

ST. MARK'S EPISCOPAL CHURCH

Evanston, Illinois

Leadership:

The Rev. Debra Bullock,
Rector

Doug Sondgeroth,
Project Co-Chair

Rachel Easton,
Project Co-Chair

VESTRY:

Doug Sondgeroth,
Senior Warden

Rachel Easton,
Junior Warden

Julia Ferguson

Deane Johnson

Molly Skelton

Blake Chastain

Chad Goeser

Milner Seifert

Seth Himrod

Wyvette Hoffman

Liz McElhatton

Total Cost of Proposed Campaign Initiatives: \$998,000

St. Mark's Episcopal Church is a vibrant faith community that strives to be welcoming and open to diverse populations to create *meaningful connections* within the community in the name of Christ.

This commitment overarches everything we do from outreach to intentional multigenerational programming from fellowship within the parish to hospitality beyond our doors. In fact, hospitality is core to our mission and reflected in all of our ministries. Scripture reminds us that we should "not neglect to show hospitality to strangers, for by doing that some have entertained angels without knowing it" (Hebrews 13:2). For decades St. Mark's has served as a place of welcome to our homeless and hungry neighbors. We are known as a place of warmth and fellowship where community organizations, spiritual groups, artists, musicians and those in the healing professions can gather, share, learn and celebrate. We are blessed with a rich 150-

year history of giving based on our shared commitment to living a life of faith and serving our community.

Throughout the past two years we have engaged in a process of discernment using Conversation Cafés, focus group meetings, and one-on-one interviews with parishioners, key ministry stakeholders and neighborhood organizations to share our hopes and dreams for the future of St. Mark's. More than 60 of our parishioners participated in one or more of these conversations! Through these conversations we identified a number of areas where capital improvements were needed so that we could further our mission, strengthen our congregation, and continue to make a difference in the community.

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In many ways, St. Mark's is like an old house in need of updating and renovation. Although we are blessed with a large physical footprint, much of our space is either underutilized or not equipped to accomplish what we have discerned together. In order to address this, the vestry began meeting with

architects and design/build firms to formulate a rough plan to meet the identified needs. As you will see, the vision is a renovation or refurbishment of existing space. Our guiding principles are to act as good stewards of our resources so that, wherever possible, we can more fully live into our vision of making

meaningful connections. As such, you may think of this proposal as a master plan for St. Mark's. While we would love to complete all of this through a single capital campaign, we do not know if that is financially feasible at this time. Therefore, your feedback is vital to determining our priorities in this next phase.

Proposed Campaign Initiatives

Hospitality Center for the Homeless (\$240,000)

In our conversations we heard that our Hospitality Center is central to who we are. The Center is a unique partnership between Interfaith Action of Evanston and St. Mark's. It has long been home to countless homeless men and women seeking shelter from the elements, breakfast, companionship, connection to services, job coaching, and computer training. With the help of parishioners and community volunteers we provide a warm, nurturing environment for morning use Monday through Friday, 52 weeks per year. In 2018 we offered 1369 guests hospitality, 288 guests computer instruction, and 186 guests job counseling. We hope to serve even more in the coming year.

The Need: Currently, the Hospitality Center restrooms are in need of considerable repair and remodeling. The restrooms are not handicap accessible. Of note, the women's restroom requires guests to be able to navigate two steps to use the facilities. In addition, the women's room has only one functioning toilet.

The Solution: The most functional solution is to reconfigure the restrooms by putting the men's and women's restrooms adjacent to one another and adding one gender-neutral, handicap accessible bathroom. The space that is currently the women's restroom will be repurposed as a storage area so

that the back third of the Hospitality Center can be reconfigured to accommodate both job coaching and computer training. Currently, job coaching is conducted in Cunningham Hall. This would not only make better use of our Center's space but also make Cunningham Hall available to outside organizations that have expressed interest in utilizing it during the week for special events. It will also mean that Cunningham Hall will have access to bathroom facilities without walking through the Hospitality Center.

Cunningham Hall and Kitchen (\$260,000)

Cunningham Hall and the Kitchen are a significant part of our parish complex. Though they are underutilized, they have tremendous potential for enhancing our mission with respect to outreach, diversity and further involvement in our community. It should be noted that St. Mark's is home to a variety of community organizations that use our facilities for Buddhist meditation, Tai Chi training, music and dance rehearsals and performances, board and student group meetings, counseling and spiritual direction, as well as healing and transformational support groups such as AA, Al-Anon, Business Debtors Anonymous, the Hoffman Institute and Victories of the Heart. Many of these groups may be better served by using Cunningham Hall for meetings and much larger events. A renovated Cunningham Hall and Kitchen would also provide more useable space for our own events, such as our annual meeting and The Wednesday Lunch Program.

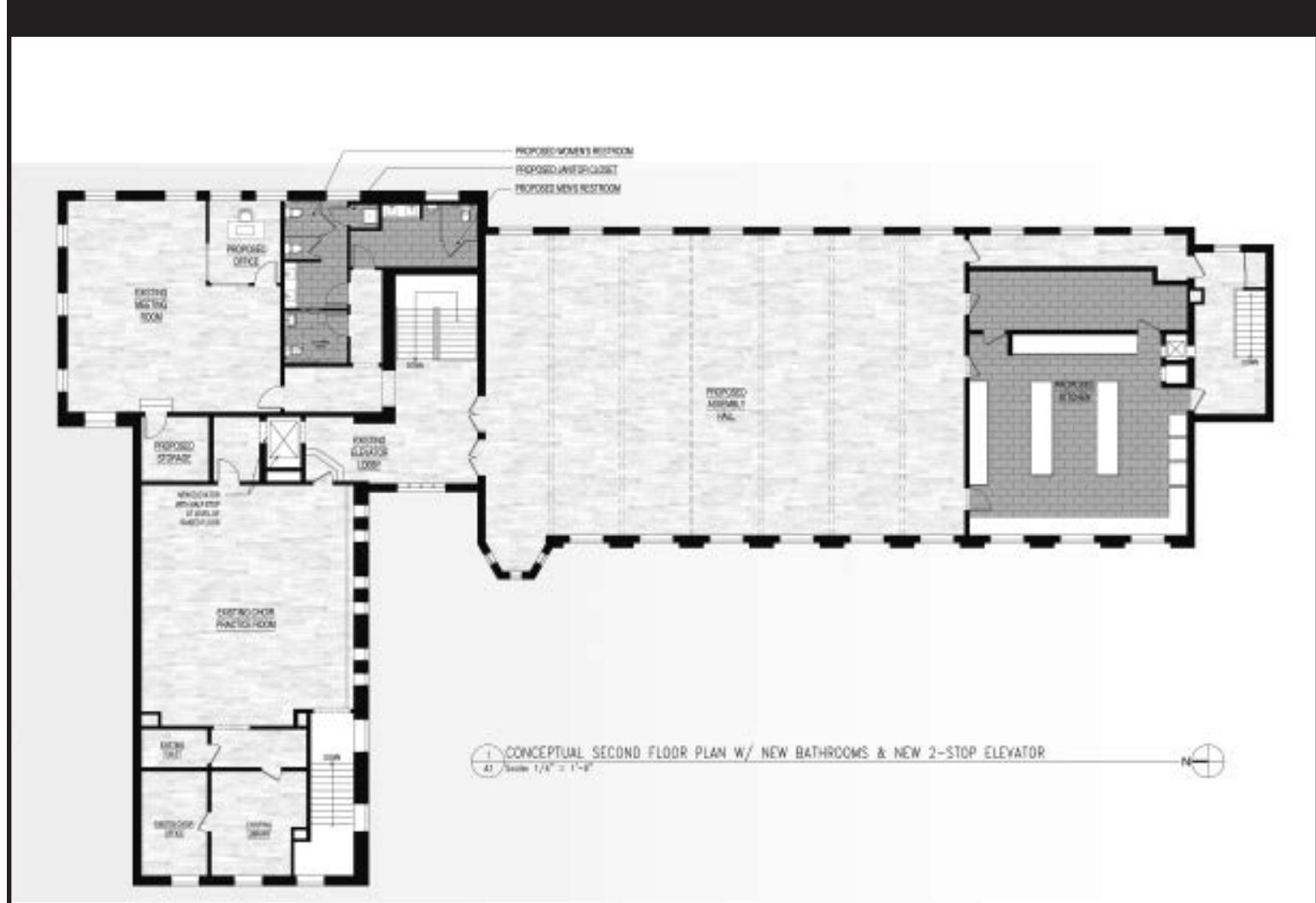
The Need: During discernment community organizations and groups who have used, continue to use, or wish to use the Hall and Kitchen provided frank feedback regarding Cunningham Hall's deficiencies. The second floor restrooms (addressed in the Hospitality Center project) are a major deterrent for community groups who desire aesthetically pleasing and fully functioning restrooms that are in close proximity to the event space. The Hall's flooring and water damaged ceiling need attention and the lighting and room décor appear dated. The Kitchen though reasonably large and outfitted has challenges with flow and functionality that make food preparation, food service, and access to and from Cunningham Hall difficult for professional caterers and our own kitchen volunteers.

The Solution: The most appropriate solution will require the floor in Cunningham Hall to be replaced, the water-damaged ceiling to be repaired, and the Hall's lighting fixtures and window treatments to be replaced. The Kitchen will require the removal of the large inoperative refrigerator/freezer in the center of the room, the purchase of a new freezer to replace it, a new oven and stove, an updated, more efficient, and user-friendly commercial dishwasher, an update to the electrical service, and an increase in storage area and minor changes in kitchen accessibility. These recommendations will have a direct impact on Cunningham Hall's utilization, which will also increase the potential for added income for the parish.

Cunningham Hall Air Conditioning (\$125,000)

The Need: The lack of air conditioning, especially during the summer months, continues to be an issue for community organizations as well as those wishing to hold celebratory events such as baptismal parties, weddings, anniversaries and memorial services in Cunningham Hall. It also greatly impacts the volunteers and guests of the Wednesday Lunch Program.

The Solution: The cost of installing air conditioning is significant enough to be listed separately, however, the case for funding is quite compelling given it has been identified as a critical factor that would significantly increase the utilization of Cunningham Hall.



Elevator and Accessibility Improvements (\$280,000)

The Need: Full accessibility for members of our congregation and community has long been a challenge that limits full participation in parish events. The stairwell lift between the parlor and sanctuary has a weight limitation that does not accommodate electric wheelchairs. The elevator does not allow access to the choir room and, as it ages, is no longer reliable and out of service several times each year. Due to its age, replacement parts have also become more challenging to obtain.

The Solution: Installing an appropriately sized elevator with a half-floor stop at the choir room and replacing the stairwell lift with one that has a greater weight limit are the most effective ways to address these issues. For those with mobility issues these changes will provide comfortable and reliable transportation and access that is more aligned with our mission of hospitality and warmth for everyone we seek to serve. They will also lead to increased utilization of the Hospitality Center ministry, upstairs restrooms, Cunningham Hall and the kitchen.

Piano (\$53,000)

The Need: Supporting congregational singing is the first goal of the music program at St. Mark's. Currently our singing is supported by a variety of instruments including the organ and a grand piano. As we are using the grand piano with more frequency, replacing the instrument with a concert grand would better meet our acoustic needs. The existing piano in the sanctuary would be relocated to the choir room to better support the choir in rehearsal.

The Solution: A Boston Concert Grand (designed by Steinway) would not only enhance the support of congregational singing but would also give St. Mark's the opportunity to be a premier performance venue in Evanston. This would open many doors for us from artists wanting to use our space for concerts and recitals. Boston is a product of Steinway and carries the same excellence that the Steinway name carries (but at approximately half the price).

Painting and Refurbishment of Our Space (\$40,000)

The Need: A quick walk through the parish house and sanctuary reveal a number of places where wall repair and a fresh coat of paint are needed. Most evidently in need of repair are the choir room and the west stairwell that provides access to the choir room. Paint is falling off of the walls, leaving large areas of exposed concrete. Additionally, some of the columns in the sanctuary are also in need of repair and painting as again, areas of exposed concrete are beginning to be evident.

The Solution: Hiring professional painters to prepare, repair, and paint walls (or portions of walls where damage has occurred) is the most efficient way to address these issues and will result in a more aesthetically pleasing and welcoming space.

Cost Summary

<i>Hospitality Center</i>	<i>\$240,000</i>
<i>Cunningham Hall & Kitchen</i>	<i>\$260,000</i>
<i>Air Conditioning</i>	<i>\$125,000</i>
<i>Elevator & Accessibility</i>	<i>\$280,000</i>
<i>Piano</i>	<i>\$53,000</i>
<i>Painting & Refurbishment</i>	<i>\$40,000</i>
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<i>Total of All Proposed Projects</i>	<i>\$998,000</i>

Gifts Essential Chart

This chart illustrates the size and number of gifts that would be needed to raise \$998,000.

<i>Size of Gift</i>	<i>Number Needed</i>	<i>Cumulative Total</i>	<i>Monthly (over 3 years)</i>
\$220,000.....	1.....	\$220,000.....	\$6,111
\$100,000	1	\$320,000.....	\$2,778
\$75,000	1	\$395,000.....	\$2,083
\$50,000	4	\$595,000.....	\$1,389
\$25,000	5	\$720,000.....	\$694
\$15,000.....	6	\$810,000.....	\$417
\$10,000.....	7	\$880,000.....	\$278
\$5,000.....	10	\$930,000.....	\$139
\$3,000.....	12	\$966,000.....	\$83
\$1,000.....	28	\$994,000.....	\$28
Less than \$500.....	Many	Goal Achieved.....	Variable

