



Revitalizing our Church Building for *more* years of Christian service!

**POSSIBLE CAPITAL CAMPAIGN ELEMENTS
FOR YOUR CONSIDERATION ~**

HOW WE GOT HERE~

Comments from the Capital
Campaign Feasibility Study
Committee

By

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STEEPLE REPLACEMENT~

- Shingles loose and barely hanging on
- Window muttons missing and glazing compound gone – rot, water penetration
- Window and louver frames failed and rotting
- Rotted moldings, horizontal and vertical surfaces adjacent to previously failed flashing and remaining failed caulked joints all over the steeple
- Not financially feasible to remove old paint (Lead abatement & scaffolding involved) and prepare surface – much of the surface deteriorated and will not hold paint
- Entire steeple water tight integrity is compromised



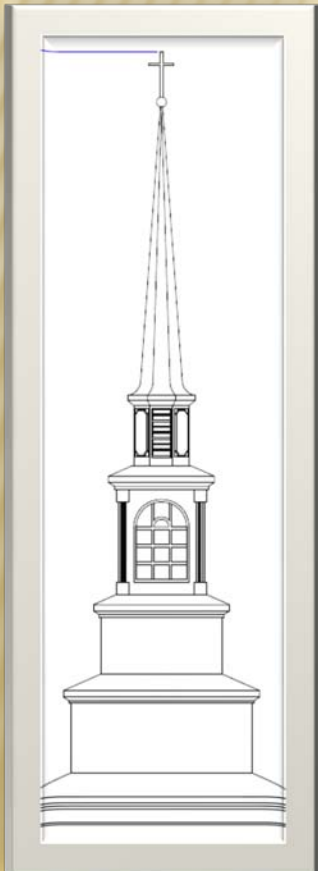
SOLUTION~

- Replace the Steeple with a New Steeple

Architecturally compatible with our building!

Current Steeple 62' tall
New Steeple 51' tall
Note: Duplication of current steeple over \$120,000

100% non-combustible fiberglass construction with structural steel frame to meet NC code



The round windows are not part of the steeple project – they need to be dealt with too, but separately

BOILER SYSTEM REPLACEMENT~

- Overall **system** efficiency estimated at less than **40%** due to:
- Current boiler aged past life expectancy & is highly inefficient
 - Existing heating system piping & thermostat control not compatible today's building usage
 - Boiler must stay at full temperature (high standby loss & fuel consumption) all season long regardless of space heating demand
 - Heating water flow volume is dramatically reduced due to mineral build up in the pipes resulting in:
 1. BTU's generated by the boiler are not transferred to the heating radiation
 2. More burner on time with greater flue loss, with higher operating costs in fuel, resulting in overall reduced system efficiency and space comfort level

SOLUTION: 96% EFFICIENT HEATING & WATER HEATING SYSTEM~

- Cold start – stainless steel condensing boilers operate only when t'stat calls for heat
 - fully integrated indirect water heating for kitchen and baptistery
- Burner firing rate modulates on each boiler in direct relationship to the actual load -(Never more boilers firing than necessary)
- Fully integrated boiler management & zoned space thermostat system allows for various sections of the building to operate independent of others.
- Operating cost reductions of around 60%
- Operational redundancy



Multiple Boilers – 199,000 BTU each



Typical Indirect Water Heater

SOLUTION CONTINUED~

- Replace the boiler and boiler room piping system with 96% efficient, stainless steel, cold start, load matching condensing boilers – 4 ea.
199,000 BTU
 - Utilize Vision 3 integrated boiler management system
 - Utilize Vision 2 integrated multi-temp, zone system
- Replace the heating piping in the original building
 - Replace/clean the heating element in each convector as necessary
- Install true secondary zone control for the offices, class rooms on 1st and 2nd floors and sanctuary
- Install separate heating and cooling system for the third floor class rooms

WINDOWS AND DOORS ~

- Window frames and sash have deteriorated significantly requiring reglazing,
- Storm sash could be considered for comfort and energy efficiency



Moldings /muttons of the 'round' architectural window elements are, in many cases rotten and will have to be replaced – Cost is unknown

WINDOWS AND DOORS SOLUTION~

➤ Costs

- Glazing and painting (incl. trim) \$5,000.00
 - **Note:** This is minimum requirement
- New PVC facings installed \$10,000.00
 - (Note: Custom profiles maintained)
- White aluminum storm Windows \$10,000.00
 - (Note: These are custom made)

KITCHEN RENOVATION AND WATER REMEDIAION~

- Kitchen-

- Cook top is original to the church and is worn out with no parts (other than elements) available
- Kitchen is hot when in use
- Working space is extremely limited, especially around the cooking area making safe handling of hot pots and pans very difficult
- Center cabinet tops in need of replacement so that clothes are no longer torn and valuable floor space is regained.
- Floor is in disrepair – vinyl tile durability and longevity is not adequate for this kind of environment, especially given the amount of water that gets on this floor
- Water penetration is causing masonry degradation and peeling paint near food preparation and clean up area.

SOLUTION~

- Kitchen ventilation make-up air should be installed consisting of a motorized louver electrically interconnected to the exhaust fan to keep from pulling the heated and cooled air from the Fellowship Hall and provide some working comfort.
- A new (good used & reconditioned) electric commercial grade 4 burner stove with built in 36" grille \$ two ovens to replace existing unit(see **Note**)
- Note:** Current Fire Code requires a full fire suppression hood @ approx. \$10,000.00 when installing gas fired cooking equipment so we must stay with electric.
 - New All Stainless Steel Work Tables (replacing all old center cabinets) includes 1 @ 10 ft (w/dbl. over shelf & 4 drawers) and 1 @ 7 ft. w/ceiling mounted pot rack.
 - Provides additional work space in front of cooking equipment.
 - New "for ever" seamless epoxy lifetime floor covering with cove base

SOLUTION CONTINUED~

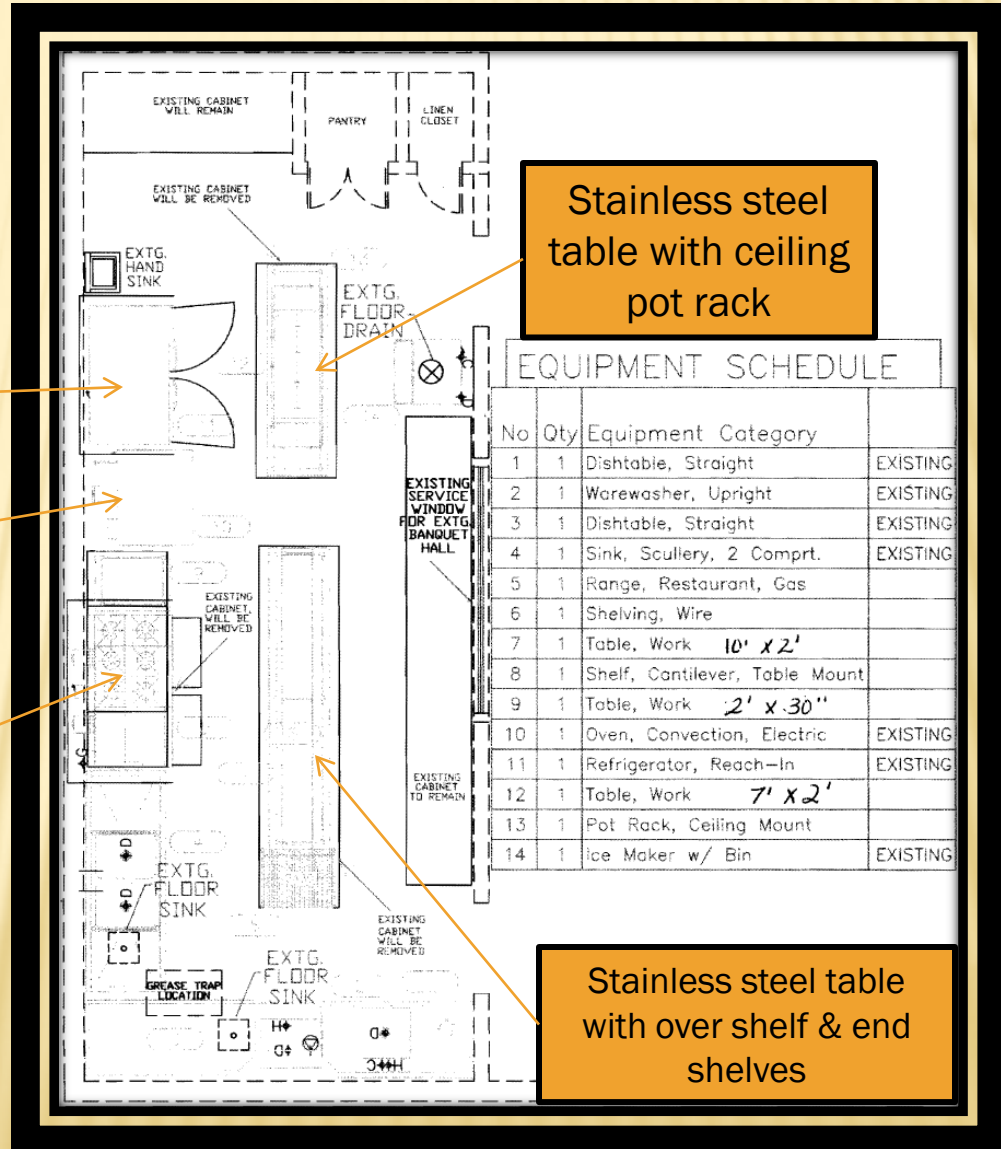
- **Water intrusion** into the kitchen:
 - Water proof the outside wall and the adjacent wall next to stair well.
 - System used will guarantee for life never to leak again
 - Water proofed wall surface covered with epoxy textured metal panel.
 - No more unsightly brick to look at or paint.

KITCHEN UP FIT DESIGN~

Two door Refrigerator

Convection Oven

“New” 4 burner cook top w/ 36” Grill over dual oven



ENTRY WAY AND GATHERING SPACE ~

•Entry Portico



Architecturally similar to photo above

- Covering the entry doors leading to the renovated Entry Way and new Gathering Space.
- Weather protected entry for all persons entering our building
 - Especially helpful with funerals and weddings .
- All weather drive thru with slopped walkway providing easy and safe access for handicapped.
- Minimizes maintenance on the doors, etc.

ENTRY WAY & GATHERING SPACE CONTINUED~

- **Dedicated Welcome Center**

(now the Elevator lobby and entrance)

- Naturally lighted entry with addition of large window in the south wall
- Dedicated visitor reception/Information area on Sunday
- Dedicated week day reception/information area manned by volunteer
- All new floor covering and lighting
- Brightened and updated interior finishes
- 21st Century appeal

ENTRY WAY & GATHERING SPACE CONTINUED~

- Renovation Of The Current Office Space To Create A Gathering Space (providing 21st Century Appeal)

- The common wall between the Narthex and the current office would be removed to form a large opening that would double the current Narthex to create a:

- A welcoming place , with hospitality, for members and visitor to gathering before and after services

- Eliminates the bottle neck now experienced before and after services

- A great space for the Pastor to receive worshipers before and after services

- Relocated and renovated Church Office space to the office next door to Treasurer's office.

THE COST BREAKDOWN FOR YOUR CONSIDERATION~

➤ Boiler System/Water Heater Replacement	\$115,000*
➤ Kitchen Renovation and Water Remediation	\$32,649
- Kitchen (facilities up fit only) \$9,349	
-Kitchen wall water remediation \$11,500	
-Optional (but recommended) epoxy floor covering \$4,300	
- Associated Plumbing & Electrical work (required) \$7,500	
➤ Sanctuary windows and doors repair (W/O Storm Windows)	\$15,000***
➤ With Storm Windows, Add: \$10,000.00 to total***	
➤ Entry & Gathering Space Renovation	\$246,000
- Elevator wing improvements \$54,000	
- Portico \$100,000	
-Gathering Space \$92,000	
➤ Steeple replacement	<u>\$76,000</u>
➤ **Total	<u>\$484,649</u>
➤ Possible 10% Tithe for Regional Capital Campaign totals to	\$533,113

- * Utility bill savings are estimated to be \$4,000+ per year (dependent on fuel cost and usage) due to more energy efficient equipment.
- ** Estimates based on 2008-09 costs.

**Thanks
for
Your Attention!**