

DUNDEE PRESBYTERIAN CHURCH  
**Building... Faith... Together**

God, what would You want to do through me?



DUNDEE PRESBYTERIAN CHURCH  
**Building... Faith... Together**



# Capital Campaign Leadership

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## Building... Faith... Together

People like to say that a church is more than just a building and they are exactly right. The church of Jesus Christ is made up of people much more than simply bricks and mortar. Yet, our beautiful building has been essential to the things that we have done in the name of Jesus Christ.

People like to say that faith is a personal matter. Once again, they are right. All of us must have a personal relationship with Jesus Christ, and all of us are responsible for the quality of that relationship. Yet, we all know that our faith will suffer without the help, and prayerful support and love of others.

Everyone who has been at Dundee Presbyterian knows how important it is to gather in this place and be supported in the challenges and joys of Christian faith. Our faith is lived out together within this building, and what happens within enables and empowers us to share that faith with the world.

That's why this capital campaign is so important. We want to attend to the needs of this building so this building can continue to bless the growth of our faith, and the growth of our love for Jesus Christ, for generations to come. At this moment in time, God has given all of us the wonderful opportunity to come together in faith and make joyful sacrifices in the name of Jesus Christ, so God's people may be encouraged to believe, worship, and serve our Lord in this Holy place, just as we have done for all these years.

May God bless us all as we continue ***Building ... Faith ... Together!***

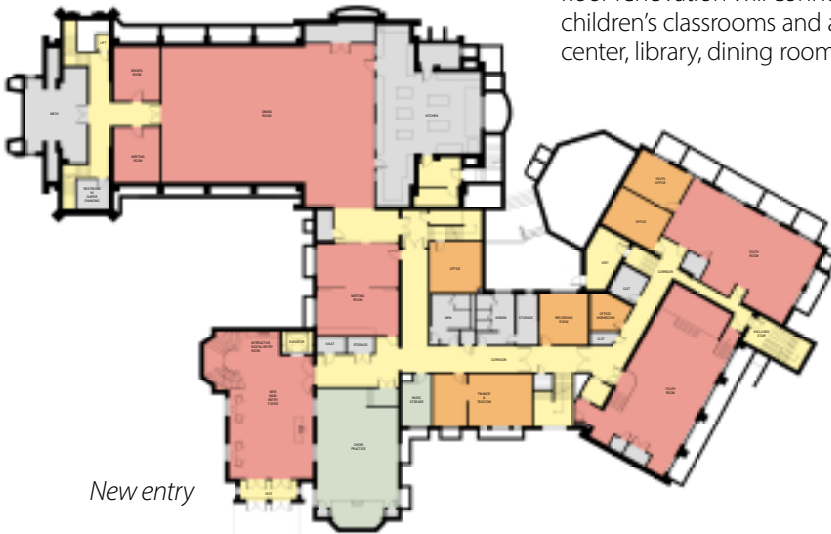
Faithfully,  
Rev. J.D.

# Project Overview

## WELCOMING EAST ENTRY



Dundee Presbyterian Church is stepping out in faith to embark on a comprehensive capital campaign that will support the vision for long-term growth. The master plan will provide visible and clear church access from Happy Hollow Boulevard with a covered vehicle drop-off and main entrance to a lobby and gathering space. A new reception area will create easy access to a fellowship hall (replacing the Parlor and overflow annex), a kitchenette, the Sanctuary, new staircase, new elevator, church offices, Chapel and preschool classrooms. The main-floor renovation will connect to upper-floor children's classrooms and a lower-level youth center, library, dining room and kitchen.



*New entry*





## **SANCTUARY** *Enhance and Protect*

Plans include developing an enlarged, elevated, flexible Chancel — preserving historic architecture, woodwork and furnishings — and a new dedicated bell choir space. Improved heating, cooling, and ventilation will protect the woodwork and organ, and provide comfort for worship. An upgraded audio/visual system will enhance worship.



## **SPIRITUAL CONNECTIONS** *Gathering, Fellowship Hall*

The master plan will expand the former parlor space by opening the south wall to create a two-story entry and fellowship hall. Cosmetic upgrades and new furnishings will provide an inviting, welcoming fellowship hub and reception area.



## **EDUCATION WING** *Expand and upgrade for safety and growth*

Updates to the education areas will include renovations to the youth and children's wing, housing preschool and childcare with churchwide site development and updated architectural, heating, cooling, plumbing and electrical infrastructure. In addition, the safety of these areas will be improved with enhanced technology and security doors.

***“God, What would You want  
to do through me?”***

# The Impact

## WELCOMING EAST ENTRY

We often say, "All means all" and that "everyone is welcome." But finding and entering our main entry door six days a week can prove challenging. A new main east entryway with improved accessibility will make it easy for first-time visitors, members, friends and guests to locate the entry, and will communicate to our neighbors that they are welcome at Dundee. The inside reception area and fellowship hall will create an inviting and hospitable space for conversation, and a link to the variety of ministries for children, youth, families and adults.

## SANCTUARY

### *Enhance and Protect*

Updating the church's Chancel, and architectural and infrastructural systems will protect the majestic stained-glass windows, pipe organ and carved woodwork in the Sanctuary, guarding this sacred space where each week we meet to renew our souls and mark the key turning points in life: marriage, baptism, communion and memorial services. In this iconic space we are shaped by the spirit of God claiming our lives through the good news spoken and sung. The update will also create a bell choir space and seamlessly incorporate features such as added screens and temporary platforms. The intent is for the architecture to appear as though these elements were there since the beginning, while meeting today's needs. Upgrades to the audio/visual system will improve this experience for all.



## **SPIRITUAL CONNECTIONS**

### *Create a Larger Gathering Space*

Over a cup of coffee or a shared meal, we form friendships that enrich our spiritual journey. By updating Dundee's social spaces, we extend God's hospitality to one another. We ensure that Sunday morning worshipers, Wednesday night learners and first-time guests and visitors have a place to experience authentic hospitality and community. These updates will also provide a place for new program development.



## **EDUCATION WING**

### *Expand and Upgrade for Safety and Growth*

The Wonder Place preschool program provides a vibrant link to the entire community, and families in the school often affiliate with the congregation. Currently, there is a waiting list to enter the preschool program. Adding and updating classrooms, improving security and upgrading the playground will position the church to more effectively reach out to young families and increase parents' confidence in our children's ministry.



## **MASTER PLAN PROJECTS**

### *Dundee Blessed Before Campaign*

While the needs within Dundee's Master Plan were being identified in the past 1½ years, the church was also blessed with a budget surplus. As a result, the youth room, identified in the master plan, has been remodeled with features added to meet its needs. Likewise, Dundee's security system was replaced and upgraded to include exterior lighting, higher-quality cameras with better coverage, door access controls and monitoring of doors. The new system also will include features adding to the safety of our staff during all hours of the day. Also, a problematic, inefficient system of heat and window air-conditioners will be replaced during the Spring/Summer of 2022. This will remove about a third of the load off our current heating and cooling system, which is part of the infrastructure work identified in the master plan. All of these items will be completed or near completion as our Capital Campaign begins.





# Reaching Up · Reaching Out

## God's Work Within Dundee's Walls...

Rejuvenating Dundee Presbyterian Church's historic structure will embolden its congregation to spread God's ministry beyond its walls throughout the world. Current projects include:

- Renovating Abide homes in Omaha's northeastern neighborhoods (upper right);
- Sending high school students to build a chapel at the Table in the Wilderness Christian camp in Centennial, Wyoming (at right);
- Commissioning adults to share the love of Christ by creating an "Exodus"-themed miniature golf course with a mission partner in Erseke, Albania (at right);
- Inspiring middle-school students to reach out to help others by cleaning up outdoor and interior spaces for such Dundee mission partners as the Omaha Street School and the Stephen Center (lower right);
- Taking Dundee children – our future mission workers – on a Vacation Bible Study virtual journey through Monument Valley Utah, sharing God's "Monumentally Awesome" love for us (lower left).

## ...Prepares Us For His Work Beyond Our Walls



# Financial Review

## DUNDEE PRESBYTERIAN CHURCH PROBABLE CONSTRUCTION COST 4/21/2022

### 1.00 INFRASTRUCTURE UPGRADES – PHASE 1

1.01	Hard Construction	\$2,418,351
1.02	Potential G.C. OH&P/Soft Costs/Fees/Testing – 15%	\$362,753
1.03	Contingency – 10%	\$278,110
<b>Subtotal:</b>		<b>\$3,058,214</b>

### 2.00 TARGETED SITE DEVELOPMENT – PHASE 2

2.01	Hard Construction	\$171,919
2.02	Potential G.C. OH&P/Soft Costs/Fees/Testing – 15%	\$25,788
2.03	Contingency – 10%	\$19,770
		<b>\$217,477</b>

### 2.00 NEW ENTRANCE/COVERED DROP-OFF & GATHERING SPACE – PHASE 2

2.01	Hard Construction	\$1,374,867
2.02	Potential G.C. OH&P/Soft Costs/Fees/Testing – 15%	\$206,230
2.03	Contingency – 10%	\$158,110
<b>Subtotal:</b>		<b>\$1,739,207</b>

### 3.00 CHANCEL RENOVATIONS – PHASE 3

3.01	Hard Construction	\$386,419
3.02	Potential G.C. OH&P/Soft Costs/Fees/Testing – 15%	\$57,963
3.03	Contingency – 10%	\$44,438
<b>Subtotal:</b>		<b>\$488,820</b>

### 4.00 EDUCATION WING RENOVATIONS – PHASE 4

4.01	Hard Construction	\$482,270
4.02	Potential G.C. OH&P/Soft Costs/Fees/Testing – 15%	\$72,340
4.03	Contingency – 10%	\$55,461
<b>Subtotal:</b>		<b>\$610,071</b>

**TOTAL: \$6,113,789**

#### Notes:

1. The above figures are based upon an assumed start of construction in Fall of 2022.
2. The totals may not reflect an exhaustive summation of all costs including possible loan interest, etc.
3. Hazardous Materials remediation is not included in the above figures.
4. Furnishings and movable equipment costs are not included unless otherwise noted.
5. "Potential General Contractor Overhead & Profit Margin/Soft Costs/Fees/Testing"



## **Why are we doing this and why now?**

Dundee has a nearly 100-year-old building. Over the past few years, we have reacted to problems when they've occurred. We've had to fix the stairs on the east side and chapel, repair roofing tiles that were damaged in a hailstorm, stop leaking water from the steeple/roof that was causing water damage to the back of sanctuary, and fix the leaking basement on the southwest corner, which resulted in new entry and lift. After all these things were completed, we wanted to get an assessment of other potential problems before they became emergencies. A building assessment by RDG Planning & Design in Omaha created a future master plan, which included improvements that may be combined with upkeep issues to help Dundee move forward into the 21st century. Dundee Presbyterian Church is more than a building, but has benefited from the forethought of those who went on faith nearly 100 years ago to create a great place for worship today. It is now our turn to refresh the mission and vision of the church building for the next 50-plus years.

## **How does the congregation feel about the new east entry?**

Last summer, plans for the new east entry were shared with the Dundee congregation and received positive feedback. The congregation was assured that the new horseshoe drive would not hinder traffic on Happy Hollow Boulevard. There is always a concern with maintaining the architecture that blesses our church congregation and the Dundee neighborhood.

## **What happens if we don't raise enough money to fund each of the projects in the plan? Will we take out loans?**

We are encouraged by positive feedback and believe our congregation has the capacity for a bold vision for the next 121 years. If we are unable to raise money for all of the projects, we can scale back the projects or consider completing projects in phases as money is raised. The projects will be prioritized and a plan for how best to phase them will be put together. In addition, we may take out a short-term line of credit during construction as pledges come in or a longer-term loan if a prudent amount is needed to complete a priority project.

## **Would any on-street parking be lost by the new east entrance horseshoe drive?**

The new east entry includes a door facing Happy Hollow Boulevard, just steps from a new drop-off area situated on the horseshoe drive off the boulevard. Although we will lose three on-street parking spaces along the west side of the boulevard, three closer drop-off parking spaces on the horseshoe drive will improve the safety and convenience of entering the church.

## **Are we including infrastructure (plumbing/electrical/heat and air) upgrades in the plan?**

Critical infrastructure upgrade costs are included in each project's budget. These costs total \$3,058,214 and cover churchwide site development and updated architectural, heating, cooling, plumbing and electrical infrastructure, as well as fire sprinklers. Each renovated area will also receive necessary mechanical upgrades.





## ***How have decisions been made on work for the Capital Campaign?***

A team of church leaders and staff has worked with an architect since 2020 to develop a master plan. Input from members through “First Impressions” meetings and a feasibility survey helped the team adjust plans based on how much support there is for projects and how much money can be raised. In November 2021, Session unanimously approved beginning a Capital Campaign.

Beginning in the fall of 2021 and into Spring/ Summer 2022, diverse groups representing the congregation were brought into input sessions for decision making as far as the scope of projects and determining how the building is used, and the needs of the congregation and staff. All Dundee members and staff were encouraged to participate or make known their questions and thoughts to members of Capital Campaign committees. Based on input from all, the Oversight Committee will make any required decisions that are left unresolved.



## ***What is the process for final decisions for the Capital Campaign?***

The process for final decisions will be:

- FALL 2022: After the campaign is completed and the money pledged is known, Dundee will work with the architects to prepare final drawings. At this time, necessary approval from the city will be required for the Happy Hollow Boulevard horseshoe drive.
- WINTER / SPRING 2023: Dundee will seek final bids for projects, arrange any needed financing. At this point the final scope of projects will be determined and a timeline developed.



## ***When will construction costs be known?***

The final costs will be known when architectural plans are completed, final bids received, and actual contracts signed. Typically, some contingency monies are included in the costs to cover any unknowns that arise. The intent will be to live within that number once established.



## ***Will the infrastructure changes save money?***

The current windows are single-pane, drafty, with extensive wood rot and the inability to operate. New mechanical systems for heating and cooling will not only be more efficient, but will also stop the heavy maintenance costs current systems are incurring. New systems will come with warranties and be less likely to breakdown. Maintenance will be required, but significant repairs should be years away. We have been in the constant significant repair phase for too many years.





**Will the replacement of windows include any of the stained-glass in the Sanctuary?**

No.

**Will the Endowment be participating in the campaign?**

The Dundee Presbyterian Church Endowment Committee, recognizing the needs of the church and desiring to support the 2022 Capital Campaign, is committing \$500,000 from future distributions to the *Building...Faith...Together* campaign. This proposal was approved by the Session and will begin in 2023. Historically the endowment provides an annual amount to the church as part of the operating budget. The endowment will continue to support the operating budget but at a lesser amount until the \$500,000 amount has been reached.

**What are the priorities in the projects?**

The main priority would be the infrastructure such as HVAC, windows, and some of this has begun. Other projects will depend on how much we raise in the campaign. We have hired a contractor, Boyd Jones in Omaha, and they will help guide us in this as well.

**What is the timeline for projects and construction?**

Some HVAC work is in process, but the bigger projects will require knowing how much the campaign has raised. Once we know the results, the Building Committee will work with the architects and contractor to determine final costs and then we can determine the scope and timing of what we can do. We will work with the contractor on getting things done in an order and way that minimizes impact on the church function. It may be some months before things will begin and we will be working with the contractor and keeping the congregation up to date throughout the whole process.

**What Master Plan projects have been started or completed so far?**

Because of gifts given early in the campaign, we have projects that have already been completed or are in process. Those projects are:

- Completed – Building security update,
- Completed – Youth Wing renovation,
- In progress – HVAC installation of the North end of the church building.

**How will the construction projects affect normal church programming?**

When construction happens in a particular location, programming will continue without interruption, but will be relocated temporarily to different parts of the church building.



# Creative Giving Strategies

You will be enriched in every way for your great generosity which will produce thanksgiving to God through us.

2 Corinthians 9:11

## Gifts Other Than Cash

### WHAT ARE NON-CASH GIFTS?

Gifts other than cash include stocks, bonds, annuities, property and other assets.

### WHAT ASSETS COULD I GIVE?

- Appreciated assets held more than one year, such as publicly traded stocks, mutual funds, bonds, real estate, collectibles and other readily marketable property often provide tax advantages.
- Personal property such as automobiles, jewelry, and other items may also be given. There may be no capital gains tax benefits to these gifts, but the financial and spiritual benefits can be tremendous.

### WHY GIVE NON-CASH GIFTS?

The tax code is very generous toward this form of giving. Giving the asset directly to the church allows the church to sell the asset, thereby eliminating potential capital gains taxes to the donor. This also results in a larger gift to the church.

### HOW DOES TAX BENEFIT WORK?

In an itemized deduction, the donor is allowed to include 100% of the market value of many of these assets as charitable contributions for tax purposes, if held more than one year.

Because of its tax-exempt status, the church will receive the full market value, minus transaction costs, at the time of sale without paying capital gains taxes.

### WHAT IF I SELL AND GIVE CASH?

You may be subject to capital gains taxes thereby reducing the after-tax proceeds from the sale.

	Sell First	Give to Church
Market Value	20,000	20,000
Cost Basis	-10,000	-10,000
Gain	10,000	10,000
Tax (assuming 25%)*	2,500	0
Church receives	\$17,500	\$20,000

\* Federal and State estimate

## HOW DO I GIVE SUCH ASSETS AS STOCKS, BONDS AND MUTUAL FUNDS TO THE CHURCH?

Contact the church Finance Office to obtain transfer instructions. The email for Dundee comptroller, Heather Ruhter is [hruhter@dpcomaha.org](mailto:hruhter@dpcomaha.org)

Contact your broker and request the transfer. You will be provided with stock powers or transfer papers to complete the transfer.



## Other Giving Strategies

### CASH FLOW GIFTS

Smaller gifts add up. By giving smaller amounts at higher frequencies – weekly, semi-monthly or monthly – large gifts can be reached in smaller steps. Using electronic fund transfers can be beneficial.

### DIVERTED FUND GIFTS

Freeing up funds that are currently going to other areas of spending allows a person to increase giving to God's work. Diverting funds from entertainment, dining out, dues, subscriptions, gifts, allowances or transportation offers lifestyle adjustments that impact one's giving.

### INCOME PRODUCING ASSETS

Interest income payments from rental properties or income from other assets provide a source for increased giving.

### SALE OF ASSETS

Sale of major assets such as a house, car, land or business provides additional liquidity for major gifts.

### RAISES AND BONUSES

Contributing raises and bonuses are also creative methods that can be used to increase giving.

### FREEDOM FROM DEBT

Looking ahead to the next three years, you may discover that debt obligations will be fulfilled. This frees up revenue for additional giving.

### UNIQUE SKILLS INCOME

Some people have marketable hobbies or skills that enable them to give from those new profits.

### CHARITABLE GIVING SOURCES

Reviewing all charitable donations in light of their impact on the Kingdom of God affords a potential resource for significant giving.

### SAVINGS AND ANNUITIES

Savings for special projects, retirement or a "rainy day" may offer a resource for increased giving. We often realize that a portion of our savings may safely be given to the work of God's Kingdom through our church.

### CORPORATE GIFTS

Business owners may be able to provide gifts-in-kind that may result in a stronger gift to the church and tax benefits to the donor.

### SPECIAL TAX-FREE IRA GIFTS

For those **70½ and older**, it is possible to make tax-favorable charitable gifts from IRA accounts. A total of up to \$100,000 per year can be transferred directly from IRAs to one or more qualified charities, such as our church, free from federal income tax. There may also be state income tax savings. For those 72 and older or those who have begun taking their Required Minimum Distribution (RMD), donations given in this way count toward their RMD for the year of the gift. To donate from an IRA, it is important to **make the donation directly from the IRA to the church**. For those with check-writing privileges on their accounts, this may be the most efficient way to make gifts directly from an IRA. Contact the church Finance Office or your tax advisor for more information.

## Equal Sacrifice Not Equal Giving

Equal giving is never the goal at Dundee, but rather to come together as a church community – each sacrificing to achieve our vision. There is a role in this capital funding campaign for every member of the church and each contribution enables our success. You will not be pressured or told what you should give, but rather encouraged to pray to discern God's will for your giving. We ask everyone to pray the campaign prayer:

*Each of you must give as you have made up your mind, not reluctantly or under compulsion, for God loves a cheerful giver.*

II Corinthians 9:7



***"God, What would You want to do through me?"***



# Gift Profile

## Gift Profile • \$6,000,000

*"NOT EQUAL GIFTS BUT EQUAL SACRIFICE"*

No. of Gifts at Level	Gift Level	Total at Level	Cumulative Total
1	1,000,000	1,000,000	1,000,000
1	500,000	500,000	1,500,000
2	250,000	500,000	2,000,000
5	100,000	500,000	2,500,000
8	75,000	600,000	3,100,000

No. of Gifts at Level	Gift Level	Total at Level	Cumulative Total
10	50,000	500,000	1,630,000
12	36,000	432,000	4,032,000
15	25,000	375,000	4,407,000
20	20,000	400,000	4,807,000

No. of Gifts at Level	Gift Level	Total at Level	Cumulative Total
20	15,000	300,000	5,107,000
25	10,000	250,000	5,357,000
30	7,200	180,900	5,537,900
35	5,400	180,900	5,718,800
40	3,600	144,000	5,862,800
Remainder	900	137,200	6,000,000

*"God, What would You want to do through me?"*





# Two Pledge Cards

This fall you will be receiving two pledge cards: One for Dundee's **Building...Faith...Together** Capital Campaign and one for Dundee's Annual Stewardship Drive.

## HOW ARE THEY DIFFERENT?


The **Building...Faith...Together** Capital Campaign Pledge Card designates a pledge to give above and beyond your commitment to Dundee's annual church budget. Your Capital Campaign pledge will fund the necessary and exciting projects described in this book. The amount you pledge can be given over the next three years, beginning in November 2022.

The Annual Stewardship Pledge Card is your commitment to the church's 2023 operating budget, which funds Dundee's day-to-day church ministries. Your annual financial commitment allows the church to confidently plan its yearly budget. You will receive more information about the Annual Campaign in the coming weeks.

You will receive both pledge cards in early fall and will be asked to prayerfully consider your separate gifts. Then, you may return both cards to Dundee at a 10 AM worship service on Commitment Sunday, October 30, 2022, mail your cards to church or submit your pledges online at [dpcomaha.org](http://dpcomaha.org).

## WHAT SHOULD I GIVE?

Only you can make that decision. Begin with prayer by asking, "God, what would You want to do through me?" These gifts should be significant in your life. Accept God's challenge to work through you at Dundee. Use this opportunity to honor God by offering a faithful portion of the treasures he has given you.



Understanding that all we have is a gift from God, I am/we are committed to contribute to the Building ... Faith ... Together campaign over and above my/our regular offerings.

I/We plan to give accordingly:

\$ \_\_\_\_\_ **Weekly** for 156 weeks (3 years)

\$ \_\_\_\_\_ **Monthly** for 36 months (3 years)

\$ \_\_\_\_\_ **Yearly** for 3 years

\$ \_\_\_\_\_ **Other Timeframe**

\$ \_\_\_\_\_ **Total Commitment**

\$ \_\_\_\_\_ Gifts other than cash (approximate value)

Asset Description: \_\_\_\_\_

\_\_\_\_\_

I am interested in electronic transfer of funds.

Name: \_\_\_\_\_



Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**DUNDEE PRESBYTERIAN CHURCH**

**ANNUAL GIVING 2023**

**DUNDEE PRESBYTERIAN CHURCH**

**2023 PLEDGE CARD**

Name/s: \_\_\_\_\_

My 2023 Pledge: \$ \_\_\_\_\_

I plan to give:

Weekly  Monthly  Quarterly  Yearly

I would like pledge envelopes **Y** **N** (please circle one)

I'm interested in ACH Debit? (see back of card)

Signature: \_\_\_\_\_

# The Dundee Legacy

The Dundee Legacy is a path that allows all who love and support Dundee Presbyterian Church to shape the next 121 years of ministry and mission by including the church in their estate planning. Financial gifts from The Dundee Legacy members will sustain the church's ministries for future generations.

Becoming a member of The Dundee Legacy is as simple as naming Dundee Presbyterian Church as a beneficiary in any planned gifts such as wills, life insurance policies, retirement accounts, and others.

Gifts through the Dundee Legacy become a part of Dundee Presbyterian Church's Endowment Fund, a permanent and perpetual fund maintained and used for the benefit of the church and its ministries. Endowment Funds already have been used for the work in this Capital Campaign and will continue to be. The Endowment Fund is operated through a trust document and administered by the Board of Trustees, elected by the Congregation and governed by Session.

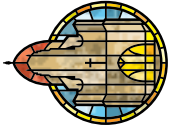
As we celebrate 121 years of ministry and look forward to the next 121, the church has set a goal of expanding The Dundee Legacy by the year 2025. If you would like to become a member of The Dundee Legacy or have already remembered the church in your estate plans, please contact Heather Ruhter, Dundee Church Comptroller.



# Calendar

- Sunday, October 2 – Gratitude Sunday / Communion Sunday
- Sunday, October 9 – Ministry Sunday
- Sunday, October 16 – Prayer Sunday
- Sunday, October 23 – Sacrifice Sunday
- Sunday, October 30 – Commitment Sunday
- Sunday, November 6 – Communion Sunday





**DUNDEE**  
PRESBYTERIAN  
**CHURCH**

5312 Underwood Ave.  
Omaha, NE 68132

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