

2008 BUILDING COMMITTEE REPORT TO ALL CHURCH CONFERENCE

CONTEXT STATEMENT (Passed at the 2007 All Church Conference)

We understand our church property to be a sacred trust. We are simply stewards of what belongs to God. It has been entrusted to us by those who have gone before us. It is with gratitude that we think of those who have sacrificed, planned, and struggled together to provide this property. We also hold this property in trust for those who will come after us. It is because we believe in them that we seek to pass it on in even better condition than we received it.

All of us (past, present, & future) accept this stewardship because we believe that God has called us to develop our faith and serve the world in very specific times and places. As the context and ministry change, we must adapt our property to serve the ministries to which we are called.

We celebrate the decisions of this congregation to locate on the north side of Grand Island when the Methodist Churches merged in the early part of the last century and to remain and invest in our property here in beginning of this century.

PURPOSE STATEMENT (Passed at the 2007 All Church Conference)

The purpose of this capital campaign is to raise funds to:

- Retire the remaining debt on the most recent building project. This will enable us to keep faith with decisions made by congregation in 2000.
- Improve the soundness, accessibility, and safety of all church property. This will help insure that the building is available for the church's mission and vision for many years to come and that it is safe and accessible to those who use it. (HVAC, exterior, sidewalks & parking lots, lighting, bathrooms, accessibility, etc.)
- Make modifications so our building is more useful to ministries that align with our values statements and the six signs of vital congregations adopted by the Nebraska Annual Conference.

Values:

- The uniqueness and worthiness of each individual as a child of God.
- Lay ministry and leadership.
- All children and their spiritual growth.
- Diversity in worship.
- Christian service and outreach to our community and beyond.
- The spiritual power of gathering together.

Signs of vital congregations:

- Radical Hospitality
- Heartwarming Worship
- Risk-Taking Mission and Justice Ministries
- Systematic Faith Development
- Gracious Generosity
- Connectional Joy and Commitment

After study and discussion, in August 2007 the Administrative Council agreed to the following.

- **In view of potential large amount needed to be spent on the original building, we will give serious consideration to a major renovation to make it more useful to future programs and ministry.**
- **Our top priority in the renovation will be youth and children's ministries and making our facilities more attractive and welcoming to younger families.**

2007 ALL CHURCH CONFERENCE CHARGE TO BUILDING COMMITTEE
Building Committees Response and Proposals

Develop a plan (including phasing and cost estimates) to accomplish the following:

1. Provide space for improved ministry to and with young families, children, and youth including but not limited to:
 - a. Restroom Renovation
 - b. Youth program facilities that are attractive
 - c. Develop the north entrance as the primary entrance for Noah's Ark and other church children's programs.
 - *The plan replaces and relocates the 2 restrooms on the main level, renovates 4 basement restrooms, and adds two restrooms upstairs.*
 - *The plan renovates the second floor for a youth area, providing two classrooms, a large meeting room, restrooms, kitchen and office, with storage on the third floor. This area would also be made accessible by elevator and handy to Miller Hall and main kitchen via a short flight of stairs.*
 - *The plan includes a ramp between the basement levels and a direct short flight of stairs from the Gathering Place to the Sunday School rooms below the sanctuary.*
 - *The plan will relocate the Library to a more visible place and includes a sleeping room for infant care in the old Library space.*
 - *The visibility and access to the Church Nursery is greatly improved by the new stairs, elevator and hallways between the original building and the education addition.*
2. Upgrade the HVAC in the original building that will address as many of the following as possible.
 - a. Be energy efficient and economical for the foreseeable future.
 - b. Eliminate the condensation problems in the upper levels.
 - c. Run more quietly in Gollaher Chapel.
 - *Because of a failure in the system this has already been undertaken by the Trustees with \$240,000 borrowed from unrestricted endowment funds.*
 - *This includes new more flexible controls in the entire building.*
 - *The new piping in the original building has been placed so that it will not need to be moved to accommodate the proposed building project.*
3. Renovate Gollaher Chapel with the following goals:
 - a. Maintain it as a worship space enhanced by the stained glass windows.
 - b. Develop it as a multi-use space.
 - *The plan accomplishes this by removing the pews, adding portable chapel chairs and tables, renovating the chancel area, and converting current offices to storage.*
4. Relocate church offices to provide for better accessibility.
 - *The primary church offices would be relocated to the area currently comprising the parlor, kitchen, and bathrooms.*
5. Improve the lighting throughout the building.
 - *The proposed budget includes funds to accomplish this in areas not being renovated. (Sanctuary, basement hallways, etc.)*

6. Improve the safety of the sidewalks and parking lots.
 - *The plan only addresses this concern for the northwest entrance.*
 - *The proposed budget includes funds for the other areas.*

7. Update kitchen facilities.
 - *The plan includes a new main kitchen where the stage currently is and a small kitchen upstairs in the youth area.*

8. Provide better outdoor space for activities.
 - *This is already being addressed in converting the use of the house on 6th Street to youth ministry and the yard to expanded playground. It is being paid for by funds generated by rent and donations.*
 - *The proposed budget includes funds to remove the house and convert that area for outdoor ministry.*

9. Upgrade technology for worship, education, administration and other programs.
 - *The plan only includes this for areas being renovated.*
 - *The budget includes funds to upgrade technology in the Gathering Place and Sanctuary.*

\$15,000 from the unrestricted endowment fund income from 2007 is available to pay the costs for professional consultation regarding the building.

- *We have spent \$12,800 on fees paid to Master Builder, Inc.*

Estimated Cost for Building Project

<i>Architects Estimate</i>	<i>\$2,250,000 minus adjustment for HVAC -\$150,000 = \$2,100,000</i>
<i>Parking lots and sidewalk repair</i>	<i>90,000</i>
<i>Tuck pointing and masonry repair</i>	<i>100,000</i>
<i>Upgrade technology in sanctuary</i>	<i>20,000</i>
<i>Removal of House and landscaping</i>	<i>30,000</i>
	<i>\$2,340,000</i>

2009 CAPITAL CAMPAIGN –January - May

1. *Financial Goals –*
 - Repay loans from Unrestricted Endowment - \$305,000*
 - Building Committee Update - \$2,340,000*

2. *Solicitation Plan. –*
 - We will solicit three year commitments*
 - We will not use an outside consultant*
 - We will use small groups in homes*
 - We will conduct a leadership campaign ahead of the mass solicitation*

3. *Target Date for commitments – May 31, 2009*