



Celebrating the Tabernacle!

You've heard it said a thousand times: the church is NOT the building. It is the people.

It is the community of believers that come together in that place, as the body of Christ. Binding together to encourage each other, to love God, with heart, and soul, and mind and strength... and to learn to love each other as we love ourselves.

That is why, almost twenty years before this building was constructed, a unique group of believers bound themselves together here. Their vision was to build a church like the one described in Acts Chapter 2:

"Where they devoted themselves to the Apostles teaching, and to the breaking of bread, and to prayer. All the believers were together and had everything in common. Every day they continued to meet together. They broke bread together in their homes, with glad and sincere hearts, praising God, and enjoying the favor of all the people." Acts 2:42-47

A community, after all, is simply a group of people who share something in common. The more they share, the deeper, richer, and stronger the community.

So, as we look to celebrate the 100th anniversary of this place, it is good that we also commit to maintaining the tenants of those who came before us: a commitment to live intentionally, to spend a season together, and to center worship in all we do.

PSALM 100:5 For the LORD is good and his love endures forever; his faithfulness continues through all generations.



History of the Tabernacle

Past, Present, and Future

In 1906, a Tabernacle was built on the hill where the present community house stands. This simple and rustic open air structure consisted of a roof held up by wood posts and a sand floor. The Tabernacle was dedicated on July 4th, 1906, with approximately 150 people in attendance.



The community quickly outgrew the original church on the hill. In 1923 plans were drawn, and with the help of individual pledges and a bank loan of \$8,000, work commenced on our present Tabernacle. The building was designed to seat about 500 people. Reclaimed chairs from Feldman & Curme, a Chicago shoe store chain undergoing remodeling, were installed and have served us for a century.

The Tabernacle we know today was dedicated August 17, 1924. Though the construction took place in the heart of the Great Depression, God's visionaries gave faithfully and generously to the work. Even our youth were involved, holding a Saturday night fundraiser at summer's end to raise the final dollars. The mortgage was paid off September 3, 1932 and our financial burden was met.

Much has changed since that group of believers stepped out in faith. However, like those in generations before us, we are not immune to global crises or unstable economic conditions when we are being asked to invest in a place at the heart of our community.

For 100 years, when the Tabernacle bell rings, we gather to hear speakers from many backgrounds share God's word. We fill the old chairs and greet our first-time attenders. We come forward to become an amazing volunteer choir. And we end each year, gathered hand-in-hand singing, "God be with us 'til we meet again" and resting in the promises of His faithfulness to us, to this community, and to the building where we gather in prayer and worship.



Design Areas of Intervention

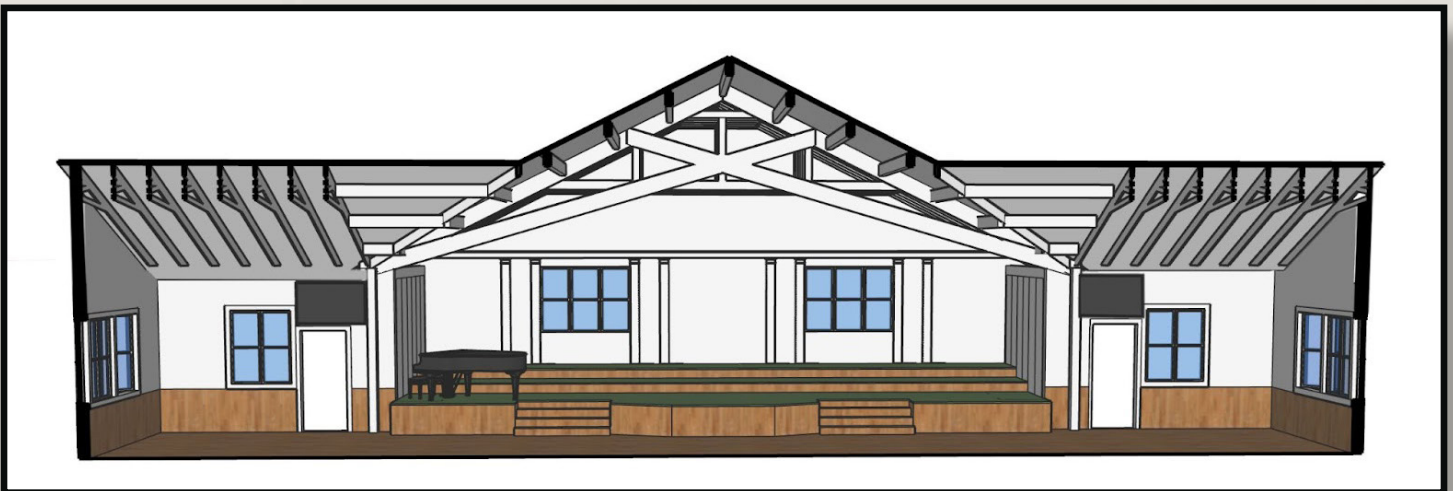
SCOPE: Through the board's directive and the values identified by the community, the committee identified four areas of intervention that impact our worship experience: structural integrity, seating, ventilation, and acoustics. Ashley Ozburn was engaged as the project architect and brought along a team of experts to provide key design choices.

STRUCTURE: Our Tabernacle is a true testament to the Bethany community. Using volunteer expertise and labor from within our community, it has been added onto and reinforced throughout the decades. While this demonstrates our ingenuity and fiscal responsibility, extending the life of this building now requires significant structural underpinning and modification, which includes plans to:

- **Strengthen the roof structure by installing new scissor trusses and resetting new support beams and concrete piers. This will also open up the front and center section of the ceiling.**
- **Remove the front six columns and all collar ties.**
- **Reinforce existing gable walls where original structure was insufficient.**
- **Install subflooring (because there is none now) and add new wood floor.**
- **Add rigid roof insulation and a new asphalt shingle roof.**
- **Repair the bell tower and finish with proper flashing to prevent further leaks.**



While this work will significantly strengthen our existing structure, it will aesthetically improve the worship experience through better lines of sight and an expanded ceiling. The interior look will be open and lighter, while the exterior will not change. The combined improvements are more cost-effective than repairing our existing structure and they enhance the structural integrity and worship experience. The board approved engaging Oatsvall Construction to provide pre-construction services and assist us in the final design.





SEATING: Based on the strong community feedback and desire to retain a historically unique worship space, the seating design uses a “retain what we can; replace what we must” approach. We have engaged a full-service seating restoration and installation company that used digital scanning technology to design an ideal seating layout and plan reflecting our desire to:

- Expand the spacing between rows, allowing for more leg room.
- Improve traffic flow and align aisle spacing to meet current building code.
- Replace, sand, and stain new flooring since seats must be removed during construction.
- Any needed replacements to be chairs with similar look and feel.

VENTILATION: Based on strong community feedback and desire for open windows and a light and airy worship space, the design focused on comfort during our worship time. The committee engaged a building performance specialist and received a complete energy model that focused on four areas of environmental intervention that can combine to provide comfort even on the hottest days:

EXTERIOR - Reduce our most intense heat gain by adding foliage on east side of the building.

CEILING LEVEL - Evacuating hot air collecting at the peak, using silent, mechanical exhaust fans placed at beneficial source points.

BODY LEVEL - Circulating air from open windows using correctly sized ceiling fans specifically positioned and aligned to the new seating arrangement.

FLOOR LEVEL - Introduce cool air at the place of greatest benefit using floor diffusers.



For each method, the specialist sized all fixtures and equipment to meet our unique and seasonal needs.

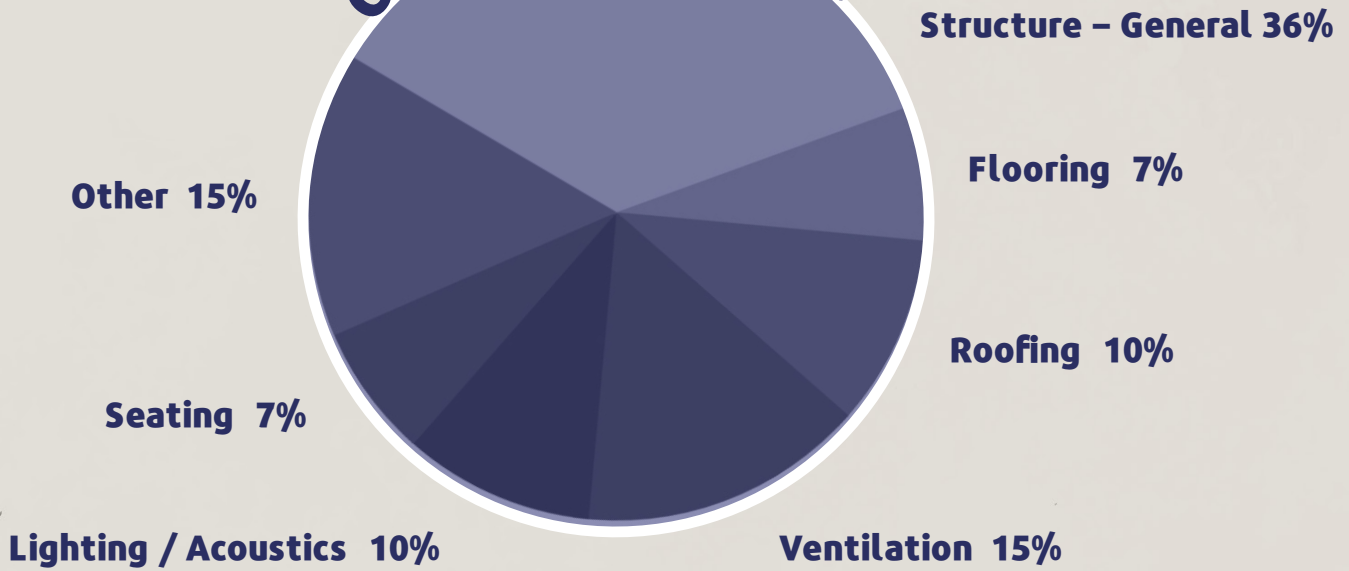
ACOUSTICS: Because we envision a more open internal space the committee solicited and received input from the worship committee regarding desired enhancements and upgrades, including:

- Platform redesign for improved access and safety.
- New electrical throughout the space for lighting, ventilation, and to support projection equipment, display, and plans for greater flexibility as technology advances and improves.
- Enhanced wireless capability, including microphones.
- Overall acoustic design, including speakers and placement.
- Tailored storage closets for worship essentials on both sides.



ADDITIONAL DESIGN CONSIDERATIONS: Final finishes such as interior painting, carpeting on the stage, doors that correctly meet egress codes, emergency lighting, etc will be finalized over the summer months and will be shared before construction begins. Construction is set to begin after Labor Day.

Cost of this work...



Proposed Design:



Frequently Asked Questions

Question: What specifically will the leaseholders be asked to vote on at the May 27, 2023 semi-annual meeting?

Answer: The motion will read as follows, that the board of the Bethany Beach Tabernacle...

a) be authorized to make structural and interior improvements to the Tabernacle by raising and expending funds, approving construction contracts, and monitoring progress on the facility improvements up to the projected cost of \$1.5 million, inclusive of interest cost and contingency estimates to cover design changes and unforeseen increases in construction costs

b) enter into a lending arrangement with a financial institution for a 3-year credit line, and option to term out any remaining balances near the end of the 3-year fund raising/pledge campaign.

Question: Will contributions be tax-deductible?

Answer: Yes! The Tabernacle building is the primary focus of worship and ministry for our community.

Question: Does the authorizing motion permit an assessment of the members?

Answer: No! Contributions from members and friends of the Tabernacle are and have been voluntary. We are trusting God to provide for this work through the generosity of our broader community.

Question: What about design changes?

Answer: The motion will give the board authority to approve design changes by either a direct vote or delegation of authority to the BBT 100 committee within the financial limit of the motion.

Question: Will there be opportunities similar to the ceiling tile tear-out project that Bethany volunteers can contribute labor towards the final construction?

Answer: We will work with the contractor to identify a few potential opportunities for community labor to assist in discrete elements of the work.

Question: What impact might this project have on Tabernacle General Fund giving and will any other programs or activities be impacted by the funding of the BBT100 project?

Answer: The Bethany Beach family has always been generous in supporting the ministry and activities of the Tabernacle, including concluding two building campaigns during the Great Depression in 1932 and a recession in 2008! We trust in God's faithfulness to provide for all of our needs for this project and for the ongoing summer ministries of the Tabernacle.

Question: What is the projected timing for the completion of the project?

Answer: Our goal is to have all of the work completed prior to the start of the summer 2024 season, and to celebrate the 100th anniversary of the Tabernacle on a weekend to be determined in the summer of 2024.



Tabernacle 100 Fundraising: JOIN US!

Board approvals: The board supports this project and has approved the design and costs of this project, which will be presented to the leaseholders for approval at the semi-annual meeting on May 27, 2023.

Total Cost Estimate: \$1.5 million, inclusive of interest costs and possible escalation and contingency in construction costs.

Fund-raising: Early in this work, board and committee members pledged and contributed over \$185,000 of seed money to this project. All of these funds have been collected and as approved by the leaseholders back in October are being used to fund the early work necessary to have a functioning “construction in process” Tabernacle this summer. The board has approved launching a community wide campaign to raise the additional \$1.3 million needed to fully fund this work.

Pledges: We are establishing a three year pledge period for contributions to be made towards this project. Updates will be provided throughout the summer with a planned conclusion of the campaign by the end of July (so that we can engage a contractor to commence work in September). A pledge card has been included in this packet of materials and can also be found using the following QR Code. **(Scan for pledge information!)**



Financing: We have tentative arrangements with a financial institution to provide Bethany Beach with a line of credit to fund construction costs as pledge proceeds come in and to extend as necessary any remaining balances over a multi-year period to follow.



**Labor Day Tear-Out Crew
September 2022**

