



GRACE CHURCH in Haddonfield

Total Proposed Capital Campaign Goal: \$1,546,500

The Capital Campaign involves many members of Grace Church both in current and past leadership capacities. The committee members are:

Father Patrick Close
Rector

Christian A. Strasser
Former Sr. Warden 2014

Alfred Schmidt
Chairman of the Property Committee since 2001

Nora Bollinger
Former Sr. Warden

Jay Kauffman
Vestry

Ann Waller
Vestry

William Sweeney
Treasurer

Building for the Future

In 2000, Grace Church completed their previous capital campaign which supplemented a sizable endowment. This allowed us to replace our old parish house with a new three-story Parish House. It contains new offices, classrooms and common areas that have been in continuous and active use ever since. Other aspects of the Church and Grounds were addressed in this campaign as well.

Over the subsequent fifteen years, there have been many changes including new technology, failures of old systems and simple wear and tear on the physical plant of the buildings. Many issues have been addressed on an as-needed or semi-emergency basis. For instance, when the concrete Cross outside the Parish House was struck by lightning last year, the existing security system, part of our organ, our phone system and computer network were destroyed and needed to be replaced. Similarly, elements of the heating and air-conditioning systems in the buildings have been replaced and upgraded when they have failed.

However, addressing these issues on an ad-hoc basis shows poor stewardship on our part. Grace Church will soon celebrate its 175th anniversary. We owe those forward thinking members of long ago a lot. They built well and we have been able to take advantage of it. Now it's our turn to think about those yet to come in Grace Church's next 175 years. We want them to have an attractive worship space and rectory with strong floors, great HVAC, beautiful windows and more so that their worship and celebrations can be as good as ours.

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To that end, we are initiating this capital campaign to address improved audio — visual support in the church and performance hall, improved HVAC efficiency and controls, improved coverings for

our stained glass, restoration of our terrazzo floor in the church nave, upgrades to the inside and outside of our Rectory and improvements to overall campus security. In section E, we will go into the specific projects in

detail. Nevertheless, it is the core of stewardship and the knowledge that we are merely passing through these buildings that drives us to want to improve them.

SUMMARY OF PROJECTS & COSTS: \$1,546,500

During the end of 2013 and most of 2014, we collected needs from the Grace Church membership that will facilitate the presence and mission of Grace Church in Haddonfield well into the 21st century. These items represent what our Vestry feels would provide the most enduring impact. All Items shown here were defined in the “Vestry 3–2014” discernment study document.

Rectory Upgrades: \$120,000

These upgrades are aimed at protection of our investment in the Rectory building and providing an attractive, up-to-date, living space for our Rectors.

Replacement of 2nd floor Siding & Windows

The current siding is rotting and needs to be replaced before the damage extends to the inner walls and structural components of the building. The current windows no longer open and do not meet current energy saving standards. During the removal of the siding, the window replacements are the most cost-effective and appropriate as some of the rot is around the windows.

Status:
2 bids (\$45 & 58K)
pending Haddonfield
Preservation
Committee approval

Cost:
\$55,000

Comments:
*Approval received and
work has commenced in
advance of the Capital
Campaign*

Remodel Kitchen, Bathrooms & 1st floor Windows

After 50+ years, the hardware, tile and cabinetry are showing their age and neither option for replacement/repair are cheap. However, in the long run, we feel replacement will be the better option. As we replace this is the appropriate time to upgrade the windows on this level to the same high-efficiency windows used on the 2nd floor. This includes the bay windows and all other windows on the 1st floor. The bathrooms will be taken back to the studs and new materials (tile, fixtures, wiring, where needed and cabinetry) will be installed.

Status:
Scope of work for
bathrooms completed

Cost:
\$65,000

Church Interior: \$818,000

These upgrades will improve protection of the building, its infrastructure and add to our ability to use the structure in better ways than we can currently.

Upgrade Heating & Air Conditioning

The current air conditioning units have started to fail. We have 4 units and only 1 is still working. To replace them, since they use a coolant that is now outlawed, we must upgrade the entire cooling system. With 4 units, we have redundancy so that a single failure only limits out capacity, and allows us to get repairs without having to close our doors.

Similarly, we are down to 3 boilers currently working out of 4. But our chimney needs to be repaired in the near future if we continue to use these units. This is the time to replace these with high-efficiency boilers that will eliminate the need for the use of the current chimney, eliminate the need for the current, pending repairs and reduce our fuel usage.

As we upgrade the physical units we should take advantage of these changes to improve the control systems for the heating and air conditioning. This will allow simpler monitoring and from the office and remotely by the property committee and our maintenance company.

| Status: | Cost: | Comment: |
|---------------------------------------|--------|---|
| Replace Church Air conditioning units | 45,000 | Based on \$22,500 to replace the first two unit |
| Replace existing boilers | 30,000 | Existing bid upgraded for inflation |
| Upgrade existing Control systems | 50,000 | Existing bid upgraded for inflation |

Upgrade Sound System

The current sound system is very basic and includes equipment that has been in place for 20+ years. Most of the components are large, energy intensive and lack the technology improvements that are now available such as digital recordings and capture for distribution over the Internet. The wiring is old and prone to losing connections. There is currently only one speaker for all parts of the Nave. The equipment does not provide consistent sound to all parts of the church, so people have trouble hearing based on where they sit. In addition, the microphones are prone to feedback (squealing) if the lapel microphones get too close to each other or to the podium microphones.

Upgrading will provide better quality sound throughout the Church, lessen wiring problems, allow digital storage of the services and increase flexibility for different types of services and performances in the church proper.

| Status: | Cost: | Comment: |
|---|----------|-----------------------------------|
| Multiple bids being considered with different capabilities ranging from 20K-45K | \$45,000 | Using highest bid as the baseline |

Add Video Capability

Currently, there is no video available in the Church. Adding this will allow services to be captured and sent, in real time, to the Internet or to screens in the other parts of the campus. Services could be stored as well for later access from our website. Based on the type of system, placement of cameras and other technical issues, we expect it to be possible to offer the videos to people visiting the Church for various major religious events (Baptisms and Weddings).

| Status: | Cost: | Comment: |
|------------------------|----------|-----------------------------------|
| Multiple bids received | \$25,000 | Using highest bid as the baseline |

Replace Terrazzo Floor

This floor is a composite material made of marble chips embedded in a poured cement-like substance which has been polished to a smooth finish. The floors in the Church are unique and should be preserved. Over the years, they have deteriorated somewhat. The structural framework has been maintained and upgraded over the years, but the floor itself has been cracking and wearing from 100+ years of use. We intend to restore the entire floor to a like-new finish. But, while terrazzo was originally invented by Venetian construction workers as a low-cost flooring material, today it is an expensive choice. This is primarily because of the labor intensiveness of its construction and the few who are able to do the work. In addition, the work on the floor would allow us to level the stairs leading to the Altar.

| Status: | Cost: |
|---|-----------|
| Bid has been requested. Nothing formal has been received. | \$250,000 |

Add a coatroom to the church

We currently have no place to hang coats during winter services. They are currently placed on window sills and on the pews. We could open up a closet in the rear hall for this.

Status: Cost:
estimate \$10,000

Redesign the Altar Space

The current design for churches is to have the Altar placed so the priest faces the congregation during the preparation of the Eucharist. Our Altar does not allow for this. We have created a temporary Altar that allows the priest to do this. This would allow us to make a permanent change to the location of the Altar and still keep the screen behind it. Right now, the screen is supported by the Altar, so any change has to include installing a support structure for the screen.

Status: Cost:
estimate \$50,000

Upgrade the Organ

The organ has a majority of its parts as electronic, with some mechanical. This would revamp the electronics and add more mechanical parts

Status: Cost:
estimate \$150,000

Add more flexible space in front of the worship area

This change would allow for the ability to reconfigure the area in front of the pews for various types of performances. There would be the ability to add theatrical lighting and sound pickups as well as ways to increase the room by removing of pews.

Status: Cost:
estimate \$50,000

Add digital feeds to the Church Service

This change would provide for digital transmission of the service content so people would have access to the information currently produced in paper format in the bulletins, hymnals and Book of Common Prayer (BCP).

Status: Cost:
estimate \$20,000

Remodel the basement (Thrift Shop)

Make the area more useable by removing non-essential walls to open the area for better display of the items. Also design rooms for sorting and holding off-season items for shipment to the Rummage Sale and St. Paul's. In addition, as walls are moved/ removed, we will patch any cracks in the walls and make the doors more water tight to eliminate any chance of flooding.

Status: Cost:
estimate \$50,000

Add a Crying Room with an Audio / Video feed

Provide a room downstairs with an A/V feed of the church service so that parents, who wish, can take their children away from the service, and still follow the service.

Status: Cost:
estimate \$3,000

Update Wiring

While all current wiring work has been to code, there exists some wiring within the walls that while safe, should be upgraded. Much of this requires removing and replacing portions of plaster walls.

Status: Cost:
estimate \$40,000

Church Exterior: \$190,000

These upgrades will improve the overall appearance of the building and grounds as well as provide protection from the elements.

Cover Side Stairway to Undercroft

For many years, this was not a major issue because there was little traffic into the Church undercroft (basement). However, with the success of the Thrift Shop, there are many people going into and out of the undercroft throughout the weekend. During bad weather, the stairway leading down should be covered. When it snows, the stairwell is exposed to avalanches from the roof which endanger anyone in the stairwell. With the heavy snows from the last two years, this exposure to danger has increased. A temporary tarpaulin-based cover has been built and it is put in place only when a snow is expected. A permanent structure would have to pass muster with the Haddonfield Preservation Committee (HPC) and will have to blend in with the overall look of the existing structures. But such a structure will improve access to the undercroft, especially in the winter and would also enhance the beauty of the church.

| | |
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| Status: | Cost: |
| <i>No formal bid requested or received yet. Cost shown is an estimate based on early design work and initial study and recommendation from the HPC.</i> | \$60,000 |

Replace Lexan Covers on Stained Glass Windows

We have very beautiful Stained Glass Windows. But several years ago they were covered with Lexan to preserve and protect them. Unfortunately, Lexan clouds with age and all of the windows that were covered with Lexan are no longer visible from the outside during daylight hours and only at night if there are lights on inside the church. While most of the Church's windows are currently protected with Lexan newer windows are protected with safety glass, which will not cloud with age. This project would replace the old, Lexan with a newer material which would let in more light and allow the beauty of the windows to be seen from inside and out. Part of this work will be to recess the safety glass within the wood frames so the shape and design of the windows such as the Hanger Rose Window will be clearly visible.

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| Status: | Cost: |
| <i>The Lamb Company has provided a formal bid to remove the Lexan and replace it with safety glass.</i> | \$85,000 |

Add Security Cameras throughout the Campus

Unfortunately, Grace Church has had a need for cameras over the last several years (but hasn't had them). Events such as the vandalism of the air conditioning unit and theft of the copper downspouts might have been prevented or at least the thieves could have been identified had there been a visible security camera system in place on the outside of the buildings. Additionally, cameras on the inside would be added in other sensitive areas in both the Church and Parish House (kitchen, undercroft, offices and hallways).

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|--|----------|---|
| Status: | Cost: | Comment: |
| <i>Multiple bids requested, one received (ASU)</i> | \$15,000 | <i>20 camera, 3MP IP system, installed throughout the campus)</i> |

New rear steps to the Church Undercroft

The rear steps to the undercroft have a side wall that is cracked and sagging. This would allow for the replacement of that retaining wall while saving the roof that covers that stairway.

| | |
|-----------------|----------|
| Status: | Cost: |
| <i>estimate</i> | \$40,000 |

Expand Memorial Garden

Expand the area for our Interment Garden and redefine existing and unused ground for this purpose.

| | |
|-----------------|---------|
| Status: | Cost: |
| <i>estimate</i> | \$2,000 |

Enclose the sides of the walkway between the church and the parish house

The walkway between these buildings is cold in winter and prone to collecting snow which is then tracked into either the church or the parish house. This would eliminate that problem. We would use glass panes in the openings, but keep the open walkway.

| | |
|-----------------|---------|
| Status: | Cost: |
| <i>estimate</i> | \$3,000 |

Parish House Interior: \$418,500

These upgrades will enhance our ability to market our facilities to outside groups and allow us to collect additional funds to support our operating budget.

Performance Hall Sound, Video and Lighting System Upgrade

We currently have no ability to create videos of performances or events that take place in the Performance Hall. For many events, this is not a major issue (for example, what happens at Oktoberfest stays at Oktoberfest), but we want to market the Performance Hall to outside musical and theater groups as well as for wedding receptions. We expect that some of these groups would like to be able to capture their performance or event on video.

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|--|-----------------|--------------|
| Status: | Cost: | Comment: |
| <i>No formal bids received at this time for the video. Cost shown is an estimate</i> | <i>\$40,000</i> | <i>Video</i> |

Similar to the Church sound system, the current equipment and setup in the Performance Hall is quite rudimentary. We do not have enough power outlets to support requirements for today's performers. We can barely make do by running extension cords from other rooms. And if the groups need stage lighting, we are sometimes not capable of providing enough power and they have to scale back their performance. Wireless microphones or hanging stage mikes with speakers throughout the area would make the stage much more hospitable to performances and events. To this end we need to upgrade the power in the room and to add theatrical lighting that goes beyond the 8 hanging lights above the stage.

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|---|-----------------|----------------------|
| Status: | Cost: | Comment: |
| <i>Several bid "estimates" received</i> | <i>\$25,000</i> | <i>Averaged cost</i> |

Performance Hall Stage Lighting Upgrade

We have portable stage lighting works, but it is a minimum capability and requires more power than the room supports.

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| Status: | Cost: | Comment: |
| <i>Definition of needs not completed</i> | <i>\$50,000</i> | <i>Estimated</i> |

Performance Hall Increased Electrical Capacity

We do not have enough power outlets to support requirements for today's performers. Again, we can barely make do by running extension cords from other rooms. And if the groups need stage lighting, we are sometimes not capable of providing enough power and they have to scale back their performance. If we upgrade the sound, video and lighting in the Performance Hall, we'll have to upgrade the electrical service throughout the facility so that it can sustain the additional load.

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| Status: | Cost: | Comment: |
| <i>Definition of needs not completed</i> | <i>\$50,000</i> | <i>Estimated</i> |

Parish House Kitchen Renovation

The Parish House Kitchen is a great resource as it stands now. Three sinks, a large refrigerator and freezer, two dishwashers, an industrial stove with two sets of ovens mean that we can do a lot of cooking there. But:

- the dishwashers are getting old and starting to fail.*
- it's not up to current standards for caterers if we want to be able to offer the facility as usable for events like wedding receptions.*
- the space needs to be reorganized to make use of the available space for food preparation and storage of utensils, pots and pans, etc.*

Upgrading the kitchen will allow us to use it better, and promote it as well.

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|---|-----------------|
| Status: | Cost: |
| <i>Complete definition of needs has not been completed.</i> | <i>\$90,000</i> |

Water Fountains on the 2nd & 3rd floors

We currently only have a water fountain on the first floor. Adding water fountains on the 2nd and 3rd floors would add convenience and reduce the need for bringing water bottles to those floors.

Status: Cost:
estimate \$2,000

Replace Performance Hall and Bell Tower Windows

These original windows are all wood frame and the wood is deteriorated. They are also single pane and not efficient. This work would replace the frames and keep the current leaded glass. The plan is to place an insulating glass pane on the outside of each window, remove the aluminum coverings and take the look back to the original design.

Status: Cost:
Rough estimate \$80,000

Upgrade classrooms with Smart boards, A/V Equipment and PCs

We already have the rooms wired for this support. We now need to add the technology in to the rooms.

Status: Cost: Cost:
Rough estimate \$70,000 7 rooms

Expand Teen Room and add a flat screen TV with an Apple TV connection

While the room cannot be expanded unless we relocate to room to a different place or building, we can add the TV and internet connected services, including wall mount and cable box.

Status: Cost: Cost:
estimate \$1,500 Assume a 48" HDTV

Add Dumb Waiter from Kitchen to 2nd floor

We quite often have events that serve food on the 2nd floor. This item would allow for food , etc. to be moved between the locations , leaving the elevator for people.

Status: Cost:
estimate \$35,000

Mission Statement

GRACE is God's gift of unconditional love made known to us in Jesus Christ.

Our vision is to live with grace as an open, welcoming community.

In the pew and at the altar, we invite you to be part of our faith journey.

No matter where you are, we will meet you there.

Essential Gifts Chart

This chart illustrates the size and number of gifts necessary for a successful \$1,546,500 capital campaign.

| Size of Gift | Number Needed | Cumulative Total | Monthly <i>(over 3 years)</i> |
|-----------------|---------------|------------------|----------------------------------|
| \$300,000 | 1 | \$300,000 | \$8,333 |
| \$200,000 | 1 | \$500,000 | \$5,556 |
| \$100,000 | 1 | \$600,000 | \$2,778 |
| \$50,000 | 2 | \$700,000 | \$1,389 |
| \$25,000 | 6 | \$850,000 | \$694 |
| \$10,000 | 20 | \$1,050,000 | \$278 |
| \$5,000 | 25 | \$1,175,000 | \$139 |
| \$3,000 | 30 | \$1,265,000 | \$83 |
| \$2,000 | 35 | \$1,335,000 | \$56 |
| \$1,000 | 90 | \$1,425,000 | \$28 |
| Less than \$500 | Many | Goal Achieved | Variable |