

# **FBC Renovation and Upgrade Plans FAQ**

## **1. Why are we planning to renovate and upgrade our premises?**

It is in response to the growing demand for space to cater to various ministry needs that a plan was drawn up to upgrade existing facilities and add new usable space. In the time since our last major renovation in 2014 (when Garden Cafe was added) and the office extension completed in 2018, FBC has grown steadily in the number of worshippers as well as quite substantially in the number of new ministries. In the last 2 years alone, ministries added include Soup Kitchen, Haven, Snack and Chat, The Tamil Service, Kairos, and Cantonese Service. In addition, we have now 3 pastors and 4 ministry workers. And with the current congregation size, we hope to add another pastor in the near future. Now is therefore a good time to review how we can better utilize the property that God has blessed us with to further His kingdom. The current plan has evolved since the beginning of 2022 and takes a holistic and long-term view to ensure our needs are met for the foreseeable future. We also have in mind that FBC should be a community-based church where our boundaries are porous to welcome people from around the neighborhood and should therefore have a community space that's more accessible to the public. Our church facilities should also serve the wider church as a venue for both Christian and community activities.

## **2. What does the upgrade plan consist of?**

The plan consists of the following categories and components:

### **Existing Facilities**

1. Refurbishing and relocating Jungle Gym to the Ground Floor ( in process)
2. Refurbishing and outfitting Globe Cafe to be a cozier meeting and fellowship hall with the catering of light refreshments for internal customers.

### **Facilities Expansion**

1. Pastors Office
2. Counselling rooms
3. Meeting rooms
4. AV station extension and upgrade
5. Creche
6. Additional Storage

### **Basic Infra Upgrade**

1. Power upgrade
2. Disabled lift

### 3. How much will the whole project cost?

The project is divided into different phases and the cost of each phase is shown in the table below:

No	Description	Cost (RM)
	<b>PHASE ZERO (Using existing building fund)</b>	
1	Jungle Gym Refurbishment/Relocation	130,000
	<b>PHASE ONE (Funds to be raised)</b>	
1.	New Pastors Office (8 pax)	120,000
2.	Counselling Rooms	100,000
3.	New Lecture Style Meeting Room	180,000
4.	M&E	140,000
5.	Toilet's Refurbishment	150,000
6.	Contingencies	80,000
	<b>Funds Needed for Phase One</b>	<b>770,000</b>
	<b>PHASE TWO (Funds to be Raised)</b>	
1.	Globe Café Retrofit	80,000
2.	AV Station Extension	30,000
3.	Main Hall Extension (Creche, Store, Sitting..etc)	340,000
4.	Basket Ball Court Rectification	20,000
	Contingencies	30,000
	<b>Funds Needed for Phase Two</b>	<b>500,000</b>
	<b>Basic Infrastructure (From Reserve)</b>	
1.	Power Upgrade	(TNB to advise)
2.	Disabled Lift	200,000

On 29 Oct 2023, at the FBC(E) AGM, the church approved the Board undertaking Phase 1 of FBC (E ) renovation and also empowered the Board to raise RM 770,000 to fund Phase 1 renovations.

The Building Fund was announced on 3 March 2024. Donations to the Building Fund can be made online via DuitNow Business Registration ID BT76 reference "Building".

#### 4. How will the plans be carried out?

The project will be carried out sequentially in 3 phases with the longer-term Basic Infrastructure works comprising of Power Supply Upgrade and Disabled Lift to be done concurrently. The project team is currently sourcing quotes for Phase Zero. Phase One construction will begin in 2024. At the same time, the church will raise funds from donations.

#### 4. What does Phase Zero comprise of?

Phase Zero will involve refurbishing the Jungle Gym and relocating it to make way for subsequent works in Foyer C at Level One. Jungle Gym refurbishment and relocation will be funded from money that was left from the previous building fund. The refurbishment and relocation of Jungle Gym is around RM35,000. About 90k is budgeted for constructing the landing and the housing structure that will be its new home just outside the Globe Cafe along the walkway leading to the church admin office as shown in the diagram below. This work is termed Phase Zero as funds are already available and work can begin as soon as a contractor has been appointed.

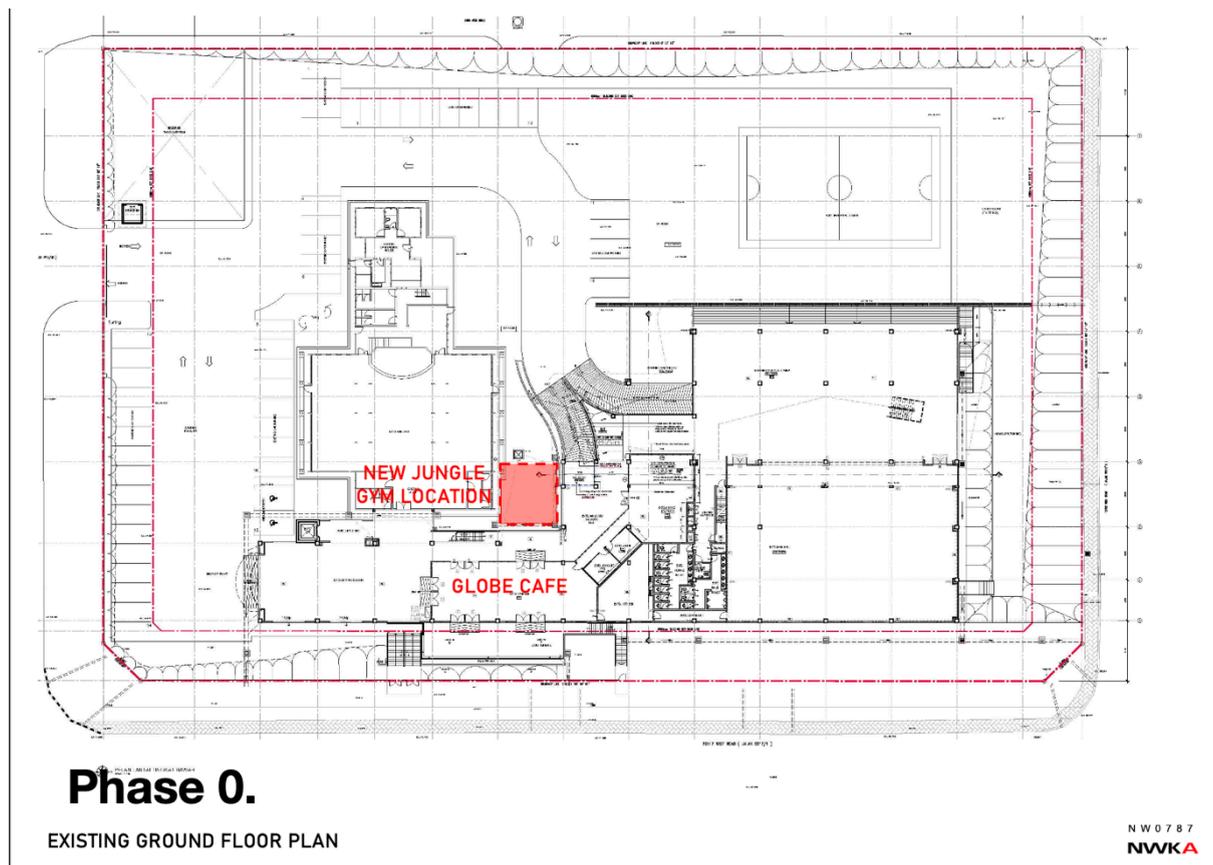


Diagram 1: Location of Jungle Gym on the Ground Floor.

## 5. What works are included in Phase One?

Phase One which consists of works at Foyer C will include:

1. Pastors Office
2. Counselling rooms
3. Lecture-style room replacement for Globe
4. Meeting room

This is depicted in the following diagram

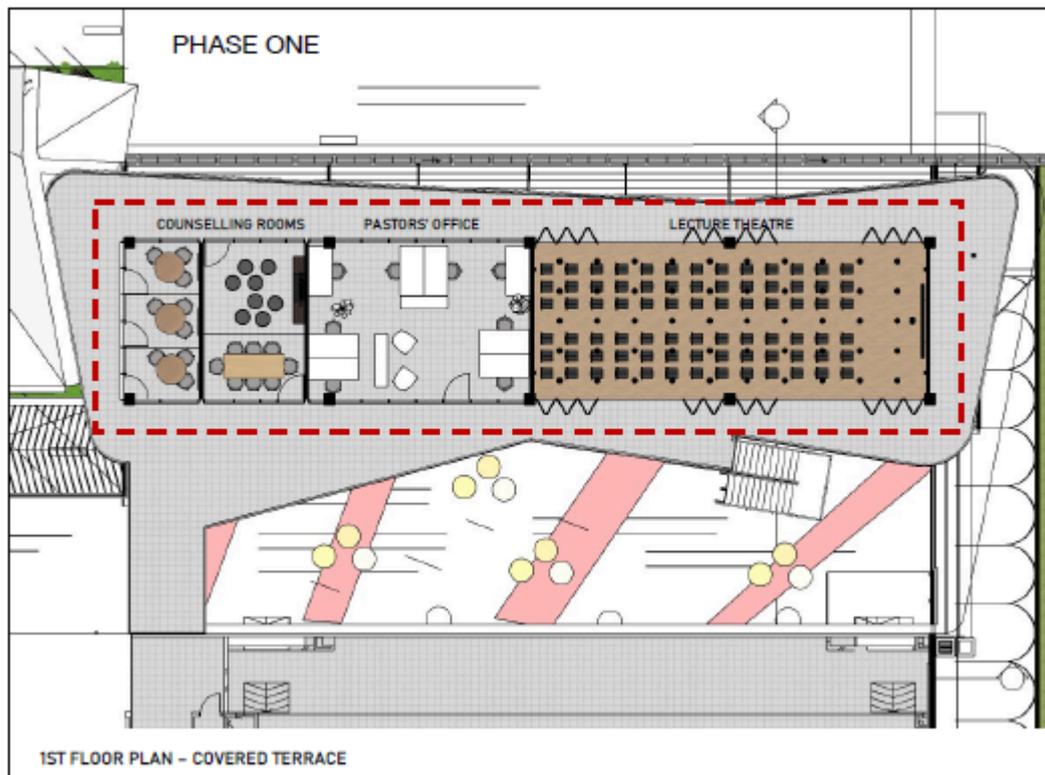


Diagram 2: Phase One Works on Foyer C

The estimated cost of Phase One is RM 770k and will be funded by raising new money. Concurrently, we will investigate applying to TNB for a new power supply source and install a lift for the disabled which will be funded from our reserves because they are long-term infrastructural requirements.

## 6. What works are included in Phase Two?

Phase Two works will include the following:

1. Globe Cafe refurbishment
2. AV Extension
3. Main Hall Crèche Extension
4. Basketball court rectification

Phase Two works are shown in the following diagrams:

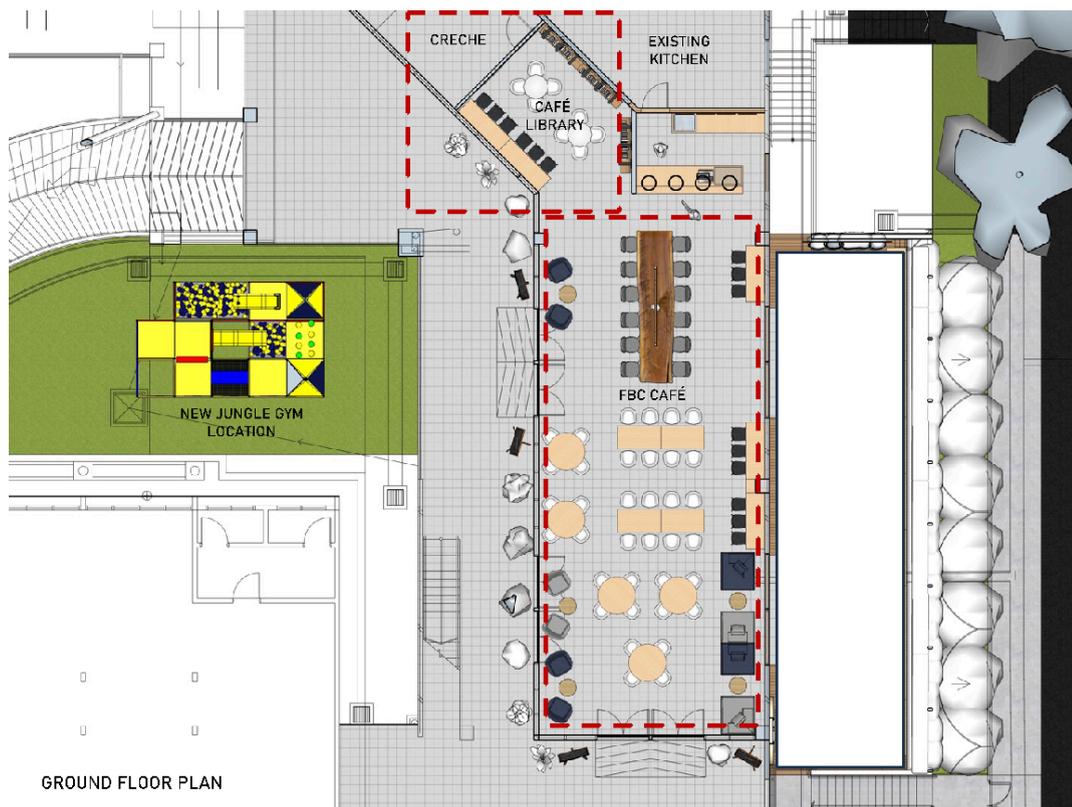
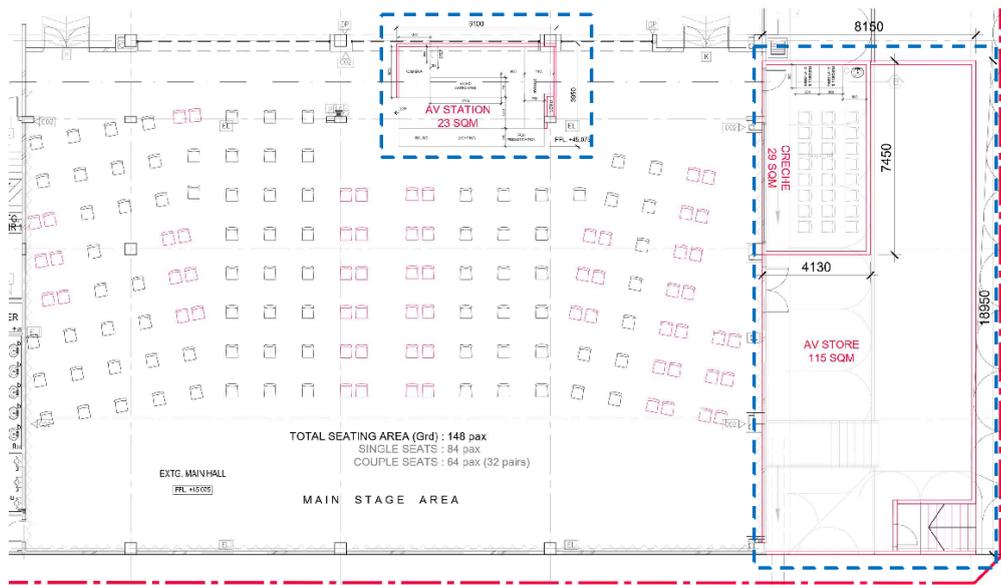


Diagram 3: Globe Cafe with adjacent Reading Corner (cafe library) looking out to the Jungle Gym

## AV station extension and upgrade



GROUND FLOOR PLAN – MAIN HALL

### Diagram 4: AV Station extension and Main Hall Extension

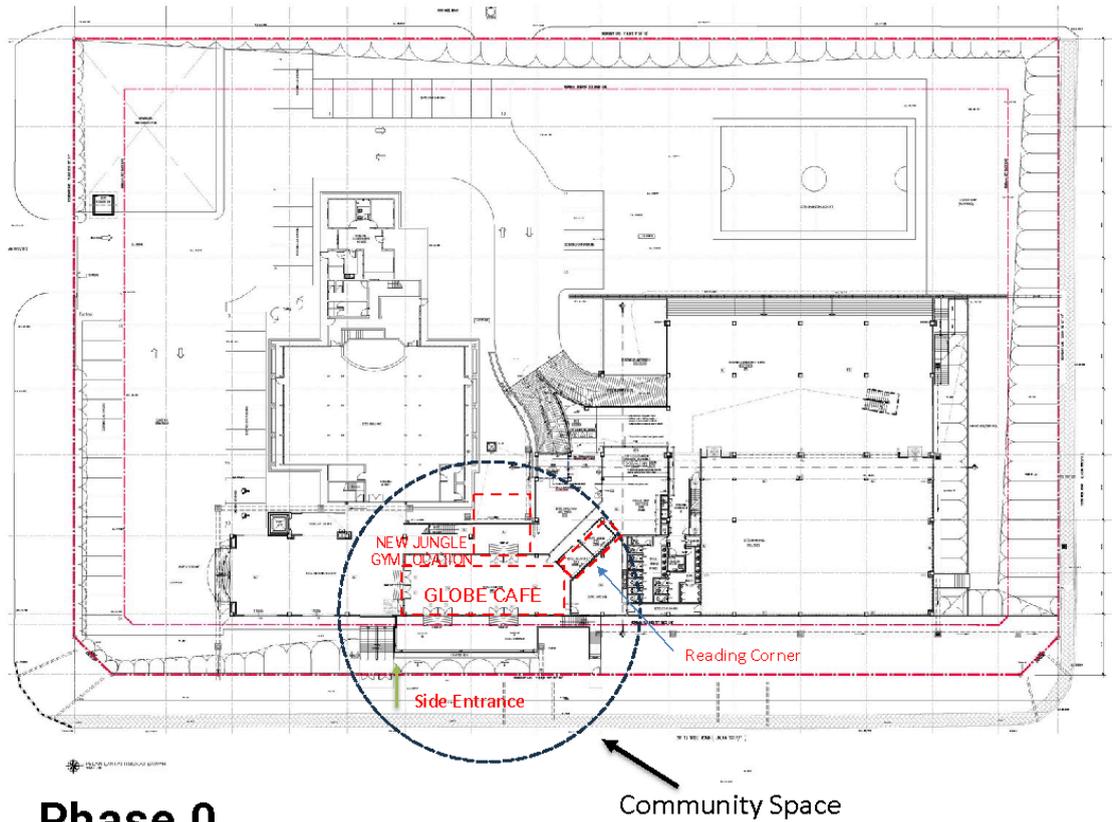
The Second phase will cost RM 500k and will begin after funds have been sufficiently raised upon the completion of Phase One.

## 7. How will the project be funded?

Phase Zero will tap into funds left from the last building project. We will raise new funds for Phase One and Two which is the bulk of the works. The Power Supply Upgrade which will serve the church for the long-term and the installation of a lift for the disabled will be funded from the Church's Reserves.

The Building Fund was announced on 3 March 2024. Donations to the Building Fund can be made online via DuitNow Business Registration ID BT76 reference “Building”.

## 8. Where will the jungle Gym be located and why?



### Phase 0.

EXISTING GROUND FLOOR PLAN

Diagram 5: Community Space more accessible to the Public

The Jungle Gym which is popular amongst young children will be located on the ground floor in the space between the Chinese Church Building and FBC (E)'s admin office. This will make the gym more accessible and it is envisioned that together with the adjacent refitted globe cafe and proposed reading corner with its proximity to the side entrance, the space will be a community space more suited for fellowship and supporting ministries like Snack & Chat where we *interface* with people from outside the church, some who may walk in from the neighborhood. The Globe Cafe will also offer parents sitting there a clear line of sight of their kids playing at the Gym while fellowshiping over light refreshments. These areas are shaded red in the above diagram.

**9. Is Globe Cafe going to be a full catering cafe business open to the public?**

The short answer is No. While we wish to be porous and welcome outsiders to connect with us for the sake of the Gospel, FBC has no intention of operating a full-fledged cafe as this requires special licensing and permits. Globe Cafe will serve only internal customers and their friends and guests. We have an arrangement with our existing caterer to only provide food for our fellowship on an ad hoc basis (meaning as and when needed) and in the future light refreshments if there's demand.

**11. Can Globe Cafe still be used for formal meetings?**

Yes. Globe Cafe can still be reserved and used for groups that find the setting suitable and when it's not used for other fellowship activities. For more formal classroom-style meetings, the new lecture-style meeting hall at Foyer C may be more suitable. In other words, we have flexibility and options.

**12. How can I contribute to the project?**

If you are in a trade or business that can directly supply to the renovation project at a reasonable and competitive price, please contact our Brother Ng Wai Keong (+60 19-311 7948).

The church Renovation project is meant to support and facilitate the work of the ministry, both communities with FBC and the people we come into contact with. We all have a stake in it and everyone would be served by it in one way or another. We therefore ask that you pray with us for God's guidance and blessings and for people to give cheerfully and generously towards the upcoming building fund.

The Building Fund was announced on 3 March 2024. Donations to the Building Fund can be made online via DuitNow Business Registration ID BT76 reference "Building".

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## Comments and Questions from FBC (E)

1. Appreciate very much the plans put forward to expand and upgrade the needed space in the Church in line with its mission to carry out the Lord's Commission to make disciples of all Nations.

(no response required)

2. The Church is blessed with reserves that are sufficient to fund phase 0 so the plans may not need to be contingent upon funds being raised as they are already there .

Phase 0 is mainly funded by the designated Building fund in the church's reserves. This fund is the balance of funds raised for our renovations in the previous years.

In addition, the Board has earmarked part of the FBC reserves for the construction of basic infrastructure upgrades like the disabled lift and power upgrade. It is anticipated that the power upgrade will require a new TNB sub-station, to which FBC will have to contribute a significant amount. The amount cannot be ascertained currently but based on industry knowledge, it is estimated to be in the range of several hundred thousand. The disabled lift is estimated to cost RM 200,000. Therefore it would be prudent for FBC to raise funds for the Phase 1 renovation.

3. Since funds are available, not necessary to do renovation and upgrade in 2 phases but to complete in one phase to have less disruption and minimise future cost inflation

The scope of the renovation is significant and will take a few years. To minimize disruption to our current use, the best course would be to first build the new spaces in Foyer C, before undertaking any work in the main hall and Globe Café. Breaking the construction into phases would provide us the space to further enhance the work required in Phase 2. Any excess funds raised for Phase 1 will be applied to work in Phase 2.

4. Can the new lecture hall be planned to be able to break into 2 or 3 smaller rooms when needed? This is because when a number of Ministries require rooms for small group discussions and such, flexibility in the new hall will help in meeting these requirements and ensuring a higher utilization of usage. There will be an increase in costs but the benefits will outweigh this.

Currently, the plan for the lecture does not allow flexible partitioning into 2 or 3 smaller rooms. The Lecture hall is built similar to the Globe Café. We will review the feasibility of this suggestion with the Building Sub-Committee.

5. Are the glass panels for the meeting & counseling room transparent as per the artist's impression visual? For some privacy, would adding a wide bar of frosting in the middle that is sufficient to cover the faces of users in the room be considered? Just a suggestion cos people tend to look inside with curiosity as they pass by and would may make the users sitting inside feel uncomfortable or lose focus.

After completion of the Foyer C, we will install the necessary treatments for the glass panels. This will be done in consultation with Family Life Ministries to ensure an appropriate balance between privacy and accountability.

6. As the question from the sister was lengthy addressing many concerns, the answers will be broken into 6 main points to permit readability.

- a. The purpose of building the Garden cafe was to allow seating places for functions such as The Christmas Banquet. So for that reason I object to the renovation of the Garden cafe as it has defeated the original purpose.

Answer

Please note that there are no plans to renovate what is known as Garden Café. If you meant Foyer C, the space needed for Christmas Banquet is used only once a year and can be easily met by using the basketball court and/or the Chinese Fellowship hall. Hence funds will not be needed for the Garden Café per se.

- b. As The Chairman Yew Lum pointed to when I asked why the expansion of the auditorium is not the first item, he answered we are not meant to be a mega church. Then WHY are we building rooms for 8 pastors!! Counselling rooms about 6-7. We do not need so many counselling rooms and 80% of the time, not all the counselling rooms will be fully utilised. As for the pastors, they are out doing visitations and other things-in short they are not in the church all the time. In the corporate world for such staff there are now hot desks meaning that there is no fixed even a cubicle for the employee. They find a space they can sit when they are back in the office/church. We do NOT need rooms for pastors. The office was renovated at great expense hardly 5-6 years ago to incorporate the pastors. This will encourage a greater communication and unity between pastors and office staff. Even the late Pastor Rama graciously relinquished his room to sit with the office staff. Why can't the pastors sit in the present office. For counselling /meetings, the late Pastor Rama's room can be used. I myself have counselled church members in the Globe cafe before the present furniture came in. I just draw the burgundy curtains, make sure the Globe cafe has no bookings and put a simple hand written "Do not Disturb" note on the drawn curtains. It has worked very well.

## Answer

In the Phase 1 renovation plan, there will be only the following:

- 3 (maybe 2) counseling rooms and 2 meeting rooms (not 7 counseling rooms)
- 8 **workstations** (*not* 8 rooms) for pastors and **Ministry Workers**.

The meeting and counseling rooms are really multipurpose rooms that can be used for various functions like prayer, small group discussion, board meetings, etc.

As for the current office space, we do not have sufficient space for our current staff - the pastors and admin staff, let alone any increase in church employee headcount in the future. It is our Christian duty to provide our staff with a suitable work environment. Hot desking has not worked in many commercial enterprises and it will not be appropriate for our church. Our pastors spend a considerable amount of time doing ministry work within the church premises as well and have to spend time preparing sermons and devoting time to studying. The workstations will afford them some personal space to focus and also keep some of their personal effects.

c. Meetings can also be held in the Globe cafe/Transit lounge/Youth hall depending on the size of the people attending the meeting. The auditorium should be priority number ONE for extension-based on events like Unforgettable when there was not enough seating and even first service on Sundays. People are sitting outside in the open air during the first service when church members are exposed to the weather. Now is the rainy season. Even if there is no rain,/wind, how do the elderly go upstairs to the Mezzanine floor if there is no space downstairs? Please do not give the excuse there will be a disabled lift. Problems are not solved in an economical fashion. Also, our church does NOT have a Baptism pool. Isn't a Baptism pool a higher priority than the pastor's office/relocation of Jungle Gym? A church without a Baptism pool is like a house without a kitchen. Our Lord Jesus places a very high priority on Baptism leading the example by being Baptised Himself.

## Answer

We have two services in the morning. Currently, the second service has just over 100 people and can easily take the overflow from the first service. It may be more prudent to expand our hall only when we have filled out the second service. The small seating area cordoned off outside the hall is actually a remnant from the COVID days and to facilitate those who do not want to sit in an air-conditioned enclosed area. It is also our observation that many choose to sit outside even when there are empty seats in the auditorium.

Your idea of a baptismal pool is a good one and its feasibility can be considered in Phase 2 renovation discussion. In the meantime, the Chinese Congregation has kindly offered us to use theirs.

d. Jungle gym the leaders say needs to be upgraded/refurbished. That's fine but it doesn't need to be relocated! Just let it stay upstairs in the Garden cafe.

The Jungle Gym will be relocated to a more accessible location on the ground floor near the café. Parents and children can have better access. It would also allow us to install better safety features for the children. And the space in Foyer C is needed for the pastors' and counseling rooms as well as the new lecture-style classroom.

e. Most importantly, just because of free furniture donated to the Globe cafe, the leaders want to spend Phase 0-priority ONE- to refurbish the Globe cafe and whatnot by spending RM 100,000-RM130,000 URGENTLY! That makes ZERO sense. The old furniture was more suited to ministries like Alpha, Karis, meetings, and Cantonese service. One of my friends who has a double hip joint replacement cannot sit in the chairs of the donated furniture. Bible studies cannot be held because the donated furniture are not uniform- 2 seaters/3 seaters etc. And to top it off, in the plans drawn by Mr Ng Wai Keong, this donated furniture will be replaced in the later phases by buying NEW furniture. So why bother renovating Phase Zero on the pretext of the donated furniture when the donated furniture will be replaced by new furniture later???? This makes ZERO sense and more importantly, wastes the member's tithing. The previous furniture we had is very good and very suitable for all purposes. Even with a fine dining supper club, our talented members can decorate Globe cafe using the old furniture and make it look wonderful as a café.

Answer

There has been misinformation on the renovation expenditure. In Phases 0 and 1, no money will be spent on the Globe Café. The funds for Phase 0 of RM 130,000 will be solely for the refurbishment and relocation of the Jungle Gym. There are also no plans to replace the donated furniture with new furniture at any stage. The old chairs are still available for those who find the new ones unsuitable.

f. Hence I TOTALLY object to ALL phases of the church development. Church is people, not nice buildings/places of entertainment. Jesus commanded us in the Great Commission to go OUT and make disciples of all nations. Not to spend money on a building. Where in the Bible does it say to build community centers in the church so that non-Christians can wander in? Then the non-Christians are coming in to be entertained and for food. The money should be spent to plant churches, go OUT, and reach OUT to the community centers, the peripheral disenfranchised, and the outcasts like Myanmar(not the Rohingya). No insult to the Rohingyas but I've visited a refugee camp and the other Myanmaress are more open and more ripe for harvest. There is one in Sungai Buloh where an FBC church worshipper is involved and there's a Christian Myanmar pastor. FBC = Food and Beverage Club. We are a club with gyms, always food for every single ministry. We have lost sight of God's purpose. Even Paul is a tent maker so as not to be a financial burden to his fellow Christians. And here we are-recreating a beautiful Globe cafe, taking away the very function of the Garden cafe. So yes - I object 200% to this church development project.

#### Answer

Doing a renovation does not cancel out church planting nor set aside our duty to the Great Commission which we continue to strive to fulfill. The renovation is necessary to meet the current space constraints the church is facing. Years ago, God blessed us by giving foresight to the Elders and Board. The current church building had been built with room for expansion. They had foreseen the day would come when we could develop Foyer C to accommodate the growing needs of the church. There is a season for everything. Right now, the leadership thinks a renovation is needed to better facilitate the various ministries of the church and expand his Kingdom. We hope the answers above will offer a different perspective and persuade you to come alongside to support the project. But we would also respect your decision should you choose to vote otherwise.