

Agenda:

1. Decision Needed
2. Review of Mission Statement
3. Review of CBC Lot
4. The Options
5. Next Steps
6. Funding Options
7. Future Vote
8. Questions?

Mission:

1. Build a facility that:
 - a. Provides improved worship / sacred space
 - a. Provides flexible use for classes / meetings
 - b. Eases strain on remainder of facility
 - c. Costs no more than \$1.5M
2. Develop a plan for use of remainder of facility

Discussions:

1. Olathe Christian Church

- a. Used Architect and Separate Builder
- b. Built multi-purpose facility (metal chairs)
- c. Cost \$3.0M for 20K square feet (\$150 per sq ft)

1. First Mennonite Brethren – Wichita

- a. Used Architect and Separate Builder
- b. Built Worship / Performance Center with theater seating
- c. 750 seats for \$6.5M (roughly \$180 per sq ft)

1. Emmaus Church – Whitewater, Kansas

- a. Constructed new church (fire) with Fuqua Construction, Spring 2010
- b. \$6M complete church - 600 seat sanctuary
- c. Project came in approx 10% under projects cost
 - Quality Work - Building structure as well as finish carpentry - fantastic quality, was done right, did not cut corners
 - Integrity - No financial or personal integrity issues, Max Fuqua is a "Godly Man"

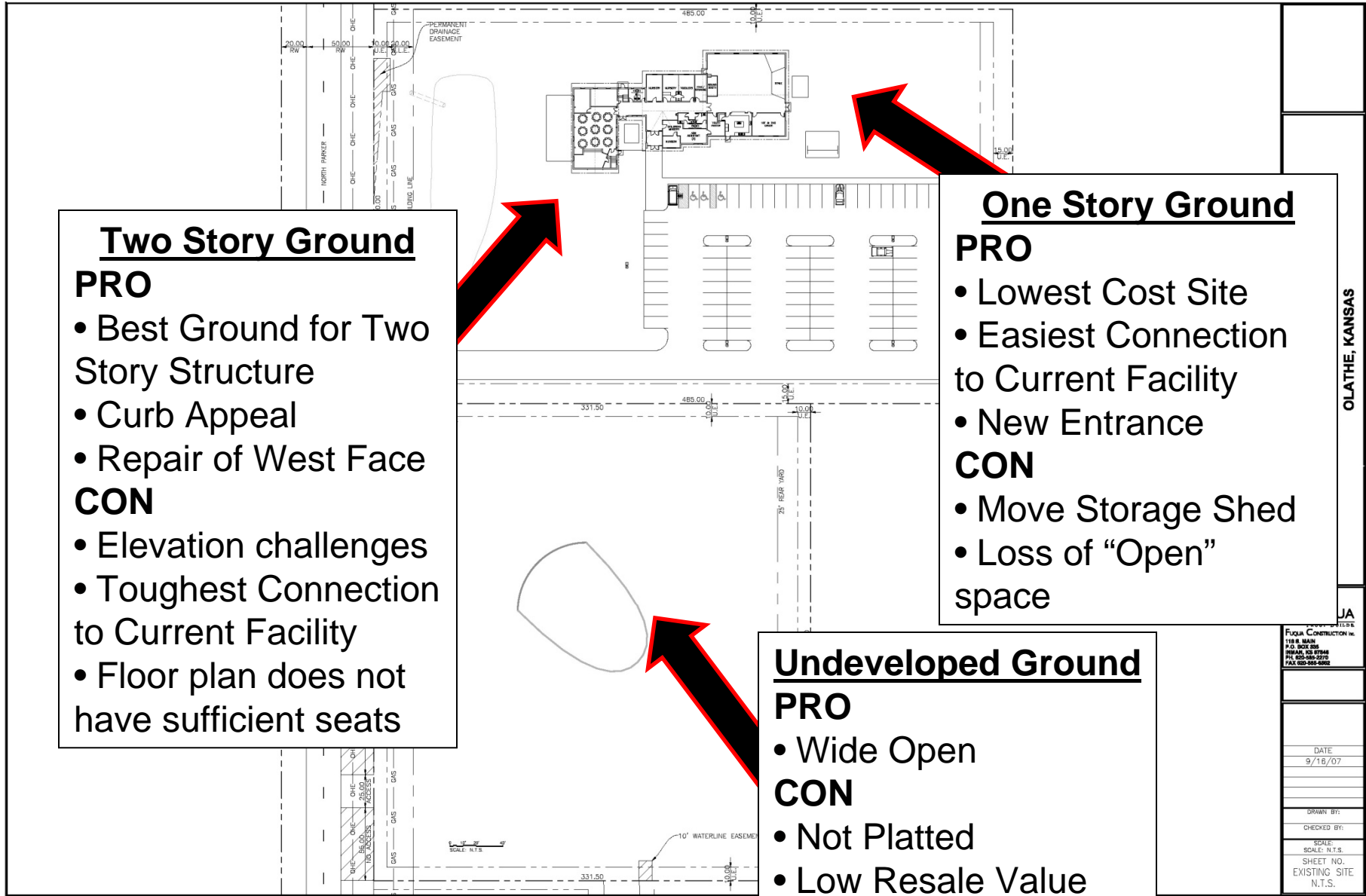
Discussions (continued):

4. Manning Construction

- a. Cost of construction - Approx. \$150 per sq. foot
- b. Where to build –
 - 1) East if one story facility - lower cost of moving dirt - building foundation
 - 2) West if building a two story facility
- c. Basement - basement cost per square foot is almost identical to main floor space

1. Strickland Construction

- a. Agreed that building to Southwest with one-story facility would not be best utilization of space
- b. Building one-story to the East would allow for simplest re-configuration of that space at a later date if a subsequent building phase is undertaken



OLATHE, KANSAS

JA

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SHAWNEE, KS 67204
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DATE
9/15/07

DRAWN BY:
CHECKED BY:
SCALE:
SHEET NO.
EXISTING SITE
N.T.S.

Two Story Ground
PRO

- Best Ground for Two Story Structure
- Curb Appeal
- Repair of West Face

CON

- Elevation challenges
- Toughest Connection to Current Facility
- Floor plan does not have sufficient seats

One Story Ground
PRO

- Lowest Cost Site
- Easiest Connection to Current Facility
- New Entrance

CON

- Move Storage Shed
- Loss of "Open" space

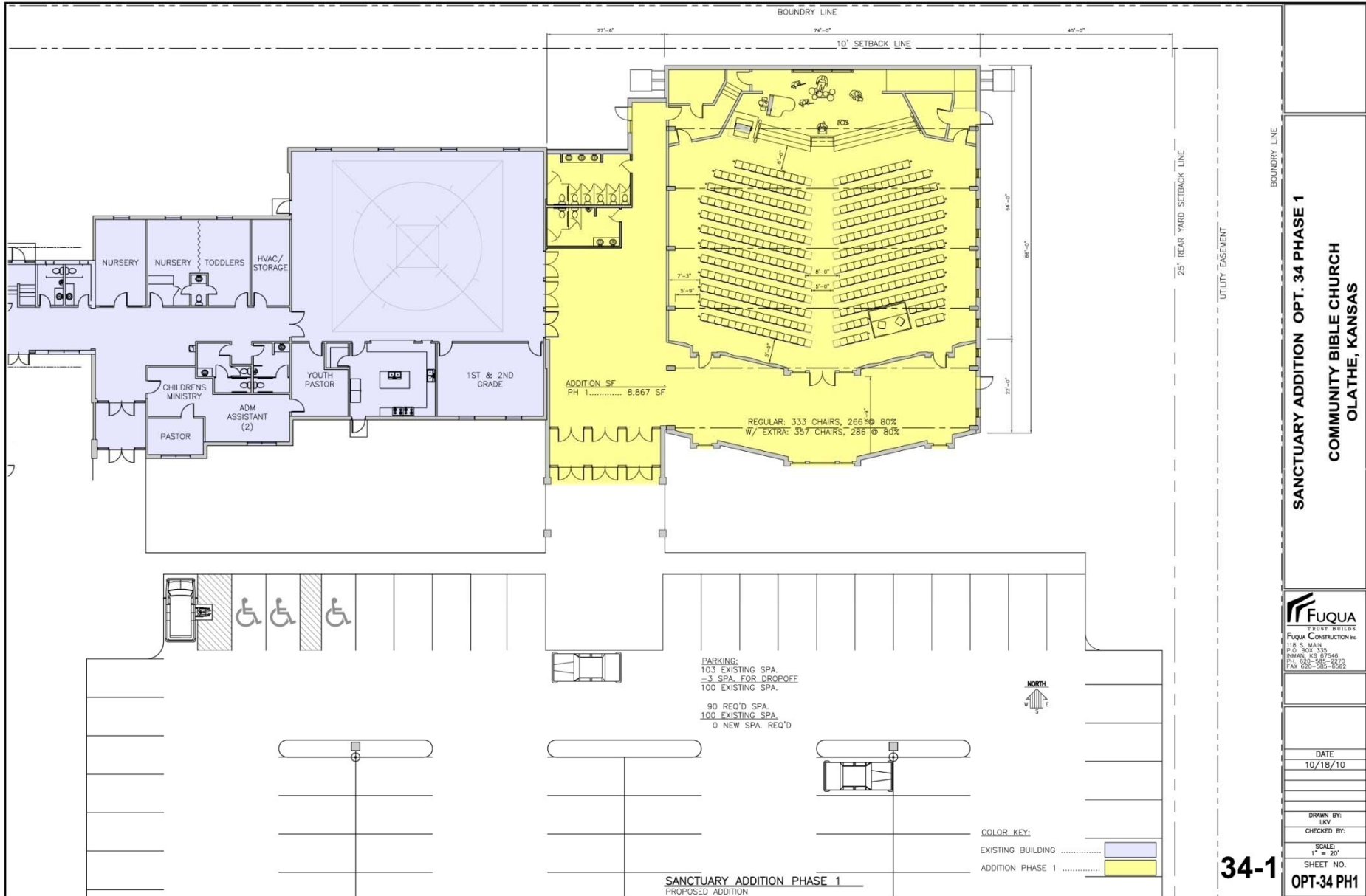
Undeveloped Ground
PRO

- Wide Open

CON

- Not Platted
- Low Resale Value
- Not easily connected to building/parking lot
- Landscaping

Using this proposed floor plan



SANCTUARY ADDITION OPT. 34 PHASE 1

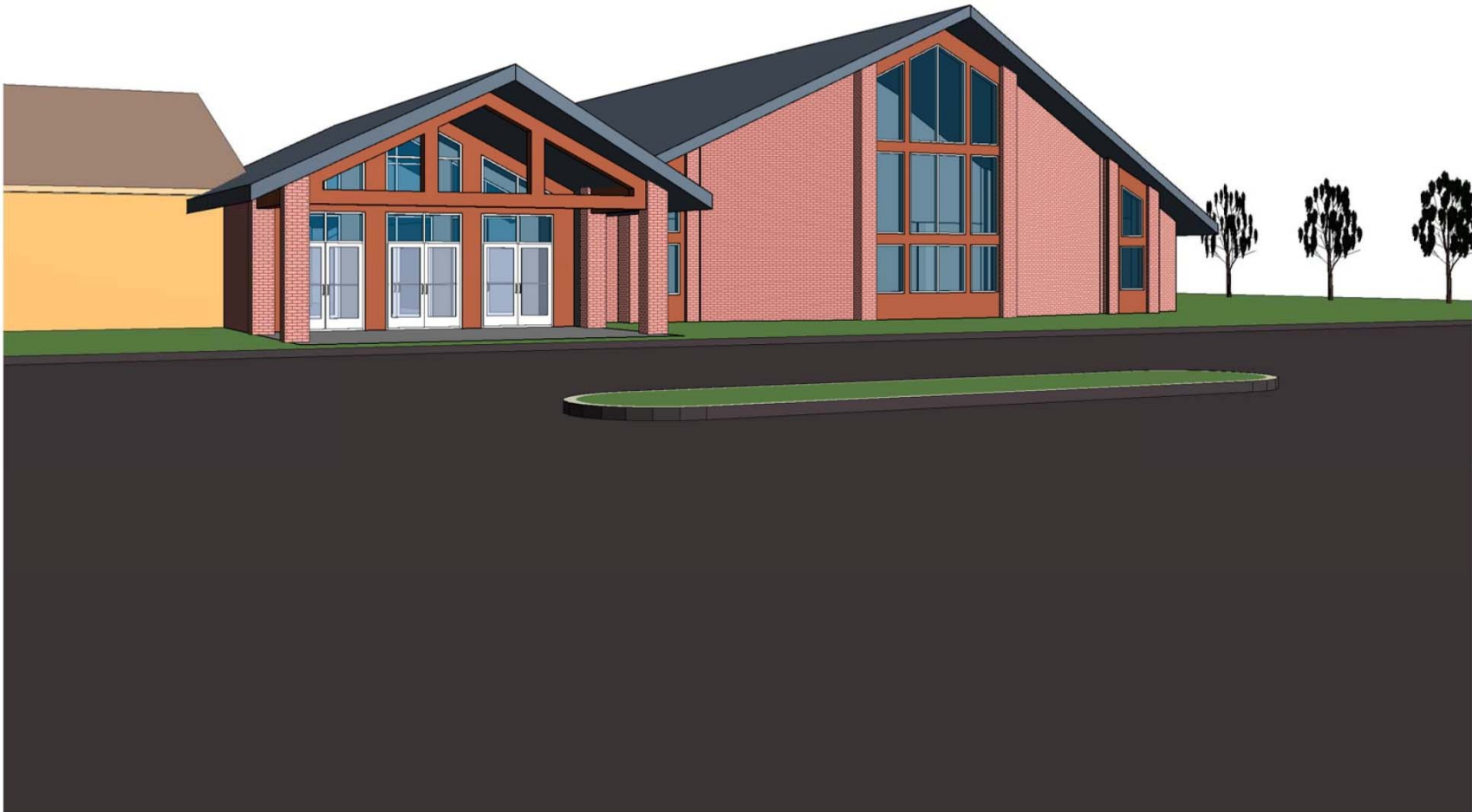
**COMMUNITY BIBLE CHURCH
 OLATHE, KANSAS**

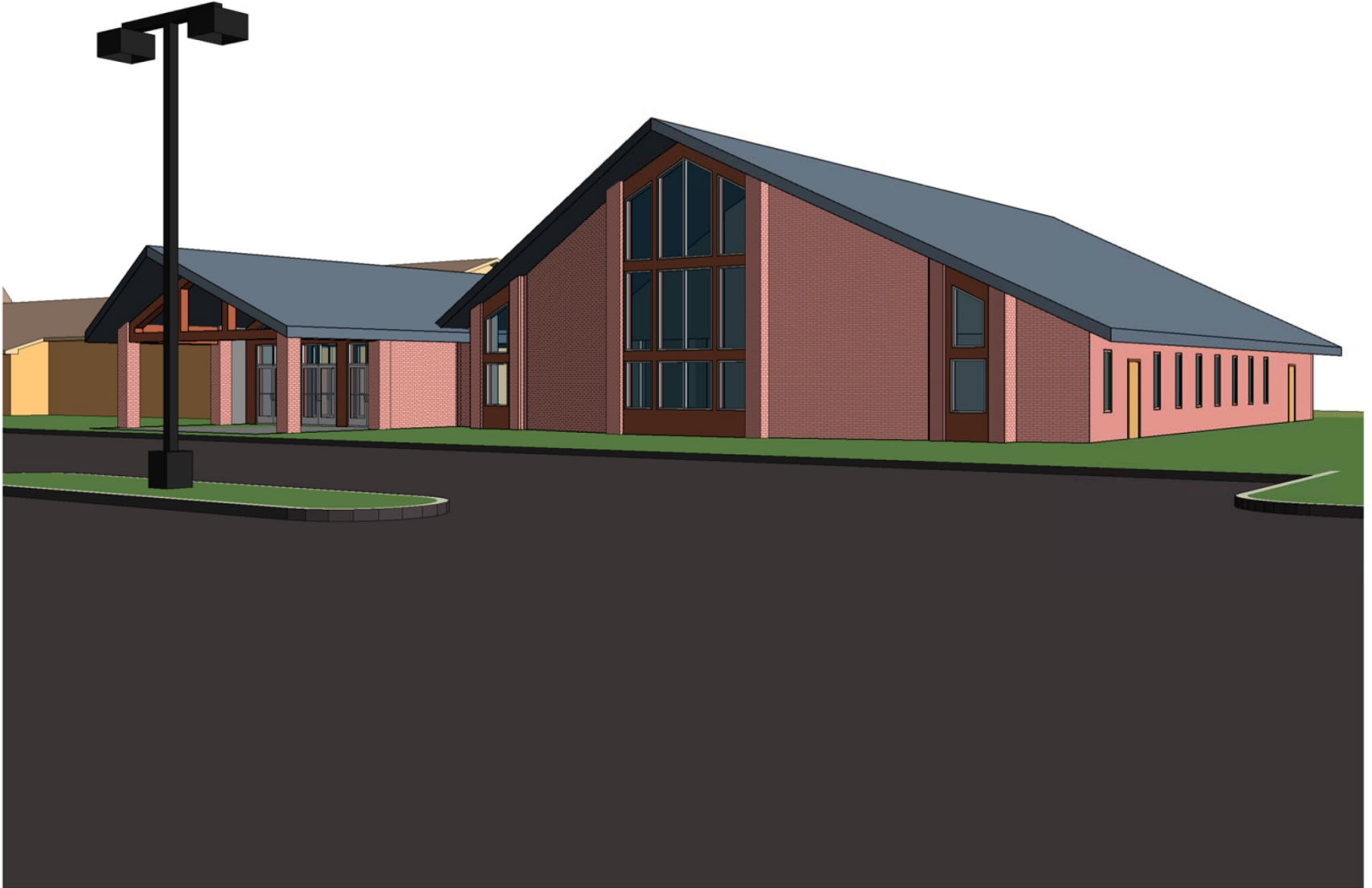


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**SANCTUARY ADDITION PHASE 1
 PROPOSED ADDITION**







East Wing – On-Going Actions

1. Refining Options for final Construction

2. Making necessary changes to proposal
 - a. Develop plan for 340 seats
 - b. Reviewing for Sound
 - c. Reconfiguring for space and multi-purpose

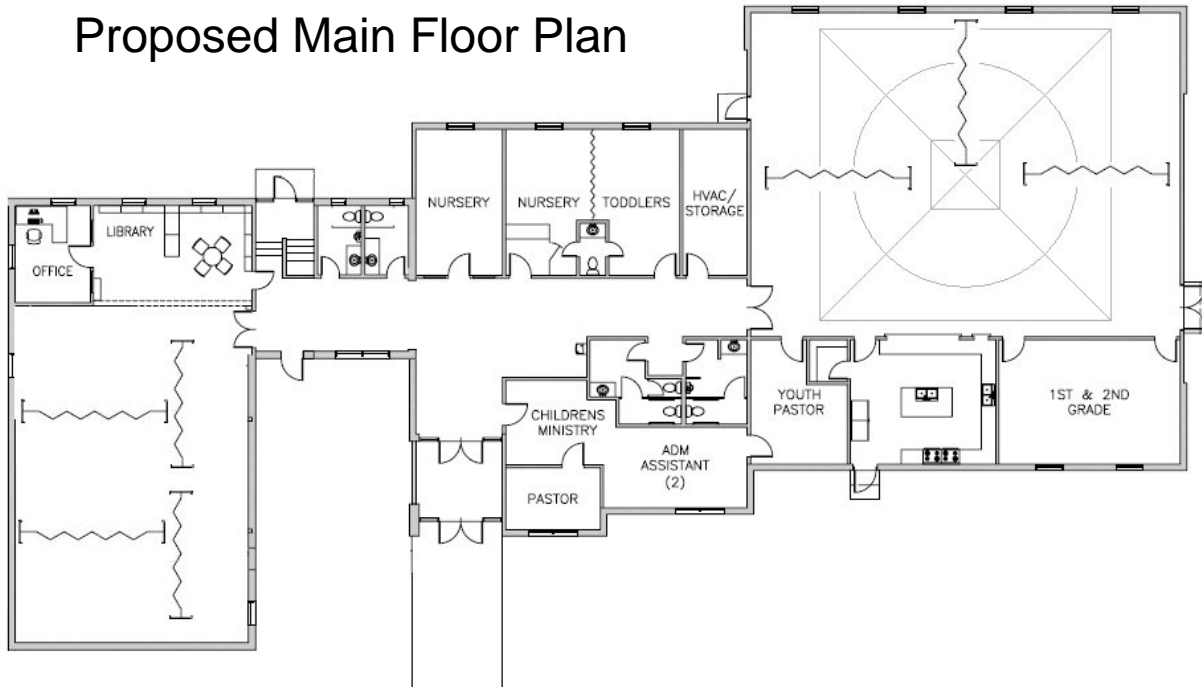
1. Gathering information on cost and other factors

Principles of Re-Model:

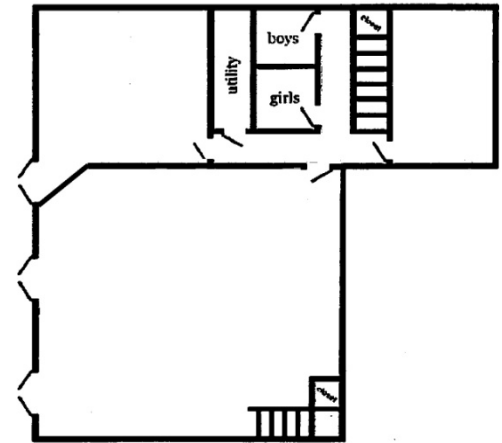
1. Generally, remodel of Current Facility will be done **AFTER** the new facility is built
2. Remodel will be done as the **need** is demonstrated (church growth forces it)
3. Intent is to have remodel work done with **congregational labor** to the extent possible

Preliminary Re-Design of Current Facility for Youth/ Children

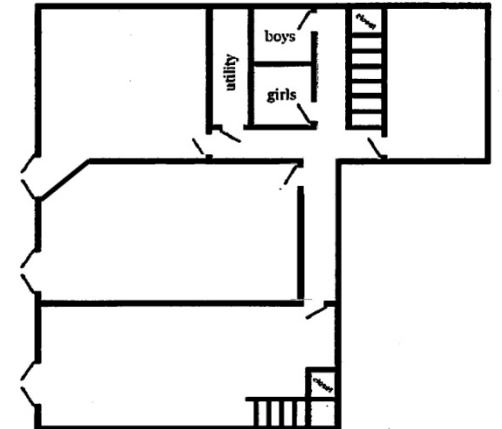
Proposed Main Floor Plan



Basement One

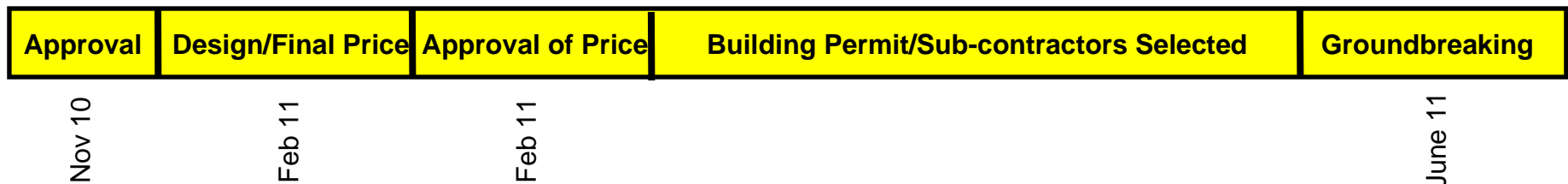


Basement Two



Next Steps:

1. Give Contractor approval to develop complete blueprints for facility, approximate cost of \$60k.
2. Contractor completes design and submits a Final Price to Building Task Force / Ministry Council for review.
3. Provided the Final Price is within the \$1.5 limit, Ministry Council gives final approval to proceed with Contractor.
4. Contractor gets building permit and selects subcontractors***
5. Groundbreaking – as soon as June, 2011!



Funding:

1. Funding for this new construction will call for some careful financial management

Initial Building Fund	\$180,000
Trust BIG	\$880,000
Total:	\$1,060,000
New Construction	\$1,500,000
Shortfall	\$440,000
Donations On Hand Today	\$345,000
Donations Projected - May 2012	\$772,000
Shortfall	\$728,000
Projected Construction Loan	\$800,000
Projected Final Loan Amount	\$500,000

The Loans:

Expect to take out TWO loans

1. Estimated Construction Loan of \$800,000 = Yielding a loan payment of approximately \$6,000 per month
2. Estimated Final Loan of \$500,000 = Yielding a loan payment of approximately \$4,400 per month

Decision Needed:

Approval to move forward with \$1,500,000 project to build an East Wing worship center

The Vote:

This vote is projected for as soon as Nov 21, but likely Nov 28 or Dec 5 in order to allow for everyone to provide feedback.

We will continue to provide updates to new information that is compiled between now and the vote.