



GENERATIONS CAMPAIGN Q+A

1. Why is a building project necessary?

Summary:

- First (Scots) is a growing church (359 new members since 2004)
- We are out of space for Christian Education and local missions
- There has been no expansion for fifty years
- This is probably the last opportunity for expansion on this property

Discussion:

The immediate answer is that we are a growing church with many young families, and we are simply out of space for children, youth, and adults. Current classrooms are overflowing, and there is no place for new classes. The old classrooms are not equipped for new educational technology or for comfort. Beyond the needs of Christian Education, we have inadequate space for current programs such as Meals on Wheels, and no place for future programs. There is little storage space. Our current staff members have insufficient office space. There are not enough bathrooms. Our heating and cooling systems are antiquated and inadequate. Our present education and fellowship space is not handicapped accessible, and some of our current space is not even sprinkled for fire safety. These needs were documented and analyzed by a study commissioned by the Session in February 2002, and since that time, they have become even more acute.

But there is another answer that puts our immediate needs as a congregation into the context of the greater history of God's people in this place — of those who have come before us and those who will follow.

Our founders in the 18th century purchased our property where the sanctuary and graveyard are located and built the first frame church in 1734. Several years later they enlarged the building. In the 19th century our spiritual forbearers built our beautiful sanctuary and later constructed a Sunday School building attached to it. Then, despite the ravages of war and its aftermath, they repaired extensive damage to the church from the hurricane of 1885 and the earthquake of 1886.

The 20th century saw the dedication of an enlarged Sunday School building in 1920, and extensive restoration after a tornado in 1938 and a fire in 1945. In 1959, the present office and fellowship building, and the education annex were built; and contiguous property was purchased. Major renovations occurred in 1969 and after Hurricane Hugo in 1989. The last century drew to a close with the purchase of what we now call the Kirk House in 1997, the establishment of our memorial garden in 1998, and the replacing of the bell in the church tower in 1999, and structural renovations to our sanctuary in 2002.

As we enter our fourth century at the corner of Meeting and Tradd, we are being asked to take our place in history and accept the challenge of what surely will be the last major expansion on our current site. Years of proposals and designs have resulted in a plan approved by the city agencies, by the historic preservation and neighborhood entities, and finally by the congregation in a near unanimous vote on October 19, 2008.

2. How did the planning proceed, and who was responsible for it?

Timeline:

- 2001: Session formed the Facilities Planning Task Force (FPTF).
- 2002: The FPTF gathered information from all user groups as well as the neighborhood, and analyzed the needs.
- 2003: The congregation approved a plan to demolish the Patla house (present Kirk House) and build a new facility on cleared property.
- 2004: The Generations Campaign raised \$2.4 million.
- 2005: The Board of Architectural Review (BAR) rejected the demolition of the Kirk House.
- 2006: Crisis Ministries accepted an offer to have the Kirk House moved to their property, but the BAR rejected any movement of the Kirk House.
- 2007: Alternatives were reevaluated by Session, the ACORN Committee, City of Charleston, neighborhood group, and Historic Charleston Foundation.
- 2008: The City of Charleston and the BAR approved plans to demolish Molly Weir Hall and the Annex Building and replace them with a 21,000 square foot building, and the congregation approved this plan.

Discussion:

The planning was authorized and overseen by the Session at every step. It was guided by our Vision Statement and based primarily on the 2002 needs analysis. The nuts-and-bolts planning was carried out by two committees organized by Session to implement the planning process: the Facilities Planning Task Force (FPTF), charged to develop a plan that would meet the congregation's needs for the next fifty years, and the Architectural Committee on Renovation Needs (ACORN), charged to ensure that any building or renovation recommended by the FPTF not only met the program needs, but also was consistent with the interests and experiences of neighborhood groups, local historical groups, other downtown churches, and the city. At every step, architects, engineers, and financial planners added their expertise.

3. How have the plans and costs changed since 2004?

Summary:

- Changes required by the BAR and BZA resulted in an entirely new plan.
- Molly Wier hall and the Annex building will be torn down.
- A new building will be constructed.
- The building that now houses the church offices will be renovated.
- The new project will cost \$7.2 million.

Discussion:

The plans changed because of requirements by the Board of Zoning Appeals and the Board of Architectural Review. Originally we intended a new, stand-alone building for \$3.2 million to be followed with a \$2.4 million renovation of the present educational and fellowship space. Those projects could have been phased, and we estimated that the total cost would have been \$5.6 million. Now, however, we are looking at a more extensive project that requires the demolition of the present Molly Wier Hall and the two-story Annex Building behind it, followed by a construction and renovation project that will approach \$7.2 million. Included in the total cost are furnishings for the new building, moving expenses, and the expense of relocating some of our programs to other sites during the interim.

4. How will the new building be used, and what improvements will be made in the existing buildings?

Summary:

- The building that will replace Molly Wier Hall and the Annex Building is flexible and substantially expands our current facilities.
- The building that houses the church office will be renovated and will connect to the new structure.
- The choir room in the old education building behind the sanctuary will be expanded, and the elevator in that building will be extended to the third floor. This work will follow completion of the new building.
- The chiller that supports the heating and air conditioning system in the Sanctuary and Education building will be replaced.

Discussion:

We will go from 18 small, ill-equipped classrooms to 29 large, flexible, age-appropriate, well-equipped rooms with handicapped accessibility. We will have modern restrooms strategically located. We will gain 1, 800 square feet of multipurpose assembly areas and increased storage capability. The new Molly Wier Hall will be enlarged by 20% and will feature improved acoustics, a superb sound system, and a modern, well-equipped, professionally-designed kitchen double the size of our current one. We will go from 11 to 15 staff offices and gain a fire protection and a security system to better monitor the church's campus. Our cramped choir room will be expanded, and the current elevator will be extended to the third floor to assist members who are physically challenged. The project includes a new chiller which will support a much more efficient HVAC system throughout all the buildings.

5. What will happen to the Kirk House and the monuments on the adjacent wall?

Since we were denied permission to demolish, donate, or move the Kirk House on site, it will remain where it is; however, it will be thoroughly renovated for youth activities. Our youth have expressed a desire to remain in the Kirk House because of their refurbishing efforts this year. When they need additional or flexible space they will go to the third floor of the new building. The memorial tablets on the wall beside the Kirk House are only monuments with no remains in the area. The tablets will be carefully relocated to other attractive spaces on our church campus

6. Will the sanctuary be affected?

Work in the basement and under the sanctuary will be required for improvements to the heating and cooling system, but at this time, no interruption of the worship schedule is anticipated.

7. Will the new plan provide more parking?

The new plan provides for slightly fewer parking spaces than we currently have. However, the design significantly improves the traffic pattern on church property, making it much easier to get in and out, and to drop off and pick up passengers.

8. What is our campaign goal, and is it achievable?

Summary:

- The goal is \$3.6 million in addition to the \$3.6 million in pledges and gifts raised in 2004. The total is \$7.2 million.
- The goal is realistic, and there is a specific plan to achieve it.

Discussion:

Our total goal is \$7.2 million. In 2004, we raised \$3.6 million in pledges and gifts. We therefore need another \$3.6 million. And yes, raising that amount is possible; here's why. The Session has stated that in order to proceed we must have . . .

One third of the cost in hand (\$2.4 million)

One third pledged in hand (2.4 million)

One third to be financed and retired through the annual budget (\$2.4 million)

As of mid-December 2008, we had more than 1/3 in hand (\$2,653,550). This has been placed in interest-bearing accounts or conservatively invested, and earnings on these funds have largely paid for architectural fees and other costs incurred since 2004. We have been assured by most contributors that the unpaid amounts pledged in 2004 (\$950,000) will soon be received. That means we have already pledged \$1.2 million toward the second 1/3. We therefore need a minimum of \$1.2 million in pledges to complete the second 1/3 and proceed with demolition and construction.

While the Session approved financing the final 1/3 through the annual operations budget, it also unanimously agreed to challenge the congregation to reach for a second \$3.6 million in pledges in order to eliminate any need for major long-term financing. The Session made this decision knowing that our regular and generous givers will continue to give beyond their original pledge, that only 1/3 of our members made any pledge in 2004, and that we have received 365 new members since our last campaign whom we expect to join in the effort.

9. Is it a good idea to undertake a capital campaign during a national recession?

Surprisingly, yes. Although many people find their assets reduced by the current economy, the great benefit is that the costs of material and construction are greatly reduced. In fact, the total cost of \$7.2 million is well below the nearly \$9 million which we expected as recently as a year ago. Stewardship studies actually report that giving to churches during uncertain economic times changes less than one might suspect. In the four U.S. recessions lasting eight months or more, the giving to churches fell only 1.4%. Maybe people return to their primary commitments in times of difficulty.

10. Who are the leaders of our Generations Campaign and of the building project itself?

- The Session has ultimate responsibility for both.
- The co-chairs of the Generations Campaign, which has responsibility for the fund-raising effort, are Frank Brumley and Pat McKinney. Other leaders of the Campaign are
 - ✓ Lloyd Pearson and Tom Anderson, Campaign Managers
 - ✓ Kitty McEaddy, Pacesetter Committee
 - ✓ Ben and Dianne Lever, Spiritual Awareness Committee
 - ✓ John Holloway, New Members Committee
 - ✓ Greg Jones, Communications Committee
- Trey McCraw chairs the ACORN Committee, which is overseeing design and construction.
- Gary Ealy, from the Church Financial Campaign Service of the PCUSA, who worked with us in 2004, will continue as a paid consultant.

11. Why is it necessary to use the services of an outside consultant?

Summary:

- The task is too time-consuming and too complex for volunteers to handle.
- Rev. Gary Ealy of the Generis Group will continue as the consultant.

Discussion:

Managing a capital campaign requires special skills and experience and is a full-time job for several people for several months. Although a great many of our members have already contributed long hours to the campaign, none who have the expertise are able to commit full time to the task for so long. Consultations with other churches have indicated that a carefully chosen campaign manager is preferable by far. In 2003, the Session received proposals from several organizations, including the Church Financial Campaign Service of the PCUSA, and after a number of interviews, unanimously selected the Generis Group, under the directions of Rev. Gary Ealy, to lead the campaign. Gary is a Presbyterian minister by education and well understands the workings of a church. He will continue to serve as our consultant.

12. What is expected of me as an active member of First (Scots)?

Summary:

- Every member should give out of gratitude and duty.
- Every member should give sacrificially.
- Every member should prayerfully decide how much he or she gives.

Discussion:

Each of us is ultimately responsible to God for the nature and extent of our giving. However, as Christians, we know that our giving should be based on at least two things: (a) the teachings of Him whom we acknowledge as Lord, and (b) the promises we made to God and to each other when we joined the church. Jesus taught that giving should be a joyful expression of our gratitude to God as well as part of our effort to bring His kingdom to fulfillment (*II Cor. 9:6-15; Luke 12:48b*). And when we joined the church, we promised to “serve Christ in his Church by . . . supporting and participating in its worship and work to the best of [our] abilit[ies].” Christian giving is therefore motivated by both gratitude and duty, and it is expected of each of us. For this reason, our Campaign Committee is praying for, and seeking, the support of 100% of our active members.

However, although each of us is expected *to* give, no one can tell us exactly *how much* to give (*II Cor. 9:7*). That is based on our ability, our willingness, and our commitment to the work of Christ’s church. We do not ask for equal gifts, but rather equal sacrifice (*Luke 12:48b*). The person with modest means who pledges \$10,000 over three years may be making a larger sacrifice in God’s eyes than the person who pledges \$100,000. But as King David reminds us (*II Sam. 24:24*), we should not give to the Lord that which costs us nothing. Each of us must decide the sacrifice that we are able to make, willing to make, and committed enough to make.

Some of our members (about a third) pledged and gave generously in 2004. They pledged \$3.6 million and have so far given \$2.7 million of that amount, many of them sacrificially. They have laid the foundation. Now it is time for those who did not pledge and give in 2004, and those who have joined since then, to step forward with their own commitments. At the same time, we realize that in order to achieve our final goal, the continuing and additional support of those who gave in 2004 will also be needed.

Remembering the commands of our Lord and our promises, let’s all do our very best. If we do, and with God’s help, the remaining \$3.6 million is well within our reach.

13. Are there ways to contribute to the Generations Campaign other than through cash donations?

Yes. The following options are among other ways to contribute:

- Gifts of real estate
- Deferred gift of a residence
- Gifts of appreciated stocks and bonds
- Bequests through a will
- Funding of life insurance policies owned by the church
- Charitable trusts (income and remainder)
- Direct transfers from retirement accounts

Each person's financial circumstances are different, and each of these options may have important tax consequences. Therefore, we recommend that you consult your tax advisor when considering one of these alternatives. However, if you are interested in learning more about them, a member of the Finance Committee whose profession is helping people understand these options would be glad to talk with you. Please contact Dola Gresham in the church office, and she will ask the appropriate member of our Finance Committee to contact you to discuss them.

14. When will construction begin, and how long will it take?

We are hoping to begin as soon as our kindergarten dismisses in May. The project is scheduled to be completed in 14 months. So, in the fall of 2010 we should be in our new facilities as a new program year kicks off.

15. How will our programs continue while we are out of our buildings, where will they be housed, and where will our staff offices be?

We will continue to have the use of the sanctuary and the education building attached to the sanctuary (including Lilly Chapel). Each of our programs is adjusting its activities as necessary and making plans for interim housing. The Board of the weekday kindergarten is making plans for temporary arrangements in other facilities in Charleston, and the church offices will be relocated to rental space in the community. Our budget includes these anticipated expenses.

16. Where can I get more information?

There is much more information, including diagrams, floor plans, and sketches, on a website set up specifically for the leaders of the Generations Campaign, the leaders of the ACORN Committee, and members of the congregation to communicate with each other about the project. The website will be updated regularly. Please visit it often at <http://www.firstscotsgenerations.org>.

Additionally, any of the leaders will be glad to address questions at any time. You may use the website to direct questions to the appropriate person.