



***Seek the peace and prosperity of the city
to which I have carried you. Pray to the
Lord for it, because if it prospers,
you too will prosper.***

Jeremiah 29:7



A MESSAGE FROM PASTOR JASON

Dear Friends,

Our church has used a catchphrase that's stuck with me from the first time I heard it: **The church has left the building.** What we've meant by that is:

*The church is not a building.
It's people.*

There's much more to being the church that going to church.

Jesus sends His people out to serve others and represent Him in every nook and cranny of society.

Today we still believe (humbly!) that Jesus has called us to follow him and represent him in Cochrane - in our homes, neighbourhoods, businesses and coffee shops throughout our rapidly growing community.

Our vision is not altogether different than that of an ancient Jewish community living in the city of Babylon. God told them to invest themselves deeply in the city He had placed them.

Although we must leave our building to do this, we believe it is a critical tool that enables us to pursue our vision. As a leadership team, we have been inspired to open the doors of an expanded facility, ideally situated in the

heart of Cochrane. It will meet our needs as a growing church community and the needs of our growing town.

I envision our building as a community hub for our town, open seven days a week and bustling with the life and activity of people from all different backgrounds. Imagine the conversations, relationships and opportunities!

I invite you to open the door of your hearts and minds as we together open the church door to Cochrane. Of course, a project like this doesn't come about easily or cheaply, but that should not surprise us. As we pursue Jesus we find out that we are called to imitate his selfless life—to give up our own lives so that others may find the full life in him. May the Spirit guide and fill us as we live this out together.

With hope and expectation,



Jason Koleba
Lead Pastor



WHY OPEN THE DOOR?

We stay rooted in the centre of town

Our name says a lot - we are Cochrane Alliance Church. Our vision is to contribute to the vitality of all neighbourhoods as we pursue life to the full together. As Cochrane rejuvenates its downtown core and adds communities to the north, south and west, expanding our current facility keeps us in the heart of the action. We will also better capitalize on our beautiful location at the edge of Big Hill Creek.

We open the doors of our facility wider to the community

Our primary calling as a church is to invest in people. As we pursue this calling, it opens the door for Jesus to transform lives. Our facility is a key tool that helps us do that. Over the past few years, the building has seen a 325%

increase in use by groups like the Cochrane Folk Club, Helping Hands and the Cochrane Music Society. At the same time, the Town of Cochrane has indicated that the development of multi-purpose space is a real need for the future. Increasing our capability to host weddings, funerals, parties, playgroups and school concerts gives us greater opportunity for ministry and to collaborate with like-minded organizations investing in people.

Our plan gives us an expanded kitchen and large-group space that can hold banquets of up to 80 people or a meeting of 120. Several new configurable rooms will hold classes of 20 on Sundays or expand to host 60 for a seminar during the week. A new library/prayer space will be available as a quiet place of prayer and reflection for our entire community to use.

We improve our building as a base of ministry in Cochrane

While a key piece of our vision is to have the building more fully used by others in the community, we also want it to better serve us as a church! Our building is where we worship and fellowship together, teach children, youth and adults, and where we are equipped for ministry beyond our doors. We believe that an expanded facility better assist us in three ways:

1. Teaching Children

Sunday morning children's ministry was stretched to capacity with classes spilling into staff offices. Our plan enhances our security and expands children's spaces for Sunday ministry. These same spaces can be used for other purposes during the week (i.e. youth, studies, training and equipping).

2. Training Adults

Since kids ministry used up almost every inch of available space outside of our foyer and sanctuary, we had very little capacity to disciple adults or host a luncheon on a Sunday morning. Our plans incorporate extra rooms that will enable us to train and equip leaders at peak weekend times.

3. Accommodating Staffing Growth

Our new facility would give us ample room for potential expansion of the team in the next 10-15 years.

With additional multi-purpose spaces, large group room, and an expanded foyer, Cochrane Alliance could host 1200-1500 people each weekend by continuing our strategy of offering multiple worship services. We also open the door to all kinds of possibilities during the week as we collaborate with Jesus to serve a community of over 30,000 people.





PROGRESS

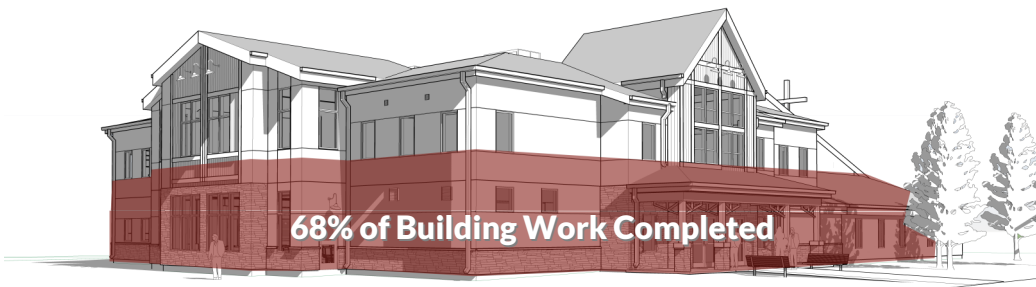
This is an exciting time, as many new changes to the build are being added daily. Here are some of the major milestones that are nearing completion:

- Framing is at 98% completion.
- Roof is at 90% completion.

Looking ahead, here are the milestones that are in progress over the next month:

- Successful completion of several rough-in inspections have allowed for the start of drywall installation, taping and mudding.

- Total completion of rough-ins (electrical, plumbing, mechanical) are targeted for the end of May.
- Sidewalks are now being built.
- Upon completion of the sidewalks, exterior stucco and cultured stone work can begin.
- Repairs to asphalt in the parking lot can begin after sidewalks are completed.



SCHEDULE

With the completion of the roof, we are able to estimate the schedule more accurately. As things currently sit, the goal is to complete the project by the end of August. We are on track to have our grand opening on Labour Day Sunday when we normally do our pancake breakfast!





Feb 2017

BUDGET

As with the schedule, the completed roof gives us the ability to more accurately forecast the remaining costs. Where we currently sit, we are roughly 5-6% above our original budget. Here are the main changes which account for the extra costs:

- Upgrade all lighting to LED (including the sanctuary) for savings of ongoing operating costs.
- Upgrade of boiler that would need to be replaced in the next few years. Changing it now when the building is under construction is the most cost effective.
- Exterior walls were in worse shape than expected requiring re-stucco of many main walls.
- Backfill from existing landscaping had too much organic material requiring replacement with new backfill.
- A couple of shearwalls from existing building needed to be rebuilt to meet code.



March 2017

PLEASE PRAY!

We are grateful for our Building Committee who is doing their best to make wise decisions on our behalf. Please pray that God would give them strength and wisdom as they work to keep costs down and the project moving forward in a timely manner. Here are some specific matters that you can be in prayer for:

- That pledge moneys would continue to come in and the \$495K gap of unpledged money will be met in a timely manner.
- For schedule to stay on track to allow for a September start to

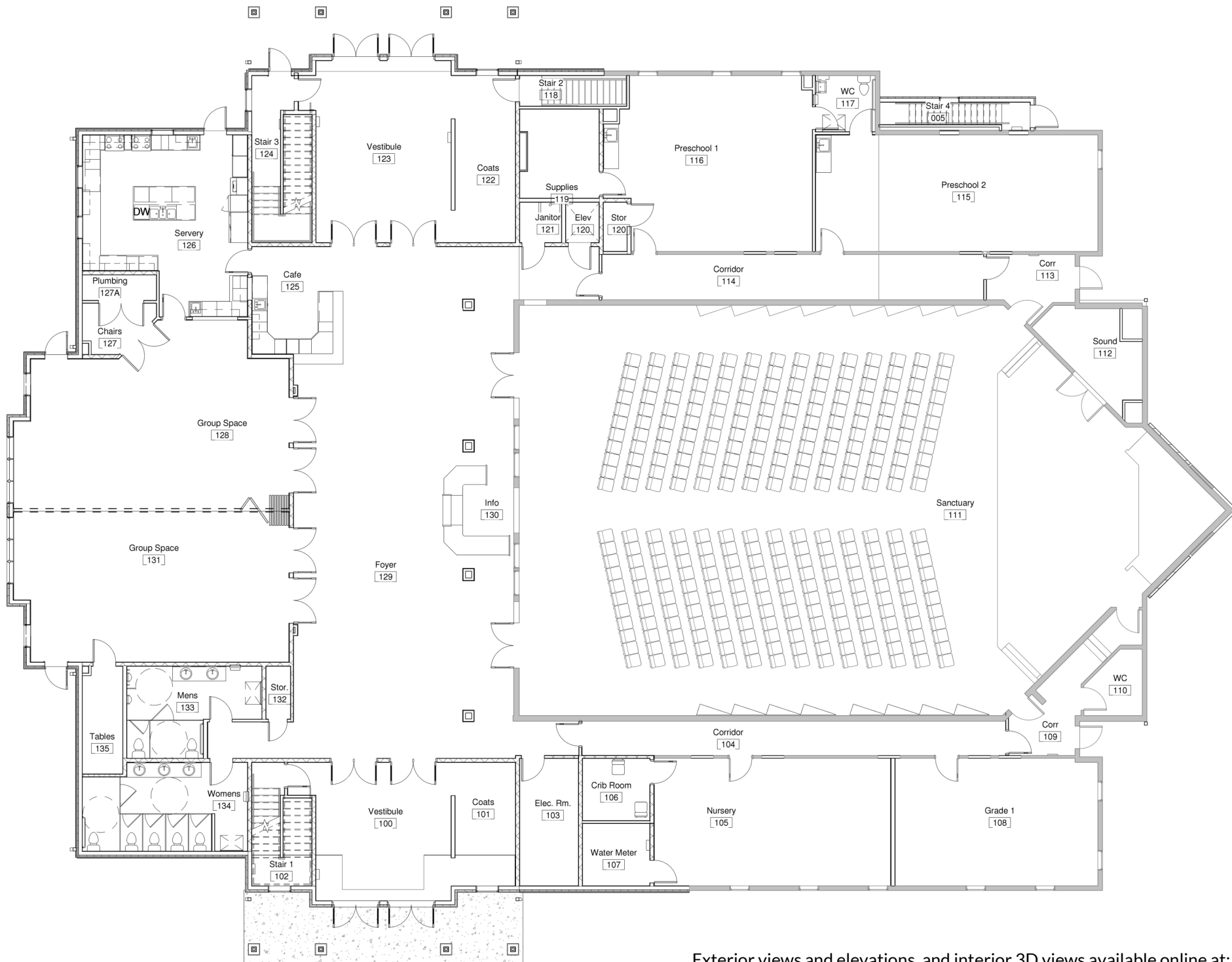
the ministry year in our new building.

- For upcoming discussions and negotiation to be favourable and fair with our Architects and Financiers.
- For strength and perseverance for the building committee.

You are all invited to join our building committee at our next Open the Door prayer time after the church service on May 7. We're meeting at the front of the sanctuary at Bow Valley Baptist Church.



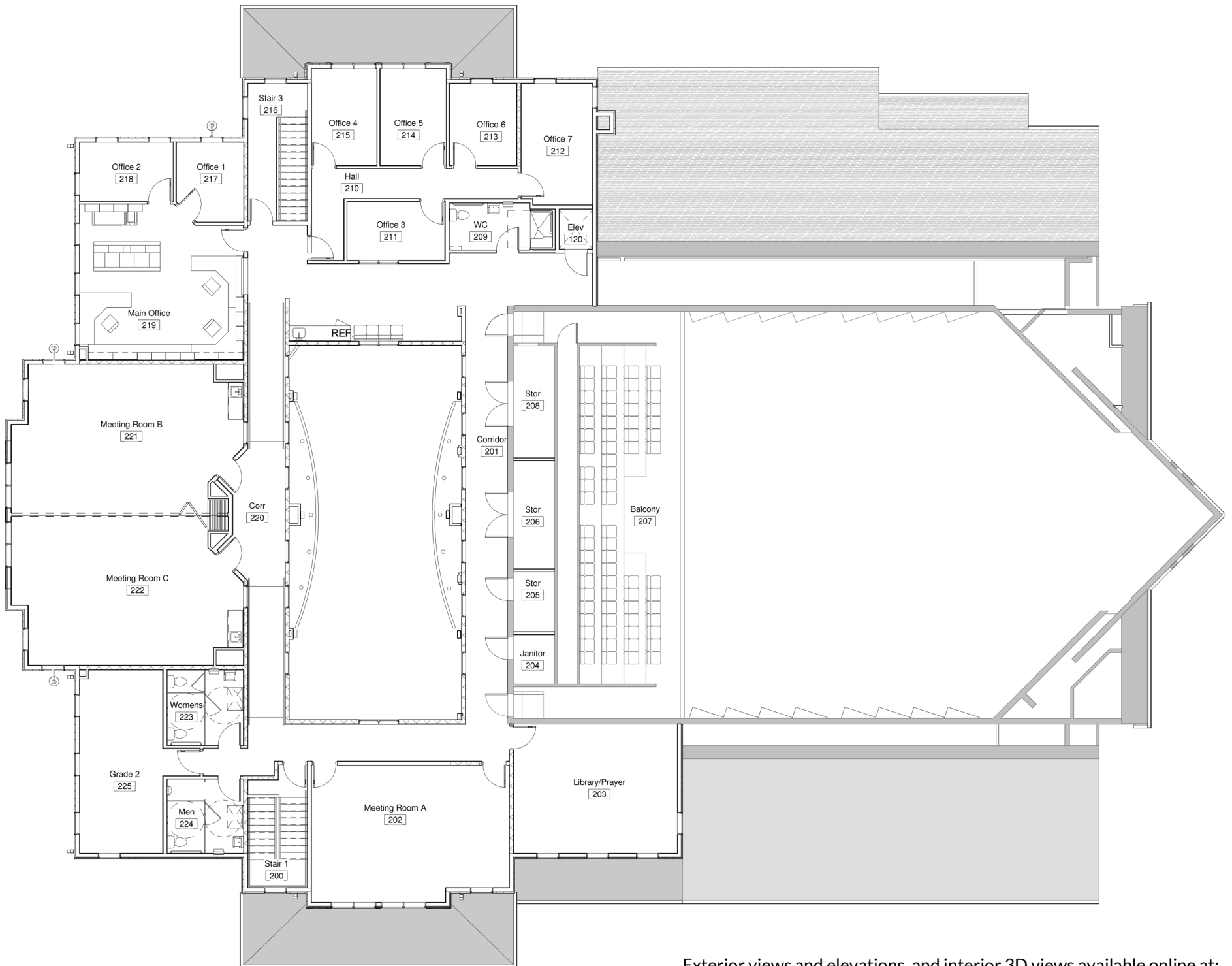
MAIN FLOOR PLAN



Exterior views and elevations, and interior 3D views available online at:

www.cochranealliance.com/about-cac/open-the-door

UPPER FLOOR PLAN



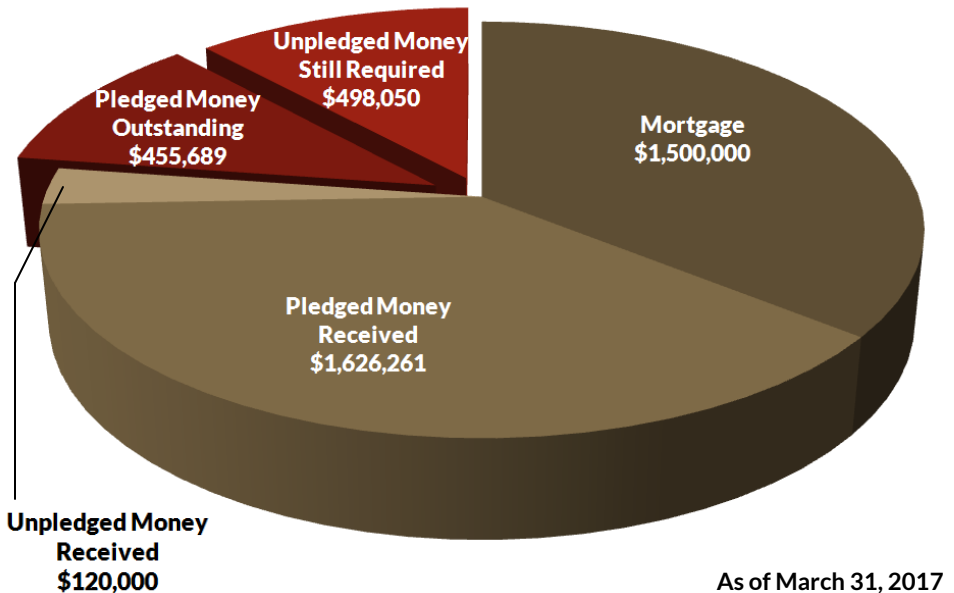
Exterior views and elevations, and interior 3D views available online at:

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PROJECT COST BREAKDOWN

Our construction costs are estimated to be \$4.2 million. See below for how far we've come with our fundraising, and how we continue to ask God to provide before the campaign concludes on December 31, 2017.

With construction underway, the Western Canadian District of the Christian and Missionary Alliance is providing bridge financing as pledges come in. The District is also giving Cochrane Alliance access to a flexible, long-term mortgage program.



LOOKING TO THE FUTURE

We continue to look for donors who will join the large team of men, women, students and children already giving to make this vision a reality. If you would like to participate financially, or if you have further questions, please consider filling out a commitment card. These are available online as well as from the church office.

www.cochranealliance.com/about-cac/open-the-door

GIVING GUIDE

We invite you to help “open the door” of our church building by making a financial commitment to this campaign. Use the table below as you consider making a contribution.

We invite you to pray about and discuss your giving plan with your family or trusted friends. Your pledge is meant to be over and above your support to the regular budget of Cochrane Alliance and is between you and the Lord. Please note that pledges are intended as targets, not guarantees. No one will call you to specifically collect your gift. Pledges provide financial information which enables the leadership of Cochrane Alliance to understand how much funding is available for this project.

Weekly Gift	Monthly Gift	1 Year Total	Less Tax Credit	Net Cost of Gift
\$10	\$43	\$520	\$210	\$310
\$25	\$108	\$1,300	\$600	\$700
\$50	\$217	\$2,600	\$1,250	\$1,350
\$100	\$433	\$5,200	\$2,550	\$2,650
\$150	\$650	\$7,800	\$3,850	\$3,950
\$200	\$867	\$10,400	\$5,150	\$5,250
\$250	\$1,083	\$13,000	\$6,450	\$6,550
\$300	\$1,300	\$15,600	\$7,750	\$7,850

* The tax credit is based at 25% of the first \$200 and then 50% for amounts over that.

Gifts in Kind

If you wish to donate the fair value of assets other than cash (i.e. stocks, bonds, mutual funds), please contact the church office to discuss.



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