



■ TENTATIVE CASE STATEMENT

St. Dunstan's

EPISCOPAL CHURCH

Madison, WI

Total Proposed Capital Campaign Goal: \$2.65 Million

Church Leadership

The Rev. Dr. Miranda K. Hassett
Rector

Pamela Street
Office Coordinator

Deanna Clement
Director of Music Ministry

Shirley Laedlein
Senior Warden

Lynn Bybee
Junior Warden

George Ott
Buildings & Grounds Chair

Valerie McAuliffe
Finance Committee Chair

Capital Campaign Discernment Steering Committee

Celia Fine
Co-Chair

John Laedlein
Co-Chair

Rev. Miranda Hassett

Fr. John Rasmus

Mary Ann Fraley

Dick Bloomenkranz

Helen Lackore

Michelle Windle
(Vestry Liaison)

St. Dunstan's is a warm, lively Episcopal church whose hallmarks are welcome of all who seek a spiritual home; the nurture of intergenerational community and the active participation of children; the use of art, music, and drama in worship and faith reflection; practicing care of Creation with our church grounds as a resource; and service and advocacy for those in need.

In late 2016, St. Dunstan's began a process of discernment about a possible capital campaign to raise funds to improve our buildings and grounds. In these conversations, one need was named again and again: More space! Our main building is constraining our ministries and capacity. Improving accessibility and adding beauty and functionality were also identified as important, as well as renewing and updating areas that are showing wear.

Presented here are two options. A third set of projects, shown as "Key Elements," would be considered as part of our path ahead regardless of which option we pursue. Therefore, the total cost of the Key Elements is added to the proposed campaign goal for both approach options.

We believe that either of these paths would address our parish's needs and help St. Dunstan's become even more, in the words of one member, "a powerful, hopeful place... to be equipped to carry out good work." We are confident that St. Dunstan's is ready to undertake one of these approaches. Your feedback will help us determine which path to follow. Thank you for reading the details of this proposal and then prayerfully responding to the accompanying questionnaire.

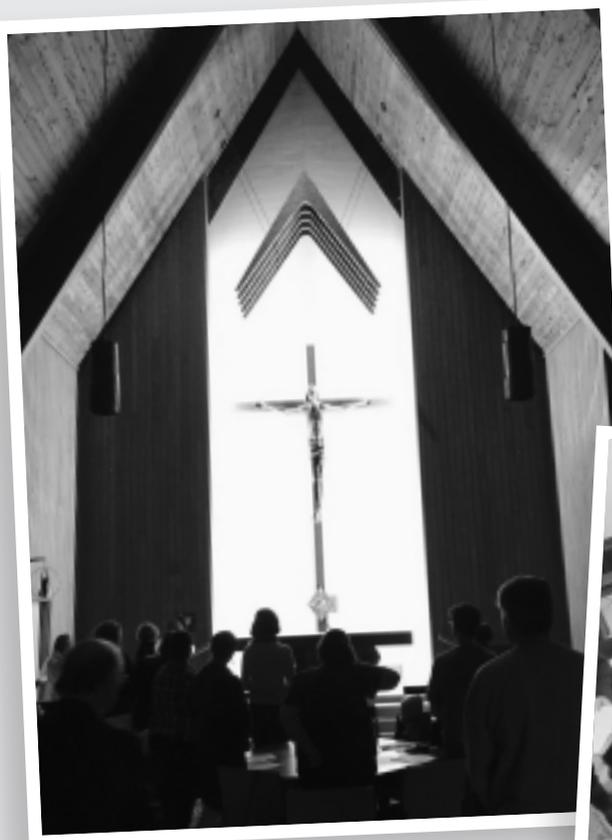
Yours in Christ,
*The Capital Campaign Discernment
Steering Committee*

THE EXPANSION OPTION WITH KEY ELEMENTS

\$2,650,000

The Expansion Option

This option involves making our main building significantly larger, by pushing the east (back) wall and south wall outwards. This would result in a close to 80% increase in square footage across all our frequently-used spaces, like the kitchen, Gathering Area, meeting room, sacristy, and classrooms. The expansion would create three large classrooms with external windows, storage rooms on both levels, and a large youth room. This floor plan would accommodate us well and give us room for continued growth. Enhanced access to our beautiful grounds would be created via double doors from the Gathering Area out to a paved patio area, ideal for small outdoor liturgies or for expanding coffee hour outdoors in good weather. **(\$2,224,000)**



THE RENEWAL OPTION WITH KEY ELEMENTS

\$972,000

The Renewal Option

In the Renewal option, we would address the constraints of our space through renovation and reorganization of both our main building and the Parish Center. **(\$546,000)**

Main Building Renewal Renovations

For our main building, in the Renewal option the kitchen and main floor bathrooms would be gutted and rebuilt to make the most of the available space. The two smallest downstairs classrooms would be combined to make one larger room. Enhanced access to the grounds by way of a paved patio outside the Gathering Area would make it easy for worship or fellowship to overflow to the outdoors. We would replace some existing furniture with new furniture that better fits our spaces and our needs. **(\$349,000)**

Parish Center Renewal Renovations

The Renewal option includes renovating the Parish Center, the building at the end of our parking lot, and re-integrating it into our parish life. The building is structurally sound but needs a complete renovation. Work would include opening up the lower level to eliminate a cramped hallway, replacing the 60-year-old kitchen, updating lighting and finishes, and adding a bathroom upstairs to improve comfort and usability. **(\$197,000)**



Key Elements of Either Option \$426,000

These Key Elements each address significant needs or priorities of the parish. Each of these items would be considered as part of our path ahead regardless which option we pursue.

Parking Lot Repair & Resealing

Our parking lot urgently needs repair, for reasons of both safety and aesthetics. We are currently dealing with new holes every year. Ultimately, we will need to fully replace the parking lot, at additional cost, but the full replacement could be put off for a few years. *(\$38,000)*

Elevator

St. Dunstan’s values welcome, accessibility and comfort, yet only the main floor of our building is truly accessible. We could add an elevator that would join all three levels of the building — from the choir loft down to the lower-level offices and classrooms. This would enhance participation opportunities for people with mobility challenges. *(\$230,000)*

Nave Renovation

This estimate includes reconditioning the sliding glass doors on the sides of the nave, for improved function and greater effectiveness in retaining heat. It also includes removing the paint on the nave floor to create an attractive, durable stained concrete floor; safety improvements on the choir loft stairs and railing; and updating the fireplace. *(\$45,000)*

Nave Seating

Replacing the worn and difficult-to-move chairs in our nave was voiced as a high priority in Discernment. Options include replacing our current chairs with lighter, newer chairs, or with portable pews custom-built for us. The portable pews are easy to move and stack, so that we can quickly re-configure the nave from worship to a shared meal, coffee hour, or open space. This is especially important in the Renewal approach as a way to make our largest and least-used room more available. *(\$75,000)*

Improved Stormwater Management System

This re-engineering of water flows on our property will both mitigate our chronic erosion problems, and reduce our ecological footprint by filtering harmful runoffs before water leaves our property. *(\$28,000)*

New Road Sign

Guests often tell us it’s difficult to find our driveway. Changes to University Avenue five years ago reduced the visibility of our existing sign. This estimate covers a new, lighted sign, with a location chosen to maximize visibility. *(\$10,000)*

Community Pledge

During our parish discernment, members stated clearly that whatever we do should also serve our neighbors. While renewing our buildings will help us host community programs, we also plan to commit a percentage of the funds we raise to the community beyond ourselves, to meet real local needs. The percentage and the project would be determined in congregational meetings in the months ahead.

SUMMARY OF PROJECTS & COSTS	
EXPANSION	
The Expansion Option	\$2,224,000
Key Elements.....	\$426,000
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TOTAL	\$2,650,000
 RENEWAL	
The Renewal Option.....	\$546,000
Key Elements.....	\$426,000
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TOTAL	\$972,000

ADDITIONAL POSSIBILITY

Pipe Organ Our current electric organ may serve us for about another decade, according to a recent professional assessment. Including its replacement as part of a future capital campaign is offered here to determine the shared enthusiasm for this project. This estimate is for a small pipe organ built to fit our choir loft. (\$150,000)

Gifts Essential Chart

This chart illustrates the size and number of gifts necessary for a successful \$2.65 million capital campaign.

<i>Size of Gift</i>	<i>Number Needed</i>	<i>Cumulative Total</i>	<i>Monthly (over 3 years)</i>
\$530,000	1	\$530,000	\$14,722
\$400,000	1	\$930,000	\$11,111
\$250,000	1	\$1,180,000	\$6,944
\$100,000	3	\$1,480,000	\$2,778
\$75,000	4	\$1,780,000	\$2,083
\$50,000	5	\$2,030,000	\$1,389
\$25,000	8	\$2,230,000	\$694
\$15,000	10	\$2,380,000	\$417
\$10,000	12	\$2,500,000	\$278
\$5,000	14	\$2,570,000	\$139
\$3,000	16	\$2,618,000	\$83
\$1,000	19	\$2,637,000	\$28
\$500	25	\$2,649,500	\$14
Less than \$500	Many	Goal Achieved	Variable

Mission Statement

In response to Christ's divine humanity, St. Dunstan's strives to seek, love, and serve God, welcoming all to gather in worship; serve people in need; care for the environment; and listen and respond to each other.