

*Preliminary*  
*Case Statement*



**A Proposed Capital Campaign to Address Our  
Facility Improvement Needs**

**St. Paul Evangelical Lutheran Church & School**  
Norfolk, Nebraska

## *Introduction*



St. Paul's Lutheran Church is a vibrant community that dates to 1866 with our school tracing its roots back to 1867. For over 155 years, our church and school have been ministering to the needs of our community. And while facilities and faces have changed during this time, one thing remains the same... our commitment to Christ, to one another, and to the betterment of our community by sharing Christ's love and light.

As a result, our church today is an active community comprised of over 240 households with 110 children enrolled in our school, in grades in Pre-K through the 8<sup>th</sup> grade. Led by a dedicated pastor, school principal, faculty and staff as well as a strong corps of lay leaders and volunteers, we offer many opportunities for people of all ages to participate in the spiritual, educational, social, and service ministries of our church and school.

Yet, despite our strong heritage of activity and accomplishment, some significant challenges remain.

*God calls us to care for and cultivate all that He has given us...  
not to be complacent, but rather, to constantly strive to be better, to build on and  
improve what we have... always trying to realize our God-given potential.*

## *Our Needs*

With the dramatic growth in the number children in our local community combined with the fact that we have a very well-known, respected and exceptional school, we anticipate that we could soon be filled to capacity due to our plans to offer a full-day, pre-school option to our existing half-day option as well as various needed childcare options in the future too. As a result, we're facing the very real prospect of having to turn deserving children and their parents away, denying them the chance to receive a life-changing, quality, faith and value-based education that could shape their futures for the better forever. This could also rob our church of more potential members and the income we would otherwise have with them and more students.

In addition, our existing school building is aging and becoming outdated in many ways at a time when many other local public, private and parochial schools are proactively updating and expanding their own educational facilities. So, in order to remain competitive and continue to be, and be seen, as exemplary, we need to proactively update and expand our own educational facilities. And since many parts of our school also are used by and benefit our church, our St. Paul's community as a whole will benefit from these needed updates.

### **Expanded Early Childhood Center**

By adding a full-day option to our existing half-day option at our Little Lamb Pre-School, which is in big demand in our community, we anticipate that we'll soon be at capacity. We started our pre-school program in 1991 by renovating part of the school to create a small classroom when the school was experiencing a lull in enrollment.

Our thoughts at the time were that this would not only provide a needed service to our members and local community, but also it would provide a better use of our facility and needed additional income for our church. We also felt that it would translate into increased enrollment in our school.

And we were right! In fact, our Pre-School has grown from just a small number of students at its start to over two dozen students today. In addition, enrollment at the school has begun to grow too, from just 44 students when the Little Lambs Pre-School started to 86 students today. And this growth trend is projected to continue in future years.

- In fact, the under-age-5 population in Norfolk has grown dramatically since the year 2000, and there are approximately 1,963 children under the age of 5 in our community today with an estimated growth to 2,100 by the year 2025.
- Yet, existing child-care centers currently have only 1,538 spots available and early childcare will soon fill completely with waiting lists extending out to 1-½ years or more.



So this presents us with both a problem and an opportunity. The problem is that our existing pre-school classroom simply cannot accommodate our potential pre-school program growth. And the opportunity is that if we had more space, we could not only serve these children, but also, expand into offering childcare services too, which would provide an additionally needed service for our church members as well as the local community and is likely to translate into an even greater enrollment in our Pre-School Program and school.

## **Expanded & Improved Classrooms & Specialty Spaces**

And with enrollment in our growing school growing and its growth likely to continue based on the increased enrollment in our Pre-School Program and the increasing number of school age children in our community, we need to act now to begin to reclaim the classroom space lost when we started our Pre-School and add even more classrooms and specialty spaces to attract and accommodate these potential students in our school.

- This is both important and urgent because we don't have ample, appropriate and attractive educational spaces that will attract these young families and students to our church and school as other churches and schools soon will.
- In fact, many are already responding to this need by updating their facilities and revamping their programs, by adding more child-care space, libraries, computer and science labs and extra-curricular activities and spaces, for things like band, choir, drama, sports, STEM programs, clubs, and other diverse and desirable activities.



So we need to do these things too, at our own school, to remain competitive and to be able to continue to attract young families to our church and students to our school in addition to being able to continue to provide the quality, faith and values based education that our school is known for.

## **New Multi-Use Gymnasium, Auditorium & Event Center**

In addition to providing needed additional classroom and specialty spaces, we also need to address issues with our existing gymnasium too. That's because:

- Our existing gym is too small, has a slippery tile floor surface and has a small, non-regulation-size basketball court.
- The gym also currently has very limited bleacher seating, not ample enough to accommodate the crowd of people that often attends our school sporting events.
- In addition, bleachers are too close to the playing floor, which risks injury to both spectators and participants alike.
- We also don't have a stage in our gym or a separate auditorium in our school, which limits our ability to provide, and/or for people adequately see, various band and music performances as well as theatrical productions and other presentations.
- We also don't currently have adequate men's and women's locker room facilities at our school.



- Nor do we have ample storage space for recreational and sound amplification furnishings and equipment, as well as tables and chairs.

### New School Commons & Cafeteria Area

We currently don't have a dedicated cafeteria at our school or commons area outside of our school gym.

- Children have to eat their school lunches in our gymnasium, which requires setting up and taking down tables each day.
- We also don't have a commons area outside of our existing gym where people can congregate during breaks in activities in the gym or where people can purchase and consume concessions.



### Other School Building Improvements

The existing school building is also in need of various other improvements and repairs.

- The flat roof over the gym is failing in places and leaking.
- The buildings' existing HVAC system is not as cost and energy efficient as it could be.
- Interior hallways, classroom and office walls have a dated look and the tile floors contain potentially dangerous asbestos and have a somewhat dated look, especially in the school buildings' South wing.
- Our education building also doesn't currently have a fire sprinkler system to protect the school building or its occupants as is now required by law and building codes.
- And the building's restrooms are not handicapped accessible which again is now required by law and building codes.



## *Our Plans*

To address these needs, we have an exciting plan. It calls for:

- Building a new addition to the east side of our existing school building to house:
  - An expanded Early Childhood Center, which will consist of four (4) new classrooms, all with age-appropriate furnishings and required in-room ADA compliant restrooms.
  - A new multi-use gymnasium, auditorium and event center with a regulation-size basketball court with more ample and appropriately spaced bleachers on one side and an ample and well-appointed stage on the other side of this space.
  - A new commons area that will be integrated into part of the main entry to the school and will serve as a new dedicated space for our school cafeteria with its adjacent existing school kitchen and a place where we can gather for various church meals and meetings and during breaks in events.
- Converting our existing gymnasium and pre-school space into new and needed classrooms and specialty spaces for our school.
- Making various other more minor but needed improvements to our existing school.



*God asks us to care for and improve on all He has entrusted to us. This is the essence of what it means to be good stewards of God's various gifts.*

## **Expanded Early Childhood Center**

Part of the new addition would be an expanded Early Childhood Center, which would be open and operate year-round, would have a separate entrance from and would be physically separated from the rest of our school for efficiency and improved safety for our youngest children and students. This new Early Childhood Center will be comprised of:

- Four (4) new age-appropriate classrooms, an expanded classroom for our great and growing Little Lambs Pre-School and the other, planned new childcare rooms for 3 year olds, 2 year olds and infants. Each of these new rooms will be age appropriately furnished and will have ADA compliant in-room restrooms.
- Our new Early Childhood Center will also have a dedicated office for our Early Childhood Center Director.

In short, this planned new Early Childhood Center will meet the great and growing need for expanded preschool and childcare space within our church and local community. It will also help to attract needed, new and younger families to our church and new students for our school, which will provide an additional source of revenue for both and will continually revitalize our church membership. Finally, this new Early Childhood Space will also free up space so that we can also expand our existing school which is also something that we need to do.



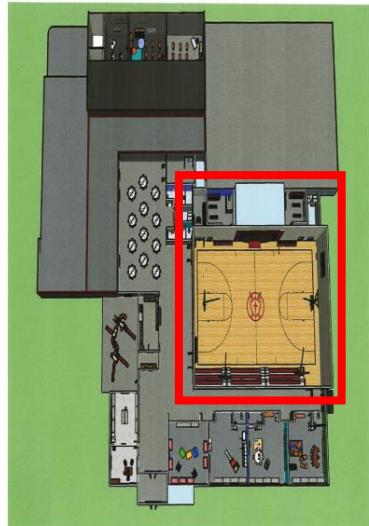
*Jesus said, "Let the little children come to me, and do not hinder them, for the kingdom of heaven belongs to such as these."*

*Matthew 19:14*

## New Multi-Use Gymnasium, Auditorium & Event Center

Within this new addition we are also planning to add a new and needed multi-use gymnasium, which will have:

- A much larger-than-we-have-now recreational space with a regulation-size basketball court.
- A wall of bleachers along one side of the court wall, which will expand our seating space and provide more appropriate spacing between our seating and playing spaces than our existing bleachers provide now, which will improve participant and attendee safety at various athletic events.
- There will also be an ample and well-appointed stage on the opposite side of the bleachers for music and theater productions, presentations and other types of performances and events.
- Separate men's and women's locker rooms are also included in our plans.
- And we'll have ample storage space for recreational and sound amplification furnishings and equipment, as well as tables and chairs.



This new and needed multi-use space will be available to be used by our Early Childhood Center, our school and our church. It will enable us to host an even greater array and number of activities and events. Plus, this space will also be available for rent and use by other, outside groups, which will benefit our local Norfolk community and provide an additional source of revenue for our church and school, too.



## Repurposed Space for School Expansion

Our plan also calls for converting the old gymnasium and pre-school space into new and needed space for our school. This will include:

- Two (2) new multi-use classrooms.
- Specialty spaces that would include a new library and resource center, science lab and expanded dedicated music and band room.
- And even though there will not be enough space to fit a second story of classrooms into the vacated gymnasium, a second level is planned within the existing gym to provide much needed additional storage space for our Early Childhood Learning Center, church and school.

In short, the addition of these two new classrooms in the converted gym, the addition of a new preschool classroom in the new Early Childhood Center, and the reclaiming and repurposing of additional space within the old gym and preschool areas, will enable us to ultimately have a total of nine (9) separate classrooms or one for each grade level of our school. Plus, it will enable us to provide needed specialty spaces and expanded storage space that will benefit our Early Childhood Center, our church and our school for the foreseeable future.

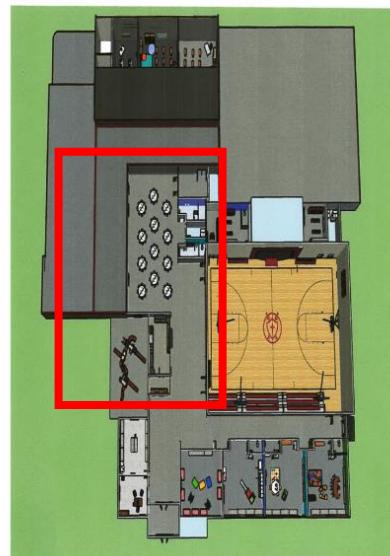


## New School Commons & Cafeteria Area

Our new addition will also have a new common commons area that will complete and connect this new and needed space to our existing school building to the south of our new addition.

- This new commons area will be integrated into part of the main entry to the school.
- It will serve as a new dedicated space our school cafeteria with and its adjacent existing school kitchen.
- It will also be a place where we can gather for various church meals and meetings.
- It will additionally serve as a place where people can gather during breaks in activities held in our new multi-use gym as well as a place where we can set-up, sell and serve concessions.
- And it will have bright and brand new handicapped and easily accessible restrooms.

So the daily weekday task of setting up and putting away tables in the old gym for school lunches and various fellowship events will soon be bygones of the past, which will save wear and tear on our tables and chairs and save us money in set-up and tear down costs.



## Other School Building Improvements

We will also be refreshing the rest of our existing school which has many of the same features as it did when it was built in 1948.

- The old re-purposed gymnasiums' flat roof will be repaired or replaced.
- The buildings' existing HVAC system will be upgraded with more cost and energy efficient elements.
- Interior hallways, classroom and office walls will be repainted and some of the existing flooring replaced.
- A new fire sprinkler system will be installed to bring our entire educational center up to current fire code requirements which will better protect both our property and the people inside in the event of a fire.
- And finally, restrooms will be remodeled to provide for handicapped accessibility.



## *Costs & Campaign*

The total cost for addressing these various needs is estimated to be in the \$4,000,000 range, an amount that we would plan to raise in a specially conducted capital campaign where members would be asked to prayerfully consider special gifts – over and above their current gifts to the church – in support of this special project and need.

Gifts to the campaign could be made in a number or combination of ways.

- *Pledges* over a three-year period would be minimally encouraged and probably essential to meeting our needs since it would be impractical, if not impossible, to reach a goal of this magnitude with one-time, out-of-pocket gifts.
- *Non-cash gifts* such as securities, real estate and personal property would also be accepted and encouraged.
- *Deferred gifts* is an additional way that gifts can be made and include such things as gifts as life insurance policies, gifts in trust and gifts through one's estate.



*Just as those before us have done, we are called to build a better church, and to leave a legacy of improvement for those who follow us.*

## *Summary*

But whatever your gift or method of making it may be, please be assured that everyone's support will be needed to assure our proposed campaign's success. So thank you for sharing your time and thoughts with us about this important endeavor.

Through the prayerful, volunteer, and financial support of many, and the extra-ordinary support of a few, we believe we can succeed in our task. So thank you and God bless you for your important and helpful feedback in advance.



*Recognize that all you are and have, are gifts from God. Respond appropriately by sharing what you have in a loving and lasting way with those who seek to do His will and work. This is the essence of what it means to be a sound steward, to emulate the example and become a disciple of the ultimate steward – Jesus Christ.*