. The narthex is a lobby type area that can be used for fellowship before and after services. The area will have an information center for announcements, event schedule, information about Halfway Creek Lutheran Church, etc. A place to hang coats may be included. The narthex could conceivably be used for overflow seating for well attended services, weddings, programs, etc.

Question #8: Will the new design change? - Some changes could be made, though the general design would remain the same. We have received a second design that maximizes the space available to the south. (See question 10.)

Question #9: What is phase II? - Phase II is not part of the Building Challenge Fundraising. Phase II may include additional concerns noted in our survey but the scope of work has not been clearly defined. Below are some suggested projects that could be included in Phase II:

- Kitchen remodel/expansion
 - Removal of bathrooms
 - Removal of non bearing walls in basement
 - Repurposing choir loft
 - Accessibility to altar rail for communion
 - Increase sanctuary seating capacity
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We are open to continued suggestions for Phase II. We believe many of these projects can be handled by the talent pool within our congregation.

Question #10: How large will the addition be? - The original proposal adds about 6400 square feet total on the two levels. We may increase the square footage if we want to maximize the space available to the south. We have received and are reviewing a second proposal that adds about 7900 square feet. Our thought was we will only be able to add to the south once and should maximize what we can do. We still need to weigh the cost to benefit ratio of increasing the scope of construction.

Question #11: How large will the narthex be? - The narthex will be about 600 square feet. This will be a welcoming space in which to gather, visit, have coffee and fellowship, and even meet in small groups.
