



INVEST IN
THE FUTURE

Questions & Answers

1. What is the Invest in the Future Capital Campaign?

- a. This campaign will allow our church to continue to serve our congregation and community for the Kingdom of God. We pray, that through this campaign, we'll strengthen our connection to God, each other and our community. Success will only come when we have frankly and openly answered the question "Lord, what do You want to do through me?"
- b. The funds raised through this capital campaign will replace ALL plumbing and HVAC systems at our primary worship **facility at 163 East Wheeling Street.**

2. What changes will we see to our worship and ministry facilities at 163 East Wheeling Street?

- a. The required changes to plumbing will result in relocating bathrooms on the lower level and making those facilities handicap accessible.
- b. Because the bathrooms will be moved to areas currently used by the bell-choir, these choir rehearsal spaces will be relocated to the Spirit Hall.
- c. A new children's room would be located roughly where the chancel choir rehearses now. This would offer a new permanent home for Sunday morning children's programming.
- d. The previous lower level bathroom locations will be converted to storage spaces.
- e. Other spaces may have minor remodeling in order to gain access to the plumbing and/or HVAC systems in need of replacement.
- f. Blueprints with the proposed changes are available for review on our website.

3. What is the campaign timeline?

- a. As a church we'll be reflecting on God's gratitude starting in April.
- b. We'll be telephoning all members and asking them to pray about the campaign starting April 7th.
- c. Commitment cards will be received May 19th.
- d. The giving of financial commitments will begin June 2019 and go through May 2022.

4. How does this impact my regular tithe and Building Fund offering?

- a. This financial commitment is in addition to your regular giving. Your regular tithing and offering are vital for the church to complete its day-to-day mission and ministry.
- b. Your continued Building Fund giving is an important resource for other important and necessary repairs to other facilities under the care of First United Methodist Church.

5. Why are we deciding to make these updates now?

- a. To understand the extent of repairs required, the Trustees commissioned a study of the entire worship facility at 163 E. Wheeling Street. This extensive study revealed nearly 4 million dollars in needed repairs across the entire facility with the plumbing and HVAC being the most critical.
- b. Our boiler, which was state of the art in 1910, is no longer capable of maintaining a comfortable worship and working environment. A retrofit to add air-conditioning was done in the 1980s and a zoning system was added about 20 years ago. Those systems are now obsolete.
- c. We've also had major plumbing leaks and sewer backups over the past five years.

- d. In some cases, like with a grease interceptor used in the church's kitchen, contractors are no longer willing to service our out-of-date and difficult to access systems.
- e. The current plumbing and HVAC are also having an impact on our day-to-day operating budget. The church has spent almost \$100,000 in emergency break-fix repairs over the past 10 years.
- f. Every year we wait to make these upgrades, the price increase approximately 10% to 15%.

6. When would the building changes begin?

- a. The timeline isn't certain. After pledges are received, Trustees would finalize construction plans and select contractors.
- b. Many commercial contractors are already committed to other projects in the near-term.

7. What about other changes? I heard something about adding showers, new doors, and possibly changes to the pipe organ?

- a. These projects were considered in earlier stages of the planning. After input from church members, several committees and careful review from architects and consultants, this project will focus only on those projects mentioned earlier. It is our prayer that the completion of the HVAC and plumbing projects will offer a firm foundation to invest in other projects in the future.
- b. The Trustees study included several other wishlist areas, including remodeling the sanctuary and parlor. These wishlist projects are also outside the scope of this campaign.
- c. Additional projects could be considered, by the Trustees, if we exceed our campaign goal of raising 1.5 million dollars and construction costs do not go up significantly.

8. What would be unavailable during construction?

- a. Ideally the majority of the construction would happen during the summer months. This is when many church programs are on hiatus. During construction, because of the disruptions to our sanitation systems, it may be necessary to hold some services at our Crossroads facility.
- b. Because the lower level will have major construction disruption, we may need to temporarily relocate the First Community Kitchen lunches that are served weekly in Fellowship Hall.

9. I heard that High Street would be torn up as part of the sewer construction, is this true?

- a. No. Our current plumbing includes a line that crosses High Street. However, after working with the City of Lancaster, plans for replacing these lines will reroute our sewer service to the alley.

10. Can't we just let insurance cover these repairs?

- a. No, any system failures due to lack of proper maintenance are not covered.
- b. Insurance can only be used to repair covered property damage that may occur as a result of system failures.

11. Can't we pay for this another way?

- a. The Permanent Endowment and Finance committees have reviewed our endowment funds and they all have specific designations and restrictions. So, the endowment is not able to be used for this purpose.
- b. The Building Fund may be used to help fund a portion of repairs. However, it may also be used to bridge the gap until the major construction begins or fund needed projects at other facilities.
- c. The Trustees will make the final decision on how to best use the Building Fund monies. Even if it was decided to use ALL of the Building Fund for this project, it would only cover 3% of the necessary repairs.

12. Are we planning to take out a loan?

- a. A loan may be required to fund part of the project.
- b. The loan would be used to make sure the project could be completed all at once.
- c. However, due to current economic conditions, we would need at least 2/3 to 3/4 of our campaign goal to be considered for a loan.

13. Once we finish Invest in the Future campaign in 2022, will the church be asking for more in the future?

- a. As part of an extensive study commissioned by the Trustees there are over 4 million dollars in repairs needed for worship facility at 163 East Wheeling Street.
- b. If we exceed our campaign goals, we may be able to proceed with additional projects that were discovered during the study.
- c. The longer we wait to make the first batch of critical repairs plumbing and HVAC, the more expensive these initial projects become, estimates have already gone up 20% this year.
- d. The longer we wait, the greater the possibility that one of these systems could fail causing extensive and expensive damage to other areas of the church.

14. What projects would be considered for future campaigns?

- a. Repairing and/or replacing outside doors and updating the security system.
- b. Renovating the organ and making the chancel area and choir loft a more flexible space.
- c. Adding a ramp to access the chancel area to permit anyone to participate in leading or performing in worship. The ramp would also make it easier to move large instruments and props in and out of the chancel area.
- d. The changes planned for improving accessibility and flexibility of the chancel area would respect the architectural integrity of the building.
- e. Finally, improving the electrical service so that lighting can be enhanced for worship and safety.

15. Why is the church using a consultant for this project?

- a. Due to the urgent nature of the required repairs and based on recommendations from the Permanent Endowment and Finance Committees, Church Council approved hiring an outside consultant to ensure an effective campaign.
- b. The consultant guides campaign leaders and church staff to work in a God-centered, organized, and efficient manner. The consultant fees represent less than 3% of the total project cost.

16. With so much the uncertainty going on with the larger United Methodist Church, should we be making these change now?

- a. Despite the many questions and concerns of the larger UMC governing body, we believe that this church family understands the importance of continuing the missions and ministries that we do now at our main worship facility.
- b. As our Bishop has stated, the current challenges that we face are not a “hall pass” for us to avoid continuing to do the core mission of the church to: “Make disciples of Jesus Christ for the transformation of the world.” We believe that this congregation and this facility can play an important part in the continued discussions regarding ministry to all.

17. What is happening with the Rising House?

- a. Trustees have presented information to Church Council about Rising House based on the condition of the home, our declining usage, its need for major repairs, the study done on potential use, and the impacts of ownership on the church’s general (operating) fund.
- b. There has been a recent appraisal of the Rising House. This does NOT mean that it will be sold, but rather that ALL options are still being considered.

- c. Immediate needs for Rising House include electrical upgrades and a boiler line replacement.
- d. Initial estimates are that the needed repairs for Rising House are approximately 3/4 of the appraised value. This is the cost of repairs only and would NOT change the capabilities of the facility but rather allow for the same uses now offered through the Rising House.
- e. Today the Rising House provides needed parking spaces and room for occasional important ministries. It also provides valuable space for potential ministry expansion in the future.
- f. Rising House is not suitable for a parsonage according to the Conference standards. And it would need several hundreds of thousands of dollars to make it suitable for anyone to live there.
- g. Church Council has tabled any decisions about Rising House until their December meeting. We encourage members to be in touch with staff, Church Council representatives and Trustees members to share your thoughts and ideas about the future of the Rising House.

18. Are there major repairs needed at other facilities?

- a. Repairs to Rising House will be required. Please see the question “What is happening with the Rising House?” for more details on those repairs.
- b. Crossroads is in need of repainting. Also, the Crossroads parking lot will need to go through several phases of repair, including patching this spring.
- c. Recently, church members and staff have worked to relocate and repaint offices at our Wheeling Street facility.
- d. The Trustees are having inspections done on the roof and masonry at our Wheeling Street building.

19. Are naming rights available for certain donor levels?

- a. If you'd like to consider a gift that would honor a loved one, the church has a naming rights policy created by the Trustees committee. Please check with the church finance office for a current copy of the guidelines.

Have additional questions or concerns not answered here? Please feel free to reach out to our capital campaign co-chairs:

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