

*Preliminary*  
*Case Statement*



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

**St. Olaf Lutheran Church  
Fort Dodge, Iowa**

## *Introduction*



St. Olaf Lutheran Church is a vibrant congregation that dates back to 1891. For over 130 years our church has been ministering to the needs of our community. And while facilities and faces have changed over the years, one thing remains the same...our commitment to Christ, to one another, and to the betterment of our community.

Our church today is an active community comprised of over 317 households. Led by a dedicated pastor and strong corps of staff, lay leaders and volunteers, there are increasing ways in which people of all ages can participate in the spiritual, educational, social, and service ministries of our church.

Yet, despite our accomplishments and strong heritage of activity, some significant opportunities for improvement 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*

In 2021, our congregation voted to open a daycare in the education wing of the church. When we started looking into remodeling, several building issues were discovered as we looked at how to best utilize the space and bring the building into compliance with code. This also provided the opportunity to make improvements to the building for congregation members and guests.

### **Education Wing Improvements**

- **A New Daycare Center.** We have an education wing that is part of our church facility that has multiple class and meeting rooms, that aside from Wednesday nights when we host our evening meal and our youth and family education efforts through our Ignite program, sits mostly empty and is virtually unused on other days of the week. Yet, there are over 2,000 children in our community and their families that need and are looking for quality, Christian values-based day care and preschool programs. We currently don't have a program like this at our church, but we do have the space.
- **Updated Fire Alarms & New Fire Sprinkler System.** The education wing of our facility does not have a fire alarm or sprinkler system, which is a violation of current building code requirements for a daycare and is a serious safety concern that puts this part of our property and the people using it in danger in the event of a fire.
- **Central Air-Conditioning.** While our adjacent fellowship hall has central air conditioning, the education wing of our facility does not. There are only window-mounted air conditioner units in the classrooms and meeting rooms. But they are aging and inefficient and don't do a good job of consistently cooling these rooms. This makes holding classes and meetings on warm weather days in these rooms virtually impossible from a comfort standpoint.
- **Upper-Level Restrooms Improvements.** In addition, we have outdated restrooms and sinks in some of our education wing classrooms, and the few main restrooms that we have upstairs in this part of our facility are not handicap accessible or large enough. This is not compliant with the Americans with Disabilities Act building code requirements.

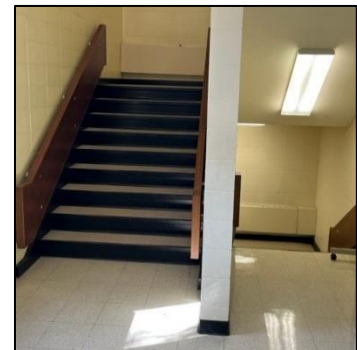


*Let us rise-up to meet every need, to overcome every obstacle and to passionately pursue every opportunity available to better our church. This is the very essence of what God asks and commands of us as stewards of His church.*

- **Daycare Entrances & Exits.** We also don't have easily accessible entrances and exits at the educational wing of our building. Because the daycare center we hope for will be a separate part of the church, we will need to add its own entrance. This is an inconvenience to those who must enter our building from our main entrance and walk a greater distance than they would otherwise have to with a more direct access. It is also a safety concern for educational wing occupants, particularly in the event of a fire or other emergency that would require exiting this wing of our building more immediately.
- **Corridor Barriers to Regulate Access.** We don't currently have a way to securely close off the education wing from other parts of our church facility. This too is a safety concern given there are now open and multiple ways to access the educational wing from inside our facilities.
- **Dedicated Daycare Playground.** Our outdoor play and recreation space is not a dedicated playground, well laid out and appropriately equipped to serve our planned daycare facility.

### Other Needed Improvements

- **Daycare Director's Office.** We don't have an office on the main level where appropriate staff members can not only work but can more easily monitor who enters and exits this section of our building.
- **Covered Drop Off Area to Our New Daycare Center.** We don't have a close by, covered drop-off area for those who want to gain access to the education wing or a particular part of it more immediately. Instead, people who want to access this part of our building must walk a fair distance and enter our facility from the street or parking lot, which can be both inconvenient and dangerous especially for children when there are many moving cars. People must also often deal with various inclement weather elements when trying to enter our facility such as rain, rainwater and runoff puddles, sleet, snow, and ice are among the many obstacles that people will encounter at different times of the year.
- **New Elevator in Our Education Wing.** The existing street and sidewalk outside of our education wing are approximately 4 feet 6 inches below the floor line of this part of our building and the three floors of the education wing itself are accessible only by stairs. This makes it very difficult for people with mobility challenges, people pushing baby strollers, or people carrying their little ones to access the different levels of our education facility which is against current DHS requirements.
- **Expanded Entryway into Our Church.** We currently have steps and an exterior ramp up to the two west wing entrances to our church which makes it difficult and even dangerous, especially for our elderly members and visitors, those with mobility issues, and those with walkers or wheelchairs to easily and safely access our church facility, especially during times of inclement weather. The north entrance to our worship facility is also very small and narrow and does not have an automatic door. Therefore, it is not easily accessible to those with walkers or wheelchairs.



- **Covered Drop Off Area for Our Church.** We currently don't have a covered drop-off area at the main entrance to our church where members and visitors can be conveniently dropped off to avoid longer walks from the street or parking lot and where they can be protected from adverse weather elements such as rain, snow, and ice.

### **Proposed Future Improvements**

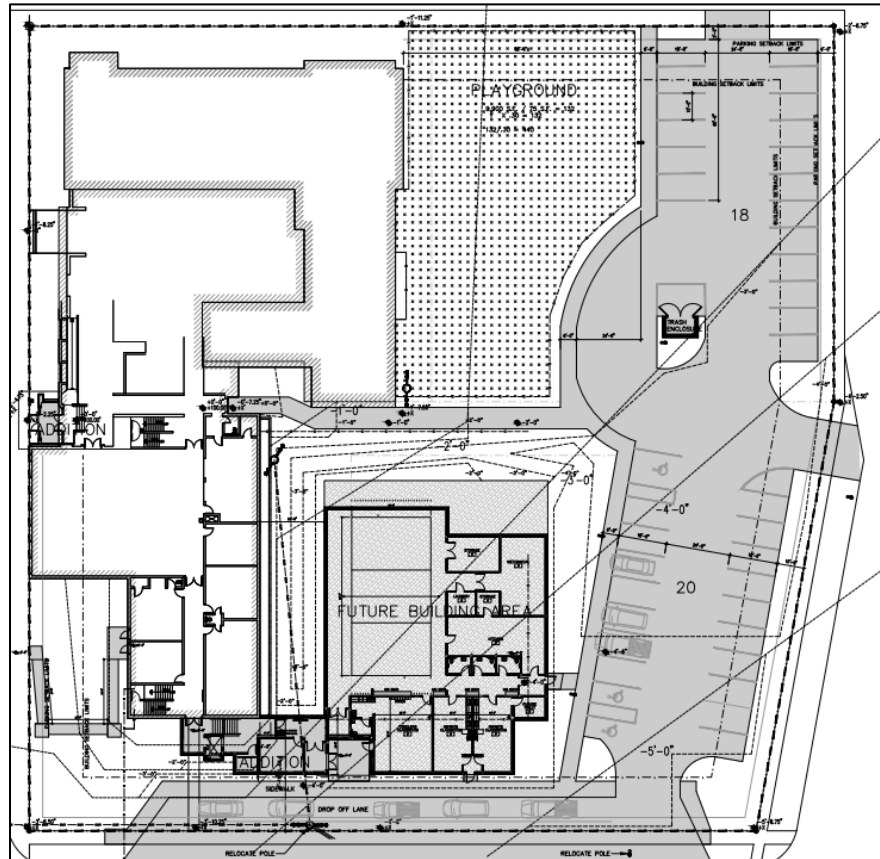
- **Improved Parking & Walkways.** We have limited parking and walkways that lead up to the education and worship wings of our facilities. This makes accessing these facilities more difficult for everyone, especially those with mobility challenges.
- **Expanded Multi-Use Indoor Space for Various Activities.** We don't have adequate indoor space with a close-by kitchen where we can host a wider variety of indoor events.

*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.*

## Our Plans

To address our various needs and opportunities for improvement, we have an exciting plan. It calls for:

- First, converting part of our existing education wing into a daycare facility and making various other upgrades to the education part of our facility to make it more safe, comfortable, welcoming, accessible, and secure for a daycare center.
- We also plan to add a covered drop-off area, a dedicated entryway and a daycare director's office within our proposed new daycare center as well as a new indoor ramp at the southwest doors and a covered drop-off area at our planned expanded new main entrance to our church.
- Then, once we have adequate funding in place, we plan to add new, paved parking lots and sidewalks to make our daycare center and church more easily accessible.
- And finally, we trust we will eventually build an addition onto what will be the existing daycare to provide us with additional childcare space as well as a new, multi-use recreational center with an adjacent kitchen.



This plan could be done all at once or phased depending on how much we can feasibly expect to raise.

*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.*

**Phase One:**  
**Educational Wing Improvements**  
**Anticipated Cost: \$1,450,000**

Phase one of our plan includes various educational wing improvements.

- **A New Daycare Center.** Our plan initially includes making modifications to the main floor of the education wing of our facility to create a new daycare center. This will enable us to provide a much-needed service to our church and local community, and that will attract new and younger families. This remodeling would include creating four new classrooms - two for children under 2-1/2 years of age, and two for children over 2-1/2 years old. Then, in each of these classrooms, we will add a restroom because it is a requirement from DHS for children those ages.
- **Updated Fire Alarms & New Fire Sprinkler System.** We also plan to install a fire alarm system and a sprinkler system on all three floors of our education wing.
- **Central Air-Conditioning.** We further plan to add a new central air conditioning system and a code-required air ventilation system to all three floors of the education wing portion of our facility. This will not only make our daycare facilities and their occupants more comfortable during warmer weather days but will also enable us to hold other youth and education classes and various other meetings and gatherings in this part of the facility throughout the year.
- **Upper-Level Restrooms Improvements.** We plan to significantly upgrade the upper-level restroom facilities in the education wing, which will include increasing the number of handicapped accessible stalls and toilets, repainting, and replacing the lighting, flooring, and fixtures for improved cleanliness and aesthetics.
- **Daycare Entrances & Exits.** In addition, we plan to create two new direct exits from two of our existing classrooms to the exterior of this portion of our facility for emergency exits for children 2 ½ years and younger, which is a code requirement for DHS. This will not only make our daycare classrooms more directly and readily accessible but will also enable us to swiftly evacuate this facility in the event of a fire or other emergency.
- **Corridor Barriers to Regulate Access.** We plan to add three new security doors to prevent access to the daycare area from the worship wing of our facilities. This will prevent access to this part of our facility when building occupancy warrants it, which will make the daycare area even more safe and secure.
- **Dedicated Daycare Playground.** We also plan to create a well-equipped playground to the west side of our facility so that parents and children of our church and local community can continue to enjoy it for many years to come.



**Phase Two:**  
**Additional Education & Worship Wing Improvements**  
**Anticipated Cost: \$1,650,000**

- **Daycare Director’s Office.** A new daycare director’s office is ultimately planned for inside our planned new daycare center’s front entrance to provide an adequate workspace for our daycare director and for building safety and security purposes.
- **Covered Drop-Off Area to Our New Daycare Center.** We plan to create a new covered daycare drop-off area to the daycare entrance. This will make it easier and safer to drop off children in all types of weather.
- **New Elevator in Our Education Wing.** We also plan to add an elevator within this new daycare entrance- which will make all levels of the education wing more easily accessible. for those with mobility issues or those with walkers or wheelchairs.
- **Expanded Entryway into Our Church.** We additionally plan to remodel the south main entrance to our church on the west side of our facility to include a larger handicap vestibule and interior handicap ramp to make the entrance more easily accessible.
- **Covered Drop Off Area for Our Church.** We plan to add a new covered drop-off area outside the southwest entrance to make this portion of our building more conveniently and comfortably accessible.



*Daycare Entrance*



*Elevator Inside Daycare Entrance*



*Southwest Door*



**Phase Three:**  
**Parking & Walkway Improvements**  
**Anticipated Cost: \$425,000**

And again, if or once sufficient funding is available, we also plan to make even more improvements.

- **Improved Parking & Walkways.** This will involve adding parking lots and adjacent sidewalks along the east side of our property. to make both our new daycare center and our church more easily accessible.

**Future Phases**  
**New Family Life Center Addition**  
**Anticipated Cost: \$5,400,000**

And finally, once sufficient funding is available, we also dream of building a new Family Life Center addition onto what will be the existing daycare that would encompass additional space for our daycare program, if needed, a large multi-use space for sporting, social, and various other activities.

- **Expanded Daycare Facilities.** This part of our new Family Life Center addition would include three rooms that would extend from and be parallel to the entrance of our new daycare facilities.
- **Expanded Multi-Use Indoor Space for Various Activities.** Also, part of our new Family Life Center addition would be facilities would be a new multi-purpose space with 30-foot-high side walls and ceilings, adequate storage for tables and chairs and various other types of equipment, a laundry facility, and a new, commercial-grade kitchen. This would enable us to host an even wider variety of various indoor events that would be of benefit to our church and the local community.

## *Costs & Campaign*

The total cost to address these various needs is estimated to be in the up to \$9,000,000 range, an amount we would hope and plan to raise in one or more specially conducted capital campaigns where members and perhaps some members of the community 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*, such as life insurance policies, gifts in trust and gifts through one's estate.



*“As each one has received a gift, use it to serve one another as good stewards of God’s varied grace.”*

1 Peter 4:10

## Summary

Through the generous prayerful, volunteer, and financial support of many – and the extraordinary support of members the church as well as the community, we believe that we can succeed in our task. As a result, we are also confident of our continued growth as a community of faith and in our ability to do God’s will even better. So, thank you for your feedback and support 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.*