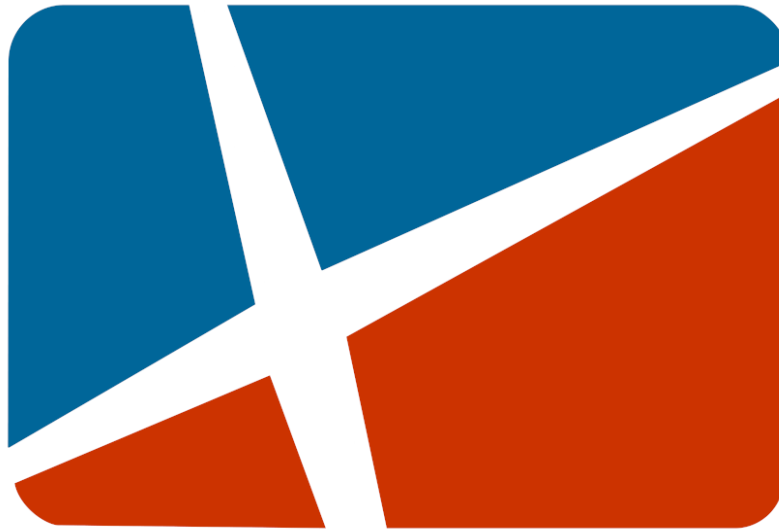


MOUNT ISA BAPTIST CHURCH



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FACILITY MAINTENANCE AND DEVELOPMENT PROPOSAL

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RATIONALE

While facilities can be often overlooked as only playing a minor part in our overall mission, they are in fact an important aspect of a healthy church. Namely, in providing a welcoming, well maintained, functional-to-our-needs facility.

When I (Tim) arrived at the facility of my previous position, the facility hadn't been touched in 30 years, and it was noticeable! It wasn't noticeable to many of the existing congregation, but to newcomers and visitors, the aesthetic of the facility was old, tired and unwelcoming. We did slowly but surely work to that end of revitalising the facility.

Granted, at MIBC, significant money has been spent on facility upkeep and it is noticeable (i., the Top Hall, parts of the Auditorium). I commend the decisions that the church has previously made to maintain and refurbish the facility. But I suggest that there is more work to do.

A number of church strategy books do address the need to provide 'welcoming, well maintained, functional' facilities. For example Kennon Callahan, a long time church consultant, writes:

A strong , healthy congregation:

- *Has adequate space and facilities for our present and future mission, shepherding, worship service, groupings, and programs*
- *Has a balance between our land, landscaping, parking, and our space and facilities*
- *Has space and facilities and facilities that are well maintained on a regular basis*
- *Has space and facilities that create a warm first impression of welcome, being attractive, and helping persons feel at home¹*

Callahan suggests that a church use a schedule of preventative maintenance and ongoing restoration. This avoids large capital expenses to arise all at once. This was the case for my previous position, large capital expenses were needed to make repairs, but these could have been avoided if there was ongoing maintenance.

I recommend that the church adopt a similar strategy for our facilities, that of preventative maintenance and ongoing restoration. This will not only be for our benefit, but also the benefit of future generations that will use this facility.

¹ Callahan, '12 Keys to an effective Church'

PREVENTATIVE MAINTENANCE

The leadership has identified an immediate area of maintenance, namely, the auditorium ceiling. This includes:

- Repair of the existing ceiling in the main area of the auditorium
- Repair of the ceiling in other rooms should this need to be done
- Removal of the unused venting system that is at the rear of the auditorium
- Replacement of lights and fans as needed

ONGOING RESTORATION

The leadership has identified the external areas of the church as a focus for ongoing restoration. Some of these areas do not have a welcoming aesthetic. Other areas are underutilised for our ministry purposes. Some of the items that have been discussed are:

- Leveling and sealing the carparks.
- Providing a shaded outside area at the rear of the auditorium for hospitality and children's play (as opposed to children playing in the creche and auditorium after the service)
- Reworking the fenced-off ramp area near the Top Hall, and tidy up the retaining walls
- Address the front entrance area of the church (In front of pastor's office)

Initially, this sounds like a lot of work and money. But these restorations would be done methodically over a period of stages and years.

We also suggest that in regard to these external restorations, that it would be beneficial to have plans drawn up by a draftsman. Namely, so that any work has a common aesthetic, and that a 'stage' plan can be created.

The MIBC congregation would be consulted regarding these plans prior to them being finalised, namely, so that a plan can be created from the best ideas of the church.

PROPOSALS

We therefore propose that we in 2021 we:

1. Provide maintenance to areas of the auditorium ceiling that are in disrepair
 - a. Replace lights and fans as necessary
 - b. Remove the unused vent at rear of the main area of auditorium
 - c. Paint the ceiling and walls as necessary
2. Create a stage plan for ongoing restoration to the external areas of the facility
 - a. Consult with the congregation regarding suggested work
 - b. Engage the services of a draftsman to create a 'staged' development plan
 - c. Acquire quotes for work in preparation for 2022 AGM and budget