

Church Building Expansion Newsletter

February, 2014



Church Building Expansion Project – Updated February 2014

God has blessed CBCGB with tremendous growth throughout the past 20 years. As we look forward to further growth in our Sunday service attendance, children’s programs, and fellowships, we are planning to expand our facilities to address the challenges caused by overcrowding. This improvement will allow us to better support our current ministries, support new initiatives, and ultimately further God’s kingdom.

Towards this end, the Church Building Expansion Team (CBET) had formulated a plan including renovating the 151 Spring Street property, expanding our parking area, improving our traffic

“The purpose of a church is to win people to God’s kingdom and to make them disciple of Jesus Christ. A church building is for the same purpose and the process of building it carries the same purpose, to build people as we build a building. We have always witnessed as we are in the birth pains of a building project, the growth of our faith, our love and the capacity of our offering to come into being.

flow, building a multipurpose annex, and adding new classrooms. This plan was approved by membership vote in June 2012. The total cost is \$6.2 million, to be paid over the next few years through donations and \$5 million in church bonds.

Donations totaling \$220,000 have already been received and an additional \$1 million will need to be raised to implement the first phase of the project. The first phase of the project includes the complete 151 building renovation, site preparation, new circular driveways, and additional parking area.

That has eternal value and is worth our investment. May I invite you to join me as church builders, uniting our hearts in prayer, trusting God’s grace and richness, to run a race toward the goal of building God’s people? Let the history of our church once again witness the glory of God!”

– Pastor Caleb Chang

“Unless the LORD builds the house, its builders labor in vain. Unless the LORD watches over the city, the watchmen stand guard in vain.” - Psalms 127:1

CBE Project Activities

Phase I part 1

1. Completed Engineering Plan / Drawing, submitted permit application – July 22, 2013 (complete)
2. Permit Approval – September 4, 2013 (complete)
3. Project Bid Set Completed – September, 2013 (complete)
4. Contractor Search – Nov., 2013 – Feb., 2014 (ongoing)
5. Construction Start – April, 2014 (planned)

1. Entire Site Plan Survey - Jan., 2014 (Completed)
2. Permit Application - Mar., 2014 (planned)

Phase II, Phase III Design Review Town Hall Meeting – November 17, 2013 (completed)

Phase II, Phase III Design Review BOE, CC, EM/CM co-workers – Dec., 2013/Feb., 2014 (ongoing)

Promotion Team

- Working on Website (ongoing)
- Newsletter (ongoing)

Phase I part 2

Phase I part 1 - Contractor Search Updates

The bids that three Contractors submitted are much more than the CBE budget. Currently, the CBE Design Team is negotiating with the contractors. Hopefully, we can keep the same total living space (5,000 Sq. Ft.) but by changing the roof and foundation structure and building material reduce the cost to within \$1.2 million.

Phase II, Phase III Re-design Proposal

Three goals are driving the decision for Phase II and III re-design:

1) Eliminate/reduce the construction impact to the Sunday worship.

- a) The new design does not touch the sanctuary
- b) There will be no interruption to Sunday Worship during construction.

2) Significantly expand the Sunday worship capacity for both CM and EM.

- a) Adding a new chapel, new foyer, and new parking lot will allow for simultaneous CM and EM Sunday morning worship services,

- b) With seating for 400 in the new chapel, 750 in the existing sanctuary, and 250 in the existing chapel (sanctuary overflow).
- c) Potentially allow second Sunday services in the morning for both CM and EM and thus double the capacity.

- 3) Improve Sunday second floor lobby congestion outside the existing sanctuary entrance with the addition of the new building entrance and foyer on the first floor outside the new chapel entrance.

Church Building Expansion Team

Design/Architect: KT Huang (黄江泰), Thomas Wang (王子中) and Chiway Hsiung (熊起璋)

Engineering: Shin-Jong Chen (陳忻中), Colin Jingning Wu (吳京寧) and Tao Lai (賴濤)

Communications: Philip Sailer and Ruike Wang (王瑞柯)

General support: Jian-hong Chen (陳建紅) and Yun-kang Xu (徐雲康)

Finance: KC Chu (朱克潔)

CBE Project Rough Cost Estimate & Donation Received

Phase	Items	Area (sq ft)	Cost/sf (\$)	Cost (\$)
Phase I – Part one	151 Rebuild	5,000	\$210	\$1,207,500*
Phase I – Part two	Circular Driveway /150 car parking lot	1,085 (L) x 20 (W)	\$5 / \$1500 per car	\$383,525*
Phase II	Classrooms/Foyer/Chapel	16,481	\$200	\$3,790,630*
Phase III	Multi-purpose facility	6,278	\$100	\$721,970*
Total Three Phases		27,759		\$6,103,625
	Consultant fee			\$96,375
	Grand Total			\$6,200,000

*Including 15% contingency cost

CBE Project Donation Received from 12/1/2012 to 1/31/2013: \$582,068

Total CBE Project donation up-to-date: \$804,698

Total CBE Project fund balance up-to-date: \$787,025

Church Building Expansion Plan Question & Answer

Q: What is CBET?

A: CBET stands for Church Building Expansion Team. This is a team commissioned by BOE to perform the following mission; Remodel the recently acquired property next door so that it can be used for church ministry as soon as possible. Study the potential of church property next door and come up with an overall church building expansion plan to meet current and future church facility needs. Organize several working groups to execute the plan once the plan is approved by BOE and congregation.

Q: Our Church already has a very large sanctuary, a nice chapel and a lot of classrooms. Why do we need another building expansion plan?

A: Yes. We have a large sanctuary, a nice chapel and many classrooms. But, according to our recent study, we still urgently need many more rooms for AWANA program, adult Sunday school, nursery ministry, children program, Youth activity, fellowship meetings and college ministry. We also need more parking spaces. More importantly, if we want to promote community outreach and spread gospel to our neighbors we need an indoor gym

and an outreach activity center to attract seekers. Church did not have any significant building expansion in the past 23 years. Many church ministries are limited by the church facilities.

Q: How much does this expansion plan costs?

A: Based on the master plan that CBET recommended to the BOE, the estimated total cost will be around 6.2 million.

Q: That's a lot of money. How can we afford it?

A: Church can raise the fund by member one time donation to the building expansion project and issuing church bond. According to the fundraising plan that CBET recommended to the BOE, if church members can donate total of \$1,000,000 for the project, church issues total of \$5,000,000 1 to 15 years church bond plus \$200,000 building fund that church already have then church will have 6.2 million for the building expansion project.

Q: Wow, \$1,000,000 is a lot of money. Do you think church members have that much money to donate to the project?

A: \$1,000,000 sounds like a lot of money. But let's assume that church has total of 400 units (single or family) regularly donate to the church. If, in average, each unit can donate \$2,500 or \$210 per month for 12 months then we'll have total \$1,000,000 within a year.

Q: \$5 Million church bond is a lot of church bond to sell. How can church members come up with so much money to buy all these bonds?

A: \$5 million is a lot of money. But, again, if church has 400 units regularly donate to the church and if, in average, each unit can purchase \$12,500 church bond then church can sell all church bonds.

Church member can use the money in their retirement account to purchase church bond.

Boston

Metro-West Bible Church issued \$1.4 million church bonds a few years ago. They have about 50 units regularly donate to the church and they sold all the bonds within a month.

Q: How can church pay back the money borrowed through church bond program?

A: Assume that the church issues the same kind of church bond with the same interest rate that Boston Metro-West Bible Church provided then each month church will pay the bond company about

\$37,632 for the next 15 years to pay back the money borrowed through church bond program.

Q: \$37,632 monthly payment is a lot of money to pay each month. How can church afford that?

A: Yes, it's a lot of money to pay each month. But, again, if church has 400 units regularly donate to the church then if, in average, each unit is willing to donate \$94 more each month, the monthly payment of \$37,632 will be covered. Church issued church bond 20 years ago for the building project that built our current church building. At that time Church paid \$20,120 each month for 15 years to pay back the money borrowed through church bond program. Church has done it before with fewer members. Church should be able to do it again.

Q: What do we get after the building expansion project is completed?

A: According to the master plan that CBET recommended to the BOE, we'll have total of 17 additional rooms for church ministries, a new chapel, a new church entrance with large lobby/fellowship hall, a full size indoor gym, an 8 rooms outreach activity center and 153 additional parking spaces.

Q: How long it will take to complete this building expansion project?

A: It will take about 2 years to do detail design, town approval, contractor search, and fundraising for Phase I construction. After all that, it will take another 2 to 3 years to do the Phase II and Phase III construction.

Please continue in prayer over this important ministry!

Specifically, please pray for:

1. Church-wide support – that the entire church, all leaders and the congregation, would be united and support the project wholeheartedly
2. Builder cost negotiation – specifically for Phase I Part 1
3. Fundraising to reach our \$1M goal by the end of 2014.
4. Permit Application – Phase I Part 2
5. Construction – Phase I Parts 1 and 2
6. CBET Members – for enduring strength
7. Phase II and Phase III re-design