



Congregational Presentation

Sunday
February 4, 2007

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God has continued to bless Clearcreek Chapel in a way that has allowed us to seek the Lord's wisdom about expanding our facilities. Over the last three years, we have learned much through our past projects. Many of you have come into the church over these last three years. All of us need to be reminded of our vision and history, so that our current purposes and project will have some context. So I ask your patience as we take the time away from exposition of the Word to an explanation of how we walk in wisdom in campus and facility expansion.

Our Mission and Vision

Mission

Our mission is to see the facilities of Clearcreek Chapel expanded through careful planning, unified partnership, principled purposes, articulated values and God-honoring stewardship.

Vision

Our vision is to have a facility that will provide:

- A design that is guided by our values, principles and objectives;
- A project that demonstrates the unity and diversity of our corporate community.
- An educational complex to serve the growing needs of Adult Bible Education, Counseling and Youth Ministry.
- A beautiful contemporary auditorium for the worship in word and music;
- A large commons for casual, informal and formal fellowship;
- A central, well equipped nursery facility to minister effectively to both parents and children;
- A expanded and efficient administrative office suite;

Values

The following selected values shape the trajectory of our expansion:

Values Relating to Spiritual Atmosphere

- Magnifying the worth of God in every thing that we do
- Going hard after God together as an all-satisfying goal in Himself.
- Being shaped by the Scripture as the fully sufficient and trustworthy revelation of God.
- Being humble and teachable by the Word of God so that we are constantly being stretched and sharpened in our grasp of God's Word and truth.
- Recognizing the role suffering, self-denial and self-discipline must have in refining and maturing for effective ministry.

Values Relating to Corporate Worship

- A public worship form that communicates the supremacy of God in all of life.
- A sustained sense of lingering worship culminating in fervent, life-related, Biblical exposition attended by the ministry of the Holy Spirit.
- Music in our worship which is both God-centered and God-ward and is an expression of the diversity of believers among us.
- Being a singing people who, by the Word and the Spirit, make a joyful noise to the Lord.
- Understanding that in singing psalms, hymns and spiritual songs, we are to edify, encourage and admonish one another.

Values Relating to our Life Together

- Increasingly visible, authentic, practical ways of loving one another.

- Eager openness to new people and organized efforts to incorporate them in the life and ministry of the
- Being vulnerable and transparent in our imperfections so as to encourage candor and openness for change and growth.
- Strategizing and laboring to bring about spiritual formation at all ages aimed at cultivating a knowledgeable, sacrificial, serving maturity, enabling them to be salt and light at all levels of society.
- Giving attention and emphasis to bringing up children in the discipline and instruction of the Lord.
- Developing youth through a discipleship that excites and equips them for mature Christian living.
- Providing Bible teaching for adults in a class setting that stimulates Bible reading, memory, and learning.
- Being engaged with other Christian leaders who sharpen, stretch, challenge and further our understanding of God and His Word.

Values Relating to Church Ministry

- The spiritual shepherding and leadership by elders.
- The diaconal care of our people and service-related ministries.
- The importance of Biblical Counseling for all of life, particularly the development of our Biblical Counseling Center as a place to train effective Biblical counselors, offer hope and help to sin-laden people,
- Use, with excellence, of the spiritual gifts given to all the members of the congregation in ministries of worship, discipleship, service and evangelism.
- Efficient administrative structures shaped by the Word and sustained by prayer.
- Openness and integrity in the wise use of the financial resources given by God's people.
- Full participation in the stewardship of proportional giving by every household.

Values Relating to Church Facilities

- The glory and greatness of God reflected in aesthetic beauty expressed through effective structures.
- Being together in a way that supports the welcome of the unchurched and the worship of believers.
- Finding the third way between extravagant plushness and bare functional practicality.
- Careful planning that makes multi-use of space, prepares for future expansion and allows for phased in development and completion.
- A design that sustains value in the market-place implying carefulness about an overly "church" exterior.

Principles

Design

We aim to design a facility that will incorporate our mission, vision and values. This design should minimize architectural elements having little or no functionality. It should maximize space for multiple use while rooms and suites should have a clear purpose for their use.

We aim to design a facility that will blend well with our current facility. It should provide a sense of unity and connectedness to the past and the future. It should take advantage of current site arrangement and not require major site development and its connected cost.

Construction

We aim to build a facility using the most modern construction methods and materials. This design should make effective and efficient use of materials so as to meet the objectives stated as cost effectively as possible.

Financing

We aim to complete the project with as little debt as possible. Funding will be solicited primarily through the giving of God's people. Funding may also be obtained through loan vehicles maximizing the equity of our property (land).

Objectives

We aim to expand the facility to meet the following objectives.

Relating to the General Design

- Place on our site so as not to incur substantial site redevelopment costs.
- Incorporate present structure visually and practically.
- Design elements that incorporate the church logo and visibility from the Interstate.
- General two story building with sloped flat roofs where possible.
- Separate HVAC units for each suite of rooms.

Relating to the Christian Education Center

- 3 Classrooms for Adult Education.
- 2 Classrooms for Junior High and Senior High Ministry.
- Each suite of classrooms interconnected with movable walls for variable configurations.
- If possible, have all rooms arranged to interconnect to open for larger assemblies.
- Each suite of classrooms having their own storage closets.
- Audio and projection in each classroom with switching equipment to support variable configurations
- A common lobby accessible from the outside and hallways connected to the current and future facilities.
- Restrooms for men and women with supply and maintenance closets.

Relating to the Worship Center

- 500 – 750 seat auditorium with flat floors and consideration to movable walls.
- Acoustically designed and built for speaking and corporate worship.
- Large platform with modular choir risers, central instrument location and front surrounded steps.
- 2 large front projector screens and projection units.
- Platform accessible choir room with large walk-in for music/instrument storage and robe/coat closet.
- Elevated baptistery.
- Audio/video booth located in a crows nest configuration in conjunction with a future balcony.
- Provision for future balcony.

Relating to the Commons

- Large commons as main entry.
- 2nd floor classroom and balcony access from commons.
- Restrooms for men and women accessible from the commons.
- Restrooms contain closets for supply and maintenance storage.
- Welcome area built-in.
- Alcoves for Café and Bookstore.

Relating to the Nursery Complex

- Suite of two large rooms off a large, common hall.
- 2 large rooms divisible into 4 rooms by floating walls.
- Common hall constitutes a central drop off point(s).
- Bathroom and changing facilities available to all the rooms incorporating child size toilets.
- (If possible), two large rooms should have direct outside egress.

Relating to the Office Suite

- Central controlled access
- Waiting room for appointments.
- Workroom accessible for ministry (copier, printer, paper/ministry supplies).
- Suite of 4 pastoral offices around a central administrative space (office).
- Suite of 4-6 offices for secretarial staff, counseling, guest ministry.
- File room for storage, filing and computer server rack.

God's Providential Care

The History of our Expansion

How we got here – a sense of the practical challenges we have faced and the clear providences of God.

The Chapel's Original Vision

Our vision was for an extensive facility expansion. We were exploring expanding with office and worship space that would also give us additional adult education space. We launched a Facility Expansion Fund to raise capital. Many of you covenanted and generously gave over three years to help fund this project. We continue to receive donations to that fund and to budget money into it.

The Offer to Buy

In the midst of this, we were approached about willingness to sell our property and building. Over 6 months they attempted to raise the capital while we investigated properties to buy. This ended with our rejecting a very low offer from the prospective buyer.

The Wedge and Auditorium

We then continued with the development of a design that has come to be known as the Wedge and Auditorium. This was designed to give us office space in the wedge, a 650 seat auditorium, 3 adult classrooms, choir room and storage. However, the Elders, after much prayer and consideration, decided not to proceed to build until our finances were stronger.

The Facility Remodeling

In view of our desire to continue to enhance our current facilities and to expand ministry, we launched a facility remodeling project.

The Auditorium Project

The core of that project was the remodeling of this auditorium. A great deal of what you enjoy today in an attractive auditorium is the fruit of all that work.

The Lobby and Halls Project

Last spring, we took the second step and put new carpet in the lobby and hallways. We have also purchased new water fountains that will be installed soon. The last part of that project is the installation of cabinets and new flooring in the kitchen.

The HVAC Project

Finally, last winter we replaced the HVAC unit for the offices, lobby and nurseries. We have just added two new HVAC units which will allow us to control the heat and air conditioning in the halls and classrooms independently of the auditorium.

Our Guiding Affirmations and Decisions

When we decided not to proceed in July, 2005, we thought through what directs and drives our current trajectory. These are the Affirmations and Decisions from July 3rd, 2005 which have been shaping our thinking and guiding our steps as we have moved forward.

We affirm:

All that we have declared in our Mission, Vision and Values and, as a result of the last year of growth and change as Elders, we further affirm:

- That we ought to grow numerically for the glory of God;
- That buildings and facilities are an integral and necessary element of God-pleasing ministry;
- That care and attention to aesthetics is an important consideration in reflecting the glory and beauty of God;
- That wise stewardship involves the careful planning and strategic use of all the resources given;
- That wise stewardship does not preclude the securing of loans;
- That we should minimize barriers for the presenting of the gospel to unbelievers and the gaining of the hearing of those new or young in faith;
- That we will communicate the maximum amount of truth and welcome the maximum number of people;
- That we will not compromise our doctrines or distinctives;
- That we affirm governance by the Elders while valuing the counsel and harmony of the congregation in wisdom issues.
- That we will hold to the way of wisdom in decision making as we have taught in the past and have modeled in this process.

Therefore we have decided:

Through loving, collegial, wise discussion **not to move forward with building the Wedge at that time**. We arrived at this decision primarily because:

- We did not have the money to build for cash; and
- We would not be able to sustain present ministry stewardship and meet a mortgage payment.

Further, we decided and then have since implemented:

- To continue to pursue expansion planning and development so as to be ready when God provides;
- To continue to receive your covenanted giving and set it aside for expansion till the end of this fiscal year (August 31);
- To plan to separate the expansion/committed giving from the General Fund for accountability;
- To weigh your input and counsel in regards to remodeling this facility;
- To continue to invest time, energy and resources in the development of our current facilities and grounds for more effective ministry aligned with our Mission and Vision as well as the affirmations we have declared this morning;
- To budget in the coming year for needed maintenance and upkeep that would have been part of the Facility Expansion.

Our Present Direction

Being a church committed to the Word of God means that we will live by faith. We will move forward in both obedience and wisdom. As we move forward in such a project, we make the following affirmations in believing response to the Scriptures.

Our Faith Affirmations

Working by Faith

1 Thessalonians 1:2-4

² We give thanks to God always for all of you, constantly mentioning you in our prayers, ³ remembering before our God and Father your work of faith and labor of love and steadfastness of hope in our Lord Jesus Christ. ⁴ For we know, brothers loved by God, that he has chosen you, ⁵ because our gospel came to you not only in word, but also in power and in the Holy Spirit and with full conviction. You know what kind of men we proved to be among you for your sake.

We will believe God so much that we will work hard to bring forth what we desire from Him.

Growing in Faith

2 Thessalonians 1:3

³ We ought always to give thanks to God for you, brothers, as is right, because your faith is growing abundantly, and the love of every one of you for one another is increasing.

We will grow in faith so much that we will increase our loving labor for people in our ministries and through our facilities.

Seeking Wisdom by Faith

James 1:5-8

⁵ If any of you lacks wisdom, let him ask God, who gives generously to all without reproach, and it will be given him. ⁶ But let him ask in faith, with no doubting, for the one who doubts is like a wave of the sea that is driven and tossed by the wind. ⁷ For that person must not suppose that he will receive anything from the Lord; ⁸ he is a double-minded man, unstable in all his ways.

We will ask God in faith for wisdom knowing He will give it to us.

Being a Model of Faith

Hebrews 13:7

⁷ Remember your leaders, those who spoke to you the word of God. Consider the outcome of their way of life, and imitate their faith.

We will model that faith for your example and encouragement.

Our Evaluation

Proverbs 21:5; 15:22 – The plans of the diligent lead surely to abundance, but everyone who is hasty comes only to poverty. Without counsel, plans fail, but with many advisors they succeed.

We undertook a reassessment of our project, evaluation of the pressing needs and made a determination for moving forward.

Reconsider the Project

We weighed the counsel given us through the Survey we took and through discussions with members and ministry leaders. Through your input, we were counseled in some areas that will improve how we move forward.

We also are dealing with the reality of the site problems. For the Project as originally envisioned, there was an enormous cost to develop the site. We wanted to reevaluate how to layout the future facilities in a way that might reduce this cost.

Most importantly, we did a reexamination of our present needs. While there is a significant need for office space and an auditorium might help draw new people, we believe that our immediate need is for educational space.

Need for Education Space

Three major areas have emerged as our primary educational space needs:

Youth Ministry

The Youth Ministry is quickly reaching the point where they will have no place to meet that can hold all the youth. The only room large enough now is the kitchen. The Youth need a large double classroom that can be divided into two teaching areas.

Adult Bible Education

We are severely strapped in our ability to meet our mission and vision for the Adult Bible Education. The current environment of the split auditorium is difficult at best. We need space for at least three good sized classes with Room 102 still available for a small group setting.

Conferences and Counseling Training Classes

With the additional space, we will be able to have larger classes for the Counseling Training Classes. We be able to host additional conferences on site with the classroom space for break-out sessions and workshops.

The effect of building educational space will be to open the auditorium for choir warm-up, to give the youth room to stretch and grow and to give ABE space to run 3-4 adult classes simultaneously. It will help with traffic flow, give additional storage space and double our restroom capacity. It will also significantly reduce our need to setup and tear down the auditorium during the spring.

Revised Strategy

We have also reevaluated our strategy for moving forward based on many things we learned during the original project. We are seeking to be more clear and regular in our communication so that the congregation is kept informed. We will establish timetable milestones to serve as decisions points for the Project. Further, we will establish targets for the Facility Expansion Fund and Budget that will serve to demonstrate the congregation's commitment to the Project and wise stewardship in finances.

Our Revised Project and Design

Given the reevaluation and the needs analysis, we have developed a three phase plan for expansion. We have revised our site plan, developed an educational building as phase one. We envision an auditorium and office space as phases two and three. This is reflected in the campaign logo.

Requirements

The following is a brief summary of our requirements for the educational space.

- Adult Bible Education - 3 classrooms with at least two having bi-fold walls between them, closet and storage space
- Youth – 2 classrooms with bi-fold walls between them, closet and storage space
- Men and Women’s Restrooms, utility closet, lobby area and hall storage

Size

The target is around 3,600 sq feet in a 60x60 foot print.

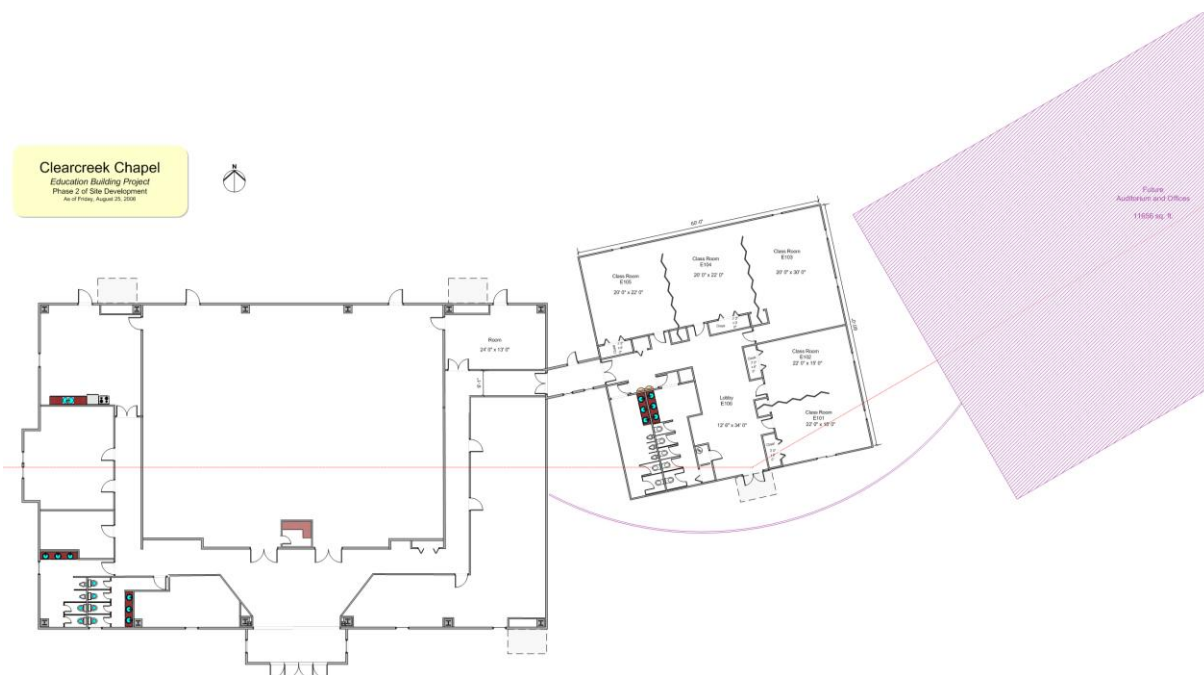
Features

In this design, we want the following features and see their benefits.

- Open floor plan with movable walls gives flexible use of space.
- Not tying up the auditorium during ABE.
- Use of the rooms for events and ministries other than ABE; counseling, evangelism
- Host conferences with break-out rooms

Layout

The following is our revised site plan. It shows how we envision the educational building’s relationship to our current facility and the floor plan and to future worship and administration space. These have been reviewed by a builder for feasibility and estimating. While the final design may be different once we reach that step, we know that a design like this meets our requirements.



Estimate

The design/build firm we have been working with has given us an estimate of between \$480,000 to \$550,000 in today's dollars. This is based on \$135.00 sq/ft. As a result of their experience over the last year, they are projecting around 20% per year (@1.67% per month) increase in building costs. Therefore, waiting too long will have a significant impact on the cost to build.

Our Proposed Strategy

We are proposing moving forward following this strategy.

Facility Expansion Fund

Our balance as of February 4, 2007 is \$64,121.07 .

Project Milestones

We set the following as milestone for moving forward. When the first is reached, then we will evaluate the second and make a decision. This milestone is to make an evaluation of our status, not an automatic start. Other factors will be taken into consideration at that point. These milestones will serve to reduce the amount needed to be borrowed and demonstrate an ability to meet the mortgage.

- 30% of the Project Cost in the Facility Expansion Fund which is \$165,000 in today's dollars.
- The average monthly giving to the Facility Expansion Fund over the prior 12 months be 130% of the projected monthly mortgage.

This means that at \$165,000 in the Fund, the giving towards the Fund over the prior 12 months would need to have averaged \$3,000 per month.

Outside Funding

We will pursue the sale of some of our property to cover some of the Project. Miller-Valentine has purchased the 89 acres of farm land to our north. They are in the process now of street and utilities planning. We are hoping that the close proximity of access and utilities will enhance the value and usability of our property.

Intentional Giving

Over the next seven months (through till August) we will be soliciting a commitment from the congregation as to their intention to give to the Project.

Long Term Commitment

We want to encourage you to commit to give by faith:

As God enables you by grace and through His provision. It is not equal giving but rather shared sacrifice.

To begin to give now so as to move as quickly towards our milestones and our goals.

To give until the mortgage is paid off. The expectation is that people will continue to give once we are in the new facility so that we can pay off the debt as soon as possible. The commitment to support the Project is not just to get the facility built, but also to get it paid off.

Communication

In the past, we have been remiss in keeping you up-to-date as to the progress in the Project and in the status of the Fund. We have recognized this as one of our most significant failures. Therefore, as we prepare to move forward, we have established a plan for communication so that all will be kept informed.

- An initial discussion with Flocks this Wednesday. You will have an opportunity to talk with your elders about the Project.
- An initial discussion with ministry leaders will be scheduled soon. This will help us in continuing to evaluate and update design requirements.
- Monthly Elders Update with Milestone Reviews, Design Progress, Flock Responses
- We will have regular Announcement Slides which will present the Project, update the progress of giving and give updated information on its status.
- We will add Facility Expansion Fund YTD Giving and Current Balance to Bulletin. This will keep you apprised as to the current giving towards the Project and the progress toward our milestone(s).
- We will update the Web Site with the new project and retain history and prior designs, but clearly marked as previous.
- We are planning Ministry Moments to continue to highlight our needs and to provide updates.

Our Call and Challenge

There is so much that we want to see God do for us. But we have to take it a step at a time. So here is our challenge to all of us:

- We will believe God so much that we will work hard to bring forth what we desire from Him.
- We will grow in faith so much that we will increase our loving labor for people in our ministries and through our facilities.
- We will ask God in faith for wisdom knowing He will give it to us.
- We will model that faith for your example and encouragement.

Join with us as we:

Pray for wisdom from God in all that we decide and do.

Pray for God's grace to move through us to the lost in our neighborhoods.

Participate through whatever encouragement or engagement God's grace and provisions allow.

