



## JUBILEE CAPITAL CAMPAIGN

*Honoring our Vision — Creating our Future*

# Q/A ABOUT THE CAMPAIGN

### **What is the purpose of the Capital Campaign?**

In 2004 our Parish completed a strategic plan on how to best carry out our mission over the next ten years: *Seeking and Serving Christ in All Persons*. Valuable insight from our Parish family was obtained through a survey of all parishioners and meetings with volunteers of Parish ministries.

Among the recommendations were: dedicated space to accommodate classrooms for children and adults and the growing number of meetings for Parish ministries; expansion of our community outreach programs and additional support for our music ministries.

### **Why do we need to expand/renovate our facilities now?**

People come to Transfiguration seeking the love and safe haven of a community dedicated to Christ's embracing works. Our parish is growing and we are currently unable to meet the space needs for all our members and visitors including children's education, Parish ministries and community activities. We have greatly benefited from the addition of Roper Hall, the Gathering Space and the Child Care Wing that was completed over ten years ago. *We are ready for the next step*. Having permanent dedicated Christian Education space for our children, room to accommodate the enormous variety of Parish Ministries (some 77 of them) and use of facilities to support the community through music and theatre performance and support meetings is an important part of honoring our history and creating our future.

### **What is the anticipated benefit of the expansion and renovation?**

The previous expansion of our facilities, undertaken over ten years ago, gave us a beautiful gathering

space which we use to welcome visitors, greet with one another and communicate the excitement and details regarding Parish events. Many of our newcomers cite the warm greeting, open arms and the energy of our Parish as reasons they chose to become members of Transfiguration. This expansion also provided safe and supportive accommodations for the youngest members of our Parish family, a necessity for any family with infants or toddlers selecting a church home. Roper Hall has been fully utilized from the beginning with conference rooms in use every day of the week and the large space booked for months in advance. The planned expansion and renovation is part of an overall plan that will support the continued growth of our Parish providing: dedicated classrooms for our elementary grade children; more space for adult classes, meetings, theatre productions and other events; a beautiful chapel to accommodate smaller services; the space and new organ to expand our music ministries; and an endowment for our outreach program.

*The results of this campaign will enhance worship, education, lay ministry, outreach, and other areas of church life yet to be imagined.*

*Let us not go forward with a few, but united as one parish family and by the good graces of us all.*

*– JD Godwin*

### **Why have we organized the project into phases?**

The phased approach to the project represents the commitment of the Rector and Vestry to guide our Parish in our mission of seeking and serving Christ in all persons. There is consensus on the need for additional space, expansion of community outreach and enhancing our already excellent music program. There is also a commitment on the part of the Rector and Vestry not to over extend the Parish financially, but rather to make prudent decisions on the allocation of funds between ongoing operational costs (staff, programs, utilities, etc.) and an investment in the future of our Parish. By phasing the project, we can build as funds are available vs. taking on long term debt or cutting much needed support from our existing programs.

### **What is included in each of the three phases?**

Currently Phase I includes the church and gallery modifications needed to accommodate the new organ which will be installed in the fall of 2008 as well as a small parlor. Phase II is the building that will house the administrative office. Phase III will include the full finish out of the Phase II building and any modifications to Building B. Phase IV includes the chapel, sacristy and multi-purpose space (small auditorium). As funds become available, the phases of the project may change. In the best case scenario, contributions will allow us to build the entire project without dividing it into phases.

### **How is the decision reached on what phases of the project to start and when?**

Working with cost consultants Hill & Wilkinson, the architectural firm Good Fulton & Farrell, and with advice and guidance from parishioner Hollye Fisk the Vestry reviewed project plans and scheduling options to determine options for building the project in phases. The suggested phases of the project represent a combination of architectural and engineering expertise, fiscal responsibility and commitment to build for our future without decreasing support for our excellent programs and staff.

### **How were the costs of the original project and the phased project compiled?**

Hollye Fisk and several other parishioners with construction and legal experience worked with the architect and Hill & Wilkinson, the construction and cost consultants, to develop costs estimates. In addition to an estimate for building the entire project at once, estimates were also provided based on building in four phases. The professional estimates are noted to be accurate within a range of plus or minus 10-15 percent, which is industry standard.

### **What is the financial goal of the campaign?**

The initial cost in 2004 of the facility expansion, outreach endowment and new organ was \$6 million which was the financial goal of the Campaign. Thanks to the generous and enthusiastic response of our Parish, the Capital Campaign has to date raised \$5.6 million. Due primarily to the enormous increase in the cost of building supplies and materials

post-Katrina, the costs have escalated to \$7 million alone for the building. An additional \$1.6 million is needed to complete the purchase of the organ. An endowment for Outreach adds to the total financial goal of the campaign.

### **Why do we need to raise the additional funds so quickly?**

Since additional funds must be raised to complete the entire project, the Vestry is considering how to phase-in the project, building according to our ability to pay. The longer the process is drawn out, the greater the costs as building supplies continue to escalate and construction modifications are required to separate the project into affordable phases. Our goal is to immediately proceed to build the first two phases of the project, with Phase III and IV following as funding is available. The Vestry is considering the option of using a Line of Credit to provide funds to move forward on the project immediately. As we continue to receive contributions from Parishioners, the funds secured through the Line of Credit will be repaid.

### **What amount is needed to complete the total project?**

We have contributions and financial commitments from Parishioners for \$5.6 million as a result of the Capital Campaign. The building project will require \$7 million, with an additional \$1.6 million needed to complete the organ project. Our goal is to designate ten percent of the total raised to the endowment fund for Outreach. It is important to understand however, that adding additional months or years to the construction, by phasing the project, will increase the total project cost.

### **Will donations other than cash contributions help?**

Other forms of financial support such as donations of stocks, bonds as well as interest free loans can be used to meet the financial requirements of the project.

### **How much of a gap remains between what is needed for the building project and what we have raised?**

The total building cost stands at \$7 million today.

*"We must provide the necessary physical facilities to accommodate the growing needs of our parish and to attract new members."*  
— a parishioner from the 2005 survey

We have raised \$5.6 million To fund Phases I and II which includes the church and gallery modifications and administrative, choir and conference room building, the estimated cost is \$4.2 million. Phase III which is the finish out of the Phase II building is estimated at between \$800,000 and \$1 million. Phase IV which is the sacristy, chapel and small auditorium adds another \$3.8 million in building costs. The phased approach will add to the final cost of the entire project as building costs and materials continue to increase over time. All costs are based on 2007 estimates.

### **What is the plan for “filling the gap” in funding?**

Parishioners who have not yet made a financial commitment to the Capital Campaign are being asked to do so. In addition, Parishioners who made a three-year pledge last year to the Capital Campaign are being asked to consider extending their pledge beyond the initial period and if possible to increase their annual pledge amount. A communication campaign is underway to educate Parishioners on the project, benefits and funding needs. Members of the Vestry are available before and after each worship service to answer questions about the project. All Parishioners are invited to attend a Parish Meeting which will be scheduled later this summer to discuss the project and how we can work together to make this dream a reality.

### **Are there other costs associated with the project that will increase the total amount needed to complete the work?**

As with any fundraising and building project there are “soft costs” that add to the total cost of a project. Approximately 10 percent of the total project cost is an industry standard in projecting this category of costs. In our project “soft costs” include the architectural fees, design costs to phase the construction, asbestos removal, acoustician consulting, permit and bank fees and fundraising, which together account for approximately \$750,000 in project costs.

### **Are we considering a loan/mortgage as a means of paying for the new facilities?**

The Vestry does not support the financial burden of a traditional mortgage because the debt service of a mortgage is not a prudent financial decision for our Parish. We are exploring a temporary line of credit that may allow us to proceed on the building while we raise additional funds. This approach is being considered due to the continued escalation in building materials and other costs associated with the project.

### **What projects will the funds raised by the campaign support?**

There are many exciting projects that will be supported by the Capital Campaign including: dedicated space for our children’s Christian education activities; classrooms and conference rooms for fellowship, small group activities, Parish ministries and community events; a new pipe organ with rehearsal and storage space for our Music Ministries; an expanded sacristy; and a chapel to allow for smaller worship services and flexible scheduling of worship services.

### **How will the funds raised be used for the new organ?**

Our plans to continue building for our future were given a great boost with a gift from the estate of Edna Marston, a beloved parishioner. Edna’s husband indicated that he would be pleased to have her estate gift used for a new organ, or if another member of the Parish should prefer to make a major donation for the organ, their gift was to be directed to support the future building project. In 2005 the Vestry approved the purchase of the new organ to be built and installed as part of the planned building expansion. Progress has been made with the first organ pipes produced in March by the organ builders and organ installation scheduled for the fall of 2008. We are actively seeking donors interested in contributing to the new organ and require an additional \$1.6 million to complete this project.

### **What will happen to our current organ once the new one is installed?**

Our current organ was the gift of Bob and B.L. Wylie and dedicated in 1972. It was intended to

*“The organ is a basic need. It will enhance the quality of our music program which will in turn attract more people to the church.”*  
– a parishioner from the 2005 survey

be temporarily used in the sanctuary and permanently placed in a smaller chapel which has not yet been built, but is part of our planned expansion. This organ, which has served our Parish for 35 years, will be placed in the chapel and provide many more years of service to our Parish.

### **How quickly will the classrooms for our children's ministries be ready to use?**

The children's classrooms are scheduled as part of the overall project, with their completion date to be determined as funds are available to build. All projects to be funded by the Capital Campaign, including the children's classrooms, can be completed on schedule or delayed, depending on the funds raised. The Vestry is well aware of the need for dedicated classrooms for children and adults and is evaluating how to best incorporate classroom space into the project.

### **How is funding for Outreach Ministries included in the campaign?**

The Capital Campaign set a goal of creating an Outreach Endowment of ten percent of the funds raised during the Capital Campaign to support our varied and growing Outreach programs. A contribution of \$60,000 has already been made from the Capital Campaign to fund the Habitat for Humanity house which the Parish completed to celebrate our 50th Jubilee Anniversary, with additional funds dedicated to the Outreach Endowment as they are raised. The Vestry has confirmed the goal for the Outreach Endowment, and will phase contributions to the Outreach Endowment over the duration of the campaign.

### **What energy saving features will be incorporated into the new facilities?**

The architect and engineers will provide energy saving options for our review. The Vestry will review the specific options as they are presented,

*The south building will bring our ministries, our clergy and our staff together, while encircling and embracing our holy space, the nave. And the Parish Offices building will be remodeled to give our children their own welcoming and hospitable space.*

looking for ways to incorporate energy efficient and environmentally responsible features and equipment into the project.

### **What is the rationale behind moving the Parish staff offices?**

The new space for staff offices will add additional security for the Parish with staff and all the activity associated with the administration of our growing congregation centered in the dominant building on our campus. The new facility will allow staff the space needed to accommodate the activities and equipment that are part of their ministries and provide an efficient and energy saving work space. The new building will be a more energy efficient space than Building B which currently houses staff offices.

### **What can I do to help?**

Prayerfully consider how you might help. Contribute financially if you can. Let others in the Parish know you support this investment in the future of our Parish.

## **The Episcopal Church of the Transfiguration**

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