



# CENTENNIAL GIFTS CAMPAIGN EXTENSION COMPLETING OUR VISION OF GRACE AND HOSPITALITY

THE NEXT





## Building Committee

David Forsee  
Amy Guthrey  
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Mary McClure

## Ex-Officio

Carla Aday  
Bryce Bowers

# Completing Our Gifts Campaign Vision of Grace and Hospitality



*A Video Message  
from Carla*

Dear Friends,

Because of your prayerful generosity, our sanctuary, children's wing and parlor have now reopened. Our sacred space shines with hospitality and the sounds of laughter, conversation and music fill our souls. We have truly launched The Next 100!

As we look toward the future, we now have the opportunity to extend the congregation's vision of hospitality and grace and welcome the next generation into the life changing love of God. This extension allows us to complete the original vision which includes the social kitchen, commercial kitchen, social hall audio visual capacity and other important projects that were cut from the contract due to pandemic delays and high inflation. And we can complete the payments on Phase 1 of construction and honor our commitment to build affordable housing for our vulnerable neighbors in Kansas City.

Please carefully read the enclosed to learn how we can create a spiritual home for all to know God's abiding presence and hope.

*Carla*

Rev. Carla Aday, Senior Minister

## PHASE 1: INFRASTRUCTURE, UPDATED SPACES, NEW EAST ENTRY

Over 60% of the Phase 1 project is invested in “behind the walls” infrastructure to make our building energy efficient, cost effective, safe and secure for children, youth, adults and seniors. It includes the new east entry, renovated church Parlor and Social Hall, improved audio in the Sanctuary, expanded preschool rooms and other updates where all children of God will be welcome.

## PHASE 2: TRANSFORMING MINISTRY AND PUTTING OUR BEST FOOT FORWARD

Phase 2 projects will give us opportunities for transforming ministry. We'll create a social kitchen, a new commercial kitchen and additional A/V capability in the Social Hall. To put our best foot forward, we'll modernize restrooms and complete other finishing touches that were cut from the original plan.

## COMPLETING OUR VISION OF GRACE AND HOSPITALITY

Several Phase 1 projects that were highly visible were cut from the budget. Consequently, we did not complete the transformation the original plan envisioned.

We've been here before. Ten years ago, a capital campaign invested in infrastructure to repair the exterior stonework although it didn't initially change the way the church looked or was used. But the later finishing touches were transformational with the beauty of the improved exterior lighting and gardens attracting visitors and the new courtyard becoming the site of the 9:01 outdoor service.

The Next 100 Gifts Campaign Extension Phase 2 projects will create spaces transformative to ministry in how the church is used and add the finishing touches that will make our interior shine with hospitality. What a joy to shape The Next 100 Years with God's Grace.



# Spiritual Connections

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*A Video Message  
from Bryce*

## SOCIAL AND COMMERCIAL KITCHENS

Social kitchen for small group gatherings and transforming ministry.  
Separate new commercial kitchen to serve our broader community including mission projects.





# Mission Partnership

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Support vulnerable families by assisting nonprofits addressing affordable housing.

Focus efforts on our partner neighborhoods in Northeast Kansas City.

\$500,000 commitment.



# Hospitality and Grace

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Restroom Updates: All ground floor, Parlor and Youth Center.

Social Hall audiovisual to complete a center for our community.

Garden flagstone, exterior lighting, paint/ carpet hallways.

# Impact

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## SOCIAL AND COMMERCIAL KITCHENS

Why are we focusing so much on our kitchen space during Phase 2 of our construction project? We imagine the social and commercial kitchens as spaces to deliver on a commitment to address hunger in the Kansas City area as well as support gatherings at the church. An updated commercial kitchen enables us to provide more meals through our mission partners with updated prep and storage space, translating to reaching more people.

With expanded space, we can accommodate larger group functions. Further, the social kitchen provides innovative space for our ministry through opportunities such as cooking classes for income-challenged families and small group space for gatherings.

## COMPLETING OUR VISION OF GRACE AND HOSPITALITY

We are proud of the work that has been done so far to update our building for the next 100 years, with 60% of the project funding “behind-the-wall” updates for electrical, plumbing, fire safety, security and more. Now it’s time to finish the job, tie a bow, and make the Country Club Christian Church building as warm and inviting as possible.

We want to finish out places like our Social Hall so we can open up our space not only to our church but also community partners for events and mission projects.

The outdoor plaza and gardens will create an inviting and hospitable space for conversation and events while the playgrounds and lawn will be used by children, families and adult ministries. Finishing all our spaces allows us to put our best foot forward as a place where new ministry can happen.

## MISSION PARTNERSHIP - \$500,000

With rising housing costs and inflation, affordable housing is more important than ever. Having an affordable, safe place to live can help solidify a future for families. As a community of faith, we take seriously the call that God has placed on our lives to help our neighbors. By supporting the work of our mission partners in the Northeast part of the city, we are helping to secure a safer, more hopeful future for people in the community we love. We are a church in Kansas City, for Kansas City, all of Kansas City.





## Completing Our Gifts Campaign

A gap in funding was forecast for the completion of Phase 1 when we signed the construction contract last year. Also, several projects were cut, mainly due to covid delays and high inflation.

At this point in construction, and with more funds having been raised, the predicted funding gap and total costs to complete projects are well within the original estimate.

### PHASE 2 CONSTRUCTION ESTIMATES:

Social Kitchen and Commercial Kitchen	\$873,000
Social Hall AV	\$110,000
Restroom Updates: Ground Floor, Parlor and Youth Center	\$145,000
Other:	\$137,000
• Garden Flagstone and Exterior Lighting	
• Hallway Painting and Carpeting	
• Fees: Design, Legal, etc.	
Interest to Cover Timing Gap Between Fundraising and Expenditures	\$55,000
<b>Total Estimated Phase 2 Costs</b>	<b>\$1,320,000</b>

# Financial Review

## PHASE 1 EXPENSES

CONSTRUCTION CONTRACTS  
\$11,300,000

DESIGN, ENGINEERING,  
FURNITURE, INTEREST, ETC.  
\$1,700,000

REMAINING CONTINGENCY  
\$200,000 - \$500,00

*Total Phase 1 Estimate*  
\$13,200,000 - \$13,500,000

MISSION  
\$500,000

*Grand Total:*  
*Phase 1 Estimate + Mission*  
**\$13,700,000 - \$14,000,000**

## COMMITMENTS

CONTRIBUTIONS  
\$12,750,000

PHASE 1 + MISSION  
FUNDING GAP  
UP TO \$1,250,000

## CAMPAIGN EXTENSION

PHASE 1 + MISSION  
FUNDING GAP  
UP TO \$1,250,000

PHASE 2  
PROJECTS + INTEREST  
\$1,320,000

CAMPAIGN EXTENSION  
TOTAL  
**\$2,600,000**

Commitment Sunday  
Nov. 19, 2023

Commitment Payments  
by July 1, 2025

Construction Decisions  
by Dec. 1, 2023



# FAQs

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## WHEN WILL CONSTRUCTION BE COMPLETE?

Phase 1 construction is estimated to be complete around the first of the year. The timing of Phase 2 construction is dependent on fundraising. The most aggressive schedule would have Phase 2 projects completed in late spring of 2024. There are both cost and schedule advantages to making decisions on these projects by early December so the projects can start while our general contractor is still on site. Early commitments from members this fall will be critical for these decisions in early December.

## IS CONTINGENCY SPENDING WITHIN BUDGET?

To date, contingency spending is within budget and has covered a large range of projects. We weren't surprised we had to do some asbestos abatement. We made several changes for fire suppression and chose to spend some money now rather than significantly more later to install a fire alarm/emergency voice evacuation system. Other changes were made to clarify construction documents and deal with hidden conditions in our 100 year old building such as discovering the narthex ceiling risked collapsing.

## HOW HAVE DECISIONS BEEN MADE AND WHAT IS THE PROCESS FOR FINAL DECISIONS?

The Building Committee, a group of lay leaders and staff, has been working with an architect since the fall of 2018 to develop a master plan and priorities based

on member feedback. From the start, members said safety and infrastructure were top priorities for The Next 100 Gifts Campaign.

When pandemic delays and inflation forced cost reductions, prioritized projects and building areas were greatly impacted by infrastructure and safety investments. Phase 2 construction projects are key projects that were removed from Phase 1 due to predicted, increased costs.

The Congregational Board unanimously approved The Next 100 Gifts Campaign Extension to include Phase 2 construction projects including additional funding needed for Phase 1 construction and maintaining the mission commitment for affordable housing. The Building Committee plans to review bids and fundraising results by early December for the Board to authorize any additional construction projects.



## **WHY WERE THE OUTDATED BATHROOMS NOT PART OF PHASE 1? WILL THEY BE UPDATED WITH THIS CAMPAIGN EXTENSION?**

The clear and consistent feedback from members gave priority for the areas of the building most impacted by infrastructure (HVAC, plumbing, electrical) and safety improvements (fire suppression and fire/intrusion alarms). Therefore, “simple” projects not involving infrastructure improvements would be done later. Updating the restrooms will definitely add to the goal of hospitality which is why they are included in Phase 2 construction projects. If the gifts campaign extension is not able to fund modernizing them, they could be done over a 3-4 year period through the operating budget or endowment.

## **WILL WE BORROW MORE MONEY?**

We already have a loan to cover the timing gap between fundraising and expenditures for Phase 1 construction which could also be used for Phase 2 projects. A decision will be made in early December on Phase 2 projects and how to finance them, but our intent is to avoid another fundraising effort to cover long-term debt. Once the campaign extension has covered Phase 1 costs and the mission project. Phase 2 projects will be reviewed. If funding will not cover most of the cost of the kitchens, those projects will be set aside for reconsideration in 5-10 years.



## **WHY EXTEND THE CAMPAIGN NOW?**

As we complete Phase 1 construction, we need to fully fund its cost as well as the mission commitment we have made for affordable housing for our neighbors in northeast Kansas City. Phase 2 includes key construction projects envisioned in the original plan that were eliminated due to covid delays and cost reductions. By modernizing and updating spaces, the ability to better share hospitality and grace with the next generation can be transformational for our ministries.

*Check the QR code  
for more FAQs*





# Save the Dates

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**ONE SERVICE ONLY. COMBINED WORSHIP SERVICE WITH SWOPE PARKWAY UCC**

Sunday, November 12. 11am

**SERMON SERIES: HELP, THANKS, WOW! |** Sundays, November 5, 12, 19, 26

**ADVENT IN ADVANCE |** Sunday, November 19. 10am - 12pm

**ADVENT SERMON SERIES: WAITING FOR GOD |** Sundays, December 3, 10, 17

**CHRISTMAS FESTIVAL |** Saturday, December 9. 2:30-4:30pm

**CHRISTMAS EVE SERVICES |** Sunday, December 24. 3:30pm, 5:30pm, 8pm and 11pm