

UUCWC CAPITAL CAMPAIGN

Fall 2022 Update



Do you support completing UUCWC's Capital Campaign to improve our church building and grounds?

OCTOBER 16

On Oct. 16, we need your voice and your **VOTE** on whether to get a mortgage to finance the completion of major renovations to our physical space so it embodies our values of caring for our congregation and our communities, including:

- Street-level entrance and glass-enclosed lobby elevator/lift to become fully accessible
- Kitchen upgrades to better serve HomeFront children, the Food Ministry and our congregation.

You may vote in person or online after the service on Oct. 16

THE NUMBERS

UUCWC has **raised more than \$984,000** since phase one of the Capital Campaign began in 2018. *Thank you, thank you, thank you!* It has built a new parking lot to accommodate our growing congregation (and avoid destroying the grass after every rain)! After parking and other expenses, the Capital Campaign account's **current balance is more than \$692,000**. We are estimated to need **\$1,163,100 to complete the project**. A mortgage would allow UUCWC to make up the shortfall and finish construction in approximately six months. It would range from an **annual payment of \$11,400 to \$28,800** depending on the size of the deficit and interest rates.

MAKE A PLEDGE

The more pledges received, the less we need to borrow, the less we pay in interest, the more goes directly back to our communities.

Go to uucwc.org/giving or email capitalcampaign@uucwc.org to pledge.

The Capital Campaign is an opportunity to live up to our aspirations as a caring community, making our values tangible in the ways we can provide for and be in service to each other and our broader community.

With this financing, we will see our shared space:

- Become fully accessible and welcoming to people of all ages and abilities with a new street-level entrance and the addition of an enclosed lift
- Nurture more people through critical upgrades to the community kitchen, expanding the reach and impact of our food ministry’s efforts to relieve hunger.
- Bring people together with better spaces for learning, gathering and celebrating
- Improve our ability to hear and be heard, with acoustic improvements and new flooring in the Crossings Room (budget permitting) as well as replaced windows and entrance door
- Care for our bodies and our earth with a new, energy-efficient HVAC system in the new areas

FINANCIALS

Potential New Mortgage Scenarios	Case 1 (Best)	Case 2	Case 3	Case 4 (Worst)
<i>Assuming 4% interest rate</i>	Contingency Margin Isn't Needed		Contingency Margin Is Needed	
	<i>W Phase 3</i>	<i>No Phase 3</i>	<i>W Phase 3</i>	<i>No Phase 3</i>
Total Costs	\$1,063,100	\$1,063,100	\$1,163,100	\$1,163,100
Total Avail. Pledge Funds	<u>-\$904,800</u>	<u>-\$840,500</u>	<u>-\$904,800</u>	<u>-\$840,500</u>
Shortfall	\$158,300	\$222,600	\$258,300	\$322,600
Estimated Annual Mortgage Payment First 5 Years After Construction (3.95% rate guarantee)	\$11,400	\$16,100	\$18,700	\$23,400
Next 15 Yrs., Est. @ 6.5%	\$14,100	\$19,800	\$23,000	\$28,800

PLEDGING STATS

Year Joined, From	Up To Year	# Households in Range	% of Households in Range	Cumulative % of Households	# of Households w No Pledge	% of Households w No Pledge	Total Dollars in Range	Avg. Pledge of Pledgers
2020	Current	21	10%	10%	18	86%	\$7,177	\$2,392
2018	<2020	34	16%	26%	17	50%	\$61,700	\$3,629
2016	<2018	23	11%	37%	5	22%	\$155,240	\$8,624
2013	<2016	15	7%	44%	4	27%	\$34,812	\$3,165
2010	<2013	17	8%	52%	3	18%	\$32,400	\$2,314
2005	<2010	23	11%	63%	6	26%	\$128,565	\$7,563
2000	<2005	25	12%	75%	7	28%	\$194,650	\$10,814
1990	<2000	35	17%	91%	6	17%	\$232,838	\$8,029
1960	<1990	10	5%	96%	0	0%	\$166,203	\$16,620
N	N	9	4%	100%	1	11%	\$3,375	\$422
Total		212	100%		67	32%	\$1,016,959	\$7,014
Pledges from Staff, Resigned, Deceased, etc.							\$107,875	
Total Pledges, including those who left, etc.							\$1,124,834	

FAQS

Why is the amount pledged not enough?

COVID-19 caused huge spikes in construction costs nationwide because the U.S. is largely dependent on foreign materials. U.S. costs in 2021 were 23% higher¹ than pre-pandemic levels. Although the committee pared down plans, we are still estimated to need \$1,163,100 to complete the project.

How will we access the building during construction?

During construction a path from the new parking lot will be built to the back door by the church offices. There will also be a ramp for access for people with disabilities.

What will the lift be like?

The lift will be fully enclosed with doors in front and back, and can fit a wheelchair and one individual. Our current chair lift is no longer up to code.

How will the kitchen be improved?

Kitchen improvements were a high priority based on congregational visioning input and will include floors, ceiling, energy-efficient lighting, cabinets, stainless tables, automatic coffee brewer to help our active food ministries operate more efficiently.

How long will construction take?

Approximately six months.

What is Phase 3 of the Capital Campaign?

To reduce UUCWC's mortgage needs, the Capital Campaign Committee will do a pledge drive inviting congregants to support this work, especially those who have not given previously.

How many construction bids did we get?

Five

What else will get done?

New door and window unit for the Crossings room. A door will be added between room 101 and 102 for safety egress. New flooring and carpeting in all areas touched by construction. Additional small office upstairs and a storage/conference room downstairs.

Learn more at: uucwc.org/giving/capital-campaign

Questions? Email: capitalcampaign@uucwc.org

Capital Campaign Steering Committee

Jayne Trott and Susan Vigilante (Steering Committee Co-chairs), George Faulkner (Treasurer), Farzad Shadzik (Owner's Representative on-site)

1. According to the U.S. Census Bureau