

Grace Episcopal Church

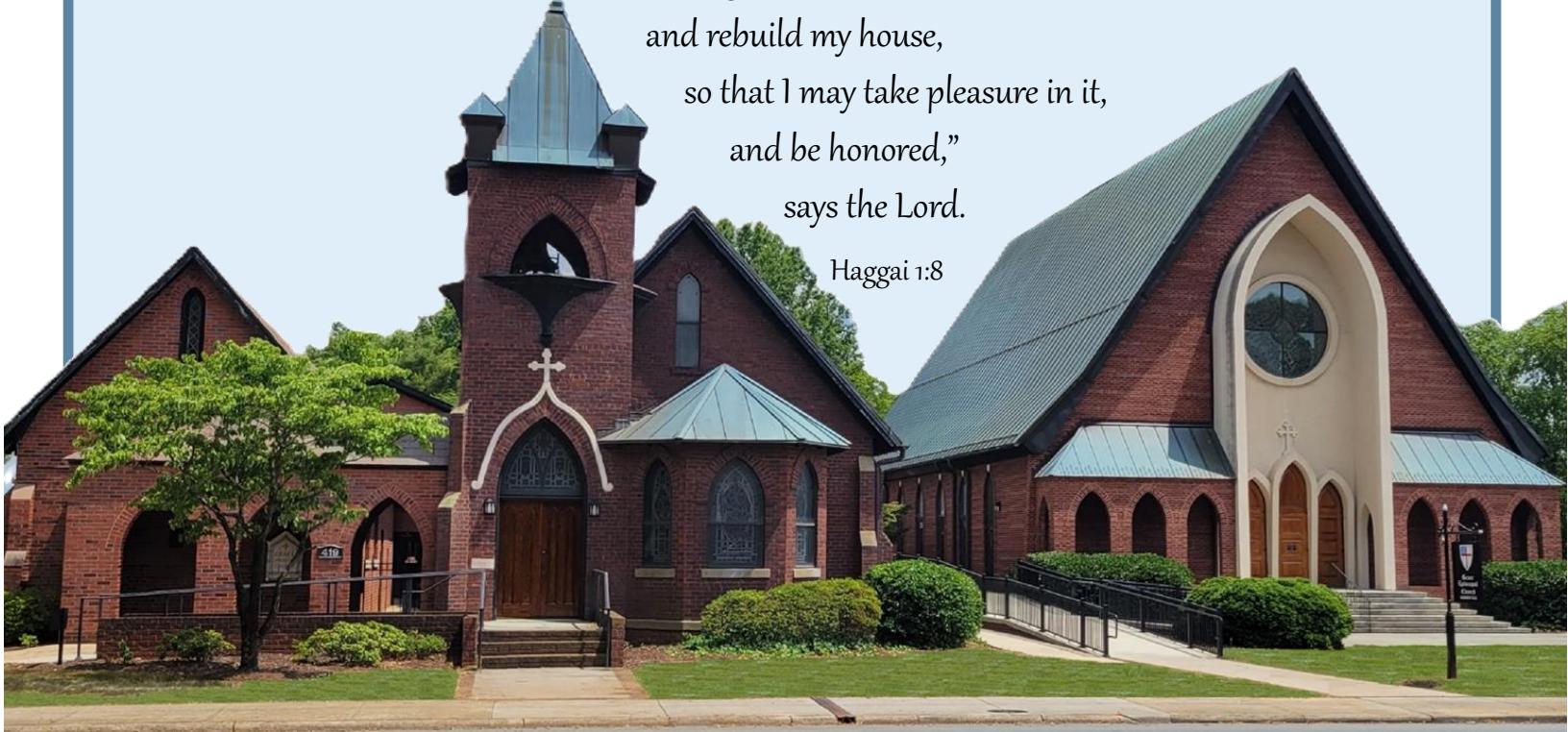
A Venture in Faith

Our 2024 Building and Grounds Campaign

Renewing, Rebuilding, Restoring, and Reimagining
God's Church for Our Generations to Come

“Go up into the mountains,
and bring down timber,
and rebuild my house,
so that I may take pleasure in it,
and be honored,”
says the Lord.

Haggai 1:8



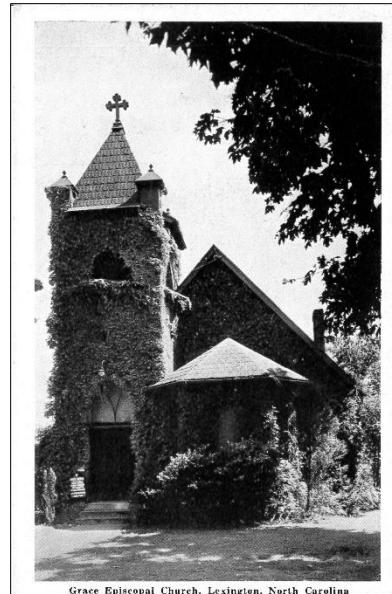
Grace Episcopal Church

- ⌘ Lexington's oldest congregation
- ⌘ Listed in the National Register of Historic Places
- ⌘ A House of Love and Faith in Christ for 200 Years.

A VENTURE IN FAITH

Our 2024 Building and Grounds Campaign

Renewing, Rebuilding, Restoring, and Reimagining
God's Church for Our Generations to Come



Grace Episcopal Church, Lexington, North Carolina

The Grace Episcopal Church 2024 Building and Grounds Capital Campaign will fund a generationally important and empowering effort over the next three years. Our hope is to renew, rebuild, restore, and reimagine the physical plant of our blessed church.

Our initiative will allow us to undertake major deferred maintenance, renovation, and backlogged projects, and will materially improve our building's structural integrity, functionality, aesthetics, and safety. Our campaign will allow us to anticipate needs as our congregation continues to grow and for the generations to come.

Our prayerful hope is to raise enough funds to cover the projects described in this booklet, without straining our regular cash flow. Often unanticipated building and grounds expenses annually thwart our budgeting and frequently usurp vital ministry funds. A significant benefit of the campaign would be to free up those ministry funds to support new initiatives, programs, ministries, missions, and other important needs.



Please read the materials that follow with a prayerful heart as you learn about the significant needs and work at hand. Our Vestry, Junior Warden, Facilities Manager, Building and Grounds committee, Staff, and Clergy have compiled these recommendations for needed projects. They also scoped the proper remedies and obtained the necessary trade estimates.

Grace Church is seeking \$1 million in gifts to carry out these programs over the next three years. Please pray and follow the inspiration God may be placing in your heart. Please consider making your most loving and generous gift to God and the Church.

A Venture in Faith for Grace Episcopal Church

For where your treasure is, there your heart will be also.

Matthew 6:21

Dear Parish Family,

Grace Church has been blessed by God in recent times with a growth of spirit, worship, ministry, mission, fellowship, prayer, new people, facility enhancements, and enthusiasm. We have made great progress with the renovation and renewal of much of our building and grounds facilities. With all this blessing, progress, and momentum in hand, by prayers and wisdom, our Vestry and leadership see our beloved church at a unique crossroad of opportunity to tip our blessings into another decade and more. Grace is thriving and alive in the Holy Spirit right now in ways we are thrilled and grateful to see and experience.



Physical improvements and additions of new ministries and missions have a sacramental effect within the Body of Christ. As people see and experience such change, there is an inward and spiritual grace and inspiration from these outward and visible signs. Longstanding and new leaders have discerned that this is the time to faithfully step forward in mission and commitment, evermore seizing the opportunities God has placed before us. It is a time to sacrifice and take risks to ensure the strength, spirit, and stability of our years ahead.

Our Vestry, Staff, Clergy, and ministry leaders have prayerfully set a devoted, visionary, and transformative course before us for the renovation and upfitting of our church campus, equipment, and utility systems. A great deal of long deferred maintenance, repair, and replacement needs to be done, together with the provision of new improvements.

The wonderful publication that follows has been envisioned over many, many months to provide a full and transparent explanation of the challenges at hand. The prayer and hope of Grace Church is that you will pray and give your heart to these needs as never before.

We remember that our big Church is 36 years old, our Parish Hall Building is 73 years old, and our historic Chapel is 121 years old. There is so much to be done, all in reliance upon the faithful and prayerful response and commitment of all our Church Family members and their households.

Please say your prayers, receive this Spirit inspired vision into your heart, and ask the Holy Spirit to lead you to what might be a major gift to you, in your love of God and Grace Church.

May God the Father, Son, and Holy Spirit be glorified by what we do together!

Ed Kelaher, Rector

Each one should give what you have decided in your heart to give, not reluctantly or under compulsion, for God loves a cheerful giver.

2 Corinthians 9:7



Our Historic Chapel

The heart of worship at Grace Church for many souls is our beautiful and historic Chapel, built in 1903. Recent years have seen many upgrades including the complete renovation of the Chapel Sacristy and new stained glass sacristy windows. The sacristy has become the home of our new Flower Guild ministry. We also have successfully and permanently remedied a previous water collection issue beneath the Chapel.

Through the years, weather has taken its toll on the exterior of the building with rainwater previously seeping through the external brick into the interior walls. The intruding water has compromised our 1903 plaster or stucco causing significant cracking and

detachment from the underlying brick structure. The exterior has since been sealed properly, ending the seepage, yet the interior damage remains to be repaired and worsens as we delay. This is a complex task of removing the damaged plaster, cleaning the underlying brick, applying new plaster, and painting the entire Chapel interior. The work will require a specially skilled artisan in a world where plastering is a dying art, ensuring our zeal to make all repairs true to our original construction.



Some electrical components of our Chapel need replacement and modernization and will be completed as part of the overall project. Safety, fire prevention, and good care are all parts of the electrical stewardship at hand.

The Parish Hall

Our historic Chapel is the oldest structure of our Grace campus, dating back to 1903. Adjacent and connected are our Education and Administrative Building and our Parish Hall, which was built in 1951, 73 years ago.

The Parish Hall lately has become a vital and thriving part of our gatherings, including parish dinners, major meetings, community events, various fellowship events, the Rector's Forum, youth events, Sunday refreshments and fellowship, historic milestone celebrations of all types, and receptions for baptisms, weddings, and funerals. It is a crucial resource and face of our congregation in many ways.

However, the Parish Hall is such a blessing to us despite its aged and dysfunctional 1951 conditions. Our hope and desire is for this wonderful area to be completely and totally renovated into a space so lovely that we would be proud to use it for our children's wedding receptions, together with a new and much needed Nursery area. We are blessed to learn that our Parish Hall planning and conceptualization began with a solid structural skeleton, built with strength, integrity, and durability.

The Parish Hall meeting room itself has seen different partition wall configurations over the decades but is currently wide open as a wonderfully accessible, versatile, large, and maximized area. To make the most of our desired renovations:

- The main room interior needs demolition and the installation of completely new walls.
- The old and outdated ceiling structure and finish need to be reworked, modernized, and beautified – including the removal of the huge and clumsy air vents and surface mounted fluorescent light fixtures.
- The original and beautiful hardwood flooring needs to be stripped and refinished.



Bare wiring in the Parish Hall ceiling

- The entire HVAC system needs replacement because it is old, undersized, inefficient, and unduly expensive to operate, maintain, and repair. Our current system is rated at 65% efficiency, our proposed new system will be rated at 95% efficiency.



- The lighting system needs total replacement, moving from old and unsightly surface mounted fluorescent fixtures to modern recessed LED lighting.
- The plumbing system is unsafe for human consumption and needs total replacement beneath the room in the crawlspace. This is a major need and a challenging scope of work.
- Doors leading to the Kitchen and Laundry Room would be reconfigured and replaced where necessary.
- All exterior doors will be equipped with the new digital keypad system that has vastly improved our security and access features this past year.
- The room was constructed almost completely without insulation, which would be installed for the first time ever, or blown-in where physical installation is impractical.
- The 2-stair risers leading from the main room to the old stage area above are not within code and need reconfiguration.
- The entire area would receive finished carpentry and painting once the above work is completed.



Our Parish Hall Kitchen

Our Parish Hall Kitchen is mostly unusable because of its old, outdated, and even unhealthy conditions.

- The water source pipes of our Kitchen are old, corroded, and unsafe for drinking. This renders cooking to be impractical and limited to minimal warming and serving of food.
- The current aged and unsightly vinyl flooring needs to be removed to uncover beautiful original hardwood beneath, in need of refinishing.
- The appliances are substandard, old, and too small for the considerable use envisioned by our people. New, efficient, upsized, and commercial quality appliances would be acquired and installed.
- The surface mounted fluorescent lights need to be replaced with modern, efficient, and lovely recessed LED lighting.
- The ceiling needs to be replaced with an updated finish and design.
- The electrical utilities need to be modernized including the wiring, outlets, and switches.
- The cabinetry is old and aesthetically unpleasing.
- The countertops need to be updated with lovely modern quartz or granite.

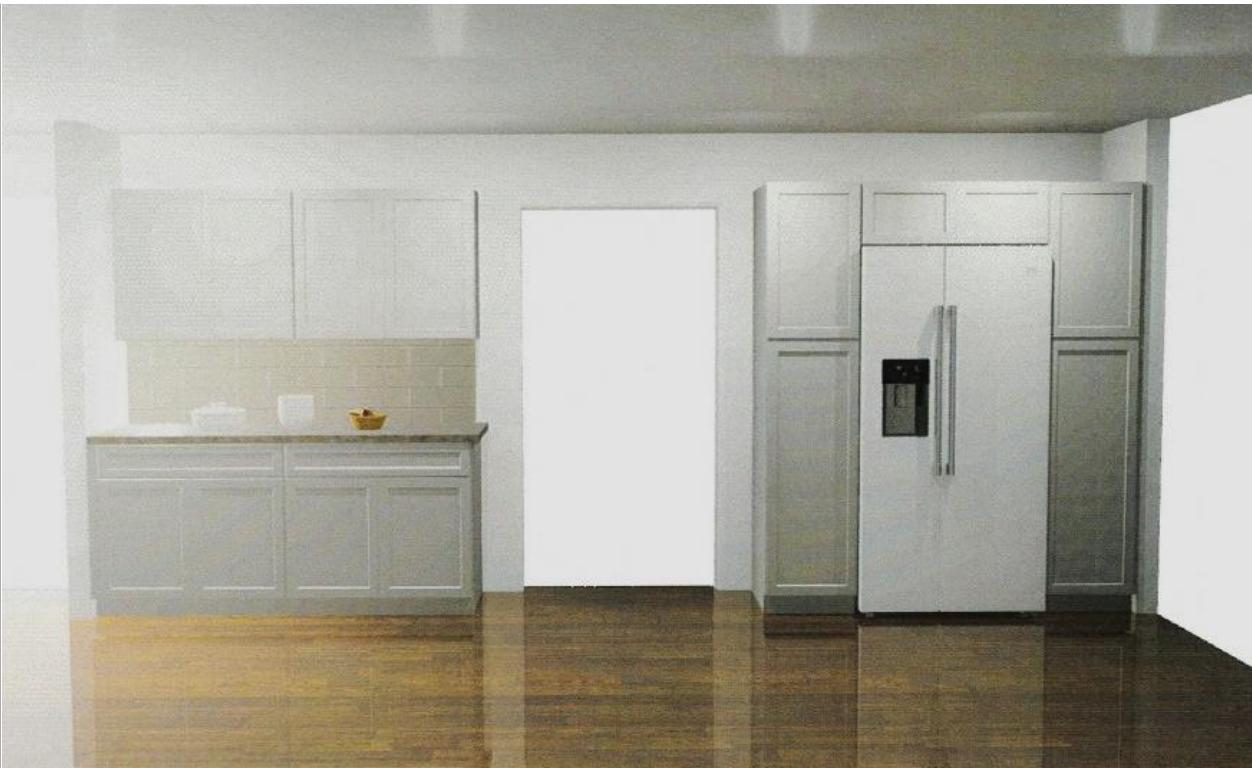


- Take a look at the wonderful kitchen design drawing included here. It reveals a marvelous and exciting concept for a Kitchen that will take us into the decades ahead.

PROPOSED



PROPOSED



The Laundry Room

The Laundry Room adjacent to the Kitchen is unsightly, cluttered, and in dire need of renovation.

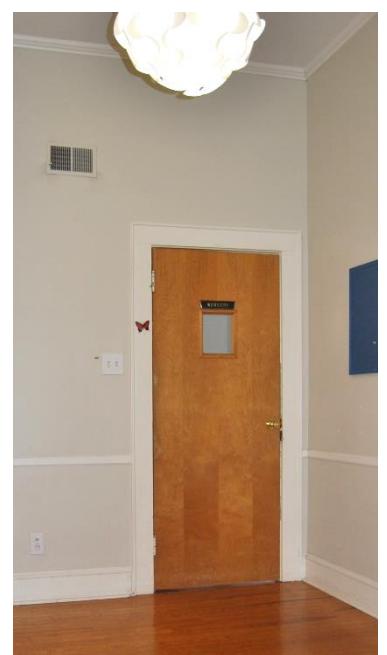
- There is a need for an updated, modern, and safer electrical breaker box.
- The HVAC system components located there would be moved or reconfigured.
- The hot water heater would be replaced, and perhaps relocated to the crawlspace beneath.
 - A large commercially rated utility sink would be installed.
 - Permanent stainless-steel shelving would be installed.
 - The ceiling would be replaced with a newly installed system.
 - New lighting fixtures would be installed.
 - The flooring would be restored and made new.



A New Nursery

A modern, lovely, safe, and inviting state-of-the-art Nursery is an absolute necessity for current and new families of any church. The stage area above our main Parish Hall room is immediately adjacent to our wonderful Playground, adjacent to the functions held in the main room, and adjacent to a parking lot entrance for drop-offs and pick-ups. It is an ideal location for a new Nursery. Our existing Nursery in our Undercroft has none of the advantages listed above, has no windows, is not physically attractive, and interfaces on Sundays with the volunteers and guests of our Grace Food Ministries mission work. Children and nursery workers need a room separate from the comings and goings of large numbers of unconnected and unmonitored people. Renovating our stage area requires many improvements.

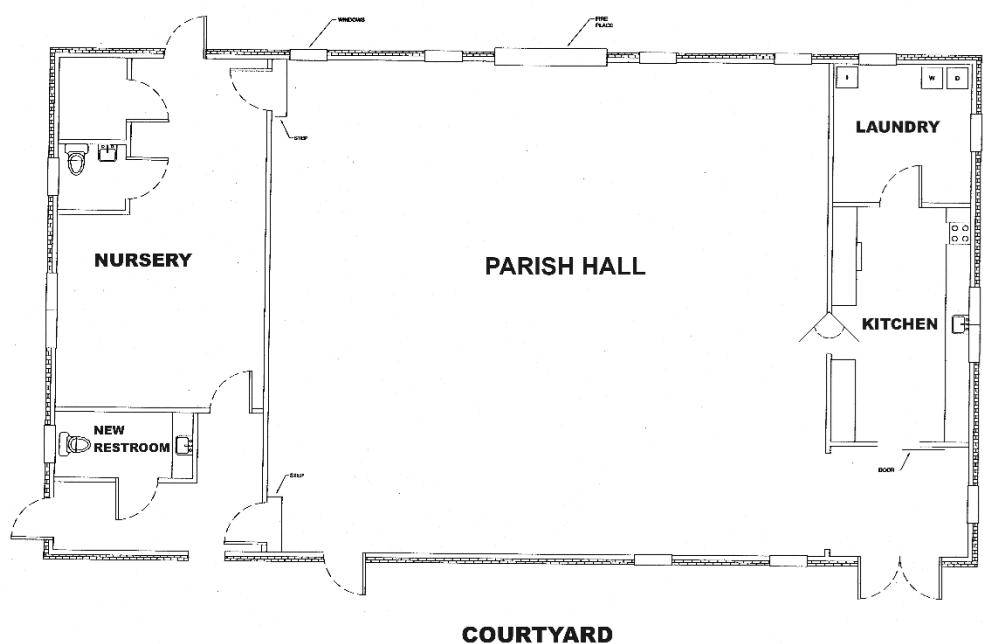
- The current stage area, long unused and unnecessary for our Parish Hall events, would be made into a marvelous, bright, and modern Nursery.
- The beautiful hardwood flooring would be stripped and refinished.



- The ceiling would be replaced with a modern ceiling system.
- The lighting system would be transitioned from surface mount fluorescent fixtures to recessed LED fixtures.
- The walls would be covered with new drywall and painted.
- The two bathrooms in this area are completely shut down and unusable. They need to be gutted and reconfigured – one for adult use, the other for children's use.
- The two bathrooms will need installations of new water and electrical utilities.
- The bathrooms would be provided with all new fixtures, flooring, lighting, and décor.
- The current ingress and egress doors of this area would be reconfigured for safety and for direct and controlled access to our Playground for our children and their attendants.



PLAYGROUND



The Education Building Classrooms, Offices, and Hallways

Our Education Building was constructed in 1953. Its classrooms and hallways need modernization, beautification, and in some cases repurposing for future uses and visions.

Over the last 3 years, we have completely renovated our Reception Office, Parish Administrator's Office, Kitchenette, office half bath, entry foyer, and installed a brand-new large office closet. We have also painted and equipped our second-floor classrooms, including the installations of instructional flat screen televisions and other resources. Perhaps there have been two shining stars of all our recent renovations. One is the splendidly remodeled Chapel Sacristy – including new flooring, a refinished wood ceiling, gorgeous new stained-glass windows, new cabinetry, granite countertops, and utilities. Another is the beautiful and inspiring upgrade of our Commons Room, principally carried out by parishioner volunteers who blessed us all with their efforts and care. The final results of all these projects are absolutely lovely.

So much has been done! Yet, so much remains to be done.

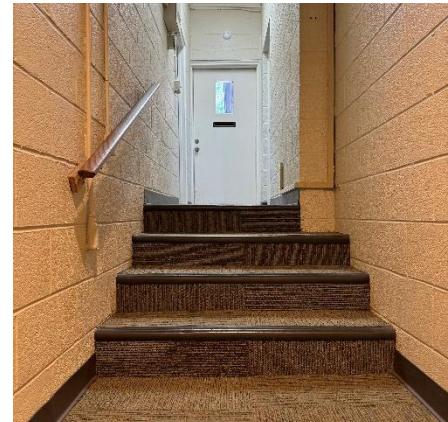
- The windows in the entire Education/Office Building are original and in dire need of replacement. We have covered the windows with mounted plexiglass to temporarily stop improper air and weather flow but a permanent fix is essential.
- The windows are in many cases inoperable, cracked, and lacking in structural integrity.
- Unsightly wires and electrical components are mounted on hallway walls and need to be relocated or eliminated where they are remnants of old systems unused today.
- Open visible air ducts need to be encased and properly hidden.
- Flooring needs to be replaced in different areas.
- The two-step riser leading from the offices to the Chapel is not up to modern code and is too high and irregular for the safety of some of our users.
- The two-step riser from the end of the first-floor hallway to the current stage area is not up to modern code and is too high and irregular for the safety of some of our users.
- The visible and unattractive cinder block walls of our hallways and classrooms could be easily beautified by the installation of drywall and painted.



- What was formerly the Rector's Office has been repurposed as our Parish Administrator's Office due to the greater need for privacy and space for our financial and administrative workings.
- This repurposing brought about the very positive and intentional relocation of the Rector's Office to its current location near the parking lot middle entrance door. This relocation puts the Rector in a position to be more relational, available, and connected to all those who come and go each day.
- The newly purposed Rector's Office needs basic renovations itself including the covering of cinder block walls with drywall, the enclosing of aluminum air ducts at the ceiling, the replacement of old ceiling materials, the replacement of surface mounted fluorescent light fixtures with modern recessed LED fixtures, the installation of a small closet for clergy vestments, the extension of one wall to modestly enlarge the office a few feet, and most critically, that newly extended wall will allow for the relocation of the office's entrance door.



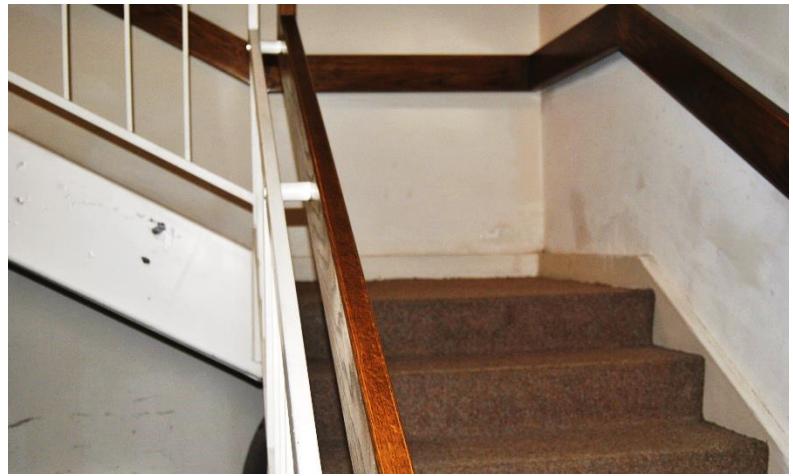
- A newly relocated Rector's Office door has a much greater purpose. Relocating the door will allow for the construction of an accessible ramp to replace the 3-step riser leading from the main hallway to the Reception Office and beyond. By the door relocation and the ramp installation, we will provide wheelchair access from the Parish Hall all the way to the Commons Room – that is, the entire length of the Education Building.
- Currently, there is no handicap bathroom access for someone attending a function in the Commons Room because the only available handicap bathroom in the Education Building is beneath the current 3-step riser to be replaced by the newly proposed ramp. These improvements will solve that problem as we lovingly care for those in need of such access. These improvements also will provide a way for a wheelchair to travel from the Commons Room or Reception Office to the Parish Hall without the need to go outside and then reenter the building – sometimes in inclement weather.



Our Church

Our large modern Church was built through the faith, labors, and sacrifices of our congregation and its leaders in 1988. While many improvements and maintenance items have been completed since, much more is still needed.

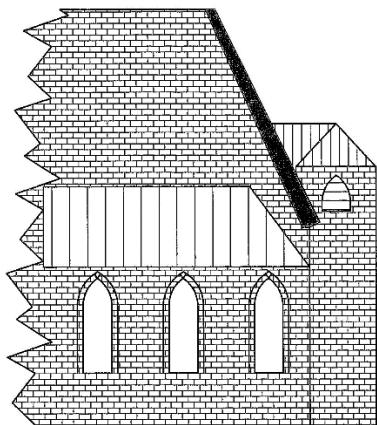
- The interior of the Church has not been painted in more than two decades and needs to be cared for now.
- The stairwells of the Church building are in need of painting and care.
- The lighting of the Church is outdated, inefficient, and expensive to operate. The large bulb each light uses is no longer manufactured. A new, modern, and ecologically efficient LED system needs to be installed.



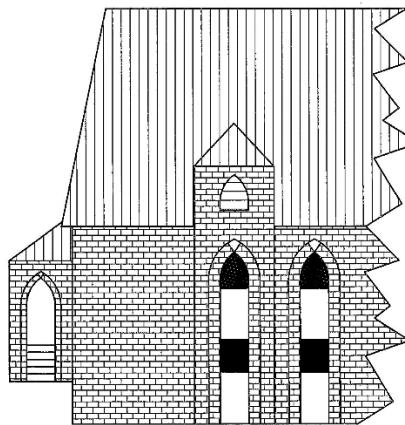
A New Elevator

When our new Church was built in 1988, the plans called for a 2-stop elevator from the Church to the Undercroft. The obvious thinking was to help those in need of an elevator to easily attend functions, meetings, classes, ministries, and other Undercroft gatherings. Finances rendered the elevator impractical, and the plans were changed. There have been uncountable times when an elevator would have been a blessing to so many people.

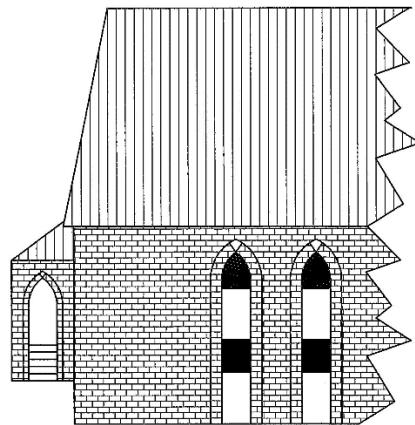
Our opportunity to acquire an elevator is before us once again. While the cost has grown in multiples, God will provide what we need if hearts are opened in generosity. This would be an exciting and meaningful resource to our parish for decades to come.



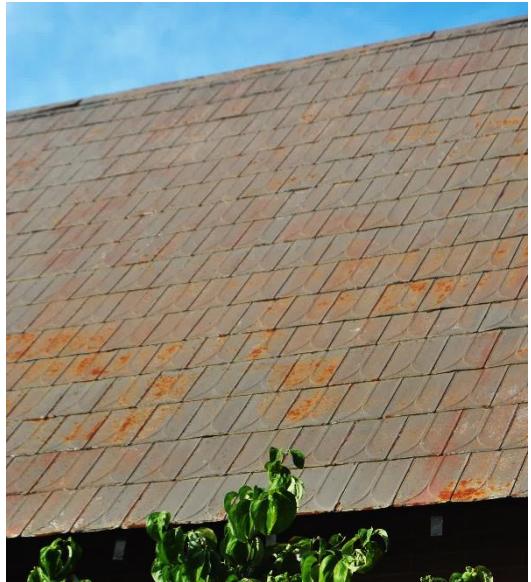
FRONT OF BUILDING VIEW
WITH ELEVATOR
Main Street



SIDE OF BUILDING VIEW
WITH ELEVATOR
5th Avenue



CURRENT SIDE OF BUILDING VIEW



Our Commons Room Roof

The roof covering our Commons Room is deteriorating badly. While it is not actually leaking at this time, professionals have warned that likely leaking will begin soon enough. The need is for an application of a rust eliminator to strip the roof down to its metal. Next would be the application of a properly colored coating that would render a minimum of 20 years of protection. This is something that is needed with or without a Capital Campaign, but without a campaign, the funds would be an impacting burden to our ministries and operations.



Our Undercroft and Undercroft Kitchen

Our Undercroft Kitchen is the heart of our Grace Food Ministries mission to local people in need. Grace Food Ministries is one of our most important outreach ministries. Since the historic shutdown a few years ago, our local community has lost ground financially given inflation and other factors. We have seen our food clientele shift somewhat from a majority of homeless recipients to a majority comprised of the “working poor,” as some economists apply the term. Every Sunday, we feed a triple digit number of people completely in line with so many scriptural verses calling on God’s people to care for one another. Even more, 2025 will see us as glad hosts for the local Salvation Army kitchen ministry, during the construction of their new facility here in Lexington.



Our Undercroft Kitchen was equipped with residential grade equipment in 1988. That equipment has aged and frequent repairs and replacements have burdened our ministry. Our need is to upgrade to new commercial grade equipment including appliances, cabinetry, countertops, space reconfigurations, food inventories, and more.

Our Undercroft gathering room is in need of the same modern LED lighting as we plan to install in the Church itself.



The many devoted and inspiring volunteers of our Grace Food Ministries need better resources for this vital work of the Lord. Our generosity to our Capital Campaign should meet all those needs and evermore enable a gracious, thriving, and holy service to our sisters and brothers who need our help.

Our 5th Avenue Parking Lot

Our 5th Avenue Parking Lot is a major resource of our church, providing the majority of spaces for our vehicles. The current surface of the lot is merely one inch thick and is failing in many spots. The remedy will be the complete removal of the existing surface, the provision of a proper foundational base, the doubling of the surface asphalt from one inch to two inches, the striping of all the parking spaces, and the



landscaping of the boundaries of the lot along South Salisbury Street and East 5th Avenue. These improvements are expected to last for many years and will serve our people and guests very well.

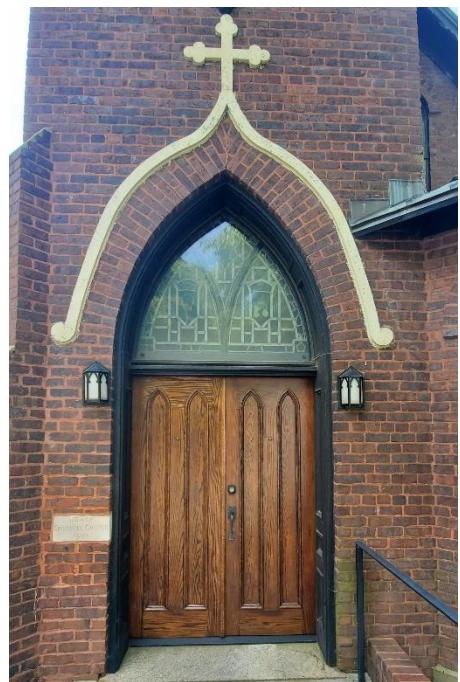
The Holy Roller

In some ways this item is the comic relief of our capital campaign, and in other ways it is very much a genius idea! While brainstorming issues concerning our possible new elevator, a very clever man among us opined that, “if we can’t have an elevator, we should have a golf cart.” When asked for further elaboration, he said a golf cart could take people from the side door of the church at the ramp, around the building to the Undercroft exterior door on 5th Avenue. Even more, he envisioned the cart being used to bring people from their vehicles in our parking lots to our church door – a boon to those who have difficulties walking, especially in inclement weather. This might even enable physically challenged people who currently do not attend worship services or functions to begin attending.

To top it all off, our inspired visionary said, *“And the golf cart should be named The Holy Roller!”*

What began as a humorous fanciful utterance later began to sink in as an inspiration of considerable merit. *If God wants a Holy Roller at Grace Church, let the people hear!*





Our Inspired Renovation and Restoration Vision for Grace Church

Our Historic Chapel – Built in 1903

1.	Replastering, painting entire interior, electrical upgrades	\$52,000
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Our Parish Hall, Kitchen, Laundry Room, and Nursery

2.	Carpentry demolition, dumpster, interior construction	23,000
3.	New Plumbing, HVAC, Electrical, and Lighting	58,100
4.	New Drywall, Insulation, Painting, Door Hardware	33,500
5.	New Kitchen cabinets, appliances, countertops	14,200
6.	New Ceilings and Floors, tile work	20,400
7.	Building Permits and Miscellaneous Expenses	22,000

Our Education Building, Office, and Hallway Improvements – Built in 1953

8.	Drywall and finishing of hallway cinder block walls	14,000
9.	Adding needed electrical outlets	5,000
10.	Replace 71-year-old windows	18,000
11.	Installing accessible ramp in hallway	9,000
12.	New floor covering, main floor only	11,000
13.	Renovation of Rector's Office	11,000

The Commons Room and Roof – Built in 1953

14.	Roof repair and sealing	14,000
15.	Replace 71-year-old windows	16,000
16.	Replace floor covering	5,300
17.	Replace defective gutters	7,000

Our Church Sanctuary and Undercroft Improvements – Built in 1988

18.	Painting/repairing walls of entire interior of the church	18,000
19.	Painting the stairwell, repair drywall	3,000
20.	New modern LED church lighting installations	20,600
21.	New modern LED lighting for the Undercroft	2,400
22.	Installation of exterior shaft/elevator to the Undercroft	350,000
23.	Remodeling our Food Ministries Kitchen	66,500

Our Outside Grounds

24.	Repave large 5 th Avenue parking lot and landscaping	84,000
25.	Electric key panel gate at 5 th Avenue lot	24,000
26.	Installation of landscape lighting – various locations	3,000
27.	The Holy Roller Golf Cart	15,000
28.	Contingencies for unexpected issues and costs	<u>80,000</u>

TOTAL CAMPAIGN NEED: **\$1,000,000**

How to Give

CHECKS

Grace Episcopal Church
Capital Campaign
419 South Main Street
Lexington, NC 27292-3234

SECURITIES

Please have your broker send a letter or email notice to:
Grace Episcopal Church
Capital Campaign
419 South Main Street
Lexington, NC 27292-3234
Attn: Maureen Tincher, Parish Administrator
gracechurch@gracelexingtonnc.org

The broker's letter or email should contain this information:

- The Donor's exact name
- The name of the security
- The number of shares/certificates

The broker should forward the DTC Eligible Securities to:

A/C Name: Old North State Trust, LLC
Participant Number: 2116
FFC A/C#: 010034386454
FBO: Grace Episcopal Custodian
Account Number: 35000531

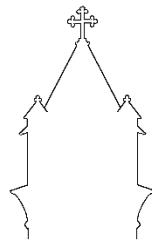
Information Contact: Amy Dillard, Trust Administrator
336.314.0507 adillard@trustonst.com

VIA INTERNET

<https://gracelexingtonnc.org/giving/>

FOR ALL COMMITMENTS AND GIFTS, PLEASE NOTIFY:

Maureen Tincher, Parish Administrator
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