

Renew300 Capital Campaign

Frequently Asked Questions

Why do we need a capital campaign?

Built in 1952, the Ministry Center at 300 East Rosemary has served the HTLC congregation and LCM students very well for many years. But, like anything that's 65 years old, the building is showing signs of age and is need of repairs and upgrades. Now it is time to take care of the Ministry Center, so that it will be able to continue to serve us for many years to come. We've named this capital campaign **Renew300** to represent the opportunity for enhancing our existing space and realizing the needs of our current congregation and community.

How did we get to this stage in the capital campaign?

Beginning with the 2015 HTLC/LCM strategic plan, we identified specific needs to renew the Ministry Center. To develop a list of these needs, a Ministry Center Task Force conducted various interviews with individuals and groups within our community and congregation that use the building. After interviewing three architecture firms, a preferred architect was identified, and the congregation approved hiring this firm to complete the design. The architect created building design options, and the Ministry Center Task Force reviewed and refined them. These materials are available in our new campaign brochure and also in the narthex of our church.

Why did we hire a consultant to help with the Renew300 capital campaign?

Our own experience as a congregation and the experience of congregations around the country demonstrate that capital campaigns conducted with the help of an outside consultant are more successful. We received proposals from several firms, interviewed three, and selected Kairos to be our consultant. The congregation approved hiring Kairos at our fall 2016 meeting. The consultant fee has already been paid.

How will my donation be used?

The funds raised during the Renew300 capital campaign will be designated primarily for the building project, but a "beyond the walls" outreach component also will be included.

What will the campaign fund?

Many of the necessary improvements are in the "behind the scenes" infrastructure, such as heating/air conditioning, plumbing, and electrical. While doing this required work, we have the opportunity to make more visible changes, such as moving and upgrading the kitchen, adding more office space for staff, and improving classroom space. We also have the opportunity to add new features, such as an elevator and showers, that will allow us to better serve the congregation, students, and the community at large. In keeping with Chapel Hill Historic District regulations, no changes will be made to the exterior of 300 East Rosemary.

How much debt do we have now?

Since we built the Worship Center across the street, we have had a mortgage. We have consistently worked to reduce our mortgage and are happy to report that we are now paying the principal of our loan. As of March 31, 2017, we have a mortgage balance of \$1,457,837.11 with a due date of 2021.

Securing funds during the capital campaign will help ensure we do not add a significant amount to our mortgage and increase our monthly payments. In order to avoid increased debt, we need to work to raise the goal amount of the campaign.

What are the giving goals of the Renew300 capital campaign?

Based upon the architectural designs and initial cost estimates, we need to raise \$2 million.

\$2 million is a lot of money! What happens if we don't raise that amount?

Depending on the confirmed amount pledged, we will need to make a decision about whether to begin renovations in January 2018.

Scenario 1: Pledges total \$2 million

We would proceed as planned, with the Ministry Center Task Force returning to work with the architect to come up with a final plan and budget for congregational approval.

Scenario 2: Pledges total less than \$1 million

The Ministry Center Task Force would return to work and decide what parts of renewing 300 East Rosemary are most critical to accomplish now. This plan would be submitted for congregational approval.

Scenario 3: Pledges total nearly \$1.5 million

The Ministry Center Task Force would return to work, consulting with the architect to discern how much can be "value engineered" into the project and what can be eliminated. Borrowing a limited amount of money is also an option. The Finance Committee would like to not see an increase in our monthly mortgage payments because of the high mortgage on our Worship Center. This plan would also be subject to congregational approval.

Why don't we do the campaign and renovations in phases, so it's not so much money at one time?

We considered a phased approach, but it will actually cost less and be less disruptive to do all the work at one time. Building costs continue to increase over time, so it's more fiscally sound to do it all at once. Construction costs increase roughly 0.5% per month, and it is likely 10-20% less expensive to purchase all of the HVAC ductwork or all of the replacement windows at one time instead of placing multiple orders with multiple delivery dates.

When will construction begin and how long will it take?

The plan is to begin renovation in January 2018. We anticipate it will take about 8 to 12 months to complete.

Will the Ministry Center be usable during the renovation?

No, the work involved in the renovation is major, and the construction will close the building and impact parking.

What will happen to congregational, youth group, and LCM activities during renovation?

We'll need to be flexible and creative in using space in the Worship Center to accommodate LCM students, Sunday school classes, youth group, and the many community groups that use our buildings for meetings. The timeframe we chose was intentional to allow for campus ministry to get a good start in the fall in the current space to come together as a group, so they'll be better prepared for the temporary disruption in the spring.

When do I pledge?

The campaign pledge date is May 21, 2017—Commitment Sunday.

How much should I give?

We encourage you to pray and discern your household's most generous response. Consider the many gifts your faith has given to you, and let your giving reflect your many blessings. We have prepared a giving guide that can be found on the back of the campaign brochure. Please remember that your Renew300 pledge is in addition to your regular weekly giving to our operating budget.

What if my financial situation changes before the three-year giving period is over?

At any time, your commitment may be increased, decreased, or extended by notifying the church office.