

Master Plan FAQs

1. Q. Are we certain that we will continue having a choir?

A. Whether or not we will have a choir is not a decision that this team was empowered to make. However, we are planning on having a choir when we move to the new property and there has been no discussion otherwise.
2. Q. Has consideration been made regarding Emergency Disaster Evacuation Plans – and inclusive evacuation of people with disabilities? (would include natural disaster, violence/terrorism, fires, etc.)?

A. Yes. The design will abide by all current City and National codes regarding proper egress procedure. Future emergency procedures will be evaluated by consultants more properly trained for these types of contingencies. This plan will be published and key individuals (ushers, emergency personnel, staff, etc.) will be trained to address a proper response.
3. Q. What provisions for acoustics in the worship center have been made?

A. We will meet with an acoustical engineer that will work with the architect in deciding what acoustical treatments need made to the worship center, as well as designing a sound system that not only provides excellent sound quality but also allows for the ability to be easily upgraded.
4. Q. Wednesday night meals and Thanksgiving Feast; could we accomplish them?

A. Yes. We believe that the plans will accommodate these events. Between the foyer and the youth area, there will be plenty of seating. The planning of these events will need to keep the new facility and its abilities in mind.
5. Q. Is there enough restroom space? 850 in worship center; 400+ are women, 10 stalls in restroom and 15 minutes between S.S. and church. Seems very inadequate.

A. This type of question is controlled by building codes. The plans must meet the codes or the plans would not be approved. Our designer is familiar with these codes and will adequately meet them.
6. Q. Since there is property not being utilized, would you consider selling that property?

A. At this point, we are not considering this. The sale of the property is not in the scope of the responsibilities of this team.
7. Q. What is the time line to start this project and to see it to its completion?

A. This will be determined by the capital fund raising effort and the capital fund raising team. Ultimately, we need to acknowledge that this will be done in accordance with God's timing.

A general rule of thumb is that you don't start building until you have 70% of your target goal reached.

8. Q. What is the future of the current Circle Drive property?
 - A. As was discussed and voted on per the Guiding Coalition's recommendation, we have decided that it is God's will for us to relocate. That will result in the sale of this property.
9. Q. You talked about handicap access to the worship center stage, but what about handicap access to the youth and children's stages?
 - A. This would be far easier to accomplish, as the stages will be much closer to the ground. We will work with the architects to make sure the necessary provisions have been made.
10. Q. Where is the fellowship hall for major get-togethers?
 - A. The foyer will serve as a gathering place for major get-togethers, easily accommodating hundreds of people. This space is meant to be a warm and inviting area that will call the people to want to gather together and fellowship with each other.
11. Q. If you park in the back how do you get into the building? Where is handicap parking?
 - A. If you park in the back or on the east side of the property you will have to walk to the nearest entrance. There is a back parking lot due to fire codes requiring accessibility to all parts of the building. The handicap parking spaces will be in the front or west side of the building and the number will be based on local and national code requirements.
12. Q. Is the cross lit at night?
 - A. Yes
13. Q. Does this area still have a hard water supply? If it does are there plans in place to deal with hard water issues?
 - A. This is not an area with hard water issues. By the time we have begun to build, the City will have taken over the utilities. The current water is part of the Foreign Trade Zone and is not hard.
14. Q. What is the value of our church at Circle Dr.?
 - A. We value it at approximately \$1.5 – \$2 million.
15. Q. How about having a designated apartment like building for housing missionaries on furlough, guest speakers, musicians, etc. They could stay onsite rather than paying for a hotel. Women's Ministry could be responsible for upkeep.

- A. This is a great idea. We feel that this could be included in a future phase of building.
16. Q. What about a glass enclosed cry room as a part of the worship center at the back? Just big enough for a few chairs for people who don't want to put babies in the nursery.
- A. We have planned to allow mothers a space in the nursery to take their babies where they can watch the service on monitors. To add a cry room in Phase 1 requires not only more money (soundproofing), but also more logistical concerns when the sanctuary expands.
17. Q. Will the name of the church remain CDDBC or will we choose a new name?
- A. This was not in the Master Planning Team's job description, but because our church will no longer be on Circle Dr. we will probably have a new name.
18. Q. Are there going to be small prayer closets for individual praying?
- A. There are no plans for prayer closets in Phase 1, but will be looked at in later phases.
19. Q. As we expand the sanctuary, our classrooms will need to be larger in size. Has that been considered?
- A. Yes. The expansion in Phase 2 will accommodate the need for more classroom space.
20. Q. Is there a choir/orchestra rehearsal room?
- A. Not currently. This will need to be looked at as we expand in later phases.
21. Q. Is there only one storage area accessible to the kitchen and lobby area? (There is one storage area accessible to the youth area.)
- A. There are multiple storage areas throughout the building. However, after talks with church members such as Marsha Kerby, we feel that there will need to be another storage area more centrally located for storage of decorating items. We will meet with the architect to determine the best placement of that storage area in the current floor plan.
22. Q. Anticipating the attraction of young families, is the nursery area (cribs, crawlers and toddlers) large enough? How does the planned space for the nursery compare to our current space? Larger or smaller?
- A. The current square footage for our nursery area is 1,296 sqft. The proposed area is 1,692 sqft. This is more space and is more efficient space allowing for future growth.
23. Q. Is it possible that there would be an echo in the worship center because of the concrete floor?

- A. This problem will be assessed by the acoustical engineer, but because of the carpet, padded chairs and acoustical paneling that we will have in the sanctuary to absorb sound we do not foresee a problem with this.
24. Q. What financing arrangements have been made or considered?
- A. We were not given the task to come up with all the financial resources that can be used for raising money but here are several that could be possibilities:
1. The sale of our existing campus.
 2. Proceeds from www.spiralfunds.com
 3. Sacrificial donations/gifts made by members in a 3 year capital fund-raising campaign.
 4. Donations/gifts presented from persons/organizations outside the church.
 5. Loans secured through local financial institutions.
 6. If necessary, the sale of part of our 35 acres of property at the corner of Marksheffell and Bradley Roads.
25. Q. Have they considered possible danger of ice buildup falling from the overhang outside structure? Parking on the North side may have icing issues?
- A. There are only a few places where we have over hangs and we will make sure that drainage from these overhangs is adequate to prevent ice buildup. The parking lots will receive enough sun that with the plowing of snow, ice issues should be a minimal problem.
26. Q. Why are we building off Bradley Rd rather than Marksheffell? More houses and traffic come from Marksheffell and will draw people in?
- A. We do not currently own any property directly on Marksheffell.
27. Q. Baptistry – How will you deal with water issues and multiple baptisms? May want to provide alternate exit.
- A. We will need to put in place a process of baptism when we move, but are confident because of other churches that have gone before us that we can answer any concerns that may arise.
28. Q. \$8.5 million for hard construction cost – does this included inflation and projected future cost? i.e. if we do this 2015 is \$8.5 million realistic?
- A. We have kept that fact into consideration as we have planned. The hard part is that we have no idea what the economy is going to do. The great thing is God does. And because He is in control of this process He will not be caught off guard.
29. Q. Does the auditorium floor have to be sloped? I think it should be flat.
- A. The problem that you run into if the floor is not sloped is sight lines are obstructed. A sloped floor gives the people in the back of the auditorium an elevated viewing position, thus creating for them a more enjoyable and engaging experience.

30. Q. As the building expands to accommodate growth, how will the parking be expanded?
- A. Currently, the plan is that it would expand out to the south.
31. Q. Are there plans for a coffee counter or bookstore?
- A. There are plans in Phase 1 to have some type of coffee counter or cart/s. In future phases we will look at something larger like a coffee café. We will also look at putting in a bookstore and/or library in future phases.
32. Q. Is there a plan for internal/external directional signage?
- A. There are plans to have internal/external directional signage. We want to make the experience of being on our campus as easy as possible. Not only is the layout of our building simple in that there are only a few hallways to get lost in, but there will be adequate signage to direct people where to go.
33. Q. What about an area for wedding/funeral receptions? I don't think families would want to be in the entry of the building. Are we going to continue providing meals for funerals?
- A. This is where our use of the Youth Area as a smaller venue multi-use facility would be invaluable. There are also plenty of adult classroom spaces that could be used for these meals. Meeting the needs of those in mourning will definitely continue in the future of our church.
34. Q. Why not build out of insulated concrete foam block to save on heating and cooling cost?
- A. The issue with the ICF system (insulated concrete forming) is that our contractor has not been able to find a subcontractor to perform this work at a commercial level (40ft walls). If they could then the risk of not having competitive bids is a concern. Also, there would be an increase in the cost of \$3 to \$6 a square foot.
35. Q. Is \$199 a sqft an accepted cost in building today?
- A. Yes. This is an accurate and acceptable estimate.
36. Q. Is this the lowest bid or an approximation of what it will cost to build the current facility?
- A. This number is made up of many subcontractor bids. There is always an amount of estimating, especially when trying to price what the build will be months from now.
37. Q. Do we have someone in mind to build the facility? Does this company have a lot of experience building churches?

- A. Yes. We are using Fransen-Pittman contractors out of Englewood, Colorado. Over the past 12 years they have completed more than 70 church construction projects. They have a considerable amount of experience in church building.
38. Q. Will we have a construction manager overseeing the project from day one? Is this manager hired by us or the contractor?
- A. The contractor will provide a project manager. Our team will handle the weekly meetings of overseeing the project to make sure they are on schedule or answer any changes to the project that need to happen.
39. Q. As part of the landscaping of the grounds, will we have flag poles? This could be a benefit to attract military men and women.
- A. We agree 100%. We will have the architect add this to his renditions. One thought is that we have a cluster of 3 poles. One for the US flag, state flag and the Christian flag.
40. Q. Will we have flat roofs or slanted roofs? If the roofs are flat will it cause problems down the road like we currently have at Circle?
- A. The current design of the roof is flat. If a flat roof is properly installed, then it should last for 30 years. I asked the designer and contractor if they thought this was a major concern and they said, "No."
41. Q. How much concern has there been given to the energy efficiency of the building? Is the heating and air conditioning energy efficient? Are we going to be able to isolate areas that are not in use?
- A. Most of the current standards of construction have energy efficiency in mind. Our goal as a team is to insure that we make the building as efficient as possible. The HVAC system will be efficient as well. We will have multiple heating and cooling units that will allow us to isolate only the areas in use.
42. Q. Will we have any natural light in the hallways and is it possible to have solar lights in the ceilings?
- A. Because of the many bays of windows off the west foyer wall, we will have plenty of natural light. The design was done with a lot of emphasis given to natural light. We have not yet discussed any solar light options. Since the selection of these will come in future steps, we will consider them as a viable option.
43. Q. How tall is the cross on the front of the facility? Will it require a red light at night because of the proximity to the airport?
- A. The cross is 72ft tall. Whether it will need a red light will be dictated by code requirements which we will follow.

44. Q. Are you looking at xeriscaping the grounds instead of all the grass portrayed in the examples? The cost of maintaining that much grass would be significant. Not only in water cost, but also in a ground maintenance crew.
- A. The amount of grass shown in the portrayed images will not be the amount that we will have. There will be some around the outside of the building, but xeriscaping will be utilized. However, when we are ready to make these decisions we will consult with a Landscaping architect to give us multiple options.
45. Q. Would it be beneficial to have a line of shrubs and/or trees along the south side of the property to block continuing south winds that will buffet the church each day? This would also be helpful with snow storms and keeping the drifts away from the church entrance and walk ways.
- A. This is a good suggestion. We will consult with the landscaping company concerning these matters when they are brought into the project.
46. Q. How secure is the children's area? It seems as though there are multiple entry points that would take a lot of man power to keep secure.
- A. Even though it looks like there are many entry points into the children's area, the only way into the children's area is through the main entrance off of the foyer. Once a parent enters those doors they will be met by an attendant in the lobby that can help them. The perimeter doors are only accessible once a person is inside the children's area. Only children's workers will have a key to these doors.
47. Q. Are there any designated seating areas for people with handicaps?
- A. Absolutely. There are several areas throughout the worship center that have handicap accessible seating. The idea behind providing multiple areas is that we want people who have handicaps to have multiple seating options so they can sit with their families.
48. Q. Will there be an ambulance on the church site.
- A. No, probably not, but there is a fire station 2 blocks away. They will likely be the first response to any medical emergency.
49. Q. What about the other ministries that currently function at CDBC?
- A. The Koreans ministry plans to move with us. The Vietnamese are actively seeking their own church building. The Romanian ministry desires to stay in the area of the current location.
50. Q. Do we still own Pastor Chung's house? What will be done with that?
- A. Yes, we do still own the house. We do not plan to sell it out from under him, so something will need to be worked out.

51. Q. Will there be a camera filming the baptisms and showing them on the screens in the Worship Center?
- A. This is a great idea and we will plan to do this.
52. Q. Will the adult classrooms be carpeted?
- A. The final decision on this has not been made. They will probably be carpeted, but there could be a mix where some are carpeted and some are stained concrete.
53. Q. Have we received references from the churches that the construction company, Fransen-Pittman, has worked on?
- A. Yes. We have received references. The Master Planning Team has also toured several of the churches they have built and were very pleased with the product. All of the churches we spoke to had nothing but praises not only for the construction quality, but also for the process that they utilized.
54. Q. Will there be spaces for wheelchairs set aside so that chairs do not have to be removed?
- A. Yes. These types of spaces are definitely planned.
55. Q. Did the architects shoot the grade of the land? The hill seems to cover most of the view of Pikes Peak.
- A. Yes. We anticipate that part of the hill will be graded down and used under the new church facility.
56. Q. What can we do to prevent people from staying outside in the "coffee-area" during the worship service?
- A. Perhaps by shutting down the coffee service at an appropriate time before the worship service is to begin.
57. Q. Where will the choir music be stored since there is no choir room?
- A. One idea is to have music book racks at the back of the stage, which would be out of view to the congregation.
58. Q. Will there be a screen in the back for the choir to see video presentations and words to the music?
- A. Yes.
59. Q. Will there be a piano and organ on the stage (along with the orchestra and band)?

- A. There will be a piano on the stage and a keyboard in place of an organ. Bringing an organ into the facility would bring significant cost. The technology of electronic keyboards is so advanced that the sound quality will be excellent. There will also be room on the stage for the orchestra and band.
60. Q. What are the two hills on the site?
- A. This is broken up asphalt and pavement that the city dumped> We agreed for them to dump what we thought would be 3-4 loads. They ended up dumping 40 loads. This could work to our advantage since this material can be used to stabilize the construction site for the building and parking areas.
61. Q. What material will be used to make the cross? The concern is that that the cross would look like scaffolding.
- A. Steel. The architects and construction company are offering several concepts to insure that this is tastefully done and well done. One possibility is to have two smaller crosses with a larger cross in the center.
62. Q. Has there been any discussion about having a "community garden" on the property?
- A. Yes. This has been discussed and AI has had some experience with projects that have done this in the past. One possibility is the Urban Garden Society. In order to work with them there are certain guidelines that must be adhered to fit into their scope.
63. Q. What is the plan for a paging (intercom) system?
- A. Pagers, number assignments that could appear on the bottom of the big screens, etc.
64. Q. What about lighting for the property, for the street and for traffic lights for access and safety?
- A. There will be plenty of lighting on the property in the parking area. Since we are partially responsible for the street, we may have some say about street lights, but this would need to be worked with the city planning. Traffic lights are controlled by the city and we will not be able to dictate these. There are several access points that will be controlled by traffic lights.
65. Q. What about a computer/server room for technical support?
- A. Yes. There is a server room planned. It is located off of the foyer.
66. Q. What about a secured teller room?
- A. We have discussed using part of the office space for this. (The room will need access to a computer, the scanner and connected to Shelby). Another possibility would be to make the ushers closet double as a teller room.
67. Q. What about a security room to monitor all entrances?

- A. This could be done in a future phase.
68. Q. How many other churches are in the area?
- A. There are around two or three churches in the area. The closest is about three miles away. One is a J.W. church.
69. Q. How are we paying the Architect/contractor now? How much have we paid them?
- A. There is money in the future property fund (HVOL) that is designated for these expenditures. This contains money from designated gifts and the proceeds from the selling of COW. They are paid for time spent on our project as they bill us.
70. Q. Why do we have such large areas, including stages, for youth and children?
- A. For the youth this is anticipated as a multi-functional area to be used for more than youth events. The children currently have a stage, but in not nearly as nice a setting. The children's area is also large enough to accommodate a regulation AWANA mat. Since we are attempting to reach out to young families, we want to emphasize the importance of having top class areas for their children and youth. These areas have been planned to show that emphasis.
71. Q. Is the stage large enough to meet all the needs (choir, orchestra, piano, keyboard, other)?
- A. Yes, there is more space than we currently have and we feel it is large enough to meet all the needs.
72. Q. What about covered parking for the busses?
- A. This would be something we would look at for a future phase.
73. Q. What about a deaf ministry area?
- A. It would be cared for much as it is today, in the front to one side of the worship center.
74. Q. What about a shuttle for transportation from the outer areas in the parking lot?
- A. We could run golf carts when weather allows and the busses at other times.
75. Q. What about surge protection for the building?
- A. It is important to always protect the investment that we have made in electrical equipment. We will work with an electrical engineer to ensure that surge protectors are in place.
76. Q. What are the access points to the church when we start driving to the new facility?
- A. There are several paths to the property. All the access points to our property will be from the road that has yet to be built that will be perpendicular to Bradley Rd. As we get closer

to actually relocating to the property, these concerns will be addressed with specific instructions.

77. Q. What about the 100 year flood plain? Is this taken into consideration?

A. By code we cannot build within 300 feet of the 100 year flood plain.

78. Q. Is there a sign on the site that says, "The future home of ??? church"?

A. Not yet, but this is planned. Also, there will be a sign advertising our upcoming July 4th event for this year in the near future.

79. Q. What is the outside of the building made up of?

A. Steel, metal, stone, glass and concrete.

80. Q. Does the developer have any say about the building construction and its appearance?

A. Yes, but we do not foresee any issues at this time. Once we have a finalized set of plans we will need to meet with the developer and have them approve the design plans.

81. Q. What is the cost of the blueprints?

A. We have not paid for the blueprints yet. Those will not be done until we have stopped making changes to the renditions we are currently working to complete. Again, we pay as the architect works on our project and bills us for work he has completed.

82. Q. What are the offices for the administrative assistants like in the new facility?

A. They will all be seated in an open area (a "bullpen" area, if you will), much like today. The financial administrative assistant will probably be located in a private office due to the privacy needed in dealing with sensitive information on a daily basis.

83. Q. Was a basement consider during the planning of the facility?

A. Yes, but because of the amount of land space we have available, it was not felt that it was needed. There would be increased cost incurred with building a basement. Here are a few items that would contribute to the additional cost: digging the hole for the basement, additional concrete for the walls, and an elevator for access. Plus, it was felt that having one level is a great advantage in regards to making everything available to anyone and everyone.

84. Q. The adult space area appears to be less in comparison to the children's area.

A. We feel that the adult space is proportional to the children's space. However, we placed an emphasis on the children's space in the new facility. This emphasis is partially due to the demographics of the area and the hope and intent to reach young families. Another reason is the fact that the space and layout of our current children's area is felt to be less than

adequate when considering the needs in providing a children's ministry today. We want to build a children's area that will minister to the children and also be attractive to the parents.

85. Q. What about drainage?

A. There is drainage from above (to the west) the property that will be captured in the plans for the street and the incorporated street drainage. This drainage will be funneled across our (via drainage culverts) property.

86. Q. What about roadway cost?

A. We will be responsible for half of the cost of the road that will be built off of Bradley Road.

87. Q. What about the bathrooms in the Preschool area? They will need to be moved when the worship center is expanded. Can they be done differently, as far as placement, to prevent this future movement?

A. The reason the bathrooms are placed in the classroom is to allow them to be available in the room. This will eliminate the need for a teacher or worker to leave the room to accompany a child to a bathroom in another area. We want the adult coverage of the children to not be diminished at any time. Although we agree that it would be nice to avoid a need to move these bathroom facilities (and the fixtures) and the capping of the lines, the general feeling is that this design is more functional and will best provide for the overall safety of the children.

88. Q. What about a "stage preparation room" (a workshop) that could be used for building things for the stage and also staging props for a stage event?

A. This would be an area that would be expensive to build in the new facility. It would be much more cost effective to build an external building for this purpose. Storage areas within the building would be looked at to store items needed on a regular basis. We should consider storing anything that is seasonal or in support of a "one-time event" in something external to the main facility. Again, this is due to the cost of building this storage space in the facility as opposed to building an external building for this storage.

89. Q. Are we still planning to have chairs in the worship center?

A. Yes. These chairs will probably be bolted to the floor due to the concrete sloped floor.

90. Q. What about having a door from the youth area to the kitchen?

A. We have thought about this, but we want to prevent the youth from having direct access to the kitchen. We felt like the door entering the kitchen from foyer / fellowship area would be sufficient since it is very close.

91. Q. Why are the doors in the children's area in the center of the wall?

- A. This is where the architect placed them. We can certainly consider placing the doors in the “corners”.