

DAWSON MEMORIAL BAPTIST CHURCH

RENOVATION OF THE SANCTUARY & ADJACENT SPACES

MASTER PLAN & CONCEPTUAL BUDGET



Timeline of Previous Updates & Additions

- 1951** Dawson's Sanctuary was built.
- 1956** The East Wing and Transept were built.
- 1959** The West Building was built.
- 1975** Both Transepts were increased in size.
- 1988** The Sanctuary had some minor updates such as new carpet and pew cushions.
- 1995** The Vestibule was expanded.
- 2007** The baptistry stained glass window was added.

Issues That Need To Be Addressed

There are many needs that must be addressed in the Sanctuary due to the age of the building and changes in building codes. One major issue is that the main level of the Sanctuary is not on the same level as the adjacent buildings which causes movement for people with limited mobility to be extremely difficult. Another is that the electrical and mechanical systems are out of date, and a fire suppression system needs to be added. Also, the current design of the Sanctuary does not allow line of sight to the platform from all seats, and multiple entrances cause distractions during worship. Additionally, all audio, video, and lighting components need to be updated.

Project Initiation

In **October 2020**, the church approved the creation of an Ad Hoc Team to study and make a recommendation for a master plan to address these needs. In **October 2021**, the church approved hiring Myrick, Gurosky and Associates (MG&A) to work with the Ad Hoc Team and several of Dawson's staff to develop the master plan.

Ad Hoc Team Findings

With the interdependency of the Sanctuary and the adjacent buildings, it was found that the work needed would go beyond the Sanctuary itself. To make the Sanctuary and adjacent spaces fully accessible for people with mobility issues, the Sanctuary and the West Building need to be on the same level. Mechanical systems for both buildings are interdependent. Therefore, the plan would need to include **4 major components** as follows:

- 1.** A major renovation of the interior of the Sanctuary.
- 2.** The addition of a new Commons area on the East side of the Sanctuary.
- 3.** The replacement of the West Building with a new structure.
- 4.** The addition of a basement to the new West Building.

This plan addresses many important needs:

- Maintains the character of Dawson with pews, baptistry, and architecture.
- Improves accessibility for people with limited mobility by having the Sanctuary and West Building on the same level and with more elevators.
- Brings the building up to current codes, such as fire sprinklers, electrical, and HVAC.
- Provides a flexible worship space to serve the needs for many generations to come and provides a welcoming environment to guests and visitors.

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- Improves space for connecting with guests and new members (Next Steps Area).
- Provides handicapped accessibility to the platform.
- Improves the line of sight for all seats in the Sanctuary.
- Improves functionality for the choir, orchestra, and worship team with a larger platform and reconfigured choir loft.
- Improves quality and versatility with upgraded audio, video, and lighting.
- Encourages congregational participation and intimacy with radius pews and proximity to the stage, as well as limits distractions by relocating some entrances.
- Improves ingress, egress, and safety with larger entry ways, new commons areas, new vestibules, and new doors.
- Provides room for large gathering spaces with new commons areas.
- Improves event functionality for KidLife, DNow, weddings, and funerals.
- Provides easily accessible storage space under the choir loft area for large items such as the piano and orchestra equipment.
- Addresses water intrusion from the building envelope.

Conceptual Budget

MG&A provided cost estimates based on their previous experience. The total conceptual budget for the Sanctuary and adjacent spaces is **\$24,350,000**. Including contingencies, the Ad Hoc Team believes the final cost should not exceed this amount.

Financial Plan & Goals

Since July 2020, when Dawson's prior debt was paid off, the amount of that debt payment (**\$50,000** per month) has been saved in a building fund. By the time construction would begin, there should be **\$1,800,000** in the fund. Dawson's capital campaign will ask members to give over and above their tithes and offerings over five years to help pay for these spaces. The goal for that campaign will be **\$12,000,000**. The remaining **\$10,550,000** would be borrowed. A loan of \$10,550,000 for ten years at 5% interest, for example, would be a monthly payment of **\$112,000**. The plan is to increase our monthly savings amount to **\$100,000** starting with the 2023 budget. Dawson's Finance Team believes that we are in a good position to make the required monthly payment.

Future Plans & Timeline

With approval of the church in conference, the Ad Hoc Team would engage MG&A to develop complete construction drawings and they would then seek proposals from contractors and recommend which one to hire. The final design, contractor selection, and final price would be presented to the church in conference for approval in early 2023. With approval, the capital campaign would be conducted in the spring of 2023 and construction could begin in the summer of 2023. Construction is estimated to be 14 months. The plan would be to move into the new buildings in late summer of 2024.

You can view the master plan at www.dawsonchurch.org/MasterPlan.