



MEMORANDUM

August 19, 2021

TO: Doug Baldwin, Chairman, Future Planning Committee
First Baptist Church
PO Box 69
Lorena, TX 76655-0069

FROM: Pat Ekern

SUBJECT: Field Consultation on August 18, 2021

OBSERVATIONS:

First Baptist Church is located 13 miles south of Waco. The church has learned from the Chamber of Commerce that Lorena's population is expected to more than double in the next few years. The Future Planning Committee has been asked by the church to look at the church's existing capacities and make recommendations to help prepare the church to address the coming growth. Part of their assignment is to study the location of an elevator to provide access to the second-floor education classrooms, and to consider how The Shepherd's Heart ministry's needs for space can best be accommodated.

The Future Planning Committee's goals are to look at options to accomplish the church's request, and to present the options with ballpark estimates, along with pluses and minuses for each option. The options will then be presented to the church for their decision.

The church has an annual budget of \$380,000 with no debt. The church's approximately 6-acre site provides parking for 200 cars. Existing facilities are a worship center which seats 270, a two-story education/fellowship building, and a separate office and youth building. Education capacity is 200; fellowship capacity is 150. Worship attendance is 165, Bible study attendance averages 120. The church is located at the corner of Center Street and the I35 south-bound access road, which gives the church excellent visibility.



SUGGESTIONS

- The Shepherd's Heart ministry is an important and growing ministry in Lorena. While one consideration was to provide a two-story building attached to existing facilities for expansion of this ministry, I suggest that the church consider creating a stand-alone building at the southwest corner of church property. This will allow the ministry to
 - Have a separate identity
 - Have more visibility in Lorena
 - Provide easier, more comfortable access by clients
 - Have opportunity and more freedom to expand
 - Face less struggle between its growing ministry and the church's growing needs for space, allowing both to keep a healthy relationship between the two ministries
 - Have flexibility in the future if The Shepherd's Heart desires to add additional ministries
- Consider that a church grows in a healthy way when it balances worship capacity, education capacity, fellowship capacity and parking. The churches current balance looks like this:

WORSHIP	EDUCATION	FELLOWSHIP	PARKING
270	200	150	100

Currently all except Fellowship space are in balance. As long-range planning begins, the team may wish to give attention to this area. As the church plans to balance all areas, try to future proof plans by developing conceptual plans that

- Maintain visibility from I35
- Keep a prominent position for future worship buildings
- Provide circulation between existing and proposed future additions
- In the current building climate, plan for a cost around \$120 per square foot for a basic building to meet initial needs for The Shepherd's Heart ministry.
- Schedule another time to meet to consider how to improve the existing Welcome Center.
- Consider preparing conceptual floor plans for the location(s) of the elevator, for a welcome foyer at the north entry to the existing two-story education building, and for a future two-story education building. Such conceptual plans can help with the church make decisions and can serve as tools to gather ball-park construction estimates.



Church Architecture provides a conceptual design service to help the church clarify its needs and scope of the project. If that service is desired, please complete the Request for Site Plan/Floor Plan Study form (attached) and email it to me with the requested information. With this information we can do a conceptual master site plan, if desired, and a floor plan study. The service requires approximately 8 weeks; the cost is shared by gifts of Texas Baptist churches through the Cooperative Program.

Thank you for the opportunity to meet with you and hear the church's heart for continued ministry to Lorena.

Enc. Request for Conceptual Master Site Plan / Floor Plan study

cc. Tim Randolph, Director of Missions, Waco Regional Baptist Network
Tim Marrow, Area Representative, Baptist General Convention of Texas
Phil Miller, Director, Center for Church Health, BGCT
Karen Young, Church Architecture, BGCT