



## Q&A

# Capital Campaign and Building Improvement Overview

For construction updates, [click here](#).

### Q. Why are we undertaking a capital campaign?

- A. The congregation voted to move forward with a capital campaign to help determine how much we, together, will commit to fund improvements to our building and grounds.

### Q. What improvements are proposed?

- A. Highlights are included here. For more details, see separate Q&As on the heating and air conditioning, the north entrance and the grounds and parking lot projects.
- **An efficient and versatile heating and cooling system for welcoming, comfort, health and environmental sustainability**
    - *For the church and undercroft:* A system of heat pumps driven by electricity to be supported by a new geothermal system, designed to reduce fossil fuel use, carbon emissions and utility costs. Heating and cooling for the church and the Parish House will depend primarily on electricity, a good portion of which will be generated from soon-to-be-installed solar panels on the Parish House roof. Existing boilers that provide heat to the church building are nearing the end of their useful life, so the proposal is to install a high-efficiency system that provides both heating and cooling.
    - *For the Parish House:* A new high-efficiency boiler to heat the space and provide back up to the system in the church and undercroft.
    - *For the church, undercroft and Parish House:* A ventilation system that will provide healthy fresh air year round.
  - **A more welcoming and accessible Parish House entrance (the red door on the north end).**
    - Fully compliant with the Americans with Disabilities Act (ADA),
    - Covered with a canopy to provide protection from bad weather
    - Better lit
    - Nicer, easier to maintain patio
    - Equipped for remote opening, such as from the church office
  - **An attractive south parking lot and improved church grounds for a cohesive, welcoming “campus,” with improved security and safety**
    - New retaining walls, sidewalks, lighting, signs, entry steps and landscaping. Designed to be more welcoming, provide improved security and reduce maintenance. (Note: If the congregation moves forward with a geothermal system described below for heating and cooling, the geothermal wells would be drilled in the parking lot, necessitating its renewal.)

- **A fully functioning organ**
    - Repairs are needed to again make many of the large front pipes on our 50-year-old beloved Schlicker organ playable. Many of its large pipes are collapsing and becoming unplayable.
- Q. How much will be needed to pay for the proposed improvements? Over how many years?**
- A.** We have set a goal of \$1.7 million to be raised over three years. Funds raised in the capital campaign are separate from our annual commitment to the general fund, which covers ongoing operating expenses.
- Q. How will outstanding debt for the roof, tuck pointing and window repairs done last year be factored into our campaign?**
- A.** We owe approximately \$220,000 for those repairs. When we see how much is pledged, the Vestry will offer the congregation a recommendation on how the funds raised could best be applied to current indebtedness and to the proposed capital projects. The congregation will then vote on how the funds will be used.
- Q. When does the call for gifts and pledges begin and end?**
- A.** “A Bold Step Forward” – our capital appeal – kicked off April 30. The congregation will receive a “Commitment Packet” on Sunday, May 21. Two weeks later, on Sunday, June 4<sup>th</sup>, we will be asked to bring our pledges and/or gifts – and attend a special fellowship event after church.
- Q. How will the proposed improvements help advance our mission?**
- A.** How we care for our property and use our building sends a message that we welcome and care about the community. In addition, the proposed improvements will help strengthen our mission in a number of ways.
- All the projects will make our building more inviting, accessible and safe: We expect that participating in our ministries and programs will become more attractive for current and prospective members.
  - With cooling in the church and undercroft, we will be able to expand our programs in ways not previously possible in the heat of summer. Most people today expect to worship and join in activities in air-conditioned space in the summer. Some people cannot tolerate the heat and are therefore prevented from joining us in the summer.
  - With the proposed geothermal heating and cooling system as well as soon-to-be installed solar panels on the Parish House roof, we will be able to “live” our commitment to be stewards of the earth and reduce our carbon footprint.
- Q. If we don’t reach the total needed to fund all the projects, how will they be prioritized?**
- A.** The Vestry will offer a recommendation prioritizing the projects, and the congregation will be invited to vote on the recommendation. In developing their recommendation

members of the Vestry will be guided by views expressed by members in surveys and visioning dialogues over recent years. Congregational surveys conducted last fall indicated strong support for making Parish House accessibility improvements and reducing environmental impact.

**Q. Will we also authorize a tithe for missions as part of the capital campaign?**

A. The Vestry will place its recommendation for capital and possible missions projects before the congregation once the appeal has concluded. At a special meeting of the congregation tentatively scheduled for June 11, the congregation will have an opportunity to determine how we want to proceed.

**Q. How confident are we that we will be able to reach our campaign goal? On what do we base this confidence?**

A. Our goal is ambitious – and realistic. Mount Olive people are very generous – and in the past, when presented with a goal, they have met it. In the 1930s, when the Great Depression was crippling the economy, the members of Mount Olive raised funds to build our church building at 31<sup>st</sup> Street and Chicago Avenue. More recently, as the Great Recession was gripping the country, we raised over \$1 million in gifts and three-year pledges to create new, open hospitality space in the Parish House and update the kitchens on the main and undercroft levels. Our history has been to meet bold challenges – and we believe that spirit is alive and well today as indicated in recent surveys and conversations.

**Q. With so many needs in our community and the world, couldn't/shouldn't we be giving our money to minister to those who face critical immediate needs instead of spending it on our building?**

A. The ministry needs around us are indeed great. But we also have a responsibility to care for the building that has been our “base camp” for ministry. We want to be a welcoming place and that means tending to issues of physical accessibility and assuring the building is comfortable for gathering in worship, study, prayer and service.

**Q. After the capital campaign ends on June 4<sup>th</sup>, what are the next steps?**

A. After the campaign concludes, the Vestry will make a recommendation to the congregation on how best to use our gifts and pledges to meet the needs we are trying to address. The congregation will be asked to consider the recommendation and cast the deciding vote, tentatively on Sunday, June 11, during a special meeting. A vote to move forward with the heating and air conditioning system would allow construction to begin as soon as possible and ensure adequate heating for the fall and winter months.

**Q. How soon could work begin – and how long might it to take?**

A. Work can begin immediately after the congregation decides how to proceed. If the decision is made to carry through on the proposed projects, it would be critical to begin work on the heating and cooling system immediately to allow installation of the geothermal system before the ground freezes. Other improvements – the Parish

House entrance for example – are less urgent. The heating, air conditioning and geothermal installation is projected to take 20 weeks to complete.

**Q. How will construction and repairs affect our use of the church and parking lot?**

**A.** Digging the wells and setting the pipes for the geothermal system will take several weeks, during which the parking lot will not be usable. Restoration of the parking lot will be scheduled immediately after the geothermal pipes are installed. Our estimate is that we will be inconvenienced for six to seven weeks. The lot behind the Minneapolis Workforce Center, at the corner of Chicago Avenue and Lake Street, is available to us; many are already parking there regularly. For those who have some difficulty walking distances, we're considering options for assistance.

Inside the church, the disruption will be relatively minor. The undercroft, where much of the equipment is installed, won't be usable at some points.

**Q. Have we selected an architect? A contractor?**

**A.** MacDonald & Mack – the firm that worked with us on our last remodel – is the architect. Throughout the development phase of this project, we've also been working with Watson-Forsberg, general contractor on our prior remodel. Involving Watson-Forsberg in the development of the project has helped us move forward efficiently on this program

**Q. Whom should I contact with questions or concerns about the campaign and the building improvements?**

- *The capital campaign:* Campaign Chair Doug Parish at [dougparish@yahoo.com](mailto:dougparish@yahoo.com) or Congregation President David Anderson at [dtaparkave@aol.com](mailto:dtaparkave@aol.com).
- *Building improvements:* Property Committee Chair Art Halbardier at [pastorarth2@comcast.net](mailto:pastorarth2@comcast.net) or Congregation President David Anderson at [dtaparkave@aol.com](mailto:dtaparkave@aol.com).