



CHRIST
CHURCH
FOX CHAPEL

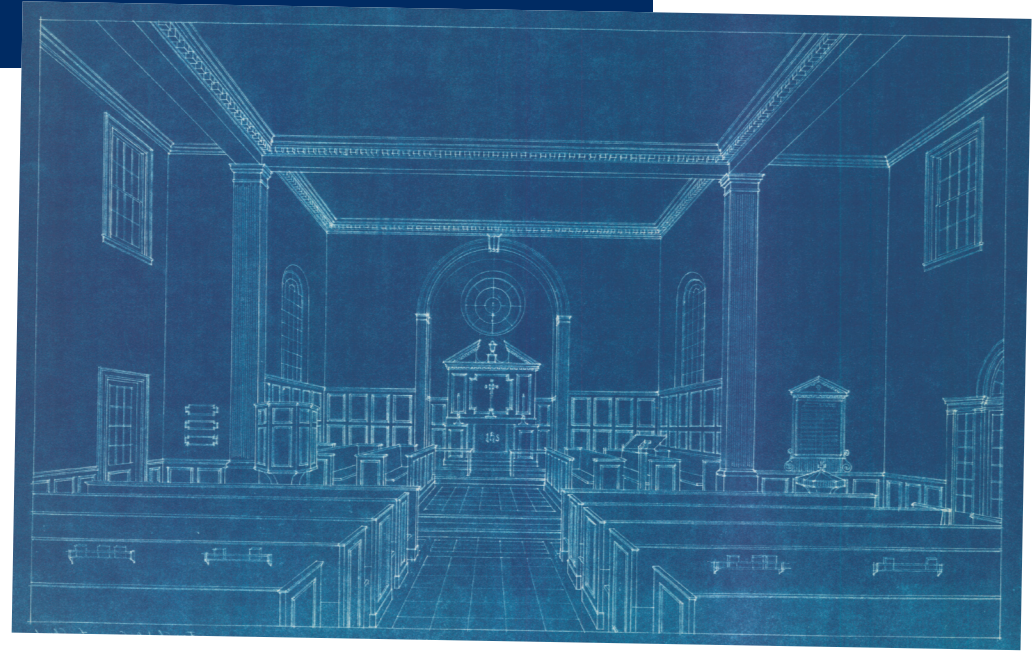
2023

Building Campaign

The Feel of Our Church

Our building was designed as a family home in 1929, and it became a church in 1946. That unique history still shapes what it feels like to worship here and one of the most common things people say when they arrive, is that it feels like a home.

Although a grand old house like this is beautiful, the downside is that some parts are impractical to use, and others are in need of repair. In both 1969 and 2007 the congregation considered extensive plans to improve the sanctuary and create more accessible meeting rooms. Sadly, both plans failed, and the congregation shrunk back down to fit the space they had, with some important maintenance decisions understandably being deferred.



An original blueprint shows a much more open space.

The Design Brief

- ✎ maintain the feel of a home, while improving the function, accessibility, safety, and décor of what is now a church for the proclamation of the gospel
- ✎ create an integrated theme throughout all spaces utilizing colors, materials and architectural features consistently
- ✎ address deferred maintenance design in such a way as to allow for further expansion in the future

Costs: Repairs or Renovation?

Addressing all the deferred maintenance in the building would cost in the neighborhood of \$600,000. At the other end of the scale, our pre-pandemic idea of renovating most of the building and adding a new sanctuary, would now likely require well over \$6 million.

We used the last few years to do some of the work ourselves, simplify the scope, change the way we manage the grounds, and test out several local contractors who did an excellent job in the Meeting House. We estimate the total cost of our new plan to be in the region of \$1million.

Compared to either basic repairs (and missing the chance to improve things), or new construction, this middle option is clearly great value.

The Sanctuary: Disrupted & Divided Worship

The Issues: poor sound, lighting, décor, thermal efficiency, storage, visibility, functional space, flexibility, accessibility, and safety.

The Plan: create a level floor, move the communion rail so that everyone can access it without any steps or awkward bottlenecks, regrade the balcony to improve visibility, replace the windows, carpet, sound system, and lights; simplify the arrangement of the chancel so that it's more flexible and everyone can see; update the organ and re-purpose some of the space to increase storage.



Architectural rendering of the improved Sanctuary.



The Parish Hall: Basic Functionality & Restoration

The Issues: floor, ceiling, lights, audio/visual systems, heating/cooling, and electrics need to be replaced; décor is poor, the stage is too high, the space behind it is wasted; the bathroom needs to be renovated. Shockingly (*no pun intended*) there is not even a light switch for most of the lights nor a thermostat for the heating.

The Plan: replace all of these things and create one large Children's Ministry room behind the stage. A permanent room for children will simplify ministry and give a more elegant feel to the Hall for meetings, events, and worship.

Funding: A Faithful Approach

A fundraising consultant told us they could raise several million dollars by running a campaign for us, but we fear this would impact negatively on the feel of our church.

Instead, we're simply asking everyone to engage, talk, pray, and give without compulsion. We believe, it will have a greater impact on our faith to invite, rather than to force the issue. As Paul says in 2 Corinthians 9:

"The point is this: whoever sows sparingly will also reap sparingly, and whoever sows bountifully will also reap bountifully. Each one must give as he has decided in his heart, not reluctantly or under compulsion, for God loves a cheerful giver."

According to our first rector, the 1946 congregation raised the needed funds in just 30 days because they had "the militant spirit of Christian men and women, who make dreams become realities."

Like them we are going to have a brief and refreshingly counter-cultural campaign that invites everyone into the process of discerning together what God wants to do here rather than strong-arming people for money.

Cost Breakdowns

Does not include 20% contingency.

Sanctuary		Parish Hall	
General Construction:	\$315,00	General Construction:	\$200,000
Windows, A/V, & Carpet:	\$160,000	Windows, A/V, HVAC:	\$125,000
Refinish pews & retable, new chancel furniture:	\$80,000	Children's Ministry Space Construction & HVAC:	<u>\$110,000</u>
Organ	<u>\$50,000</u>	Total	\$435,000
Total	\$650,000		

Process: Receiving the Funds

We'd like the entire process of seeking commitments to last no more than 60 days (even if the giving itself takes several years to come in). We are a Community Church Preaching the Gospel, not a Community Church, building a building, so we do not want this to become our focus for very long.

We still rely on annual giving to fund the church and that remains our primary need, but we are asking people to increase their overall giving for a season.

After years of careful discussion and prayer, the Vestry unanimously backs this plan, giving personally what they are asking us all to do.

We need to raise approximately 18 months of operating income to fully fund our projects.

We can accomplish this by:



Scale, Phasing & Timing

How we move forward with the construction will depend on what is pledged and how it is received. If we do not raise enough, we will build as much as we can, and if we raise too much we'd like to replace all of the windows in the building & bless the wider church.

We would like to begin collecting funds by August 1 so that we can begin planning. If other arrangements need to be made please let us know.