

## **BUILDING PLANS, RENOVATION, AND CONSTRUCTION:**

### ***Q1: Why are we renovating current and building new ministry space?***

A: The current space in the 1929 building is proving to be an increasing challenge in regards to educational practices, maintenance, and safety issues. Second, additional space is needed for increased youth ministry and congregational needs. Finally, the addition of new space will allow for ministry growth in for school and youth.

### ***Q2: What is the projected cost of Phase 1?***

A: Currently, at the Development Design phase, the estimated costs are:

- Construction Costs: \$11.2 M
- Planning, Design & Other Project Costs: \$1.7 M
- Total: \$12.9 M
- The Building Committee, with approval from the Ministry Operations Board, has requested the construction documents to be produced in order for us to receive the Guaranteed Maximum Price (GMP).

### ***Q3: When are we planning to break ground?***

A: If all things worked out, here is the earliest time frame for all of the steps involved:

- February/March 2027 – Building Committee receives the Guaranteed Maximum Price
- March 2027 – The Ministry Operations Board calls for a special Voting Assembly to ask the voters to approve the Building Plans and the Funding Plans
- If the Voting Assembly approves the plans, then:
  - April 2027 – Prepare site for construction
  - June 2027 – Begin construction
  - January 2029 – Move into new building

### ***Q4: Are we behind schedule from the original plans for the renovation and construction?***

A: Though we would have liked to have started sooner, the magnitude of the work that is planned would have not allowed us to start any earlier than the spring of 2027, even if we had the full amount of cash on hand. Sampson Construction has shared with the Building Committee all the details of the schedule.

### ***Q5: Where will students be placed during construction?***

A: The students that use the current classrooms in the 1929 Building would have class in modular classrooms that would be located on the parking lot to the west of the current gym. The current modular unit would be utilized for this.

### ***Q6: Is the gym included in Phase 1 of construction?***

A: The new gym is not part of Phase 1. That is Phase 2 of the building plans.

### ***Q7: Is there designated space for youth ministry in Phase 1?***

A: Yes! It is called the Student Center. Building a designated space for youth was a priority of the Strategic Ministry Plan. The Student Center will be used primarily for Youth Hour (currently 45-50 students) and Godparents Large Group events (currently 100 students). The center will also provide gathering space for other student ministry groups and events, including the concession stand, confirmation classes, school groups, VBS, Summer Horizons, and expansion of future ministry efforts. To accommodate all of these events/activities, the furnishings will be flexible/mobile.

## **CAPITAL CAMPAIGN - PLEDGES AND GIFTS:**

### ***Q8: How much did Fellowship Development, our fundraising consultants, estimate St. John could raise in this campaign?***

A: In the fundraising feasibility study, the consultants projected that we could raise \$6 million easily, perhaps even reaching closer to \$7 million.

### ***Q9: How much has the Capital Campaign raised?***

A: To date, the campaign has raised \$9.5 million in pledges and gifts. ***Thanks be to God for this is the largest amount of pledges/gifts that St. John has received in 149 years.***

***Q10: What can you tell me about the pledges and gifts?***

- 400+ pledges/gifts have been received.
- 161 donors have completed their pledge amount.
- 72 donors have given \$245,000 (collectively) above their pledge amount.
- \$400,000 has been received from grandparents, alumni and friends of St. John.

***Q11: How much of the pledges and gifts has been received to date?***

A: \$4,964,560 (as of September 30, 2026). The investment of the cash received will be held in secure, higher interest-bearing accounts.

***Q12: Can I extend my three-year pledge?***

A: Yes, you may choose to extend your pledge if you are led to do so. You can extend it by one, two, or three years.

***Q13: What does extending one's pledge mean?***

A: It means that the donor has been moved to give their original pledged amount and then add to it for another period of time (one, two, or three years).

***Q14: Why are we being asked to extend our current pledge or to make an additional pledge on top of what we have already pledged/given?***

A: When the campaign started, it was shared with the congregation that the lay leaders would come back to the congregation with more information, which included the possibility of a funding gap between pledges/gifts and the cost of Phase 1. Since borrowing funds adds cost to the project due to interest paid on loans, the lay leaders have given their approval to come back to the congregation to ask for additional gifts/pledges to reduce the funding gap and keep us from paying additional interest.

***Q15: Are there other ways to give, in addition to available cash assets, to this project?***

A: Yes, there are a variety of other ways that you can financially support this project.

- Estate gifts can be designated for this building project. Such gifts would be a great blessing to a building campaign. It would be helpful for St. John to be notified if a gift has been designated.
- Sale of grain or livestock that is directed to the campaign
- Other financial instruments (investments, insurance plan, IRA, 401(k), 403(b), etc. that you have.)

***NOTE: Please check with your accountant and financial advisor to see what works best in your situation:***

**SHORT-TERM AND LONG-TERM FUNDING:**

***Q16: What happens if we do not receive gifts/pledges for the full amount?***

A: Once the Building Committee receives the Guaranteed Maximum Price and the Capital Campaign Chairs receive additional pledges/gifts, then the Ministry Operations Board will see if there is a need for short or long-term lending. It will be at that time that the Ministry Operations Board will determine if they are ready to bring a plan for building and funding to the Voting Assembly.

***Q17: What outside lenders would be considered for lending?***

A: The Ministry Operations Board will be in contact with Lutheran Church Extension Fund (LCEF) and area financial institutions to discuss lending possibilities.

***Q18: Is the congregation able to service long-term debt?***

A: At the present time, the congregation could not fund long-term debt and maintain the level of ministry support that is needed for the daily operations of the congregation, Child Development Center, and school. If the gap between the Guaranteed Maximum Price and the amount of gifts/pledges is too great, the beginning of the renovations and building would need to be delayed.

***Q19: What happens if in March 2027, we still face too large of a funding gap for Phase 1 after securing new pledges and reducing costs? Could the project's scope be changed?***

A: Yes, adjusting the scope of Phase 1 would be considered at that time. However, reducing the scope would mean scaling back the amount of new and improved ministry space we can build. The change of scope would then move some needed renovations and construction to the next phase at possibly a higher construction cost.

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