**WHAT’S A CAPITAL CAMPAIGN?**

**and other Frequently Asked Questions about our   
Repair, Renew, Rejoice! Capital Campaign 2025**

**WHAT ARE WE DOING?**

**St. Paul’s is undertaking a new Capital Campaign to fund major repairs and renovations, support our mission partners, and increase our green-energy stewardship.**

* **What is a Capital Campaign?**

A Capital Campaign is a major fundraising effort for projects and initiatives outside of the regular ministries and maintenance of the parish. Past capital campaigns at St. Paul’s have enlarged the parish hall and constructed the back classroom wing (2005), and retired significant debt to improve our financial picture (2015). Like our regular fall stewardship drive, Capital Campaigns rely on pledges; unlike regular stewardship, a Capital pledge is paid over several years, not just one.

* **What projects are we tackling?**

A list of the projects in this campaign is included in this packet. Broadly speaking, we are doing foundation and sewer work; upgrading our electrical systems and installing heat pumps, mini-splits, air conditioning, and additional solar panels; redesigning our Memorial Garden path and hallway bathrooms to be more accessible; and supporting our mission partners in Haiti and through ASP.

* **How is this different from the regular work of the Property Committee?**

The Property Committee performs and contracts regular maintenance of our building and grounds throughout the year: our lawn service, heating system, occasional plumbing repairs, regular upkeep of the Memorial Garden and courtyard garden, etc. Larger projects such as the ones we’re tackling now need the additional attention and funding of a Capital Campaign.

**WHY ARE WE DOING IT?**

**The Capital Campaign is addressing long-term improvements and needs identified by the Vestry, Property Committee, and Outreach Committee to help keep St. Paul’s a healthy and well-maintained parish for our next 70 years.**

* **How were the projects to be included determined?**

The Property Committee, with the support of the Vestry, determined the need for the projects and the scope of each project, and has adjusted the plans as needed as more details have emerged.

* **How was Haiti chosen for the mission tithe?**

The Outreach committee was asked to determine a project that would allow for a capital and permanent project for one of our Outreach partners. Our Haiti missions started over a decade ago, and the organizations we support have proved themselves, both with solid finances and a track record of responsible, sustainable missions. Faculté des Sciences de Réhabilitation de Léogâne, or FSRL, was started in 2015 and has continued to grow, meaningfully contributing to healthcare in Haiti. They have significant capital needs, including building a new campus/building, to allow for more students to live on campus, better security, and adequate learning spaces.

**HOW WILL WE PAY FOR IT?**

**We are asking all parishioners to consider a pledge to the Capital Campaign, to be paid over three years. This pledge would be in addition to a regular annual stewardship pledge. Our total financial goal is $900,146, and as of March 5, we have received $855,729 in pledges.**

* **How much should I pledge?**

What you pledge is a personal decision, and every pledge, no matter the amount, is a blessing and a commitment to St. Paul’s. One guideline that’s common for capital pledges is to give the same amount as your annual stewardship pledge, but spread over the years of the campaign.

* **What is the time frame for giving?**

We would like to have all the pledges by April 6th, our Ingathering Sunday. Giving can be done all at once, or spread out on a schedule the donor prefers. The traditional plan is to give a capital pledge in three equal amounts, each given in 2025, 2026, and 2027.

* **What if we don’t meet our goal?**

We expect to reach our goal, but if we don’t, or if it takes a little longer, we can still do most of the things we want to do by deferring a few of our maintenance projects, though that may increase their eventual cost.

* **What if we exceed our goal? What happens to the extra funds?**

If we raise more than our goal, the Vestry (with recommendations from the Property Committee and Capital Campaign Committee) will determine what to do with the additional funds. Some parishes choose to add more projects, or more details to existing projects, within a campaign; some elect to hang onto and invest the additional money to address future capital or other parish needs.

* **Are gifts tax deductible?**

Yes, gifts are fully tax-deductible.

* **Can gifts of stock and securities be accepted?**

Yes, gifts of stock and securities can be accepted. Contact John MacPhee to arrange.

* **Will we receive pledge statements, like we do for annual stewardship?**

Yes, you will receive a quarterly statement confirming you Capital Campaign pledge payments.

**SPECIFIC PROJECT QUESTIONS**

**We are grateful to everyone who has asked questions and sought more information about the campaign and projects so far, either through our Q&A sessions, one-on-one conversations, or personal visits. The Capital Campaign Committee is happy to answer any questions you may have, at any time.**

* **Will we keep the oil furnace? How will we decide when to use it?**

We will keep our oil and propane systems as backups. Our current furnace is in good shape, and Jeff Rossi of RER, our longtime heating contractor, felt it could be readily maintained for years to come. Similarly, in the rear classrooms we will keep the propane furnace.

Both the oil and propane furnaces will be used on extremely cold days. We will have thermostats that seamlessly switch between the heat pumps and existing furnace, depending on the outside temperature. We can adjust the switchover temperature based on the cost of oil or propane, to increase our cost savings. The current plan is to switch to oil at 15 degrees and to propane at 10 degrees (the propane threshold is lower because propane is more expensive). In an average year, this should lower our oil usage by 90% and propane usage by ~95%.

* **Will we still conserve energy, even when we’re less reliant on fossil fuels?**

We will continue to use programmable thermostats so we are not heating or cooling areas that are not in use. We will optimize the programs to match the properties of heat pumps: for example, we may raise the temperature in the sanctuary on a warm Saturday afternoon when heat pumps are more efficient, instead of early Sunday morning when the air is cooler.

We are not yet sure how much energy it will take to air condition additional spaces. The plan is to air condition the offices as we’ve been doing (we currently have individual units in those rooms, which will be replaced by the new system), and have the other areas on a thermostat that is programmed based on use. The Vestry and Property Committee will determine the temperature at which AC will be used in the sanctuary and library. Any of the spaces, including the kitchen, can be air conditioned when there are functions.

* **How will the solar panels be anchored to the roof?**

Revision Energy, our solar contractor for this phase, employed EAH Structural Consulting to do a detailed analysis to certify that the existing roof can handle the planned solar panels. EAH affirmed that no reinforcement is necessary.

Standoffs (which hold the solar panels) are attached to the roof with #14 x 3” L screws that attach to the tongue and groove decking. The screws are embedded in the decking so that no hardware will be visible from inside the sanctuary.

* **Why does the parish hall floor need replacement now?**

The current floor is about 11 years old and has started to develop cracks, with many areas of the subfloor detaching from the floor joists. This creates a tripping hazard for the parish, and the flaking flooring near the nursery school area is particularly dangerous for young children. Unfortunately, repairs are no longer feasible, making it necessary to replace the floor this year.

Additionally, new materials and finishes are available that will provide a longer lifespan than the 10–12 years the previous floor lasted. While the original budget for this project was $70,000 due to uncertainties regarding the substructure’s condition, we have successfully reduced the estimate to around $40,000. This allows us to repurpose the savings toward expanding the memorial garden walkway project, extending it out to the street.