

Trinity Facility What If Team
Minutes of the Meeting of January 22, 2008
7:00 p.m. Family Center

Present: Dave Van Den Brink, Jon Opgenorth, Jodi McDonough, Jeff Guthmiller, Scott Simmelink, Dave Mars, Brian Hector, Duane Feekes, Scott Heemstra.

Guests: Dennis Batty, The Dennis Batty & Associates Group (DBA)

1. Scott S opens in prayer.
2. Dennis gives general introduction to the firm.
 - a. Firm began in 1976. 80% of their designs are churches. Have designed in 25 states, 11 denominations, 300-400 churches. They are not in the business of drawing drawings and making pretty pictures—passionately committed to getting buildings built and completed projects.
 - b. Dennis graduated from Iowa State University. Enough said.
 - c. He is interested in churches and kingdom work—likes the technical aspects, but very interested in “how to do church better”.
 - d. Most projects start with program development.
 - e. Projects come down to 1) what we have, 2) what we can raise, 3) what we can borrow.
 - f. Plan on \$135-150 per s.f. for building
 - g. Stated that the single most important force in a building project is Momentum. Once you begin, you need to keep moving. Must have a plan and schedule for moving through the project with mile markers along the way to mark progress.
 - h. Should not delay any part of the process more than six months or momentum is lost.
 - i. Significant time spent on fundraising, business plan to pay off financing, etc.
 - j. Major Components of the Building:
 - i. Worship Center(s)
 1. Acoustics—the single most important aspect of the worship center. Two aspects to acoustics:
 - a. Design of space
 - b. Design of sound reinforcement—with seating > 600 plan to spend > \$100,000 on sound reinforcement
 2. Lighting
 - a. Must be able to read
 - b. Video projection—“If gonna do it in church, gotta do it well.” If people are used to HD at home, then church needs to have HD as well. Do it right and with excellence.
 - k. Money—his goal is to be as upfront as possible about costs. When the master plan is done, he will provide a good idea of cost. Will provide a total project cost—47 items on the list, one of which is the building structure. His goal is to be brutally honest about cost. It is DBA’s policy to not make promises about cost that they cannot keep.

- I. Scheduling/Timing—planning process
 - i. Program/Master plan—will take three months. At the end of this, we will know what the first phase is and what it will cost.
 - ii. Design/Development, Working drawings and Construction documents—three more months
 - iii. Bidding & Permitting—2 months
 - iv. Construction time for entire facility will be approximately one year for 50-70,000 s.f.
 - v. These timelines are the bare minimum
- m. Dennis then walked us through his book handout
- 3. How do you end up doing projects on West Coast?
 - a. Pastoral migration—a pastor from Cedar Rapids moved out there and opened the flood gates
 - b. South America projects—they called him
 - c. Bread & butter projects are in the Midwest
 - d. Over half of his projects are additions
- 4. What advantage is there to a “local” architect versus one from Minneapolis?
 - a. If you find someone closer with all things equal—use them
 - b. DBA brings to the table
 - i. Experience with 300-400 churches
 - ii. Expertise and experience that is worth something
 - iii. Will be here when we need him
 - iv. Has his small plane pilot’s license
 - v. Not a large firm (5 people in the firm)
 - vi. Specializes in taking care of clients
- 5. Will the entire team come for planning nights?
 - a. Dennis will be the principal on the project and will be the only one here. He would really like to do the project because:
 - i. Wants to see why Trinity is bursting with two services
 - ii. Can sense that something is clicking within Trinity and wants to be a part of a church that is growing
 - iii. Clearly Trinity is doing something right and is achieving results
 - iv. Wants to be part of the transition and help in facilitating life change for the lost
 - v. Wants to position self to be a part of something big
- 6. Are you LEED certified and do you design environmentally friendly?
 - a. Dennis is not LEED-certified yet. He is working on it, but likely will not be registered before our project begins or ends
 - b. Desires to take valid, realistic, workable, applicable and reasonable aspects
 - c. Need to be good stewards of all resources
 - d. Careful with materials
 - e. Careful with site design—has been doing long before retention became popular
 - f. Should build with good green principles, but not go overboard
- 7. How do you design for acoustics and lighting?

- a. Works with consultants. Fees will be open book—lays all costs out for us to see
 - b. Fees are fixed, not percentage
 - c. Acoustical engineering looks at the space and the system. First design the space, and then design the sound system to fit. Do not count on a vendor to perform system design.
8. This project is a step of faith; we are hoping to bring people to the Lord through this. If we feel that it would be best to team up with someone like Cogun, Aspen, etc. will that work.
 - a. Dennis has seen a shift in the delivery system. He has not done a bid project for over five years.
 - b. Having the General Contractor (GC) on board during the master planning process is money in the bank.
 - c. That does not mean that 100% of the project is not competitively bid.
 - d. Majority of work is through a partnership—3-legged stool and every leg is important
9. Do we need a church consultant?
 - a. Dennis does not think so, even though it may be the current rage.
 - b. He will not be bashful about helping us navigate. He believes that DBA's experience can bring a lot of the things that a consultant would do.
 - c. A building project should be exhilarating. They will identify mile markers along the way and suggest when we need to do something.
 - d. Get a GC involved very early in the process!
10. General discussion on sanctuary size
 - a. Figure 22" per person in pews. When it is filled to 80% of total capacity, it will feel like the sanctuary if full.
 - b. Can get much closer to the ultimate theoretical when chairs are used. Usually, when the chairs are 90% full, the space is considered full.
11. At this point, there was general conversation and looking at the picture boards that we brought. Highlights include:
 - a. We have tough decisions to make in the future—this will be a budget driven process.
 - b. Facility that we build must be more than just the sanctuary
 - c. Large lobby spaces double as fellowship halls
 - d. Lobby is now a destination space, along with sanctuary, children's ministry space, and offices.
 - e. Trinity is no longer a small church—once a congregation passes 500 people, it is no longer possible to know everyone
12. Dennis closed in prayer at ~9:45 pm.

Guests left and FOT/WIT continued the meeting.

13. Discussion of web site. How do we like it? Team will review so that we can make the site public. Need to check with Jeff Joiner if there are any statistics that we will be able to glean from the site.
14. Briefly discussed Karen's proposal. Everyone is to respond to the email.

15. Generis will be here on 1/31 at 7:00 pm. Scott will ensure that Pastor JO informs the LT.
16. Brian H closed with prayer at ~10:15 pm.
17. Next meeting is Jan. 31 with Generis

Submitted by Scott Heemstra