

Q: Are City of Rock Hill water and sewer services needed, and will annexation into the City be necessary to access those services? Will current buildings be switched over?

A: Fire codes require us to be on city water to support our fire and sprinkler systems. The existing septic system is insufficient to manage the additional demands of new buildings. Septic systems occupy a significant amount of land and would hinder our ability to maximize the property's potential. According to state law, annexation is not currently required, as our property is not contiguous with the existing city limits. However, since this situation may change in the future, an acknowledgment agreement will need to be signed.

Q: What will happen to the current fellowship hall and kitchen?

Have we considered adding an elevator to the existing education building?

A: Team Nehemiah recommends relocating the kitchen equipment to the new building to reduce costs and free up space. Plans for the fellowship hall include subdivision into classrooms, a breakroom-style kitchen, and additional restrooms. This arrangement will enable the Vietnamese group to maintain their designated space.

An elevator would cost around \$500,000 to gain approximately 3,500 square feet of usable space. This would require costly updates to comply with current building codes. With the suggested reconfiguration of the fellowship hall, the upstairs area could be designated for use by youth and young adults. Children would be relocated to the reconfigured fellowship hall area. This change would also facilitate the availability of more classroom spaces for adults on the main floor of the education building.

Q: What is the plan for the additional phases?

A: Once funding has been secured and Phase 1 is nearing completion, the needs will be reassessed to determine whether the school or the fellowship hall should be the next priority. Fundraising efforts will continue without interruption.

Q: Will this information be accessible outside of the scheduled meetings?

How can additional questions be submitted and addressed?

A: Yes. The team is committed to ensuring complete transparency and seeks engagement. A dedicated landing page on the church's website will host comprehensive information related to the project and capital campaign. This page will feature a Q&A section, architectural drawings, status updates, opportunities for contributions, and a platform for submitting questions. An email account has also been created for communication purposes: TeamNehemiah@LakewoodFamily.com.

Q: How can I help?

A: Start with prayer. How you decide to leverage your God-given resources will have a profound eternal impact. Prayerfully consider how God will choose to use you. Contributions can be made on an individual basis and/or through monthly commitments, both electronically via www.lakewoodfamily.com by selecting the *the Building Fund* option on the *Give* page, or by check or cash, noting *Building Fund*.



THE ANCHOR
@ LAKEWOOD BAPTIST CHURCH

Representing purpose, security, and a firm foundation.
Providing a place for worship, prayer, and fellowship.

Just as an anchor is essential in providing stability to a vessel in turbulent conditions, the multipurpose facility will be the anchor for His space and His plan. These efforts will anchor future developments, extending our reach and impact to the community and future generations.

Missional Statement

To strategically and purposefully address the current needs of our church community, aiming to design functional spaces that facilitate evangelism, ministry, and discipleship in a dynamic manner while enhancing both outreach and inreach initiatives, ultimately fostering transformative experiences that glorify and grow His kingdom.

TEAM NEHEMIAH

Q & A

Q: Has the staff been included within the planning process?

A: Yes. Preacher Jerry's vision for a school was thoroughly examined by multiple committees and Team Nehemiah (officially formed in September of 2022). Their research revealed that the costs were too significant to prioritize the school in the initial phase, especially as it did not adequately address the pressing needs of the church. Various meetings have taken place outside of Team Nehemiah's weekly meetings that have included the committee, staff, and deacons.

Q: Why is it not feasible to proceed with the entire original plan?

A: Simply put – cost. The initial estimate was \$11 million for an elementary school, multipurpose building, and fellowship hall. Construction costs would likely rise significantly by the time funds were raised. Based on last year's contributions, the South Carolina Baptist Foundation has indicated that Lakewood Baptist would be able to secure a maximum loan of \$3 million.

Q: Why did the team select the multipurpose building as the initial project?

A: The decision to prioritize the multipurpose building is based on its functionality, effectively addressing the current needs of the church. This facility will support a variety of activities while also providing additional parking. The primary gym area can accommodate up to 900 people, decreasing to 571 when tables and chairs are included. The building will also feature two classrooms, a kitchenette, and multiple storage areas for equipment. Ultimately, it will enable us to engage more children and families, which in turn, will facilitate greater fundraising opportunities for subsequent building projects.

Q: What is the expected cost of Phase 1? How much will fixed costs increase?

A: As of today, Phase 1 is estimated at \$7.5 million. This includes a \$100,000 allowance for kitchen equipment, a \$75,000 allowance for stage and lighting equipment, and a \$25,000 allowance for sports equipment. The site work, marking the first official phase of construction, is projected to cost \$2,530,000. This amount encompasses \$69,000 for relocating the modular units and constructing the necessary decking and underpinning. Team Nehemiah recommends relocating the modulares to the ball field adjacent to the current fellowship hall kitchen once site work commences.

Fixed costs (utilities, insurance, janitorial services and supplies, technology, security, landscaping, and other operational expenses) are projected to rise by 40%. Based on current fixed costs totaling \$180,000, this equates to an increase of \$72,000.

This figure is a projection and may be influenced by various factors.

Q: Why is it necessary to grade the entire site to construct just one building?

What can we do with the cleared land until additional buildings are constructed?

A: Primarily cost. Completing all cut and fill operations simultaneously allows for a balance of on-site dirt quantities, avoiding expenses associated with hauling dirt out and bringing it back in for future construction. The stormwater retention system, along with the water and sewer infrastructure, is essential in this initial phase. Importantly, a church member has offered to perform this work at cost, an opportunity that may not be available if we choose to delay. Once cleared, the land will become green spaces to be used for outdoor functions and community outreach events, as well as providing overflow parking. This is important, as we may not always be guaranteed access to the adjacent field that is utilized for events.

Q: How are we funding the project?

A: Given that loans entail substantial monthly payments with high interest rates, we believe it is important to raise the funds (rather than to borrow) to avoid compromising our capacity to serve through various ministries. The hope is to inspire year-end contributions and encourage prayerful consideration of monthly commitments for the upcoming year. There will also be fundraising initiatives.

Q: When can construction begin and how long will it take?

A: The timeline for completing The Anchor is contingent upon the speed at which funds are collected. Once \$2.5 million has been collected, and necessary permits obtained, site work and relocation of the modular units can begin. Contingent on weather conditions, site work is projected to take approximately 6 months once dirt begins being moved.

Q: Can church members help with construction or submit bids?

A: There will be specific projects that church members can help with. Leitner Construction will serve as the licensed general contractor. All contractors must be insured and bonded to safeguard the church against liability. All bids from contractors and suppliers must be submitted through Leitner Construction.

Q: What will happen to power lines that run through the middle of the property, as well as trees along the perimeter?

A: York Electric has agreed to relocate their line that runs across the property. We will incur costs to move our service line that feeds our existing buildings. Prior to permitting, York County mandates we conduct a tree survey to assess which trees must be preserved. While the majority of trees will be removed, certain trees will remain in designated buffer yard areas. Also, specific landscaping requirements must be adhered to due to local code.

Q: How many parking spaces will we gain? Will turn lanes or a traffic light be needed?

A: Currently, our main lot features 88 paved parking spaces, supplemented by spaces in the gravel area. Although the gravel spaces will be eliminated during the site work, we will gain 123 new spaces (including 6 designated for handicapped access) in the initial construction phase. Additional parking spaces will be added in Phases 2 and 3. The necessity for turn lanes will be determined following the completion of a traffic count study. At present, there is no requirement for a traffic light.



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Although the gravel spaces will be eliminated during the site work, we will gain 123 new spaces (including 6 designated for handicapped access) in the initial construction phase.

Two exiting lanes onto Mount Gallant will lessen congestion after services and churchwide activities.

Additional parking spaces will be added in Phases 2 and 3.



www.lakewoodfamily.com/the-anchor