

**White Bluff Chapel**  
**Needs Assessment Q&A Meeting Recap**  
**July 2023**

We believe God has placed White Bluff Chapel in a strategic place at an opportune time to reach the spiritual needs of the White Bluff community and surrounding area.

**Why?**

The focus of the White Bluff Chapel must always be on our awesome God and the people He has called us to minister. So, why are we considering an expansion of our chapel facility? Simply, to plan for increased capacity to reach more people and expand our ministry footprint. We believe a larger ministry presence at White Bluff Chapel will broaden our overall effectiveness and ability to launch and support additional local, national, and global mission endeavors. We believe this proactive approach will assist in fulfilling the vision of the Chapel, rooted in God's Great Commission, for the next 20 years.

**What were the motivators for this assessment?**

The first Needs Assessment Committee (NAC) was formed in 2010 and another in 2016. Expansion plans were considered but the economy and conditions in White Bluff Resort were uncertain. In addition, in 2016, the previous White Bluff Chapel pastor became ill, so again the plans were tabled. In 2022, the current NAC was formed by the Trustees to delve into the present and future spatial needs of the Chapel. The NAC reviewed the data from the previous needs assessment surveys and conducted interviews with numerous long-standing members in addition to many new members to validate previous data and identify new concerns. Combining the results of the data and the interviews, the following issues were identified as top priorities:

- a. Facilitate the return of the staff to the Chapel campus.
- b. Adequate classrooms for multigenerational Bible studies as well as music, Critters, and other mission activities.
- c. Additional storage space.
- d. A large handicapped accessible family restroom as well as additional restroom facilities.
- e. Additional parking with additional handicapped parking.
- f. Space limitations for current and planned activities do not allow for participation by all church members. Several church-wide events are held off-site because our current facilities do not allow for participation by all members.

### **What are the capabilities of the current facility?**

The sanctuary seats **259**, including the choir loft. The fellowship hall seats **80** at round tables. Currently, there are **4** dedicated classrooms and **4** multi-purpose rooms, totaling **8** classrooms. There are **114** parking spaces. The Chapel owns 6.5 acres.

### **Why can't we expand the sanctuary?**

- a. A 2016 member survey showed a resounding NO for making changes to the existing interior or exterior of the sanctuary.
- b. Expanding the sanctuary into the parking lot would result in losing the mural in the vestibule.
- c. Expansion toward Misty Valley Circle would eliminate the drive-thru porte-cochere and the stained-glass windows.
- d. Adding a second story has been deemed too expensive for minimal added space.

### **What forecasting tools were used in this assessment?**

- a. Growth numbers from Chapel records, both membership and attendance.
- b. Growth in historical and current residential construction in White Bluff per ACC data.
- c. New residential developments in the greater Whitney area.
- d. Enrollment data from Whitney ISD.
- e. Professional consultation from Church Architects Resources who have a combined 70 years of experience.

### **What are we getting?**

The vision of the NAC reflected in the Conceptual Plan was to provide not only for the current needs of the Chapel, but its needs for the next 20 years. This plan details:

- a. The staff offices will return to the Chapel with an office for each of our staff members and the flexibility to repurpose additional office space for any future staff member. It also creates a reception area for the office, a designated work room, and a multi-use conference room for privacy.
- b. The Conceptual Plan creates **7** classrooms with a projected capacity of **212**. After renovation, **11** dedicated rooms, **2** multi-use rooms, and the multifunctional worship center, could be used simultaneously. The facility would provide quality room for Vacation Bible School and a multigenerational Bible Study program.
- c. It creates a music room with storage to accommodate choral materials and a place for the handbell ministry that keeps them from having to pack up at the end of each rehearsal. The music room allows the choir to prepare prior to the services without

- interfering with the congregation's ability to access the sanctuary. It will also allow for additional multigenerational music groups.
- d. The Conceptual Plan more than doubles our current storage capacity and will more than double the available kitchen capacity.
  - e. The expansion creates handicapped accessible restrooms and family restrooms in addition to creating additional men's and women's restroom facilities.
  - f. The proposed multifunctional worship center provides for a capacity of **216** at round tables, seating **8** at each table. In addition, this facility could accommodate a projected **350** for a worship service. The floor will be marked for **2** pickleball courts.
  - g. The Conceptual Plan allows for a designated area for SRT surveillance.
  - h. The Conceptual Plan provides an improved welcoming area in the vestibule of the new construction and a multi-use hospitality room designed to welcome visitors.
  - i. There will be handicapped parking surrounding the building. A desirable solution for expanding parking at the Chapel is in progress.

### **Columbarium**

The NAC has confirmed with the Columbarium Committee that any expansion plans will not conflict with the proposed plans for the Chapel or the Columbarium.

### **How will we keep the "family closeness" that is currently felt in the Chapel?**

The assimilation of members into church activities is important. Bible study groups, small groups, supper clubs, and the Links Fellowship are just a few tools mentioned to maintain the closeness. In order to retain this vital part of the Chapel's DNA, we must grow smaller in order to grow bigger. While not a responsibility of the NAC, this is a fundamental concern.

### **What is the timeline?**

It is projected that full implementation of the Conceptual Plan will take 2-5 years. The conceptual drawing was the first step. The development of a financial plan, based on projections, is next. Once financial goals are established and met, an architect and civil engineer will be hired for the design and development of final drawings. Bids for construction will be requested and are projected to take a 2-6 month time period. Then, the actual construction will take approximately 18 months to 2 years to complete.

### **Can the expansion be done in phases?**

The answer to this question is "Yes," but phasing would add another \$400,000 to \$600,000 to the final cost. Avoiding this extra cost is better stewardship of the Chapel's funds.

### **What is the estimated cost?**

The NAC requested rough estimates from three professional building sources: SynCon (Ron Roberts), Acker Construction, and Church Architecture Resources. Independently, each one came back with a reasonably comparable estimate of \$4 million plus. At the time of construction, the actual cost will likely be higher due to inflation. The cost includes 100 additional parking spaces, chairs, tables, AV equipment, etc.

### **How and When do we proceed?**

The Trustees will review the NAC's report and the comments from the small group meetings and consider all relevant factors and decide on the timing to move forward. While the timing of expansion is uncertain and will require monitoring of the various conditions that should be met prior to breaking ground, the NAC believes that future expansion of the Chapel's facilities to accommodate growth is inevitable (see attached graphs). The following recommendations of the NAC will provide for future requirements.

- a. Establish a Fund-Raising Committee to oversee a campaign to ultimately fund this expansion project. Though it is not known when construction will begin, it is evident that future expansion will be needed and will require a significant monetary investment. Obviously, the more funds that can be accumulated before construction, the less debt the Chapel will need to incur.
- b. Establish a Building Committee to take the Conceptual Plan and begin fine tuning it for the construction phase.

### **How much pre-construction funding is needed?**

The NAC has recommended to the Trustees that a minimum of 30% to 50% of the estimated cost of construction be available through cash donations or multi-year pledges prior to ground-breaking. The amount the Chapel is able to fund prior to closing on a mortgage note has a significant impact on annual debt service obligations and total interest paid. To illustrate, the following table summarizes the impact of varying levels of pre-construction funding on annual debt service and total interest incurred, assuming \$4 million of construction costs at 6.7% interest over a 240-month period:

<b>Funding Level</b>	<b>Amount of Down Payment</b>	<b>Annual Debt Service</b>	<b>Total Interest Paid</b>
30%	\$1,200,000	\$254,484	\$2,289,689
40%	\$1,600,000	\$218,130	\$1,962,591
50%	\$2,000,000	\$181,775	\$1,635,492

In a nutshell, every \$400,000 of pre-construction funding saves us more than \$300,000 in interest over the scheduled term of 240 months.

### **Items for future consideration during Step 3 of a 4 step process:**

There were several suggestions and “wishes” that were not included in the conceptual drawings because the NAC focused on spatial needs. The following suggestions made during the small meetings were categorized for future evaluation and consideration during the architectural and building process. Some of these ideas include:

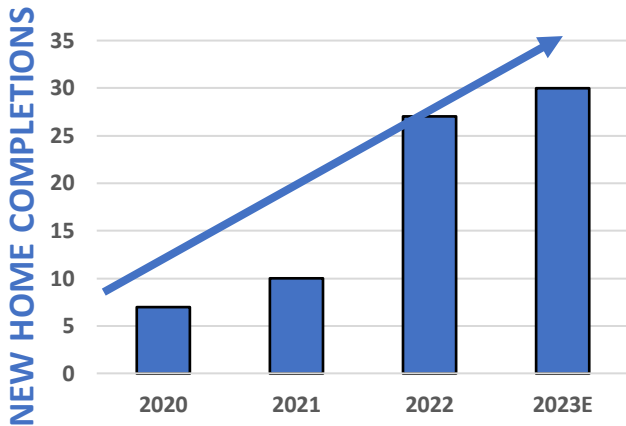
- a. request architectural elevation drawings;
- b. contract with a quality builder that can meet deadlines;
- c. use pier and beam construction or use of piers in the slab;
- d. re-evaluate kitchen position and move storage to north of kitchen in the proposed plan;
- e. re-evaluate the size and height of the stage in the multifunctional worship center;
- f. re-assess exits in the multifunctional worship center;
- g. review pastor’s courtyard external access;
- h. address the elevated areas in the current sanctuary which prohibit handicapped access;
- i. use appropriate flooring in the newly created sections of the existing fellowship hall;
- j. add handicapped parking;
- k. evaluate accessibility for firetrucks under cantilever awning;
- l. addition of fire hydrants;
- m. review the flow of the one-way drop-off and pick-up under cantilever awning;
- n. evaluate state of the art equipment enabling the SRT to lock down the facility;
- o. four pickleball courts requested;
- p. re-evaluate a walking balcony in multifunctional worship area;
- q. re-evaluate storage requirements;
- r. re-evaluate room 125 hallway door placement;
- s. purchase a portable Baptistry;
- t. coordination of the use of the existing building during the construction phase; and, if possible, an early staged opening of essential elements.

### **Conclusion:**

As one member stated, “Not planning is a mistake.” The current Chapel facility has enabled us to provide space for worship, fellowship, Biblical study, and ministry. It has served us well for the past 20 years. As the community and church have grown, it has become apparent that proactive steps need to be taken. The NAC has diligently strived to be a listening ear to the congregation, keeping the vision and mission of the church as a priority, while prayerfully discerning God’s will in proposing any changes/recommendations. For both the NAC and the congregation as a whole, these proposed steps are crucial. Additional space will increase opportunities for worship, fellowship, Biblical study, and ministry. Decisions today will affect the church’s direction for the next 20 years. Therefore, the goal of any proposed building expansion is to help equip us to carry out the mission endeavors God grants us. Please continue to pray for wisdom and guidance as together, we answer God’s call to be the hands and feet of Jesus.

Please email the NAC with any questions. The email address is [nac@whitebluffchapel.org](mailto:nac@whitebluffchapel.org)

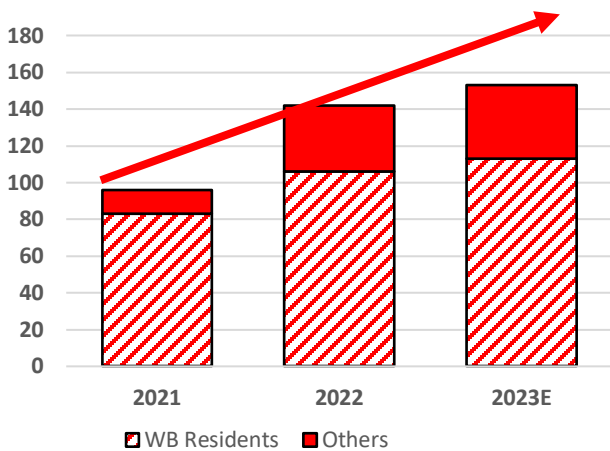
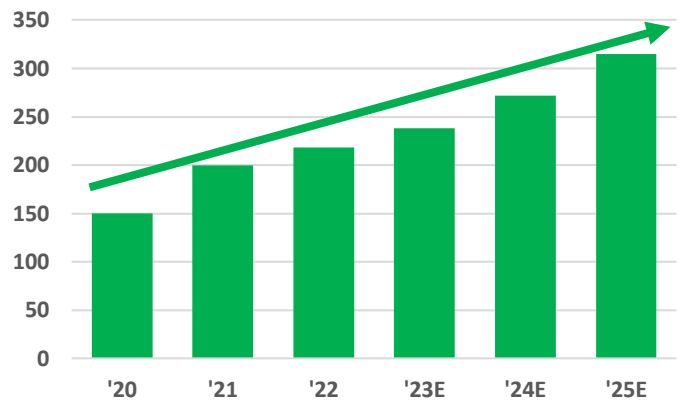
# WHY NOW?



**WHITE BLUFF  
IS GROWING!**

**WORSHIP  
ATTENDANCE  
IS GROWING!**

15% per year



**FIRST TIME  
VISITORS  
ARE GROWING!**

25% per year

**THE TIME IS NOW!  
SHARE THE VISION!**