



ST. ANDREW'S EPISCOPAL CHURCH

Although the total cost of these proposed projects would approach \$800,000 or more if we were to do them all, this study will ultimately guide us in determining the scope of the work we can take on. According to prevailing wisdom, gifts and pledges in the range of \$650,000 could be possible for our congregation at this time. The following chart illustrates the size and number of gifts necessary for a successful \$650,000 capital campaign.

Sample Gifts Chart

Size of Gift	Number Needed	Cumulative Total	Monthly (Over 3 yrs.)
\$75,000	1	\$75,000	\$2,083
\$50,000	3	\$225,000	\$1,389
\$25,000	6	\$375,000	\$694
\$10,000	10	\$475,000	\$278
\$5,000	15	\$550,000	\$139
\$3,000	20	\$610,000	\$83
\$1,000	24	\$634,000	\$28
\$500	31	\$649,500	\$14
Less than \$500	Many	Goal Achieved	Variable

St. Andrew's Mission Statement

St. Andrew's is a parish of worship, spiritual growth, acceptance and healing centered in the Eucharist. We reach beyond ourselves, striving to allow God to work through our hands as Christ's own. In our role as stewards of God's gifts we embrace a comprehensive concept of stewardship as central to our ministry. As a place of hope for all people, we celebrate with joy through grace our oneness in Christ.

Leadership

The Rev. John D. Rohrs
Rector

The Rev. Sam F. Williams
Deacon

Dennis Sipes
Parish Administrator

Don Lewis
Sr. Warden

Ted Dey
Jr. Warden

Charlotte Zito
Register

Larry Brett
Treasurer

Vestry:

Jim Affeldt

Jerry Butler

Tim Coyle

Lois Gail Davis

Elizabeth Evans

Robin Kruger

Jay Lassiter

Karen Mitchell

Dean Rogis

Becky Ruffin

Deane Sobol

KK West

Ann Dodson

Feasibility Study Coordinator

Proposed Capital Campaign Feasibility Study

FOUNDED IN 1911 to serve the newly developed West Ghent section of Norfolk, St. Andrew's began its life in a small wood-frame chapel. Growth came quickly, and by the end of 1912 the fledgling parish counted more than 100 families as members. In 1921, the current church building was constructed, and since then the original structure has expanded to include the church facility we see today, with an auditorium, classrooms and offices, and a large social hall.

This year we celebrate our Centennial, and we look back together at the remarkable journey of this congregation. Over the past century, St. Andrew's has been a spiritual home for people of all stages and walks of life. Children who were baptized here decades ago have grown to see their children and grandchildren christened at the same font. Generations of parishioners have brought the nativity story to life in the Christmas pageant and flowered the cross on Easter Day. We have cared for each other in sickness and in health. We have prayed together through periods of war and economic uncertainty.

All the while, we have reached out to those in need, striving to be a neighborhood church with a heart for the world. We have served as a community of compassion and inclusion, whether ministering to those living with HIV/AIDS, serving meals to homeless persons, or sup-

porting the families of Sudanese refugees. We have touched others with the sound of sacred music and the beauty and hospitality of our Flower Festival. We have tried to live with open doors and open hearts, inviting all who would come to share in the life of this special community.

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For 100 years, St. Andrew's has been a home for so many, a spiritual refuge from the storms of life. We are the inheritors of this legacy, and it is now up to us to position ourselves to sail into a second century. As we do so, we need facilities that will sustain and strengthen our mission in the years ahead. We must take steps to ensure that this remains a welcoming place for young and old, that we maintain the beauty of our sacred music, that we foster a congregation dedicated to outreach and ministry, and that we care for God's creation and serve as good stewards of all that has been given to us.

It is our sacred responsibility to ensure that St. Andrew's will thrive for the next 100 years.

Anticipating this critical moment as we embark on our second century as a parish, the Vestry has been working for two years to study the needs of our facilities and how we might address them. Parish-wide discernment meetings held over the summer helped to clarify priorities and generate new ideas.

We are now exploring the feasibility of conducting a capital campaign to fund the resulting proposed plans. What fol-

lows is a full menu of possibilities for us to consider as a congregation. The projects are listed in order of cost but not in any order of priority. It is possible that we may only be able to fund some portion of these projects. This feasibility study is your opportunity to tell the Vestry what you think. The important contribution of your opinions will help us to make informed decisions about going forward. Please take the time to thoughtfully and prayerfully respond, so that we may clearly discern the best next steps on our journey...together.

Suggested Projects *and* Estimated Costs

■ New HVAC System and New Exterior Windows (\$445,000-\$470,000)

We have known for some time that our facilities are aging and inefficient. A full HVAC (Heating, Ventilation and Air Conditioning) Study conducted in 1996 concluded that St. Andrew's needed to move away from our oil and gas-fired boilers, radiators, and ancient system of pipes. We have yet to take that step, and it is costing us. Last year, we had to rebuild the literally crumbling interior of "Big Red," a boiler which just turned 55. This year, we must repair cracks in one of our newer boilers and replace leaking pipes. This heating system has been terribly expensive to maintain and is extremely inefficient, hindering our ability to be good stewards of both our financial resources and the environment.

As for the air-conditioning, each year we are obliged to purchase several new window units. These units, combined

with the Wisp Air units in the church and White Hall, comprise a noisy, makeshift system that requires large amounts of electricity to run and does not cool our spaces adequately. Our leaky, old, single-pane steel windows compound the problem by providing very poor insulation, and many are either broken or inoperable. Together, the current windows and air conditioning units are unattractive and inefficient companions.

We feel called to become better stewards—of our facilities, our financial resources, and of God's blessed creation. A proposed new electric and gas HVAC system (\$325,000-350,000) and commercial grade, double-paned, aluminum-anodized casement exterior windows (\$120,000) would dramatically improve the energy efficiency, security, and appearance of our buildings. The new HVAC system would efficiently heat and cool all parts of our facility.

New windows would be installed in the Auditorium, White Hall, the church offices, and all classrooms. This combination would be 50% more energy efficient for cooling and as much as 65% more efficient for heating than our current system, *likely cutting our annual energy bills nearly in half.*

■ Elevator (\$80,000-\$100,000)

Improving accessibility to our facilities is an important consideration for the years ahead. A "limited use" elevator has been proposed, which would provide access to the second floor of the parish building for functions such as Christian Formation classes, Adult Forum, and community meetings. This elevator would be slightly smaller than a typical commercial elevator, but would easily accommodate a wheelchair and one or two additional people. Sexton's Alley, near the entrance to the White Hall passageway, has been deemed the most

practical and least expensive place to install an elevator.

■ Renovated Bathrooms (\$50,000-\$60,000)

Renovating the bathrooms in the Narthex and parish buildings has been a much-discussed project for some time. Aside from their being outdated and tired in appearance, there is no handicap accessible restroom in the Narthex, and accessibility is inadequate in other parish restrooms. Proposed renovations would make one or both Narthex restrooms handicap accessible, as well as one or both restrooms near the office entry. The White Hallway restrooms would be completely renovated with new tile, stall dividers, toilets, sinks, fixtures, lighting, and a baby-changing table.

■ Upgrades in White Hall, Auditorium, and Hallway (\$40,000)

White Hall is our main gathering place for fellowship, outreach, and other special events, and at age 43 it could use a bit of a facelift. New flooring, lighting, and ceiling tiles throughout White Hall and the connecting hallway would go far toward making it a more appealing and functional space. Similar upgrades in the Auditorium, along with the addition of air conditioning, would transform that barely-used large room into greatly needed accessible meeting space for fellowship, education, and community activities.

Other proposed improvements in the Auditorium include adding theater capabilities and reworking the outside entry door to create storage closets.

■ Organ Renovation (\$35,000)

Our Moller organ has its roots in 1920s technology. The mechanics are now

deteriorating, requiring frequent maintenance and limiting the tonal capacity of what is otherwise a very fine instrument. Proposed digital technology would replace these outdated mechanics with more durable, state-of-the-art solid-state parts, allowing for better sound and requiring far less upkeep. The result would be an instrument of greater reliability and versatility, enhancing our regular worship as well as our reputation as a center for sacred music.

■ Improved and Expanded Playground (\$25,000)

Hidden behind the kitchen and White Hall, our play area is cramped and uninviting. West Ghent School, the independent preschool that has shared our space for more than 80 years, has provided toys, equipment, and maintenance over the years, but the space is too limiting for them to do more. Proposed plans would expand the playground area to include a portion of the Rectory backyard and add new, attractive fencing and surfacing. We would revise the entryway on Graydon Avenue to create a welcoming and safe environment that expresses our commitment to our growing number of children and their families. West Ghent School would join our fund-raising efforts for this project, sustaining and strengthening our partnership into the next century.

■ Kitchen Upgrades (\$15,000-\$20,000)

Like the kitchen in any home, the kitchen at St. Andrew's Church is a place of community. This is where we cook the pancakes for Shrove Tuesday, bake pies for our Flower Festival, serve meals to homeless guests, and much more.

We have received several proposals for

moderate improvements to the kitchen which would extend its role as a center for our fellowship and outreach. Possible upgrades include reconfigured work space, new flooring, new steam tables, prep tables, and an ice machine.

■ Columbarium or Memorial Garden

Establishing a Columbarium or Memorial Garden on our grounds has been mentioned numerous times over the years as a way to provide an eternal resting place for those who call this parish home. This project would generate an up-front expense of \$25,000 to \$35,000, but then over time would largely pay for itself as units were purchased. Several possible sites on the church grounds have been suggested.

(These estimated costs are for an exterior Columbarium. The addition of an interior Columbarium within our existing buildings would be significantly more expensive.)

A Look to the Future....

As we worked as a congregation to explore proposed projects for a capital campaign, several items were raised in our discussions that are important but beyond the scope of the currently proposed campaign. These projects, which could be considered for future efforts, include:

- Other possible uses of the rectory
- Adding a second floor over White Hall
- Adding a handicapped-equipped bathroom on the second floor
- A new or renovated choir room
- Creating dedicated youth space
- Creating more storage space throughout our buildings