

# ST. CHAD'S BUILDING COMMITTEE

## BUILDING FOR OUR MINISTRIES

Many of you participated in the recent parish meetings to hear the results of the Pledge Drive and to discuss possible ways forward for closing the "pledge gap." That gap arose when the 3-year pledge commitments, together with a prudent level of borrowing, left us without enough funds to complete the full building program described at the Pledge Drive Kick-off Fiesta on February 10th to meet our ministry needs.

Comments/suggestions from parishioners ranged widely, and a few representative ones included: "do not expand facilities beyond what our growth is expected to be;" "St. Chad's has not kept up with the growth, either in attendance or in our neighborhood;" "build everything now but the sanctuary, and build it later;" "cut back the conceptual design to only what is affordable;" "build now, even if funds limit us to going ahead with a tent;" "build the entire concept now and trust that God will help us find the funds;" "the economy is uncertain, making it uncertain for individuals to make a firm commitment;" "does the number of pledges to the Building Fund constitute widespread support for the building expansion?;" "parishioners may be able to increase their pledges now that they know how much is really needed."

The Building Committee (BC3) listened carefully to the suggestions offered at those meetings and will continue to take them into account as we work to transform them into steps for how best to proceed. BC3 has concluded that no approach will command universal enthusiasm, but that in general there is widespread, strong support for

- 1) trying to find a sensible way to expand St. Chad's facilities in order to accommodate the growth that we have been experiencing and to allow the expansion of high priority ministries;
- 2) remaining mindful to keep total costs – both near-term construction costs, and subsequent operating costs, including debt service on whatever borrowing becomes necessary — prudent; and
- 3) trusting that the combination of financial and design prudence, together with faith that we are responding to God's call in our ministries, will guide us to do the right thing.

Considering carefully your suggestions and the strong, widespread belief that expanding our ministries IS what God is calling St. Chad's to do now, BC3 has come to the following conclusions:

- 1) Growth in seating for worship services is the key facility need for accommodating both present and future growth in our membership.
- 2) It is feasible, even if not desirable, to defer renovation of the existing facilities (to enhance the current worship center for future fellowship hall and to provide a couple additional classrooms) as well as an outdoor garden and portal, landscaping, etc.
- 3) Splitting the new construction (sanctuary, chapel, sacristy, choir area and rehearsal room, offices, adult education classroom, restrooms,) into two or more phases, on the other hand, would cause St. Chad's to incur such severe cost penalties when the second-stage construction was eventually undertaken that such an approach would neither be good stewardship for St. Chad's nor meet the pressing ministry needs.
- 4) Further, reducing the "fit and finish" of the new construction (sanctuary, offices, etc.) to be a bit more basic (perhaps similar to the interior of the current worship center) should allow us to save some money.
- 5) Scaling back to a Phase 3 Building Program of just the new construction (sanctuary, offices, etc) and some of the additional parking and infrastructure, and deferring the renovation of existing facilities to Phase 4, could reduce the Phase 3 costs to the range that might be affordable – PROVIDED that we conduct some sort of "close the gap" second-stage capital funds campaign.

BC3 has recommended the above to the Vestry, and upon Vestry approval of same, BC3 will design a second-stage, "close the gap" capital campaign to raise the additional funds needed to expand in the most prudent manner and will work with the architect to realize a Phase 3 plan that will fit within our budget. Until then, please keep St. Chad's Building Program in your thoughts and prayers, and recall Bishop Jerry Lamb's recent encouragement "not to be fearful as we strive to do God's work at St. Chad's."

Yours in Christ, Bob Gough, Chair