

Building Expansion Forum

01/19/2020

Opening Prayer – Pastor Nick

Imagine the possibilities – Dave Goudy

Orama (Strategic Planning Committee)

Dick Erickson – Chair

Don Seeber

Stephanie Seeber

How we got to where we are now

Building Expansion Draft

Other Considerations – Rod Mitton

Rt 211 project

Call Process

What's next? – Rod Mitton

Continue to refine the expansion plan

Capital Campaign – “*gbs*”



I **Imagine that you sat down with a member of your congregation and started a conversation with, “Let me tell you what God is doing through our congregation.”? I think most people would be thrilled to have a conversation like this. It feels deeply spiritual.**

But what if that conversation ended with, “Would you consider a gift of \$5,000 to allow our congregation to live out that mission?” Who still wants to be in that conversation? I suspect many church leaders would not. There is a palpable discomfort of talking about money. It feels worldly, dirty, or tainted. It’s something other organizations do, but not the church! But consider:

If we come back from asking someone for money and we feel exhausted and somehow tainted by unspiritual activity, there is something wrong.

Those aren’t the words of the latest fundraising guru. They come directly from Henri Nouwen, renowned priest and author, known for his writing and speaking about the spiritual life. In his very brief book, *A Spirituality of Fundraising* (which I highly recommend), Nouwen continues:

As a form of ministry, fundraising is as spiritual as giving a sermon, entering a time of prayer, visiting the sick, or feeding the hungry.

Really? How is this possible? Fundraising is proclaiming what we believe in such a way that we offer other people an opportunity to participate with us in our vision and ministry.

When our congregations have a clear sense of God's purpose for ministry, we have the exciting opportunity to invite people to generously provide the finances to expand it. If we truly believe that we're doing what God calls us to do, how can we not invite people to financially make that vision turn into reality?

On a synodical level, much discernment work has gone into clarifying our purpose. As a synod, we develop and equip spiritual, resilient congregations and leaders. We accompany partners around the globe. Or, to put it another way, "We are equipping congregations and leaders to follow Jesus into a changing world." As a synod, we don't ask individuals or congregations to give to support a \$2.1 million budget. We invite them to participate in this mission that God has given us and we have specific stories showing what God is up to.

What does your congregation believe in such a way that you can offer other people the opportunity to participate with you in your congregation's vision and ministry?

What part of God's great mission invigorates people in your corner of God's kingdom? Once you have clarity about that, then inviting people to be a part of it is easy. You simply tell the story of God at work among you and allow people to join in that work.

We don't invite people to meet a budget goal. We're simply inviting them to be a part of what God is already doing in our midst, and God's activity is not limited by budget spreadsheets. We invite people to unleash our congregation's potential to make a significant impact in people's lives, both within and outside of our congregations.

Fundraising not only makes ministry possible, it opens people take steps on a spiritual journey, a journey of generosity. God works in the midst of it all, building faith and trust in individuals while expanding God's ministry through communities of faith.

THE CAPITAL CAMPAIGN PROGRAM

The GSB method includes an emphasis on the **active involvement of many members** of the congregation for the appeal to completely renovate your fellowship and education space. For a congregation the size of St. Peter Lutheran, that may mean more than 100 members involved. We take seriously the busy lives and schedules of members. We break down tasks and responsibilities into reasonable activities, thereby ensuring a positive and manageable experience for each and their willingness, in the future, for continued involvement in stewardship and other activities of the congregation. You will raise up new leaders in this effort.

A second element of the GSB approach is our willingness to conduct a **comprehensive program that includes both capital fund projects and the on-going ministry and mission outreach of the congregation (stewardship)**. While the meeting of the financial goals related to the successful funding of capital needs is important, so is the continuing ministry of the congregation and its benevolence and mission outreach efforts. In nearly all cases, we recommend both having emphasis in the same campaign. Regardless of the timing of your appeal (Spring, 2020 or Fall, 2020) we will encourage growth in annual fund support during the appeal for capital gifts. If the annual drive has already been conducted, we can include an effort to encourage estate gifts to the congregation through this appeal.

Contrary to the thinking of some, both components of the effort will be successful. This is possible because so many members—essentially every member—will be directly approached and asked to be involved in the response to the effort.

A third element of the GSB program is the **personal, every-member visit method of seeking commitments** to the building fund and on-going ministry of the congregation. In the case of the capital fund commitment the intent is usually a three-year commitment and the on-going ministry commitment for one year.

Finally, after the congregations' campaign we will also engage the wider community, as appropriate and possibly former members.

This every member visit element of the program has been proven to be the most successful of any in reaching goals, building true commitment to the ministry of the congregation and developing a pattern and lifestyle of stewardship among members. Other indirect methods are not nearly as effective and result in raising less money, sometimes causing disappointment and occasionally disenchantment among highly committed members.

As I have come to know St. Peter I feel it is critical that both immediate gifts as well as planned gifts through members estates be sought for this appeal. I feel that by doing this, the entire amount you desire to raise can be completely funded over the next 20 years.

Saint Peter Evangelical Lutheran Church
Strategic Planning Committee
Design Presentation to Congregation Council
October 15, 2019

How we got here.

December, 2017: Saint Peter Vision Team 2.0 recommends, "Create a strategic planning committee with a 5 year mission to explore the expansion of our current church physical plant as well as the consideration of a new location for a new church campus."

March 2018: Strategic Planning Committee , a.k.a. "Orama", meets to begin discussion of Vision Team recommendations. Throughout most of the remainder of 2018 the committee studied possible property acquisition options: Patrick Newton property, Shallotte Electric property, Joy Assembly property. Also in consideration were the ongoing impact of the Highway 211 project, and previous engineering studies of existing property. Nearly all alternative properties were not going to be available options in the near future. Near the end of the year, Orama decided that a Space Needs study of the congregation was needed before proceeding with any expansion planning.

January/February 2019: Orama conducts survey of congregation committees and ministries to determine space needs. The general needs expressed were for:

1. Larger gathering/fellowship space.
2. Larger meeting spaces (40-50 person), classrooms and more office space.
3. More storage space

March 25, 2019: Meeting with Jeff Petroff, Civil Engineer and Stephanie Seeber, Architect (team member) to discuss adequacy of current property for expansion, based on space needs survey results. Both believed that the current property is adequate for a project. They recommend interviewing Sawyer, Sherwood & Associate for Phase I, "Project Charter and Master Planning Services."

April 24, 2019: Orama Committee interviews John Sawyer, of Sawyer, Sherwood & Associate. He is favorably received and asked to provide a proposal for services, and does so. After review of the proposal and some clarification, a second proposal is forwarded to the committee on May 9. The committee meets and makes decision to recommend to Council and Congregation to go forward and hire Sawyer, Sherwood & Associate for Phase I, "Project Charter and Master Planning Services."

June 9, 2019: Congregation approve hiring architect for Phase I services. These include:

- Review of existing space needs study
- Existing Building & Site Inventory
- Zoning & Building Code review
- Site stewardship & site planning needs
- Schematic Design
- Budget Opinion in support of capital campaign
- Client meetings
- Presentation Materials for use in capital campaign

June 27, 2019: Architect provides preliminary estimate of construction costs, based on all new construction and removal of current fellowship hall building. This estimate was for a two story building adjacent to current sanctuary. It would be a 19,900 sf facility, based on the space needs provided, plus an additional 40% for air flow, bathrooms, and mechanical space.

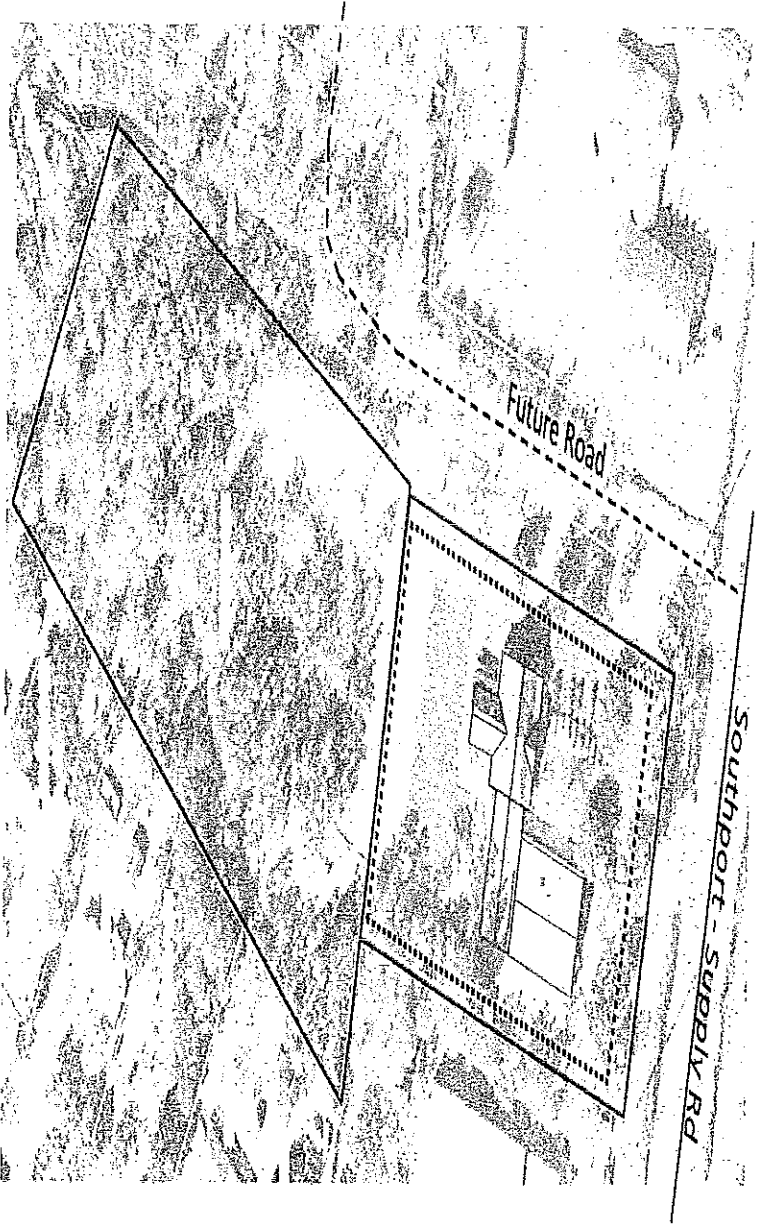
Estimated construction cost @ \$250 sf = 5 million. This would not be the total project cost.

At the time, renovation costs were estimated to be about \$180 sf, so the committee asked the architect to consider a design to retain the current fellowship hall building and admin offices and add a one story addition, rather than two. We also reconsidered the need for dining seating for 300 and revised that figure to around 175-200; eliminating a dedicated library space, and incorporate it into a multi-use space. We had miscommunicated office needs and 6 new offices were in the estimate, rather than a total need. We asked for a new plan based on new parameters.

July 25, 2019: Committee met with architect. This was the initial presentation, which included renovating the existing building and adding new spaces as required to meet programming needs.

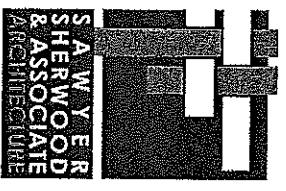
The committee met again on August 14 to discuss the drawings and make proposed changes. A marked up floor plan was provided to the architect at a meeting on August 20.

October 10, 2019: Architect provides "final" drawings and a design "Budget Opinion". Because building costs have increased in the Wilmington area and nationally since springtime, the current construction cost estimate is \$4.2 million, based on new construction and renovation costs of \$275 sf and \$230 sf, respectively, and a 15% contingency fund. This estimate is based on a construction start time 6-8 months from now. An overall cost escalation of about 5% annually should be considered.

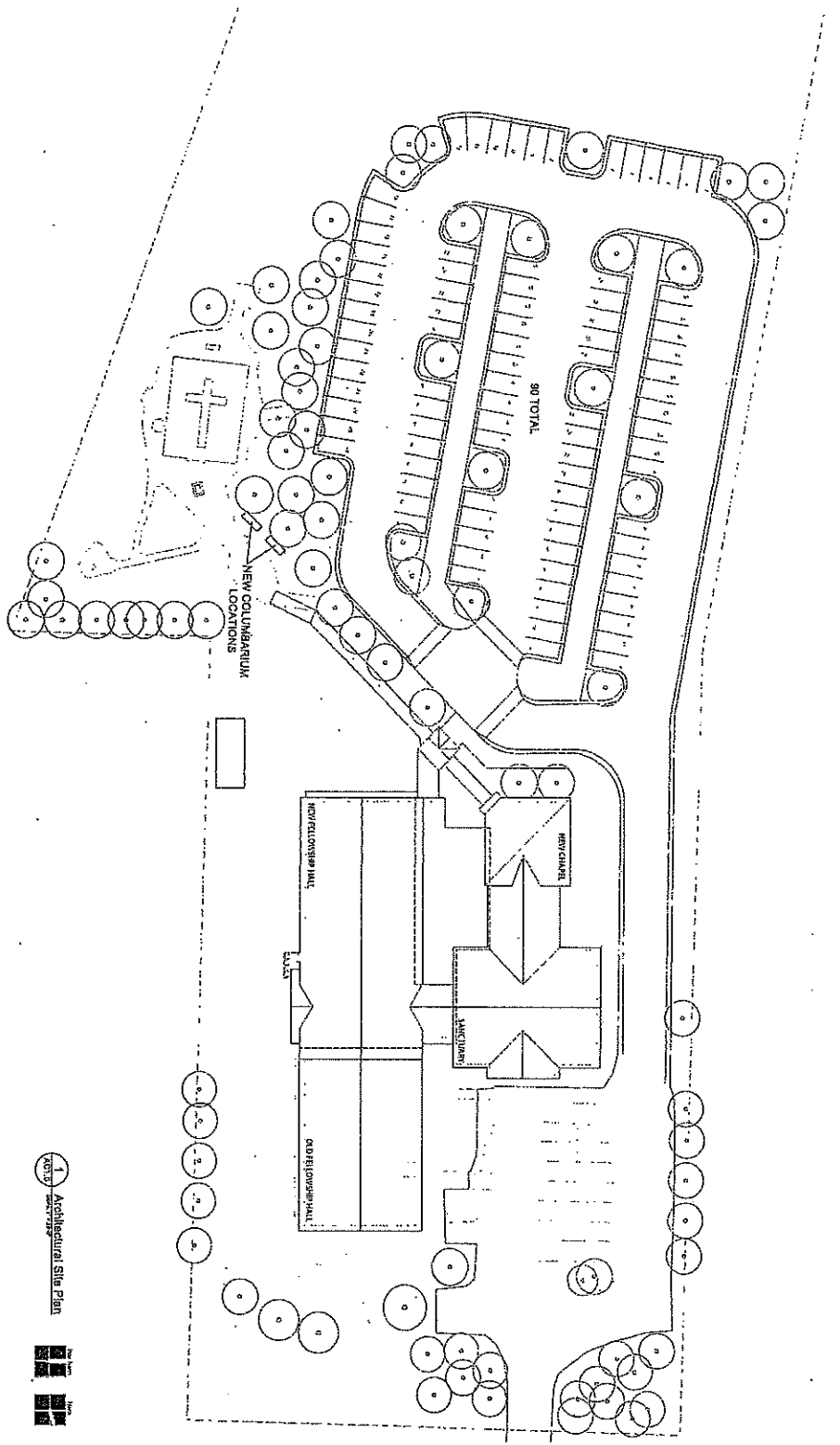


ST PETERS LUTHERAN

PHASE I STUDY AND CONCEPT PLAN



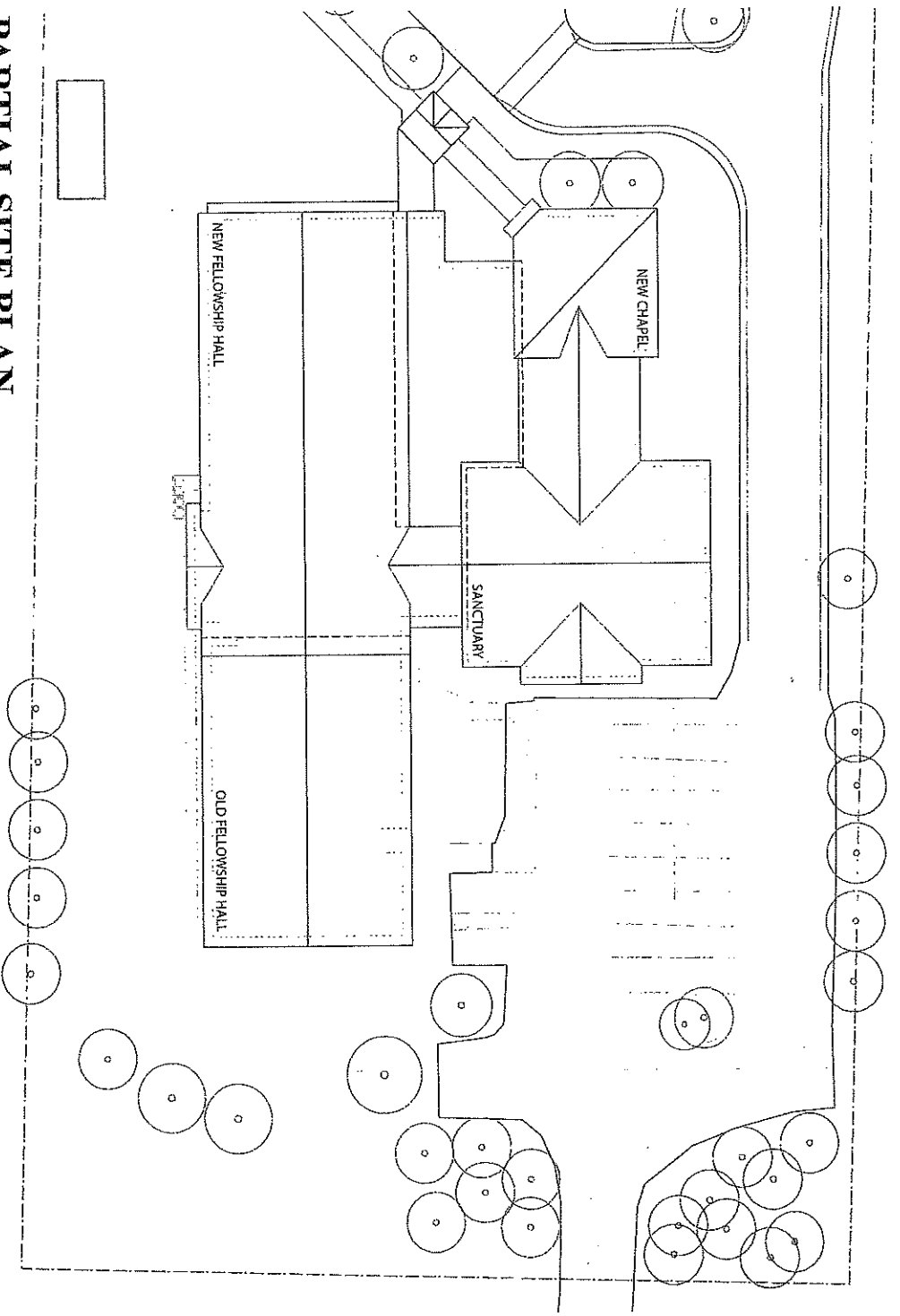
SITE PLAN



1. Acropolis Site Plan

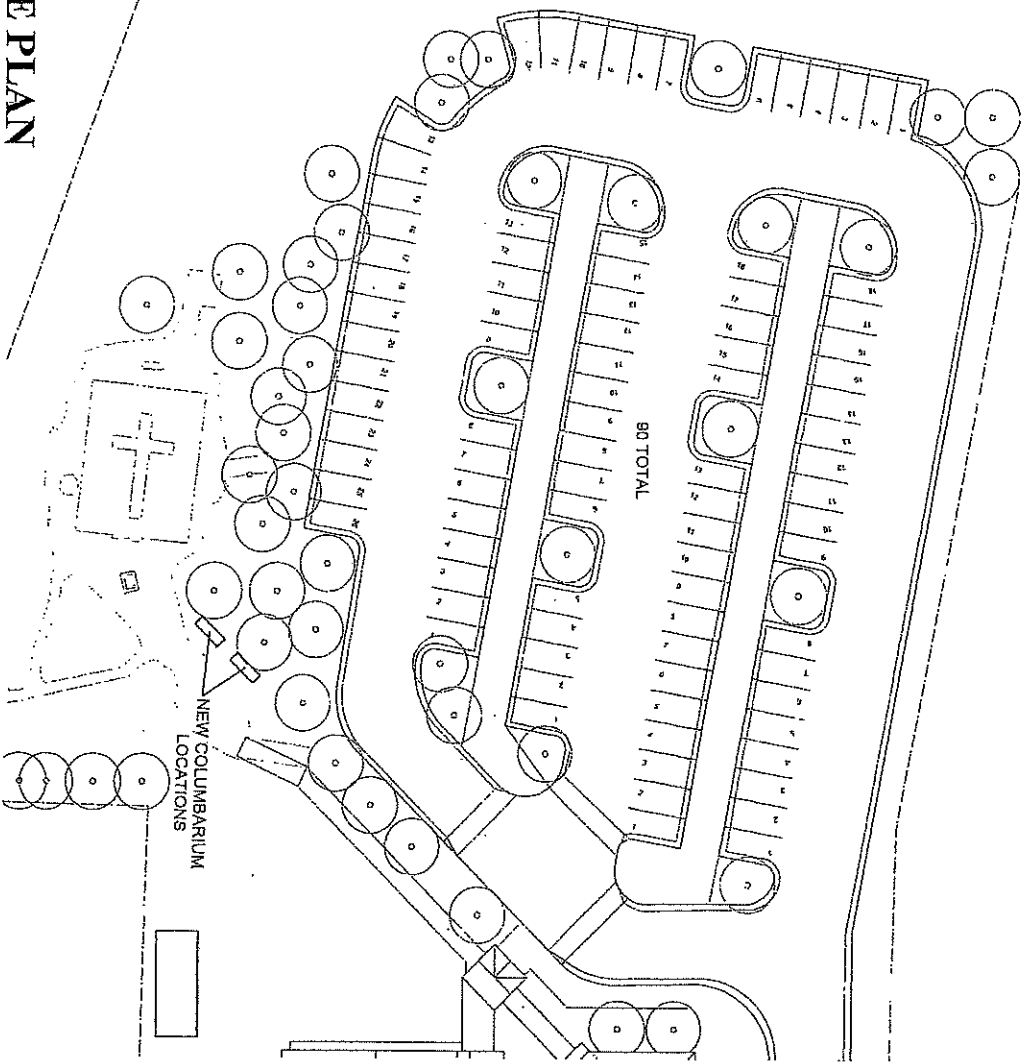


Small vertical text on the right side of the page, likely a scale or reference note.



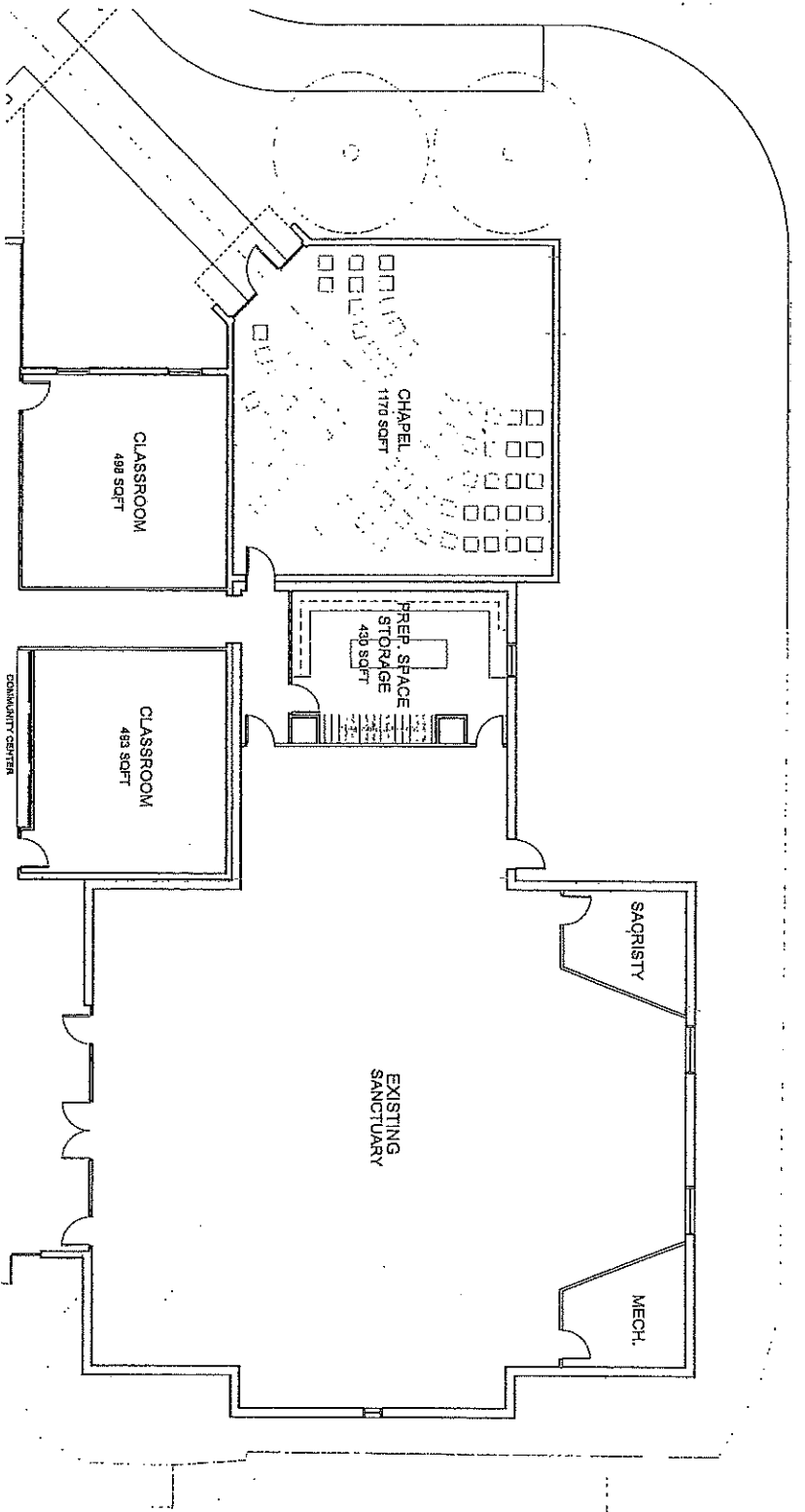
PARTIAL SITE PLAN

EXISTING AND NEW ADDITION



PARTIAL SITE PLAN

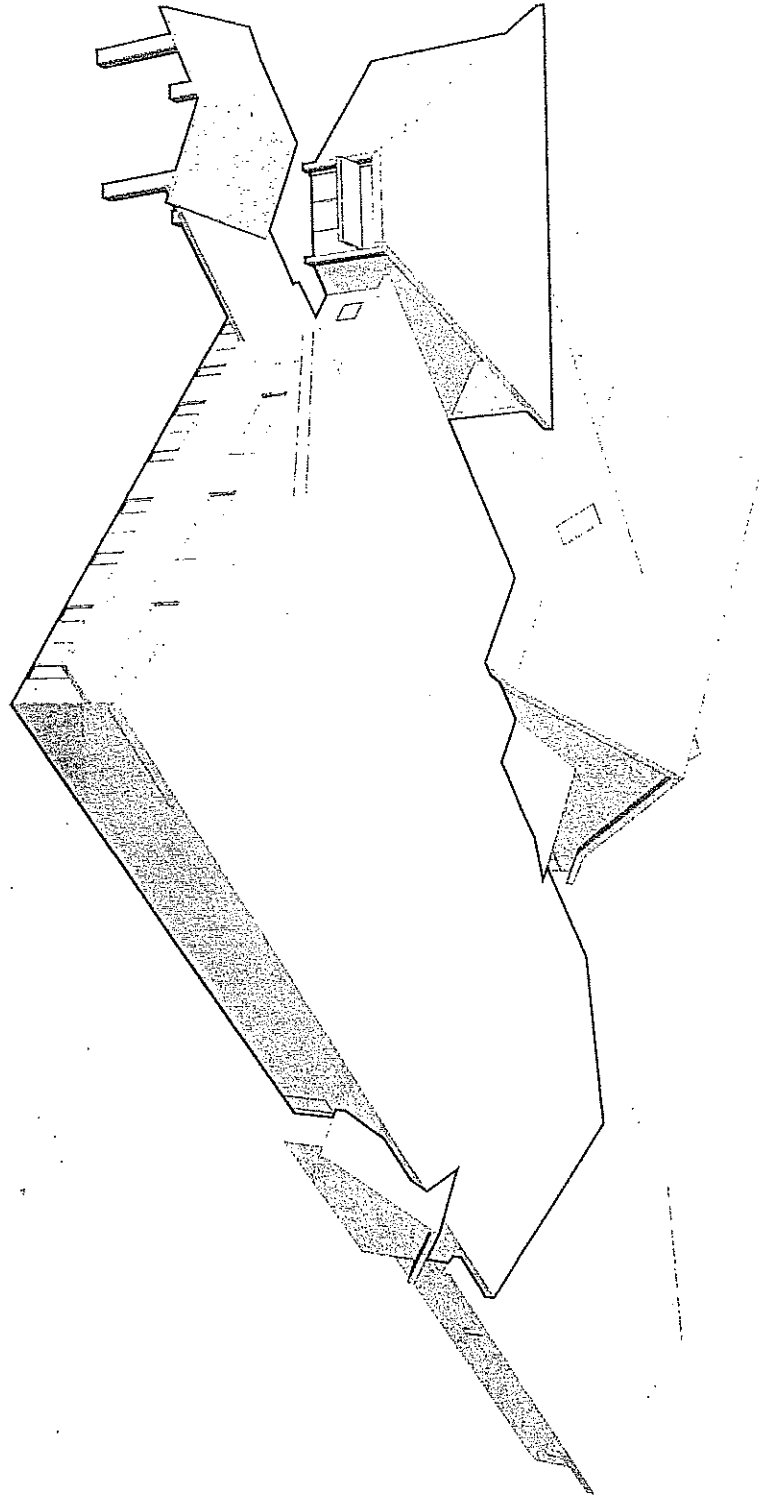
PARKING AND COLUMBARIUM LOCATIONS

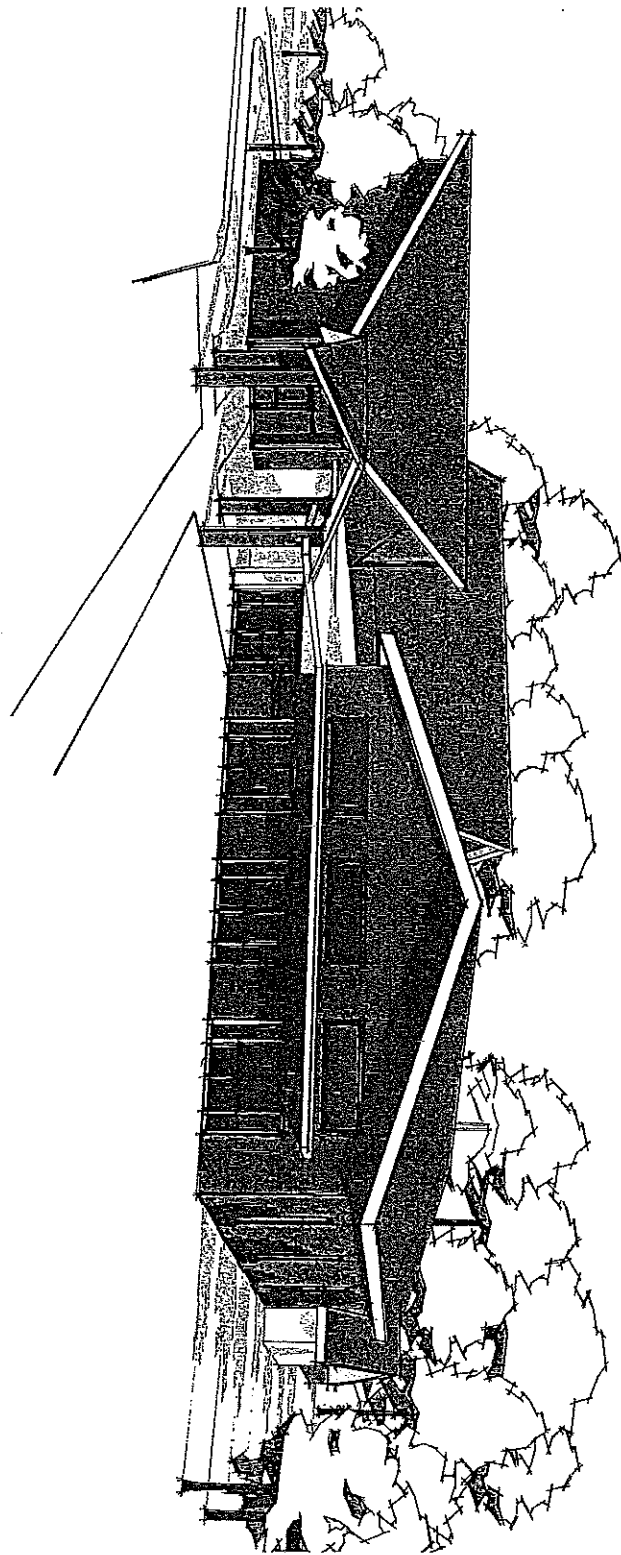


ENLARGED FLOOR PLAN

NEW CHAPEL AND EXISTING MULTIPURPOSE ROOM RENOVATION

AERIAL VIEW





A	Construction Cost	\$ / sf	s.f.	
	Renovate existing building roofing restoration or replacement gut & rebuild interior	\$230	4330	\$ 995,900
	New Addition Includes site work, parking & columbarium replacement	\$275	7589	\$ 2,086,975
	Canopies entry from parking	\$100	591	\$ 59,100
	Subtotal			\$ 3,141,975
B	Furniture & Kitchen Equipment			\$ 100,000
C	Professional Fees design thru construction	10%	of A&B	\$ 324,198
D	Administrative Cost Geo tech report & Construction quality control testing	2%	of A	\$ 62,840
E	Owners Contingency 5% of Construction, Furniture, Kitchen Equipment and Professional Fees	15%	of A,B,C & D	\$ 534,926
Total Budget need				\$ 4,163,938

(A through E)

Room #	ROOM NAME	EXIST'G SQ FT	COUSAGE	PROPOSED NEW SQ FT	PERCENTAGE INCREASE	COUSAGE	PROPOSED COUSAGE
MUSIC ARTS MINISTRY							
1	Multi-Purpose Room/Music Arts	465	Meeting Room, Choir Storage, Director's work space	762	64%	Choir Storage, Director's work space	Music
			Music Arts Proposed Percentage Increase		64%		
GATHERING and FELLOWSHIP MINISTRY							
1	Fellowship Hall	1788	Forum Gatherings, Service, Ministries, Food Pantry	2550	43%	unchanged; occupancy = 192-198	All
1	Kitchen	545	kitchen and Pantry Storage areas	890	63%	unchanged	Fellowship, Mof, Word, Wed
1	Table & Chair Storage	50		160	20%		
1	Sacisty	110		110	0%		
1	Narthex	680		1835	170%	Community Announcements, Fellowship overflow, Sanctuary Overflow, mailboxes	Altar Guild, Liturgical Arts, Evangelism, Stewardship
1	Chapel	0		1170		Family Gathering; occupancy = 70	Christian Ed, Pastors
1	Sacisty/Lit Arts prep/storage	0		375			Altar Guild, Liturgical Arts
	Total	3173	Total	7090			
			Gathering Proposed Percentage Increase		123%		
			Total Average Percentage Increase of Ministry Spaces		120%		