

Preliminary
Case Statement



ST. GEORGE'S



**A Proposed Capital Campaign to Address Our
Capital, Financial, & Other Improvement Needs**

**St. George Episcopal Church
Dayton, OH**

Introduction



St. George Episcopal Church is a vibrant community that dates to 1956. For over 68 years, we have been ministering to the needs of our members, our neighbors, and the greater world. And, while facilities and faces have changed over the years, one thing has remained the same... our commitment to Christ, to one another, and to the betterment of our community.

Today, St. George's church buildings have some significant challenges. In order for us to perform our work as disciples of Christ we must work together to be good stewards of the generous gifts we've been given. Maintaining and improving our facilities will ensure our family of faith can continue to meet in fellowship together at St. George's to Worship, Love, Learn, and Serve for many more years.

*God calls us to care for and cultivate all that He has given us...
not to be complacent, but rather, to constantly strive to be better, to build on and
improve what we have... always trying to realize our God-given potential.*

Our Needs & Plans

Immediate Improvements

St. George's Church has five Immediate Needs that are its top priorities. These facility upgrades and church financial need require urgent attention.

1. Maintenance/Insurance Fund Replacement
2. Elevator Upgrade & Fire System Panel Replacement
3. Front LED Sign Replacement
4. Rectory Septic Pipe Repair
5. Endowment Fund Increase

Secondary Priorities

After the top priority needs are met, our focus will turn to addressing potential Secondary Needs that are important for our church's long-term well-being and functionality. While these projects have been put forward already, the interview process will be used to prioritize these and potentially add others.

- Outside Main Entrance Improvements
- Undercroft Gathering Space Revitalization
- Audio/Visual System Upgrades
- Sanctuary Interior Painting
- Organ Upgrade
- Kitchen Updates
- Sanctuary Level Restroom ADA Upgrades
- Parish Hall Carpet Replacement
- Rectory Bathroom Remodel

While the potential secondary needs are not as urgent, they would enhance our church's operations, preserve its infrastructure, and enrich our community's experience. Addressing these will ensure St. George's Church remains a vibrant and welcoming space for all.

God asks us to care for and improve on all He has entrusted to us. This is the essence of what it means to be good stewards of God's various gifts.

Immediate Improvements

St. George's has five immediate needs that are critical to the comfort and functionality of its facilities. Four of these needs are simply to ensure that our buildings will continue to work as they should to serve our spiritual, educational, social, and service missions. The other need is highly visible and presents the first impression of our church and how we care for it to our Dayton community.

Capital Improvements

Maintenance/Insurance Fund Replacement

Everyone who attended Sunday services in the last two years is aware of the problems we had with our HVAC and furnace boiler. After a tremendous cost growth from the initial quotes provided, the Vestry took action to use the Insurance Reserve funds we had on-hand for the necessary system repairs before there were further cost increases.

These funds now need to be replaced.

Elevator & Fire System Panel Updates

The church's elevator is such an important element in making our facilities welcoming, convenient, and accessible to everyone, especially those with more limited mobility. It was originally installed in 1995 and after 30 years of service, it needs significant upgrades.

Because it is so difficult and expensive to repair, the elevator too often can't serve its purpose for easy access. Downtime is increased because replacement parts are no longer available and key mechanical and electrical systems like the controller and circuits are outdated and likely to fail. Most importantly, the elevator does not meet current safety codes and regulations, posing potential risks for users.

In coordination with updating the elevator, our fire control panel also must be updated. The fire control panel is the central hub of the building's fire alarm system, receiving and managing data from all fire detection devices. The current panel is outdated and incompatible with the upcoming elevator upgrade. This poses a significant risk to the safety of the building's occupants and facilities.

Upgrading the elevator will ensure that all who come to St. George's will continue to have easy and safe access to all our services, activities, and events. The elevator's new electrical, electronic, and mechanical upgrades will meet building codes and improve reliability, safety, energy efficiency, and performance.

Other Critical Improvements

Front Marquee Sign Replacement

Our prominent marquee sign on Far Hills Drive offers the greater community its first impression of St. George's facilities and how they are cared for. Since 2015, the sign's electronic circuit board has had problems and parts are hard to find and expensive to replace.

The lighted messages are hard to read and, therefore, hard to convey information to those passing by or coming to our facilities. The sign does not present to either our members or the local community, the kind of welcoming, caring, and cared-for community of faith that we are.



Replacing the sign will not only beautifully identify St. George's Church, but also provide us with the opportunity to advertise services, events, and inspirational messages to the larger community.

Rectory Septic Pipes Repair

Another critical need is the rectory's cast iron septic pipes have leaks, cracks, and holes that compromise the septic system's function. Additionally, they run under the back patio, which would have to be demolished to reach them in the event of an increasingly possible major failure.

After consulting sewer experts, our goal is to repair the pipes by inserting a PVC sleeve inside the old cast iron tubes which will fix the pipe problems and prevent more major work such as digging up the patio.

Financial Improvement

Endowment Fund Increase

Our 2025 budget for buildings and grounds maintenance, the Manor Lane rectory, and music and programming are estimated to be \$760,000. We are blessed to be able to cover some of these costs because of our endowment for capital projects, music ministry, and general operating expenses. However, the current \$550,000 endowment generates only about \$15,000 per year, which is not substantial.

Our plan is to contribute \$250,000 to increase the fund's total to \$800,000. This will generate an anticipated 8% return for an additional \$25,000 annually to support the church's operating budget.

God asks us to care for and improve on all He has entrusted to us. This is the essence of what it means to be good stewards of God's various gifts.

Secondary Improvements

Following the critical, immediate improvements the church facilities require, we have identified a number of less critical but potential needs. These problems prevent our buildings from being their most functional, beautiful, comfortable, and welcoming. These improvements would be undertaken after our immediate needs are met.

Welcoming Improvements

Front Entrance Improvement

St. George's front entrance represents the open arms of our church to all who come here. It should be an easy, convenient, protected, and welcoming area for people of all ages and abilities and for services of all types. However, today the entrance does not meet this goal. Its small front porch does not easily identify it as our main entrance, and it is open to the elements in inclement weather.

One possible solution we are considering is to build a porte-cochere to create a more grand and identifiable front entrance that will also protect everyone from the elements and offer a convenient and accessible drive-up drop-off area.



Church Undercroft Gathering Space Revitalization

St. George's strong community has been built through countless gatherings in our undercroft gathering space. We know that a church's physical environment plays a significant role in shaping the experience of its members and visitors, and the cinderblock walls of the undercroft feel disconnected from St. George's welcoming spiritual atmosphere.

Refreshing the undercroft will make it a more inviting and comfortable reflection of our church's welcoming atmosphere. It may also make it more inviting for other events.



Sanctuary Improvements

Audio-Visual (AV) System Upgrade

Gathering to worship together in song, scripture, and prayer is a beautiful experience of faith and community. Our services, events, and presentations, unfortunately, are diminished by our outdated, ineffective, and limited AV system. The poor audio quality and unreliable performance make it difficult to hear our speakers and singers. It is also hard to participate in song and word because the projection screen is poorly positioned, and we have limited ability to display lyrics, scripture, and multimedia content.



Installing a new, reliable audio-visual system will resolve these issues within our worship space as well as expand our reach to those beyond our walls through the ability to live stream and video record services and presentations for online viewing.

Sanctuary Interior Painting

The rich, mellowed wood of the sanctuary's arched ceiling draws our eyes and hearts upward. In relief, framed by the wood buttresses are unpainted, bare, white plaster walls which easily accumulate dirt and are difficult to clean and maintain.

Because the Sanctuary has not been painted in many years, its beautiful atmosphere needs to be cleaned, brightened, and refreshed.

Organ Upgrade

The magnificent sounds of our grand pipe organ always elevate our songs of glory and praise. Our organists are limited, however, by the instrument's tonal range, and manual and pedal playability.

Upgrading the organ with string stops that offer a wider variety of sounds, and a coupler system, is a cost-effective way to modernize the organ and make it more versatile. These updates will significantly enrich the organ's tonal color and enhance its functionality to further enrich our worship and music services.

Other Improvements

Kitchen Updates

Of concern in our kitchen is its lack of an essential safety feature, a fire suppression system. This poses an increased risk of catastrophic property damage and jeopardizes safety regulations. Additionally, the kitchen's ovens are at the end of their life span and are increasingly unreliable when needed for our church's many social events.

Adding a fire suppression system and updating the kitchen with new, commercial-grade, energy-efficient, high-capacity ovens will enhance safety and reliability, improve energy efficiency, and increase capacity. It will also significantly boost our ability to serve, particularly for events like Kairos & SS.



Sanctuary Level Restroom ADA Upgrades

Our outdated Sanctuary restrooms limit accessibility for parishioners and guests.

Redesigning them to meet ADA standards will ensure compliance and provide spacious, accessible facilities for all.

Parish Hall Carpet Replacement

The parish hall is used for everything from VBS to bible study to wine tastings to our annual meeting and more. It is an inviting, comfortable room with very worn-out carpeting that was last replaced 25 years ago.

Replacing the Parish Hall carpet will significantly improve this much-used space.

Rectory Bathroom Remodel

The rectory's old bathroom's poor layout makes it cramped, inefficient, and uncomfortable.

Remodeling the room will improve its useability and functionality for years to come.

Let us rise-up to meet every need, to overcome every obstacle and to passionately pursue every opportunity available to better our church. This is the very essence of what God asks and commands of us as stewards of His church.

Costs & Campaign

The total cost of addressing these immediate and secondary needs is estimated to be in the \$850,000 range, an amount that we would plan to raise in a specially conducted capital campaign where members would be asked to prayerfully consider special gifts – over and above their current gifts to the church – in support of this special project and need.

Gifts to the campaign could be made in a number or combination of ways.

- *Pledges* over a three-year period would be minimally encouraged and probably essential to meeting our needs since it would be impractical, if not impossible, to reach a goal of this magnitude with one-time, out-of-pocket gifts.
- *Non-cash gifts* such as securities, real estate, and personal property would also be accepted and encouraged, as would
- *Deferred gifts*, such as life insurance policies, gifts in trust, and gifts through one's estate.



“As each one has received a gift, use it to serve one another as good stewards of God’s varied grace.”

Summary

Through the generous prayerful, volunteer, and financial support of many – and the extraordinary support of a few – we believe that we can succeed in our task. As a result, we are also quite confident of our continued growth as a faith community and in our ability to do even better God’s will and works. So, thank you for your feedback and support in advance.

Recognize that all you are and have, are gifts from God. Respond appropriately by sharing what you have in a loving and lasting way with those who seek to do His will and work. This is the essence of what it means to be a sound steward, to emulate the example and become a disciple of the ultimate steward – Jesus Christ.