

*The following recommendation was approved by the board on March 14 and will come before the congregation at a congregational meeting on Sunday, March 21 at 10:00 a.m.*

**Ad-Hoc Committee Capital Campaign Recommendation  
To  
The FCC Board**

March 14, 2010

On behalf of the committee called by our board to evaluate and make recommendations based on the information provided to us by Cargill and Associates, I would like to say that we are excited and inspired by the opportunities and challenges that God has presented to our congregation. We feel confident in the projections that Cargill has made, based on their experience, track record, and past success working with other churches. More importantly, we have confidence in the mission and vision that God has called us to achieve. Accordingly we would like to present the following recommendations.

We feel strongly that we are being called to proceed with this campaign. Although some concerns have been expressed about timing as relates to the economy, we believe that the data from the interviews and surveys indicate that the potential for giving is more than sufficient to move forward, and that there is support for a campaign from the majority of the congregation. Accordingly, we recommend that we retain the services of Cargill to manage the campaign phase on our behalf. We simply do not have the skill set or resources within the church to insure that we achieve our objectives. The cost for these services would be \$21,500; in addition we estimate expenses in the neighborhood of \$8000 for resources (to include a video), printing, and postage, for a total cost of approximately \$30,000.

For a campaign goal, we are recommending \$480,000. We realize that this number is at the high end of the target range that was recommended by Cargill and that some of our members may be concerned that we are setting the bar too high. We were encouraged by both the level of gift amounts provided in the interviews and survey responses, as well as Cargill's success rate in utilizing this type of data to accurately predict giving potential. Our hope is that each individual, through prayer, meditation, faith, and thoughtful consideration, will focus on the gift that God is both calling and enabling them to commit. If this happens, then we believe God will take care of the total.

As to specific projects, we realize that some gaps exist in the available information regarding them. We have tried to address the most common questions through Lee's letter earlier this week, and there will be much more information presented during the fundraising portion of the campaign. We spent a lot of time evaluating the projects and have decided to utilize the actual survey data to set our recommended priority, with one exception. We would recommend removing the project to repair the sanctuary doors

and windows as a focus of the capital campaign, and suggest instead that these repairs be addressed over time using operating budget funds allocated to property maintenance. That would leave these as the projects and cost elements of the campaign, listed in priority order.

1. Boiler System Replacement (\$115,000)

2. Steeple Replacement (\$76,000)

3. Water Remediation and Kitchen Renovation (\$33,000)

4. Entryway and Gathering Space Renovation (\$200,000) *Note that \$200,000 is less than the total estimated cost of \$246,000 that was previously presented. We have reduced the allocated amount to allow us to present a total allocation that matches the campaign goal. The committee feels that this project is vital to the ministry of First Christian Church and so prefer to include it even at a reduced level of investment. Our vision is that we would complete the portico, and then achieve the interior renovation to the greatest extent possible with the dollars available.*

**Total Project Cost Allocation - \$424,000**

Additional Cost Elements:

A contribution equal to approximately 9% of project funds raised, to Region's Capitol Campaign - \$38,500. However, we would further recommend that our contribution be raised to 10% or \$42,000 if sufficient funds are raised beyond \$480,000.

Campaign Administration Costs - \$17,500 (Note that we have an additional \$12,500 already available via a memorial fund gift to cover the total estimate of \$30,000 noted earlier). Accordingly, we are requesting the Board authorize the Treasurer to establish an account that will "advance" up to \$17,500 from Board Contingency Funds to cover the costs to mount the campaign.

Total - \$480,000

Note that all project element costs indicated are estimates, and actual costs may be higher or lower at the time the projects are initiated. In any event we will not commit funds beyond what we are actually able to raise.

Respectfully submitted,

Sam Tucker, Chairman

*Committee members:*

*Cliff Greaves, Charles Jones, David Barnette, Dawn Steadman, Lee Hull Moses*