

BETHANY CHAPEL REIMAGINED



BethanyChapel.com • 3333 Richardson Way SW • Calgary AB T3E 7B6

BETHANYCHAPEL.COM



**BETHANY
CHAPEL**

REIMAGINED





Bethany Reimagined

Bethany Chapel has a rich heritage that has allowed thousands of people to gather and express their faith in Jesus as their Saviour and Lord. One of the tools that has facilitated this heritage is our current facility, built between 1985 and 1988. Weekend services, youth and children's programs, connecting opportunities for adults, community support, weddings and funerals, basketball and volleyball teams, all use our facilities regularly. That is all possible because of the commitment of the generation that planned, sacrificed, and built the facilities that we have used for the last several decades. Now it is time to honour that rich heritage and invest in the coming generations by remaining a place that is "Opening Doors to God's Truth and Love" through the re-creation and re-imagining of a relevant, welcoming, functional, and safe building space.

▶▶▶ *"Bethany Chapel has a rich heritage that has allowed thousands of people to gather and express their faith in Jesus as their Saviour and Lord."*

Why?

Safety

One of the reasons for the renovations and the repurposing of several areas of the facility is the safety of our children and the resulting insurability of the facility. As we represent Jesus, we must protect the most vulnerable among us. Therefore, one of the commitments we have made - to both our children and our insurance company - is to do everything possible to create a safe environment for all.

It's unfortunate that safety concerns are a factor at all, but this is the reality we live with as parents and protectors. Some spaces in our facility are safer than others. After evaluating our Plan to Protect Initiative, we identified several areas that could benefit from improved layout and design:

- **Nursery Spaces**
The current layout in our Nursery Wing includes small, enclosed rooms that limit visibility and accessibility.
- **Portable Building**
Previously isolated and lacking window visibility, this structure is now the office and learning area for one of our best renters.
- **Basement**
Once four dark, windowless rooms, this space in the basement of our CE Wing is now a large, open, and vibrant space that is used multiple times per week by scores of youth.

These changes are great examples of how we can repurpose spaces to improve safety, security, and functionality for Bethany's ministries.

▶▶▶ *"One of the reasons for the renovations...is the safety of our children..."*

Stewardship

We have a \$16,000,000 asset that is aging and requires investment in order to avoid a much bigger bill sometime in the future. Bethany's deacons have a study called CPC, or Clear Path Communities, which is a study of future building replacement needs/costs, combined with a calendar for those replacements/costs. Hundreds of thousands of dollars of future costs are projected on our CPC calendar and our Capital Fund must accommodate these initiatives over time. By renovating major parts of the facility, we get a nicer building, while eliminating the need for many of these updates along the way. In other words, by doing the things we have to do, along with the things we want to do, we end up with a beautiful building with greater longevity and ministry usefulness.

Replacement/Repair Cycle

Like stewardship and the CPC study, it is simply time to replace and repair many things in the building that are at the end of their natural useful life. No building was built to last forever.

Some examples include:

- **Ceilings**
We have areas of the building in our foyer and sanctuary where the spackle has been falling down.
- **Windows**
Some of the windows allow condensation, leading to damage on walls and wood structures.
- **Plumbing**
Much of our plumbing is original to the building.
- **Furnishings**
Styles from 50 years ago have changed, and some of our furnishings have not.
- **Doors**
A number of our doors have been destroyed by racks of tables and chairs; our front entrance doors have had multiple issues; and we have locks that do not match each other, and in some cases, do not work at all.
- **Piano**
Our grand piano has served us well for more than 40 year and is near the end of its natural life cycle without major restoration.

- **Tables**
Our older tables are so heavy that Occupational Health & Safety does not want us lifting them.
- **Infrastructure**
We have infrastructure that needs to be replaced, and more.

Just like in our homes, there comes a time for an upgrade...it is a natural event in the life of every building.

▶▶▶ *"...it is simply time to replace and repair many things in the building..."*

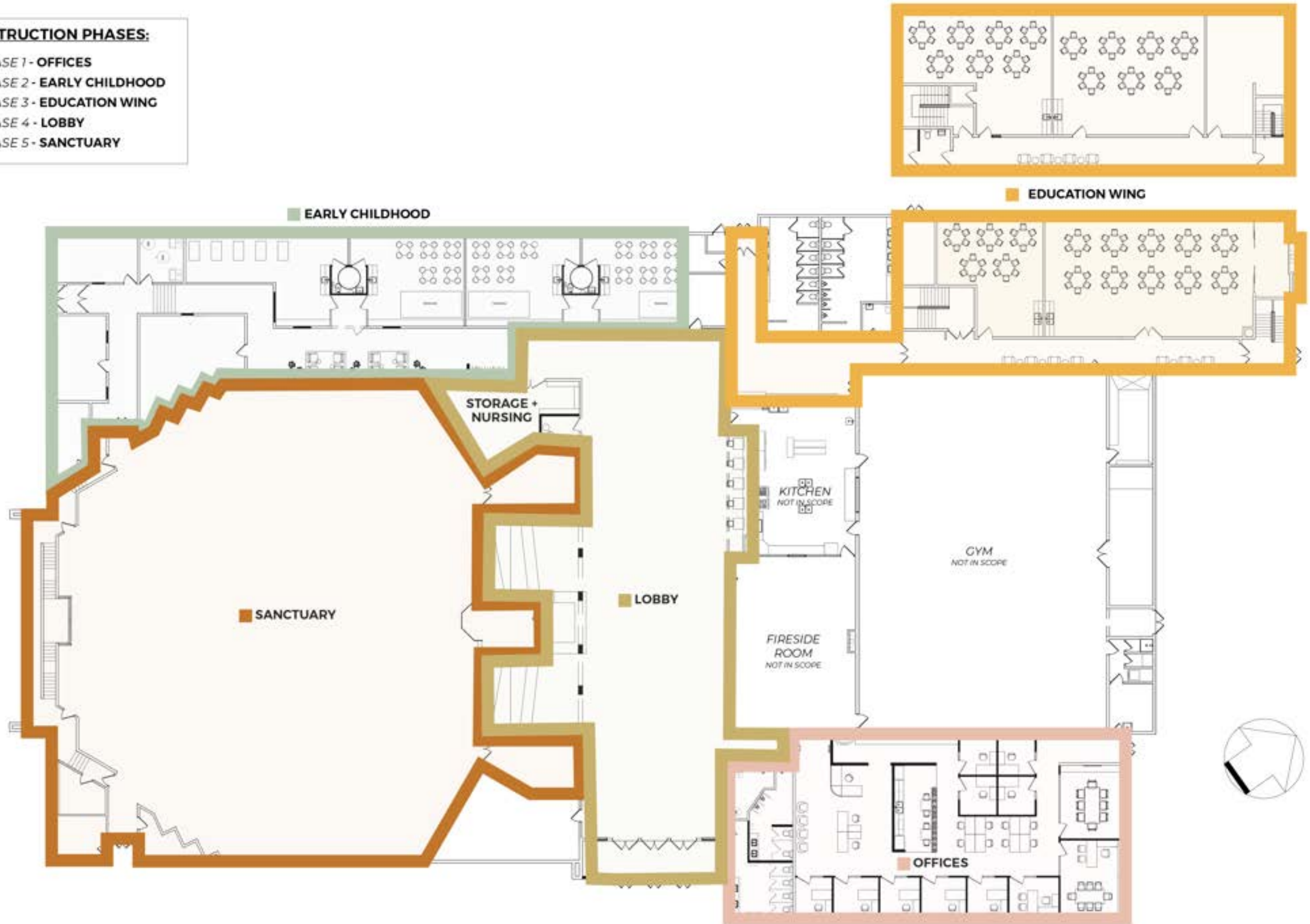
Ministry Relevance/Aesthetics

Churches are commercial buildings which function as gathering spaces, and how they appear to outsiders really does matter. Some spaces are warm, inviting and relevant, while others are not. Aesthetics are not the priority, but they cannot be ignored. Parents care about the spaces their children are in. People care about the place in which they worship. The same visitors that come through our doors have likely visited three or four other churches in their search, and they are comparing many issues along the way, including the church facility. This is not new to Bethany - we have actually been on this journey for over five years as the Fireside Room, Prayer Room, lobby, bathrooms, basement, and gym have all gone through a major change in appearance/relevance as well as a natural replacement cycle.



CONSTRUCTION PHASES:

- PHASE 1 - OFFICES
- PHASE 2 - EARLY CHILDHOOD
- PHASE 3 - EDUCATION WING
- PHASE 4 - LOBBY
- PHASE 5 - SANCTUARY



The Plan

Past Work

We have been on this journey for a while. As of the writing of this document, we have renovated the Prayer Room, the Fireside Room, the lobby/foyer (including sound panels), the bathrooms and west entry area, the basement in the CE wing (now the Youth Room), the gym (including new basketball and volleyball equipment), and have replaced the grand piano. The total investment in these spaces and equipment has been approximately \$500,000. Some areas needed major renovations while others got a simple makeover.

The Plan: Phase 1 through 5

Phase 1 - Relocated office area, renovated washrooms - For many years, we have talked about creating a better office area and a better early childhood area. The plan is to switch both areas in phases 1 and 2. The current early childhood area has many small rooms which are unnecessary, somewhat unsafe based on our new policies, and were likely created for the preschool.

The area is also larger than is necessary for our current needs. On the other hand, the size and shape are very advantageous for the office area we are planning - with offices for current and future staff, a conference room for meetings, and extra rooms for potential renters that house their organizations under Bethany's roof. The women's washroom in the east end of the building will be renovated as well and split into separate men's and women's facilities.

Phase 2 - Relocated early childhood area, community assistance, storage - We are excited about this new area as it has a much larger access hallway and a very good layout for our littlest Bethany attenders.

We will have two secure drop-off areas servicing four classrooms. These rooms are the current offices and library. In order to better serve the community with food and assistance, we will be transforming the current AV room and small bathroom by the south entrance into a community resource room. Also, the three storage rooms between the current south entrance and the sanctuary will be combined into one storage area. Finally, the current office and large room next to the sanctuary will become one large adult classroom.

Phase 3 - Christian Education Wing (two levels), new adult classroom, stairwells, upstairs washroom - These areas will mostly get a facelift (ceilings, floors, lighting, doors, hardware, paint, etc.) with a few notable exceptions. We are investigating adding a washroom to the second floor so that kids do not have to be accompanied by an adult to go to a downstairs washroom during class. The current furnace/janitor closet would be transformed to accommodate this small washroom. All room dividers will be eliminated as many are causing ceiling damage and have simply lived out their scheduled lives. On the main level, a new classroom will be created out of the three offices that are next to the stairs. We are very short of adult rooms, so this enables us to have more than just the Fellowship Room for after church activities and other venues. New exterior doors are needed at the end of the hallway as well.

Phase 4 - Lobby, nursing room, storage, expanded exterior, expanded fellowship space, sanctuary entrance - This area has already had a facelift, but phase 4 solves a couple of critical problems. Our current entrance rises and sinks multiple times per year with the freeze/thaw cycle. We spend a great deal of money on it because we have never dealt with the underlying issue. It is also a security problem as doors won't lock at times. We will be ripping out the front sidewalk and establishing a new frost footing as we set our new exterior doors (currently the inside set) about ten feet further out. In the lobby, we will expand the lobby space into the two small classrooms behind the sanctuary, allowing us a much better environment for fellowship and community. The current storage in these rooms will be relocated and a small nursing room will be added as well. To minimize the sound from the lobby into the sanctuary, we will put doors at the top of the ramps that go down into the sanctuary. The ceiling will be redone as well due to falling spackle and paint. Door hardware will be updated to match the new hardware throughout the facility.

Phase 5 - Sanctuary - The sanctuary has "great bones" but needs a refresh and a lot of repairs. The ceiling spackle has been falling in chunks for several years, and the windows above allow condensation and water damage to the structural beams that hold up the roof. The sound panels are functional and reusable but do need a re-covering. The pews have been damaged a fair amount (many are split at the anchor point) and cannot be economically re-covered to a more modern colour. Paint and other decorative additions are also planned, especially with an online audience in mind. Fixing the ceiling alone is quite expensive, requiring scaffolding and a lot of labour. The sanctuary will be the last and most expensive area, but will hopefully last for another thirty years when completed.

PRIORITIZATION RATIONALE

We believe that every phase is important and will improve ministry and our building value, but nothing is an emergency. The prioritization of the phases above has been discussed for some time and has landed with the desire to get our education and office spaces fixed before our lobby and sanctuary.

Disruptions

Bethany is a very busy place, with both church and rental activities happening almost daily throughout the year. While some of these renovations will disrupt weekly activities, we believe it can be kept to a minimum. The early phases will be the worst as the whole office and early childhood areas will be flipped. (We will have to finish phase 1 before we begin phase 2.) After that, little will be disruptive until we get into the sanctuary. We may have a few weeks of interesting décor/scaffolding around worship sets and sermons, but it will be exciting to see the progress every week.

Cost Estimates

We are in the process of getting accurate pricing for the full scope of the renovation plans. We have enough data to be confident that the remaining plans will not exceed \$2,500,000, or about 15%, of the \$16,000,000 appraised value of the building. We consider that to be reasonable. Having said that, we are working hard to get that estimate lowered through a variety of means, hoping to take hundreds of thousands off of the current estimate. Costs will be clear and communicated before each phase is begun, through AGMs and Special Meetings.

PAYING FOR THE PLAN

Current Financial Health

Bethany today is in excellent financial condition for several reasons. We have no debt. We have a significant amount of extra income from non-church giving. We have grown about 60% after coming out of COVID in the

Fall of 2022, and we have raised and met our budget for several years in a row. This has allowed us to significantly improve our financial position over the last few years. We are now able to be more proactive and begin to solve the facility issues that have been developing for many years. There are several ways that our plans will be funded.

The Capital Fund

Eight percent of the General Fund offerings are automatically directed to the Capital Fund in order to take care of the Clear Path Communities scheduled items, other items that we identify throughout the year, emergencies that we do not anticipate, and renovations like those we are discussing. Any excess Capital Fund monies are potentially available for projects like the renovations, keeping a minor amount for emergencies. This will be over \$600,000 during the next five years. Parts of the recent renovations were paid for from the General Fund's contribution to the Capital Fund in the year they were completed. It is a constant source of funding.

The General Fund Reserves

Several factors have contributed to a healthy General Fund reserve balance - increased budgeted giving, underspending by staff, and recent unfilled staff positions. This has left us with the ability to make a significant contribution to the first phases of the project from current reserves. Conversations between church leaders have defined our minimum reserve requirement and have freed up the excess reserves to fund early phases. Future phases will then be planned based on remaining reserve levels or other funding methods.

Grants

Due to our extensive involvement in the community, we may qualify for grants from the city, province, and federal government. This is presently being explored.

Fundraising and Debt

The church leadership has no current plans for a fundraising campaign. We also have no plans to use debt at this time. If those plans change, the congregation will be informed prior to the approval of the phases needing those funds. At this point, we are in a great position to move forward without fundraising or debt. It is a rare and enviable position for a church to be in.