

UU Church of Davis Capital Campaign Responses to Frequently Asked Questions

April 20, 2009

What needs are we going to try to address with our new facility?

The three most urgent needs have been identified as RE / Meeting space, accessibility for the Sanctuary, and Social Hall space with kitchen facilities. Of course, new, accessible restrooms are an essential part of these improvements. All improvements will be energy-efficient and “green”.

Why was the Master Plan developed and how will it help us?

It was part of the Building Task Force process, and evaluated the maximum capacity of our current site. If our expansion could not be reasonably contained at our original location then alternate sites were to be explored. The master plan now gives us a blueprint of how to stage our growth in such a way that we can fully and intelligently utilize our space and add facilities as our membership grows and needs increase. Other churches have found that prior buildings which couldn't be properly sized (due to funding constraints) had hampered their future growth, as the different phases did not work well together. The master plan will help us avoid that pitfall.

What is the timeline for our commitments?

You may bring your commitment card to the All-Church Banquet on April 24, if you have not returned it earlier. Or you may bring it to First Gifts Sunday, April 26, where there will be a special collection. We ask that you consider making the most generous gift possible by April 26—**(actually bringing the gift to the Sunday service)** along with your commitment card, pledging to give periodically over the next two years.

Having the greatest possible total at the outset of our construction period allows us to start sooner and with more certainty. It also reduces the possible need to borrow construction funds.

How should we decide how much to give?

This is a highly individual decision, but we'd ask only that you consider what your most generous gift might possibly be. This is likely going to be the single largest donation most of us have ever made, and will be both a bit scary and exhilarating. We need to stretch to reach this goal.

If we don't raise enough to build all of Phase I, what will be built? Who will decide?

The best answer we can give is that some things can be done now, such as accessibility improvements to the Sanctuary, even if the total from the Capital Campaign falls short of the goal. If the campaign raises less than the cost of the proposed Phase One Improvements, the question of what to build will go to the Building Task Force. The possibility of a construction loan

enters in, and numerous people have suggested that the church might solicit loans from individuals (this has been done at UUCD in the past, and was successful).

The funds will be held in a segregated building account until we do the building. Expenses and a line of credit will be paid first, since there is no gain in paying interest on a loan while holding money in the bank to pay the expenses.

Why has so much been spent on capital campaign literature and the events?

Our consultant advised us on the guidelines for ethical fundraising and gave us limits of 10-15% of the goal as a reasonable amount for the campaign budget. Our budget is well below this guideline:

Victory Goal	5.4%
Challenge Goal	3.5%
Miracle Goal	2.5%

So the more successful the campaign, the less it costs per dollar raised!

Why is the cost of the building different in the brochure from the architect's cost estimate?

There was a simple miscommunication between the Capital Campaign Team and Building Task Force. The approval of the \$2 M figure in the brochure assumed an additional loan of \$1 M was going to be used to help finance the project. Thus a \$2 M dollar goal with the Cap Campaign will then finance everything shown in the brochure.

Is there a possibility for us to take out a loan?

These questions will be addressed more completely when the results of the Capital Campaign fundraising are known. This is clearly an area in which the operating budget overlaps with the capital drive. Taking out a loan entails analyzing how the principal and interest payments will be made. In any case, the decision to assume a loan will be made by the Board.

If we don't make the budget, how can we support a CC?

It is essential that we understand that annual operating costs are different from capital improvement costs, in the same way that our personal income and expenses are in a different category than our savings and other assets. Many of us will fund our capital campaign contributions from savings or other investments, and fund our ongoing CC commitment from money that might otherwise have gone to vacations or new car payments; whereas our annual pledge is one of our ongoing expenses, not unlike our utilities and groceries. It is essential that both are in good shape and sustainable.

It is very interesting to know that in most churches, annual giving actually increases after the end of a successful capital campaign. People are buoyed by the success of the campaign; the improved

and expanded facilities make growth possible; and church activities (e.g. the Auction, weddings, concerts) are not limited by inadequate facilities. We may have the opportunity to make a prudent and reasonable “leap of faith”.

What is happening with the Annual pledge drive? If we are still not at our goal, can we know how much is needed so we can address the need? What about the HR team priorities for new staffing?

Of the 314 members on the church roster, 255 (81%) have pledged to contribute to next year’s operating budget.

As of mid-April, \$362,271 had been pledged. This leaves a minimum shortage of approximately \$20,000, according to the Board.

The Board will be addressing this matter and the HR team recommendations at a later date.

What new programming could take place in the facilities that cannot presently?

Sanctuary: The seating capacity of the Sanctuary is not currently a limiting factor, now that we have three Sunday morning services. But the lack of air conditioning limits its use for summer services and events, some of which make a significant contribution to our operating budget through rental fees. With the addition of a ramp, persons with mobility challenges would be able to reach all levels of the Sanctuary, enabling them to be equal participants in services. Better lighting and controls, and more efficient heating and cooling will lower our utility bills while increasing comfort.

Social Hall: It is not currently possible to gather the church community for one event. The Auction has gone “virtual”, and large events such as Beth’s installation and all-church dinners have gone off-campus to larger venues. The new social hall will be temporarily divided into a smaller social space plus two meeting/class rooms, which will help immensely with the bursting Bridgehouse walls and shortage of weeknight meeting spaces.

Kitchen: In order to live by our Green Sanctuary principles, we need a space where food can be prepared and dishes washed. A larger kitchen will also have value to our rental facilities.

Restrooms: Need we say anything? (hint: try getting into either restroom in a wheelchair!)

How were the costs for the new building determined? What is the breakdown for the various parts?

At this stage of conceptual design, our Architect has used formulas based upon “dollars-per-square-foot” estimates. As the working drawings and specifications are developed, the figures will become more accurate and specific. See separate breakdown for the estimates for each component.