



The Master's Plan 4.0 – Recreating 400 Holiday Inn Drive

Frequently Asked Questions

1. Why are we building?
A: As a tool to reach at least 1% of our community and a launching centre for making disciples and planting churches. We believe this tool can help us win the dad and win the family.
2. Can we finance this renovation? Is this the best way to spend God's money?
A: This is a God-sized vision for a church our size. Our Elders believe that we should spend God's money in this way, and so we are trusting Him to provide. Our building has areas we need to address and even if we did facelifts, it would not address our need for community space, flow and a new church profile.
3. Are we going to go into debt to build?
A: The first 60 years of our existence we were in debt, and 3 years ago God miraculously got us out of debt, so we do not plan to return to debt. Our goal is to raise what we can, and build based on what we've raised.
4. Are our church planting and construction projects too much to take on at one time?
A: We believe the Kingdom of God is multi-dimensional and explosive and we need both a missional (Go) and attractional (Come & See) approach!

Multi-directional: "But you will receive power when the Holy Spirit has come upon you; and you shall be My witnesses both in Jerusalem, and in all Judea and Samaria, and even to the remotest part of the earth." Acts 1:8

Explosive: "The kingdom of heaven is like a mustard seed, which a man took and sowed in his field; and this is smaller than all other seeds, but when it is full grown, it is larger than the garden plants and becomes a tree, so that the birds of the air come and nest in its branches." – Jesus, in Matthew 13:31-32

Restoration is aimed at Southwood and beyond; Temple is aimed at Hespeler and beyond!
5. Will the building be constructed all at once or in parts?
A: It will most likely be built in parts with the new construction done first.

6. Where will we worship during the construction?
A: Let's remember that we worship wherever we go. Our worship gathering may need to move around within the building during different construction phases. Other options include some outdoor services in warmer weather or temporarily in such places as Heritage.
7. Will Pastor Jon remain with Temple until the construction project is completed?
A: I'm planning to stay, Lord willing! (James 4:15) Our family loves Cambridge and feels called here for the foreseeable future.
8. How will the congregation be involved in the next steps? Will the congregation have any input into the present design?
A: There will be feedback loops with key ministry leaders regarding design finalization and interior décor. As part of your EPIC small groups this week, please provide feedback through your small group leader. You are also welcome to send Ed Hodgins any feedback (hodginse@templebaptistchurch.ca).
9. How will the congregation be kept informed during the renovations?
A: We are looking to amp up our communications, but we welcome your feedback at any time.
10. What is being done about the baseball field, children's play area, etc.?
A: We are still investigating how to utilize our whole property to its fullest potential for God's kingdom and glory, not just the building!
11. What if we do not raise all the funds needed?
*A: There are two options:
1) The Property Master Planning Team has already created priorities and we could break it down into phases.
2) We could come back to the membership with over \$1 million worth of repairs and upgrades, BUT that still doesn't address our concerns about flow, community space and church profile.*
12. Why not just build all new and raze the present building?
A: We believe this would be more costly at approximately \$14 million, and not provide the opportunity of funding/ constructing in stages.
13. Why not build a large auditorium?
A: We purposely like the intimacy of our size, and having multiple services, as it gives people with busy lives more options to attend. Rather than building a mega-church, we want to plant more churches to develop more leaders who will lead their own flocks. We believe this fits in better with our mission of reaching at least 1% of the world with the gospel of Christ.

14. What about adding a balcony?
A: Our philosophy of worship is to have as much engagement as possible, and balconies allow for more spectators than participants in worship.
15. Is the new library smaller than the current one?
A: In addition to being a more useable shape, the concept is more of a Starbucks/Chapters approach, with the new GO Cafe supplementing the dedicated space, located in a high traffic area near the Worship Centre and lobby.
16. Why are we changing the outer wall of the new youth centre where we currently have Next Chapter classes?
A: We are having water leakage problems on the eastern wall, the current structural limitations do not allow for conversion to one larger space, and it will make the building much more visible as you head north on Franklin over the 401.
17. How are we making our Kid's Ministry Wing more secure?
A: Not only will we have a central check-in station close to where the parents worship, but we also plan to have staffing and a security plan in place so that access to the children is very limited.
18. Where do we plan to host Prime Time Plus?
A: There are different options adjacent to our enlarged kitchen including the enlarged GO Café and updated gymnasium. Groups that currently use the Family Centre will have different options with the new renovations.
19. Will we still have a metal roof on the worship centre?
A: No, we will be raising the roof when we upgrade the sanctuary and it will be flat with a rubber membrane installed.
20. Are we going to install solar panels on the roof?
A: This is not being recommended. The government grant programs are no longer available, and there is a significant liability taken on if there is a problem with roof leaks under the panels.
21. What about setting up free-standing solar panels in our green areas?
A: The government programs for grants are no longer available. In addition to the capital cost, they would take up too much usable space.
22. Will there be more space for expansion or growth in the future?
A: The present changes allow for growth and we would plan to plant another church should we grow larger than projected.
23. What are the plans for coat racks?
A: We plan to use portable coat racks when needed and store them when not in use.

24. How will the Kids' Wing be physically protected, with all the glass?
A: We have placed the playground between the building and the parking lot and there will be bollards where needed. A priority for that area is security, and we will work hard to provide every practical method. We are able to lock down that entire area.
25. Will we be selling bonds to raise funds for the project?
A: No, we plan to complete this entire project debt free.
26. Does the full amount have to be raised to start each phase?
A: Yes, because we do not want to incur any debt.
27. Will our signs be upgraded?
A: We will attempt to upgrade them. They are very expensive and there are city by-laws restricting installations.
28. Will anything be done to make access down the hill to the playground easier?
A: At present we have not identified that concern. It will be considered as part of future review of the property.
29. Do we have plans for landscaping our green areas?
A: On a project such as this, the city also has significant input. We do plan to plant trees for a shaded area on the new kids' play area.
30. When do we plan to start?
A: We will start our fundraising from now to June. There would then be a 9 month period for design finalization, municipal approvals and procurement. We could have shovels in the ground as early as next spring.
31. Will everything be wheel chair accessible?
A: All renovations will be done in accordance with the present building code accessibility requirements. Our building makes things a little easier because we are on one level.
32. What is our goal for raising the \$10.5 million?
A: We would like to do the project in phases as the funds are available, starting as soon as next spring.
33. What happens if the project takes longer to complete? Will the costs increase?
A: The project budget is based on forecast 2019 construction costs. If the project or parts of the project are deferred, costs would likely increase. Recent experience has shown that construction costs have increased approximately 5% per year, on average, but that can vary.

34. If we are doing it in three phases that is approximately \$3 million in construction costs per phase. What are the planned phases?
A: We would start with 1) the kids' wing and the main entrance, 2) the sanctuary and fellowship area, and 3) the administration, gym and youth areas. (Unless our needs change)
35. How big will the main entrance be?
A: The doors will be sliding doors and provide up to 16' of entrance width.
36. How many emergency exits will we have?
A: Everything will be built to required codes and standards.
37. Will we have several Welcome Centre tables in the entrance area?
A: Yes there are four planned, and they are all on wheels and portable to be positioned as needed.
38. When is the parking lot scheduled to be done?
A: It will be done at the completion of the project after all the heavy equipment is off site.
39. Are there specific areas designed for specific groups?
A: There are several different areas, which are multi-purpose and can be used for many various events.
40. What size will the outdoor amphitheatre be?
A: We have not determined the size but only put a placeholder for the amphitheatre in the plans. Also, the amphitheatre cost is not included in the \$10.5 million amount.
41. Is the finished Worship Centre going to be like a concert hall?
A: Our main purpose is to provide a Worship Centre that has proper acoustics for preaching the Word. There are sound system options that could also make it very usable for other types of presentations.
42. Will we have a covered entrance?
A: Yes, the main entrance will have a covered drive through to allow dropping off and picking up.
43. Will we use our own people as volunteers to help with the project?
A: There will be parts of the project where we will be legally able to use volunteers. Again, there are rules and regulations for this type of project.
44. With the hard and soft costs, how will they be completed?
A: Since we do not wish to incur debt, we will pay as we go.

45. There has been a lot of talk of bringing the lost in. How do we plan to accomplish that?
A: Our Elders and Staff modelling and equipping our members to reach the lost is our primary strategy.
46. Have you done any research into the reaction of other churches in similar situations?
A: Yes, and the only way to accomplish this project is for everyone to participate. Refer to 1 Cor. 3:7, “so then neither he who plants is anything, nor he who waters, but God who gives the increase.”
47. Why not put a basement under the new section for storage ... if we are digging down below the frost level for footings how much more would it cost to put in a basement height?
A: In addition to direct construction costs, accessibility would require installation of two stairwells, using up a total of 400 square feet of main floor space, and an elevator at an estimated cost of \$45,000 plus the ongoing maintenance requirement. Thankfully, our site size is not a constraining factor, and so this is not necessary.
48. There seem to be insufficient washrooms (ladies). We have 4 stalls in the present washrooms as well as two by the library. These 6 stalls seem to be replaced by 4 in the diagram. There are already Sundays when there is a line-up for the ladies bathroom. It will be worse if we have a higher attendance. We need more ... not less.
A: This observation will be passed on to the architect when we proceed to finalize design, to ensure there are an adequate number of washrooms for the building capacity. In addition to the washrooms by the auditorium, the plan provides two universal family washrooms added on the east side of the atrium, and the washrooms located just past the current office, by the gym, will also be renovated to serve the overall requirements.
49. Would a mortgage be more cost effective than building later and paying increased prices?
A: We plan to build as funds are available, and complete this entire project debt free. We do not want to incur any interest costs, which would then need to be funded through the annual operating budget and constrict other ministry opportunities.
50. We hope that money is not going to become the most important thing in the church. How often are we going to be reminded to give?
A: Giving regularly is commanded in scripture (Malachi 3:10), and is needed as demonstrated by our weekly offering. Our hope and prayer is to have five months (January 26 – June 24, 2018) to raise funds in a campaign for The Master’s Plan 3.0 (Church Planting) and 4.0 (Recreating 400 Holiday Inn Drive), but will continue to welcome donations after June.

51. Is the money part of the church budget, and do we have an action plan in place to raise the funds?
A: The building project is not part of the church operating budget, and we will only proceed based on funds received. We will not incur debt.
52. How are we going to maintain the property once we get the building up and running - will there not be some major maintenance items with such a large structure?
A: The additions of occupied space add approximately 10,000 sq ft (just over 25%) to our current building, and so provision will need to be made in future budgets for additional custodial support and utilities. We expect utility cost increases to be mitigated by increased energy efficiency required by modern building standards. In addition, many deferred maintenance requirements will be addressed by the renovation component of the project, so will not need to be done through future annual operating budgets.
53. How far into the future will the \$10.5 million take us if construction costs increase each year?
A: The project estimate is for 2019 construction. If the building, or parts, is deferred, historical experience suggests construction costs increase at approx. 5% per year.
54. A question about the safety of the sliding glass doors as it pertains to young children who bolt for the door when a program is done. Will a child end up out of the area because the doors open automatically?
A: This is similar to what you would see at grocery stores and many other buildings with current accessibility features, and is not substantively different than doors equipped with push-button openers, or where doors are propped open as people enter or leave a facility as presently occurs here. Sliding doors may even be safer than traditional doors. The proposed facility would have the advantage of only one main entrance/exit.
55. Will parents be required to have a ticket to pick up their children from the children's program area? How will release of children be addressed in the new facility?
A: Tickets will be required to pick up children from the children's program area. With a more controlled environment in the new "Kid's Wing", we plan to have at least two layers of personnel available to ensure children are released to only adults with the appropriate ticket. Ongoing training for both children's workers and the parents will be a regular part of our routine, and reminders for parents will be posted at sign in / pick up area.
56. What is the planned idea for natural light into the new nursery areas?
A: At present there is no provision for natural light in the nursery area.

57. How do we address the insurance issues for people using our facility who are not members of our church community?

A: We have a Facility Use permit which all users are required to complete, accepting responsibility for what happens during their time in the building, and provide insurance with Temple Baptist Church named as an additional insured.

58. A particular community group may be interested in the use our facility for a cultural celebration. If the criteria to do so is met, would it be approved?

A: A request of this nature would receive the same consideration as any other external group.