

CBC NEW SANCTUARY CAMPAIGN FAQ

MINISTRY PHILOSOPHY QUESTIONS

Why are we wanting to build a new sanctuary?

CBC's mission statement is to "make more and better disciples of Jesus Christ." Over the 25 years in our current sanctuary, CBC has seen tremendous numerical growth. We praise the Lord that so many people in the Hamilton County area call CBC their church home, but we are quickly running out of space in our current sanctuary. In the first half of fiscal year 2024-2025 (Sep 2024-Feb 2025), we are averaging 761 people in the Sanctuary each Sunday. This is roughly 80% of our absolute maximum capacity. As such, CBC is clearly limited in its ability to reach "more" people with the gospel as we are running out of room in our Sunday morning main worship space.

Can we just do 3 services instead?

While 3 services has taken place previously for a short period of time, our elders do not want to commit indefinitely to 3 services. We believe it unnecessarily and unhelpfully fragments the church body. As such, CBC has no plans to indefinitely move to 3 services. We may need to move to 3 services for a period of time while we await the construction of the new sanctuary.

Have you considered a church plant instead?

We have discussed the option and possibility of planting another church and would be excited to do so. Yet, as was communicated at the start of the prior capital campaign several years ago, our philosophy has been that we want to maximize our current campus footprint first. Given that we have unused land in front of our current sanctuary, we are desiring



to maximize our current space. Additionally, this sanctuary project is the continuation of the construction project (Building with Purpose Campaign) that took place a few years ago. That project took place with a new sanctuary in mind as “Phase 2”. However, this new sanctuary project is not mutually exclusive (i.e. the leadership of CBC would also love to plant a new church at some point in the future as well).

FINANCIAL QUESTIONS

How much will this project cost?

Our Design/Build firm (TW) is currently collecting bids for our Guaranteed Maximum Price (GMP). However, based on preliminary price projections (i.e. the schematic estimate), we have good reason to believe that this project will cost in total around 9-9.5 million dollars. The schematic estimate number came in at 9.611 million dollars and we’ve taken several steps already to reduce that number.

How is CBC doing financially?

In God’s kindness and through your faithful giving, CBC continues to be in a very strong position financially. Through the first half of fiscal year 2024-2025 (Sep 24 – Feb 25), CBC has received 1.35 million dollars in general giving & CBC expenses are 1.02 million dollars. If the current trend continues, by fiscal year end (Aug 25) we anticipate having a giving surplus that exceeds budgeted giving while simultaneously spending less than budgeted expenses.

Can we afford this big of a project?

While we are in a strong position financially for daily operations, the affordability of a project of this scope is dependent on our capital campaign. In this fiscal year’s budget, we have set aside 470k for one-time construction related expenses (the acquisition of 750 Liberty Drive in Oct



24 and current costs related to construction drawings). This was done intentionally so that in future fiscal years, we will have room in our budget to conservatively and safely service a larger debt load related to the sanctuary expansion. However, we will still need a strong capital campaign to be able to ensure that our debt load stays within a conservative and prudent dollar amount.

How much are we trying to raise?

Our goal is to raise 3.5 million dollars in our capital campaign. Raising this amount of money should allow us to take on a reasonable amount of new debt. CBC has already been preparing for the possibility of taking on more debt by allocating 470k of this fiscal year's budget towards one-time expenses that will not be repeated in future years.

What will the capital campaign look like?

From April 6th – May 11th, we are asking CBC members who are able to give to make pledges (**not donations**). These pledges will ask a two-fold question: A) What are you able to pledge to give as a one-time upfront gift and B) What are you able to pledge to give on a monthly basis from June 2025-May 2028? After the capital campaign concludes, our elders will review the results and determine if CBC can in fact move forward with this project. If we move forward, a donation portal will open up at www.discovercbc.org for one-time gifts and monthly gifts that were pledged.

PRACTICAL QUESTIONS

How big is the sanctuary? Will we have one service? Where exactly will it be?

The sanctuary will seat approximately 860 people. While we will still hold one service for special services (like a baptism service), we do not



anticipate being able to hold one service on Sunday mornings. The new sanctuary will be located on the current front lawn to the East of the current sanctuary.

Where will kids go on Sunday mornings?

Kids & CSM classes will continue to be held in the current classrooms that are already being utilized. In addition, the current MS Room and current conference room downstairs will also be utilized as kids spaces. Adult Classes held in the current conference room/MS Room will be moved to the new upstairs spaces created. Only students, parents, and teachers will be in the west half of the building which will help alleviate traffic flow.

Is this enough space for our kids?

CBC averages roughly 760 people in the sanctuary each Sunday and 230 kids aged 5th grade & younger (i.e. a ratio of approximately 30%). With the addition of the current MS Room and current conference room as dedicated kids space, we are slated to gain an additional 2232 square feet of usable classroom space. This will allow us to grow, in terms of sanctuary attendance, by several hundred people according to a growth ratio/square footage analysis we completed (Please reach out to ryan@discovercbc.org if you'd like to see this analysis or have more questions on this). We also have future, tentative plans to further increase classroom space (if needed if we get closer to maxing out this new sanctuary in both services) by reconfiguring the current kids room and/or the current office area. In terms of hallway space, these plans call for the current preschool entrance to serve as an emergency exit only on Sunday mornings. The west half of the building will only be for teachers, parents, and students. All other adults will only be in the east half of the building which will help reduce traffic flow in the kids wings.

Where will adult classes go on Sunday mornings?

Adult classes will be held in the multipurpose room (current foyer), the new adult classroom and/or the new conference room. The 750 building could also be utilized.



What about the neighborhood? Has the HOA approved this project?

While we want to be good neighbors to the HOA and we have kept them apprised of our progress, we do not need HOA approval to move forward with the new sanctuary.

What about the city of Westfield? Have they approved this project? Do we have enough parking?

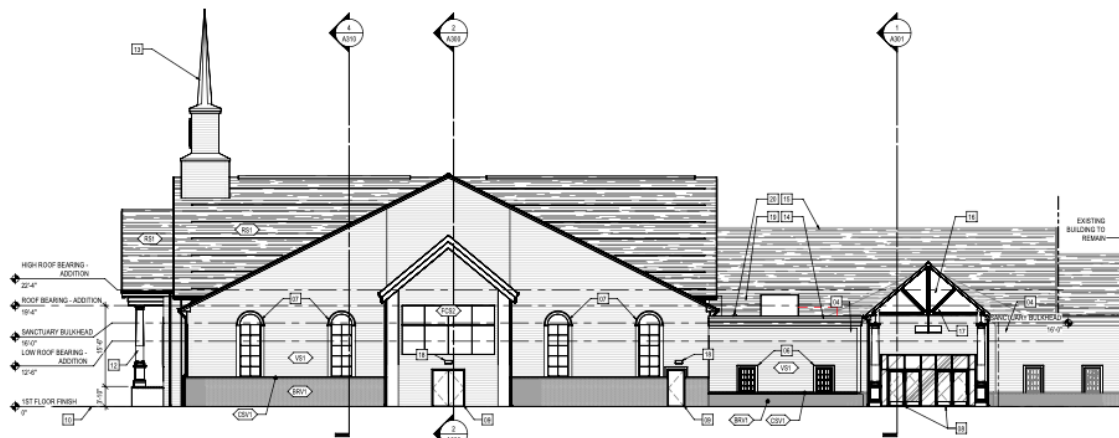
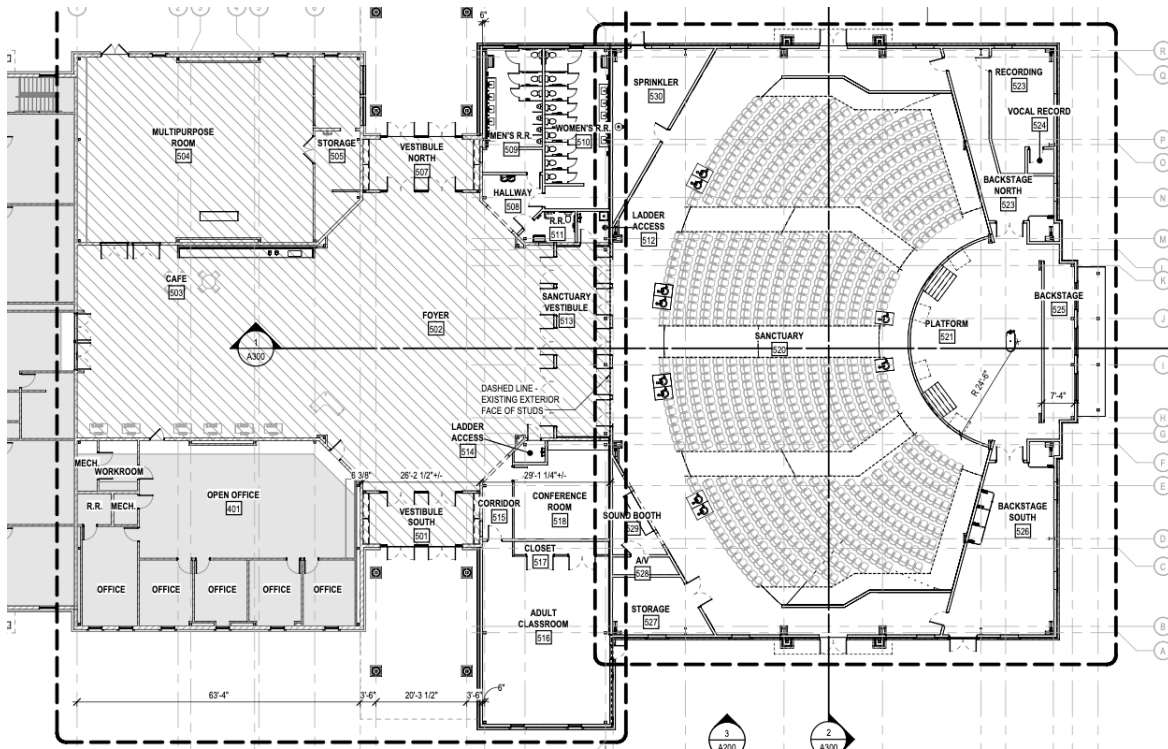
We are in process of obtaining permission from the city of Westfield for this project. From a code perspective, CBC has more than enough parking to facilitate a sanctuary of approximately 860 seats. If in practice we run out of parking space on our lots, we have the advantage of being surrounded by public street parking.

Are there any other phases beyond this?

The one area this phase does not address is future office space for additional staff. A preliminary “phase 3” concept is to convert the 750 building into a new office space and turn the current office area into a foyer extension, additional classroom(s), or some other space that will serve needs at CBC. The scope of this “phase 3” project would be far less than the sanctuary.

Current Drawings as of 3/20/2025





2 NORTH BUILDING EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

