

**Duke Memorial United Methodist Church
Capital Campaign Forward Committee**



**Three-year Financial Plan 2018-2020
July 17, 2018**

“Now to him who by the power at work within us is able to accomplishment abundantly far more than we can ask or imagine, to him be the glory in the church and in Christ Jesus to all generations, forever and ever. Amen.

Ephesians 3:19-20

Financial Plan Guidance

A. Campaign Committee Budget

1. The Campaign Committee compiled an estimate of the cost of the priorities set by the initial feasibility study. The cost was based on the budget of needs completed by the Trustees as of May 6, 2015.
2. These priorities and estimates were reviewed by the Trustees and were approved by the Church Council on December 1, 2015 (attachment one).

B. Architect's Estimates

1. Our architect Richard Grogan had several contractors review construction planned and make estimates based on draft plans.
2. Those estimates are contained in the revised projections (attachment one). They do not include estimates for the exterior or the Sanctuary Floor.

C. Exterior Restoration

1. The original budget approved by the Church Council did not contain estimates for the extensive work that would later be found to be necessary for the exterior due to safety reasons.
2. An estimate by Water's Craftsmen was completed of the work that needs to be done to the exterior (attachment two).

D. Pledges

1. Our congregation pledged approximately \$1,972,569 during the campaign that ended September 2016. This was 88.6% of the goal. The Memorial Church Fund pledged \$500 K for matching based on percentage of pledges received, \$443,000.
2. Based on information from Moss + Ross, we can expect to receive conservatively 90% of our pledges in the three-year period when they are due beginning June 2017 or \$2,174,012.

E. Funding in Phases

1. Committee expectations are that all projects will be paid for by completion of renovations.
2. Construction phases will not be put to bid or contracted unless there is adequate funding in received pledges plus a line of credit if the committee decides to apply for one.
3. Advances from an established line of credit could be considered if pledge amounts of a like sum are expected to be received prior to the end of the phase contract period.

F. Second Public Campaign

1. If the CFC decides that additional construction phases above those funded are needed, an additional public campaign may be necessary.
2. One such effort could be asking the congregation to extend their pledge amount for an additional two years, increasing the amount pledged by 60% to approximately \$3.5 M.
3. Another effort could be to ask for additional major gifts.
4. Funding from outside sources could also be sought.

Three-year Time Line

2018

- 1) Repair the roof
- 2) Repair the windows
- 3) Exterior restoration
- 4) Architect to begin planning for interior renovations to include a phased-in approach

2019

- 1) Notify ground floor occupants of renovation timeline
- 2) Asbestos abatement
- 3) Begin construction on ground floor and preparation work for first floor
- 4) Outside entry
- 5) Decide need for additional fundraising

2020

- 1) Complete work on first floor
- 2) Decide plan to fund budget overrun
- 3) Estimate need for funding additional work
- 4) Begin second phase of fundraising as necessary

Budget Analysis**1st Project Year - 2018**

Line Item	Estimate	Approved Budget	Pledges received	Cash flow +/-
Engineer	\$26,200	\$0		
All Exterior Repair and Restoration	1,136,949	870,000		
Architect	42,615	39,000		
Sub-total	\$1,205,764	\$909,000	\$1,451,076	\$245,312

2nd Project Year - 2019

Line Item	Estimate	Approved Budget	Pledges Received	Cash flow +/-
Ground Level	\$1,346,508	\$787,000		
Asbestos	50,000	0		
Entry	0	100,000		
Architect	42,615	39,000		
Sub-total	\$1,439,123	\$926,000	\$361,468	
Total to date	\$2,644,887	\$1,835,000	\$1,812,544	(\$832,343)

3rd Project Year - 2020

Line Item	Estimate	Approved Budget	Pledges Received	Cash Flow +/-
First Floor	\$420,835	\$218,000		
Sanctuary	0	584,000		
Asbestos	9,000	0		
Architect	42,615	39,000		
Sub-total	\$472,450	\$841,000	\$361,468	
Total	\$3,117,337	\$2,676,000	\$2,174,012	(\$943,325)

*Items not estimated but budgeted are the Sanctuary update and all exterior repair and restoration.

**DMUMC Capital Campaign Priorities and Budget
May 12, 2016**

Priorities	Line Items	Original Budget	Original Subtotal	RGG Estimate
Remodel Ground Level	Rooms / Kitchen Bath and Shower Sprinkler Plumbing Paint and Plaster Lighting / Wiring	\$160,000* \$140,000* \$250,000* \$62,000* \$75,000* \$100,000*	\$787,000	\$1,346,508
Remodel First Floor Meeting Rooms & Bathrooms	Bathrooms Plumbing Classrooms / Halls	\$66,000* \$62,000* \$90,000*	\$218,000	\$420,835
Asbestos Abatement	Ground Level First Floor			\$50,000 \$9,000
Fix the Roof		\$670,000	\$670,000	\$670,000
Stained Glass Windows		\$200,000	\$200,000	\$200,000
Update First Floor Sanctuary	Floor and Carpet Lighting / Wiring Sprinkler Paint / Plaster Sound System Boiler	\$36,000 \$100,000 \$250,000 \$75,000 \$50,000 \$73,000	\$584,000	\$584,000
Outside Ground Level Entry		\$100,000	\$100,000	\$100,000
Architect @7%	Ground and Sanctuary Floor	\$117,000	\$117,000	\$127,844
Campaign Cost		\$50,000	\$50,000	\$50,000
Total			\$2,726,000	\$3,558,187

*Included in RGG Architects Estimate of Probable Construction Cost

Attachment One

Estimate Totals

Description	Rate	Amount	Totals
Labour		55,640	
Material		23,944	
Subcontract		840,706	
		<u>1,091,224</u>	1,041,224
Sales Tax	7.500 %	1,786	
Labour Burden (OH-1490)	24.000 %	13,354	
Payroll Taxes (OH-1470)	15.000 %	8,346	
401K (OH-1471)	3.000 %	1,580	
AGC (labor-1380)	0.100 %	1,137	
B3 Ins. (other-4460)	0.150 %	1,705	
Permit-City/County of Durham		3,382	
		<u>31,389</u>	1,072,593
Fee	6.000 %	64,356	
Total			1,136,949

Attachment Two