

Building Project | Update and Proposed Resolution

Zumbro Lutheran is committed to mission and making a significant difference in lives locally and around the world. We welcome new people and families to be part of the journey of faith and believe that God continues to work among us to be a community of hope and healing in downtown Rochester. Today, we find ourselves at the center of unprecedented growth in our community. Our ministries and our changing neighborhood create new opportunities to build bridges, to reach out with compassion, and to share the hope of Jesus. We face challenges in our facility that could limit future ministry.

Process Timeline

Since 2016, a thoughtful and measured process has been undertaken to formulate a recommendation to bring a building project recommendation to the congregation. Here is that timeline.

Oct 2016	Congregation participated in Building Discernment Night to provide input on facilities assessment that was conducted in 2014
Feb 2017	Congregational approval for design architect to draw renderings based on Building Discernment Night
April 2017	Widseth, Smith, Nolting selected as design architect
May 2017	Design architects meet with key users of building
Fall 2017	Architects work on plans with Building Visioning Team
Spring 2018	Congregational forums provide reaction and input to design
April 2018	Overall congregational response to renderings indicates the scope of whole project may be too large in one phase. Teams together with Pastor Vern determine that a clearer mission for the building project is needed to gain deeper support from congregation.
April 2018	Building teams interview consultants to help us through the next steps. Goal to help clarify our “why” and to establish a feasibility study and potential capital campaign.
May 2018	MAP Survey conducted by Kairos & Associates, led by consultant Tom Jolivette
July 2018	Pastor Vern, building teams, church council, and staff meet with Tom Jolivette to hone the mission behind our building process
Nov 2018	Building Leadership Team forms to plan building project scope based on MAP survey and meetings with Tom Jolivette
Jan 2019	Congregation participated in building project focus groups

Three key reasons for considering a building project have emerged through the work we have done as a congregation over the last few years:

- Worship and relationships are central to all the ministries that happen at Zumbro Lutheran
- Several parts of our building are nearing the end of their usable life or need repair
- Good planning now provides opportunities for future ministry.

Congregational Focus Groups – Results, Key Themes

In January, more than 200 people provided input into the options the Building Leadership Team assembled. The feedback provided invaluable insight about the scope and priorities of a potential building renovation project. A few key points emerged from these focus groups:

- People overwhelmingly affirmed that our location downtown matters to who we are as a congregation. Specifically mentioned were our visibility, proximity to green space, and central location from which to serve the community.
- Maintaining the integrity and infrastructure of the building is a key priority for members.
- There is strong support for improving accessibility for those with mobility challenges, parents with small children, and the hearing impaired.
- Participants responded positively to more open communal spaces on the main floor.
- There is strong support for enhancing the experience of worship by improving sightlines, making the space more flexible, and bringing more light into the sanctuary.
- Participants emphasized that renovations should be done in consultation with younger generations and with future ministry in mind.

Based on the key themes that emerged from the focus groups and the context of the future of Zumbro Lutheran Church – with emphasis on those who will engage with its people and its physical place today and in the future – the Building Leadership team has outlined the following goals to guide planning and its recommendations:

- Welcoming and accessible for all
- Be good stewards of God’s gifts – ensuring that our building remains a vibrant and viable asset
- Enhancing mission and ministry opportunities in our neighborhood and community
- Building on our strengths of worship and purposeful relationships

Based on what we have studied and what the congregation has shared with us over the last several months, we are confident that now is the time to consider a building project that will permit the ministry of Zumbro Lutheran Church to thrive now and into the future. The building project will support and enhance infrastructure, accessibility and the worship and hospitality space on the main level.

Annual Meeting | Proposed Resolution for Congregational Consideration

As part of the annual meeting of the congregation on Sunday, February 10, a formal resolution will be proposed and voted on to proceed with formal planning of a building project. ***The resolution is for approval to plan, not to act.*** The planning would include a fundraising feasibility study to determine capacity for paying for renovations; development of a financing plan based on conversations with local financial institutions and the ELCA Mission Investment Fund; and further design work and refinement of cost estimates with architects and contractors. Already allocated dollars would support the planning.

Based on the results of the meeting on Feb. 10, the congregation would reconvene during a special meeting on Sunday, May 4 to approve 1) the final elements and costs of the proposed building project; and 2) the proposed financing plan, including the amount of a capital campaign and payment term. The proposed building project follows – the costs are estimates that will be further refined and finalized during the next phase of planning.

Proposed Building Project Plan

WHAT	DETAIL/RATIONALE	COST
Re-roof existing roof	All roof surfaces have come to end of usable life. Replacement is good stewardship of our resources.	\$665,500
Replace Single Pane Windows	Most windows on the north, south, and east are original to 1969 building. Replacing them increases energy efficiency and climate control in library area, offices, and Fireside Room.	\$125,700
Complete HVAC upgrade	Replace air handlers throughout building to complete project that began three years ago. Air handlers no longer work effectively with new boiler and A/C units, poor temp control in parts of building.	\$624,000
Replace Deteriorating Exterior Facia	Facia on the top 4' of exterior has sustained water damage. Recommendation to reface entire facia to mitigate further water damage and create consistent appearance from the street.	\$213,600
Resurface Parking Lot	Parking is the first encounter people have with our space. Repairs would provide new surface, give curbless transition from parking to sidewalk, and repaint parking spaces for ease of use.	\$131,600
Renovate Existing Elevator	New utility carriage would replace existing. Improves functionality of necessary ministry tool in our building.	\$116,300
New Elevator at front of building	Enlarged elevator would give access to all existing levels of the building (minus balcony) and provide single entry access to building for people of all abilities.	\$478,600
Hearing loop throughout sanctuary	Greatly improves ability to hear for people with hearing aids. Individual devices would be available for those who do not use a hearing aid as well.	\$30,000
Pipe Organ Restoration	Replaces worn, original parts and provides important cleaning and maintenance. Our organ is a vital part of worship. Maintenance and upkeep are essential parts of being good stewards.	\$185,000
Back wall of sanctuary glass	Provides a visual reminder that worship is the center of our life together as we enter the building. More natural light in the sanctuary was cited often as a desire of the congregation.	\$42,700
Replace chancel	Chancel would come forward into the sanctuary to allow for more flexible worship space. It would be designed higher to allow worshippers to better see worship leaders.	\$56,000
Upgrade and improve sanctuary lighting	Upgraded lighting would increase energy efficiency, provide the possibility of a "daylight effect", and give more options for lighting variations during special worship services. Lighting upgrade also includes electrical upgrade throughout sanctuary.	\$135,000
Replace pews and chancel furniture	Replace with a combination of chairs and pews. Provides flexibility for different size worship settings. New chancel furniture included to fit the size of new chancel.	\$95,000
Replace sanctuary/chapel tile	<i>New flooring reduces cost of hearing loop installation by \$50K.</i> New flooring to cover area of existing chancel. A warm neutral floor provides renewed look and feel for our worship.	\$253,000
Open Library	Remove library wall for increased hospitality space. Library circulation moved to existing coat room, Book collection reorganized on moveable shelves that are interspersed in gathering areas.	\$76,700
Renovate Lounge, flooring throughout public spaces	Moveable wall replaces existing. Additional moveable wall would be able to create two meeting spaces. New easier to maintain flooring throughout main level included.	\$341,300
Interior/Exterior Signage	New external digital signage, and interior way finding signage provides better hospitality to members and guests.	\$30,000
Mission Beyond Our Church	Our journey of faith consistently calls us to love and care for our neighbors. As we seek to ensure that our platform for mission is vibrant for years to come, we also seek to make an investment in the lives of others by tithing the cost of this project to mission beyond Zumbro.	10% Tithe of Total Project
Total Estimated Budget		\$3,599,900

Infrastructure

Accessibility

Worship

Hospitality

Addressing Other Areas of the Building

In the course of the focus groups, the need to focus attention on other areas of the building was expressed. Among areas felt to need attention most urgently included: 1) appliances in the main kitchen; 2) the look and feel of rooms on the two lower levels – with emphasis on rooms used for Faith Formation and other education offerings; and 3) brighter wall colors throughout the lower two levels.

Thanks to the generosity of congregational giving in 2018, a new commercial refrigerator has been purchased for the main kitchen. Planning by staff and congregational leadership is also underway to address other areas. One of the initiatives of our 2019 stewardship campaign “Finding God in the Midst of the City” includes \$25,000 to cover a portion of costs to improve these areas of the building that are used by a wide variety of church and community members.

Other Projects

Solar Panels: Interest in exploring the feasibility of solar power panels as part of the building project was expressed as part of the focus groups. In its discussions, the Building Leadership Team recommends that a small working team be assembled to explore this possibility and bring a recommendation to the Church Council in follow-up, as appropriate. The team would explore areas such as how much power could be generated; impact on Zumbro Lutheran’s daily load; and can the grid accept the power generated.

North Lot: The Building Leadership Team also recommends that a separate group be established to formulate recommendations re: the north parking lot, immediately across Sixth Street S.W. from the church. Options for review and assessment could include how the congregation might partner with other groups to sustain and strengthen the mission and ministry of Zumbro Lutheran short- and long-term. All options, including sale of the property, could be explored, with recommendations coming to the congregation for review and approval.

Reserve Fund: The Building Leadership Team also recommends establishment of a Building Reserve Fund (roughly 10% of the total project cost) to grow the reserves and allow the congregation to pay for repairs and maintenance as they occur, rather than delaying them and inevitably increasing the eventual cost. The fund would help ensure that the congregation is a good steward of the financial and facility gifts given; prevent deferred maintenance costs growing to a level requiring a capital campaign, while promoting financial stability and mission growth.

Frequently Asked Questions

Q: *Under the proposed project, would the library go away?*

A: No. The library would remain on the main level of the church and move to an equally central and accessible location.

Q: *Why do we need to invest in HVAC – didn’t we fund that project recently?*

A: The previously funded and completed project only met a portion of the overall need. The main level needs additional HVAC capability. Our main level currently struggles to balance and manage the heating and cooling loads of the lounge and other large rooms and the loads they demand.

Q: *Is the \$3,599,000 price of the project an estimate or a bid?*

The price is an estimate for planning purposes at this point in the process and includes 5% contingency for construction costs and 8% contingency on the estimated price.