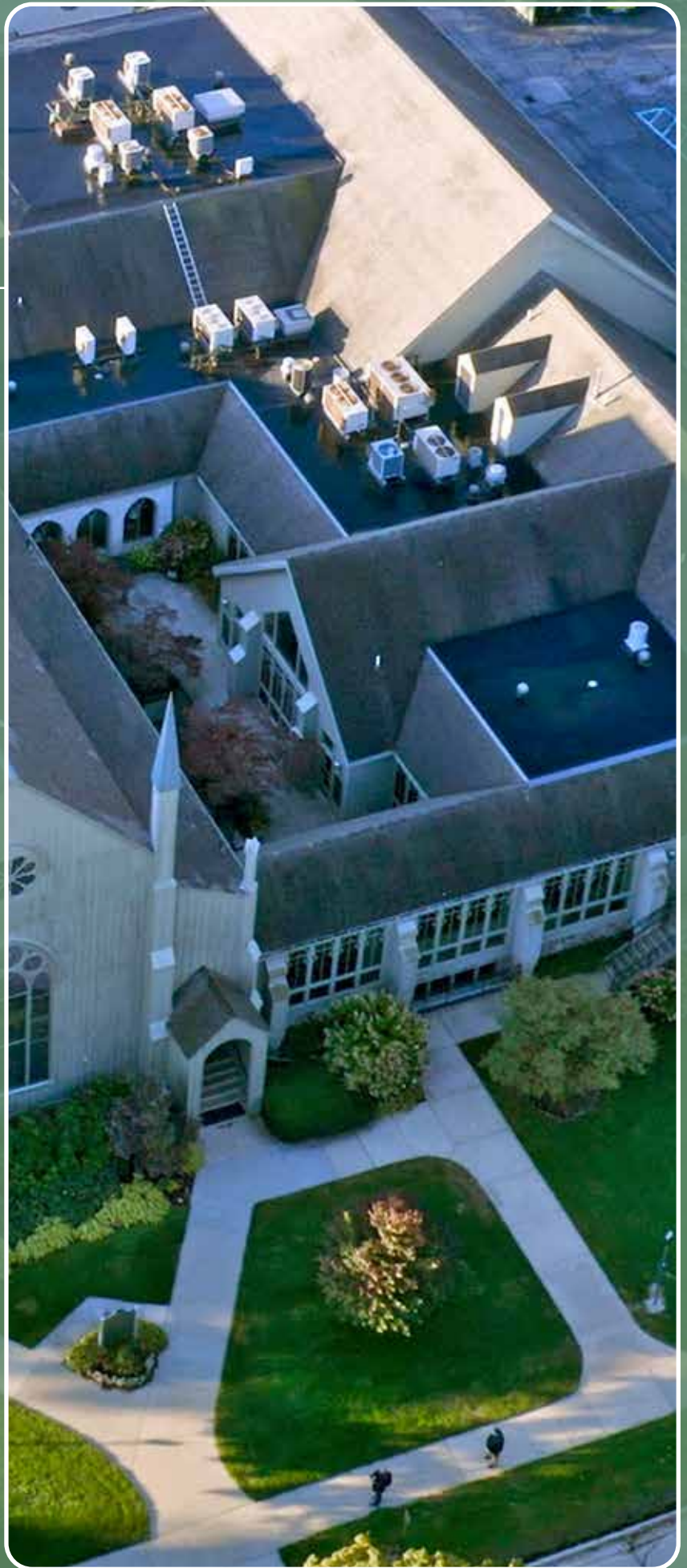




# Renewing Our Church Facilities

2024 Capital Campaign  
for Third Reformed Church





## It is finally time to replace the air conditioning units serving the sanctuary and the remainder of the church facility.

Put simply, the air conditioning units are long past their expected product life and rely on a refrigerant that is no longer produced.

We were prepared to begin the replacement process in 2020 when COVID-19 struck. We delayed the process because of the challenges and unknowns the global pandemic brought.

Now that the uncertainty brought by the global pandemic has quieted, membership is growing, and momentum around the significance of the church's role in the neighborhood and community is building.

To continue to have an effective ministry in the future, our 150+ year-old facility must be structurally sound, properly maintained, and equipped to carry out our various ministry programs in the coming decades.

**This investment in our facility maintenance may be out-of-sight but is none-the-less critical for a well-functioning ministry center.**

Please join us in this Capital Campaign endeavor.

Sincerely,

**Jeff Munroe**  
Co-chair of the Development Committee

**Dave Vanderwel**  
Co-chair of the Development Committee

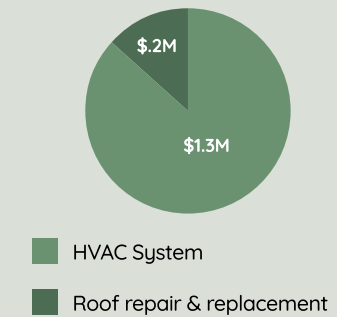
### WHAT WILL THIS PROJECT ACCOMPLISH?

- We will remove the 22 condensers currently mounted on the roof—now well beyond their life expectancy—and replace them with a central chiller and upgrade the ventilation and air handling system to create a more energy-efficient HVAC system.
- While we are repairing and replacing roof areas, we will also investigate installing solar panels on the roof to reduce our energy consumption.
- We also intend to address some of the accessibility issues within our facility, such as additional space for wheelchairs in the sanctuary and bathroom accessibility.
- We will replace the existing shingles over the entire facility.
- We will replace the current flat roof where the AC condensers are mounted as it is also nearing the end of its life.

### WHAT IS THE COST OF THIS PROJECT?

Estimates for a **new HVAC System (Heating, Ventilation, and Air Conditioning)** total over \$1.3M. On the heels of this project, we can see that **some roof replacement and repair will be needed** over the next few years, making the total projected facility cost over the next few years approximately \$1.65M.

While the church has consistently set aside funds for building repair and maintenance needs over the past decade, those funds have been depleted by the recent capital improvements, and we'll now have to fund this project through a combination of fundraising and borrowing.



#### ESTIMATED COST SUMMARY

<b>\$1,350,000</b>	HVAC including engineering and architectural services.
<b>\$200,000</b>	Roof replacement and accessibility upgrades.
<b>\$100,000</b>	Interest expense.
<b>\$1,650,000</b>	<b>TOTAL</b>

### HOW WILL WE PAY FOR IT?



After numerous conversations with different lending institutions, financiers agree that **our best option is to borrow from the RCA Church Growth Fund**, as it will offer **better terms at a lower rate** than a bank can offer.

Our loan payments are then recycled to **help fund the building of other churches**. However, **paying interest on this loan** will still be a significant expense that

**must be incorporated into our church budget.**

A rough estimate of the financing costs indicates that if we were to borrow the entire amount we need for this project, we'd have to add up to \$120,000/year to our church budget.

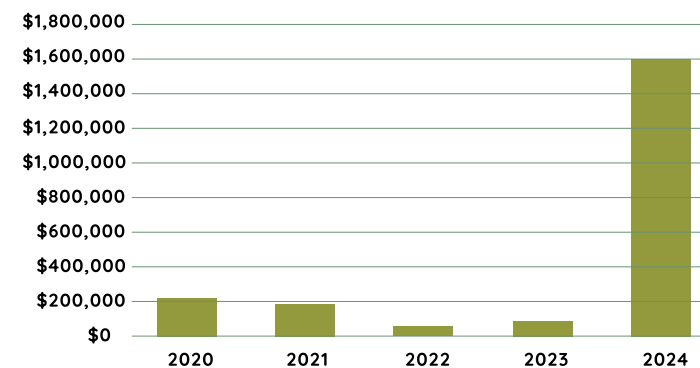
Therefore, we are initiating a \$1.2 million fundraising campaign designed to minimize the amount borrowed for this renovation.

#### PROJECT REVENUE SUMMARY

<b>\$1,650,000</b>	<b>TOTAL PROJECT</b>
<b>\$1,200,000</b>	Fundraising campaign.
<b>\$350,000</b>	Sales of TRC-owned houses.
<b>\$100,000</b>	Remaining debt rolled into operating budget, carried over 3 years.

#### RECENT INVESTMENTS IN OUR FACILITIES

2020	SANCTUARY A/V PROJECT
2021	PARSONAGE
2022	PAINTING PARKING LOT
2023	PAINTING, BASEMENT MOISTURE MITIGATION



## Here's how you can help!

To undertake this project and minimize the impact on Third's future ability to carry out ministry, we need congregational members to pledge their support to this campaign while continuing their regular church giving.

We ask you to make an over-and-above pledge to be paid over a three-year period to help fund this HVAC project and to help preserve our ministry budget for ministry rather than for finance expenses.

Investing in this campaign is an investment in the long-term financial health of this congregation.

**To help with this campaign, please complete the pledge form on the back of this page.**

## Charitable Pledge

In support of the Facilities Campaign of Third Reformed Church, I/we pledge and promise to pay Third Reformed Church the total sum of \$ \_\_\_\_\_ over the next three years to be paid as follows:

\$ \_\_\_\_\_  
on or about \_\_\_\_\_

\$ \_\_\_\_\_  
on or about \_\_\_\_\_

\$ \_\_\_\_\_  
on or about \_\_\_\_\_

(We request that pledges be paid within three years.)

This is an unrestricted pledge but is intended to support future facilities improvements to sustain and enhance the mission of Third Reformed Church.

I/we understand that Third Reformed Church will rely on this pledge in making commitments for expenditures, borrowings, construction projects, and other future commitments relating to the church's facilities.

SIGNED \_\_\_\_\_

PRINTED NAME(S) \_\_\_\_\_

DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

**PLEASE RETURN PLEDGE FORM TO:**

Third Reformed Church  
Attention: Church Finance Office  
111 West 13th St  
Holland, MI 49423



TRIM ALONG THE DASHED LINE



To pledge online, scan the code above, or visit [trcholland.org/campaign24](http://trcholland.org/campaign24)



111 West 13th St.  
Holland, MI 49423

(616) 392-1459  
[trcholland.com](http://trcholland.com)