

This report was created for the congregation of Clinton Presbyterian Church to deliver updates on the Capital Campaign Projects.



Dear Friends,

This Spring marks two years since we embarked upon our “Generation to Generation” Capital Campaign the first such campaign at Clinton Presbyterian since 1975. The goal of the campaign was to enable us to revitalize our church building in ways which would better equip us for ministry and mission both now and into the future.

As we mark the end of the second year of giving for the campaign we want to provide a thorough update on each area of work, a timeline for the completion of projects and a reminder of how you can continue to invest in this work. Not a single project outlined here would have been possible without your faithful prayers and generous support along the way.

Thank you for being faithful partners in this work.

Tracey

Rev. Dr. Tracey C. Henry, Pastor



03

VISION

Four areas of need were identified prior to the launch of the Generation to Generation Campaign.



SANCTUARY REPAIRS



EXTERIOR IMPROVEMENTS



WELCOMING & ACCESSIBILITY



INTERIOR IMPROVEMENTS

TIMELINE REVIEW

March 2022 - Information about the Capital Campaign is shared in worship and home gatherings. The goal for fundraising is \$700,000

May 2022 - First Installments of Pledged gifts are invited. \$366,459 is received

May 2023 - One year after the launch of the campaign, \$ 640,098.33 or 70% of the total pledged has been received.

April 2024 - 71 individuals and families have made commitments to the campaign and the pledged giving total has risen to 940,000.

**Summer/Fall of 2021
Critical repairs are made to the sanctuary ceiling**

Palm Sunday 2021 - Commitment Cards are received during worship. 65 pledges were received with commitments of \$888,040

June 2022 - Work commences on Exterior Repairs

Summer/Fall of 2023 - Renovations of bathrooms and classrooms are completed. Work on Signage begins and the Roof on Fellowship Hall is replaced. Work on the exterior of the building continues.

SANCTUARY REPAIRS

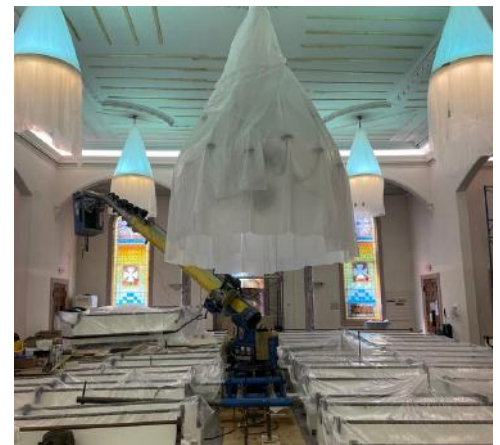
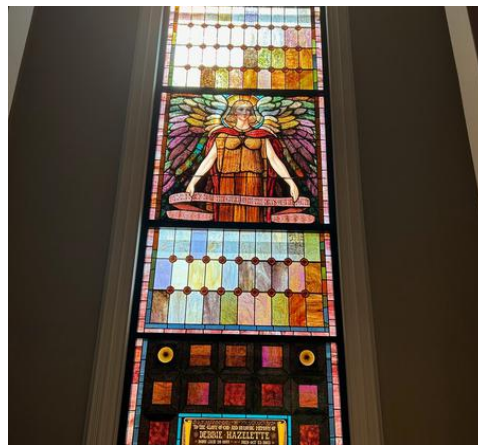
05



Repairing the Ceiling

While Covid necessitated outdoor worship for a period of time, we found the silver lining in it all and used this time to repair our 130-year-old plaster and lathe ceiling, which exhibited multiple cracks and signs of deflection. While there are several methods to repair plaster and plaster molding, we settled on historic plaster conservation services, which allowed for the preservation of the existing plaster. What is in place now is a strong consolidated ceiling which will last for generations. Following this repair work, the ceiling, walls and trim were all painted. Returning to indoor worship in this newly renovated space was a joy.

Note: This work occurred before the official launch of our Generation to Generation campaign. A low interest loan from the Presbyterian Investment and Loan Program enabled us to proceed with this work. The total loan proceeds were \$250,000. The capital campaign will help us to retire that loan and the associated carrying costs.



Repair of the stained glass windows

Experts in the field examined the stained-glass windows in our sanctuary and determined that the two windows which flank the Angel Window (which was restored in 2015) are deflecting badly due to age and heat. The hope is to restore them and install new state of art exterior protection from UV rays and heat. The remaining stained windows in the sanctuary are not as badly damaged and can be repaired as time and funds allow.

SANCTUARY REPAIRS



\$340,000 Initial Estimated Costs

\$324,566* Actual Costs to Date

\$45,000 Estimated Remaining Costs

\$369,566 Revised Estimated Total

*Includes loan carrying costs to date. We intend to retire the loan in approximately a year. Additional interest costs are estimated at \$6,600.00. Delaying the loan repayment allows us to finish all projects in 2024-early 2025 while remaining pledges are met.



EXTERIOR IMPROVEMENTS



07

Replacing the Roof

The roof on the Fellowship Hall was over 30 years old. A temporary repair, completed for free, bought us some time, until we were able to replace the roof in October 2023. Remarkably this repair was completed in just one day.



The Exterior of the building

Painting the exterior of the church was a high priority project on our capital campaign list and this work commenced in June 2022. That work was initially budgeted to cost \$100,000 however, serious and significant issues with the existing woodwork meant that this project became much larger than anticipated. Many of the trims, especially those on the bell tower, were severely damaged. The front edge of the roof was in poor condition and lack of flashing on the waterboards had allowed those boards to deteriorate, with water then able to infiltrate the foundation parging causing separation. The abandoned chimney needed repair and it was decided to take it down to the roofline. The scope of work was expanded to address each of these issues. Understandably, this drove costs up quite substantially, as the project evolved from simple repairs and painting to a the more complex work of restoration. This commitment to addressing underlying problems rather than simple surface fixes speaks to the future focus of this campaign, shoring up this sacred space for generations to come.

EXTERIOR IMPROVEMENTS



08

\$145,000 Initial Estimated Costs

\$313,911 Actual Costs to Date

\$0 Estimated Remaining Costs

\$313,911 Revised Estimated Total

Completed

WELCOMING AND ACCESSIBILITY



09

Rebuilding the Ramp

The initial estimate to rebuild the accessible ramp was based on wood construction with new support framing and footing. After further deliberation, we decided to also solicit bids for a concrete ramp, which would be more durable and require less maintenance over time. The difference in cost between the two is substantial, with cost for a concrete ramp being almost three times as much. At this this time, Session is reviewing the current bids while also exploring other options such as a ramp designed with composite materials.

In addition to the ramp itself, the doors at this entrance have exceeded their useful life, cannot be reasonably repaired and are currently unsafe. Replacing these doors will also drive up the cost of this project.

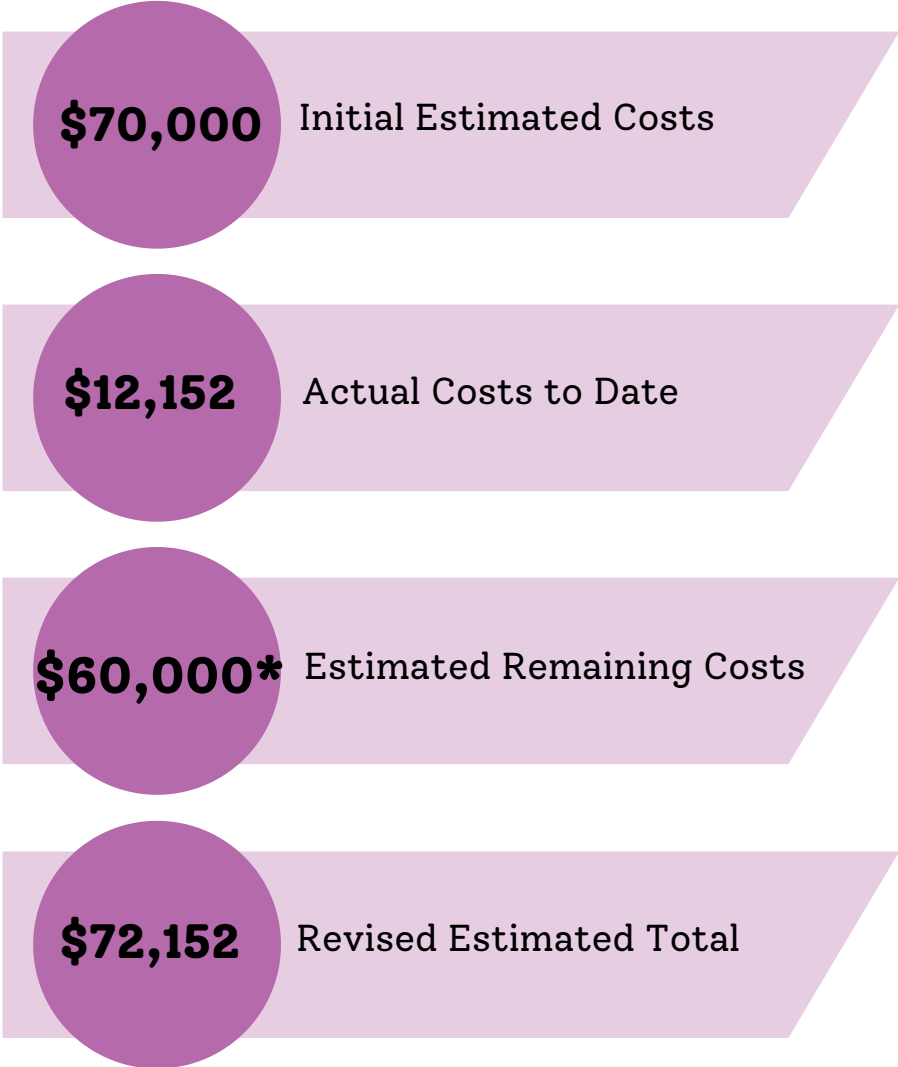
At this time, we do not know exactly how much it will cost to bring this work to completion, but we can anticipate that it will exceed our initial budget, perhaps significantly so. Despite this uncertainty, we remain committed to this renovation in order that CPC might be a place which is readily accessible by all.



Interior and Exterior Signage

Designs for interior and exterior signage have now been finalized and production will begin shortly, followed by installation. Being able to navigate our building more easily will be helpful to members and visitors alike. And good news - this project cost came in lower than original estimates allowing us to redirect funds to other areas of need.

WELCOMING AND ACCESSIBILITY



*as noted on page 9, this figure is expected to increase. A revised estimate will be provided once available

INTERIOR IMPROVEMENTS



11

Bathroom and Classroom Renovations

As soon as VBS ended last summer, we moved into full gear with the bathroom and classroom renovations. All three bathrooms were gutted and rebuilt with new plumbing, electric wiring, lighting, fixtures and paint. Flooring was also replaced which necessitated asbestos abatement, a cost not anticipated in the original budget. Since the flooring in the landing area and upstairs hallway was the same material, the scope of work was expanded to include removal and replacement of flooring in these areas while this work was in progress. The bathroom by Fellowship Hall was expanded and is now fully ADA accessible and both that bathroom and the men's bathroom on the lower level are equipped with baby changing facilities. The photos tell the story of transformation here; not a detail was overlooked.

Our classrooms also got the attention they have long deserved, with new carpeting, new paint and expanded storage. If you haven't had a chance to peek in those rooms yet, stop in the next time you are in the building. They are the perfect place not only for Sunday classes of all ages but also for community groups and more.



Kitchen Reno

A kitchen refresh is still in the cards. Several members who regularly use the kitchen recently met to determine what would make the space not only more aesthetically pleasing, but also more functional. With these ideas in mind, we are now seeking bids for this work, and it will commence as funds become available.

INTERIOR IMPROVEMENTS



12

\$110,000 Initial Estimated Costs

\$131,887 Actual Costs to Date

\$30,000 Estimated Remaining Costs

\$161,887 Revised Estimated Total

80%

OTHER COSTS

Consulting and Campaign Expenses

13

As you recall we employed the services of Horizon Stewardship to help us in undertaking this Capital Campaign and in addition our Campaign Team and others working on these projects have incurred some miscellaneous expenses along the way

\$35,000

Initial Estimated Costs

\$37,396

Actual Costs to Date

\$0

Estimated Remaining Costs

\$37,396

Revised Estimated
Total

Completed

IN REVIEW

14

\$819,913 Total Actual Costs to date

\$135,000* Estimated Remaining Expenses

\$954,912* Total Anticipated Campaign costs

\$940,000 Total Amount Pledged to date

\$780,000 Total pledge amount received to date

*these figures do not reflect additional anticipated costs for the reconstruction of the accessible ramp.

WHAT'S NEXT?

At the 2/3 mark of this Capital Campaign, it is clear that we are well on our way! Many projects are complete or nearing completion while most of the remaining projects each have a clear plan, cost and timeline in place.

As noted throughout, the actual cost for several projects was higher than expected and we know that rebuilding the ramp will also require additional funds. Despite these price increases, we remain committed to accomplishing each of these projects and it is our hope that a combination of additional pledge dollars plus funding drawn from CPC investments will allow us to meet this goal.

At the outset of the Generation to Generation Campaign, we also identified three possible projects to engage should we exceed the goal of the original campaign. These were:



Replacing the flooring in the Upper and Lower Levels of the church



Adding Central Air to offices, classrooms and Fellowship Hall



Repairing the remainder of the stained glass windows

Due to some flooding in the lower level preschool area, all the tile floor in the entire lower level hallway flooring was replaced in 2022. As the tile had asbestos content, proper abatement was required to remove it (a cost not covered by insurance). The total cost for removal and replacement was \$21,245, with insurance covering about 50% of the cost and the remainder being drawn from savings. Further as noted under Interior Improvements, hallway flooring in the upper level was replaced while contractors were in place. This cost of \$5,969.00 and was funded by the Capital Campaign.

In relation to the stained glass, experts have determined that the repair of the remaining windows is not crucial at this time, however the cost per window is approximately \$20-\$25k. Given the expanded costs of the primary projects of the campaign, this work will be added to a capital improvement plan for the years ahead unless individual donors are identified sooner.

Estimates to install AC (2 mini split systems) in the offices and upper level classrooms, which are used all throughout the warmer months, have come in at approximately \$35k-\$40k. Adding a unit to cool Fellowship Hall would be around \$20,000. This work will also be considered under a capital improvement plan.

HOW CAN I HELP?

16

The faithful generosity of so many has been vital to the success of the Campaign so far – Thank You! As we turn the corner into the home stretch, here are some ways to offer ongoing support

1

Celebrate with us! Join us for a Pentecost picnic on Sunday May 19 after worship as give thanks for the Spirit who is at work at CPC! We'll have lots of food, a Jazz band and fun activities for all ages – don't miss it!

2

Continue your prayerful and financial support! If you have already made a financial pledge, please continue to fulfill it as you are able. We are aware circumstances are rarely static. Perhaps you aren't able to give us much as you hoped, perhaps you are able to do more. To help us plan ahead, if you know that your pledge amount will be different from your initial intention, would you please let us know by submitting a revised pledge card [online here](#). And keep CPC, our ministry and our mission always close in prayer!

3

Make a new pledge! We are inviting anyone who has joined our church family since the start of the campaign or those who were not able to make a commitment at that time to consider making either a one-time gift or a pledge commitment between now and May 19. Faithful contributions of every size are such a gift.

[Click Here to Give!](#)



GOOD NEWS!

Recently some donors
who had already fulfilled their pledge made an
additional contribution of

\$30,000!

Thanks be to God!

Might we be able to match that gift with new commitments which would help support the increased costs of the proposed projects?



THANK YOU FOR SAYING YES TO THE CALL TO BE THE CHURCH TOGETHER.

Our vibrant and faith-filled church family is a gift. As we invest in our building, may it be a sign of our commitment to love and serve this community for many generations to come.



91 Center Street Clinton, NJ 08809



(908) 735-5029



www.clintonpresbyterian.net