



RESTORING GRACE CHURCH

FREQUENTLY ASKED QUESTIONS

JANUARY 2012

January 2012

Dear People of Grace Church,

As many of you know, last fall the Vestry commissioned a feasibility study to assess the parish's understanding of and support for the various phases of interior restoration that we have experienced at Grace Church.

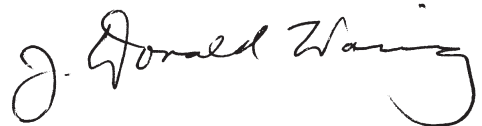
In all, 138 people participated in the study through a combination of in-person interviews and online surveys. The study participants represented a broad cross section of ages: 7% were under 30 years old; 43% were between the ages of 30 and 49; 41% were between the ages of 50 and 65; 15% were older than 65; and 4% chose not to reveal their age. Some key findings of the study include:

- 78% of respondents indicated a belief that the restoration of the stained glass windows and installation of the new organ is a faithful response to God's leading.
- 83% believe the restoration of the stained glass windows and installation of the new organ is an important aspect of Grace's ministry.
- 48% of respondents said that they would be willing at the time of the study to make a three-year gift in support of the current effort to restore the church interior.
- 21% of respondents said they would not be willing to support the effort at the time of the study.
- 31% of respondents said that they would need to know more about the project before considering a gift.

The pages that follow are in response to those who have expressed a desire to know more about the ongoing interior restoration of Grace Church. The questions are based on common themes that study participants raised and wondered about in numerous interviews.

Please read on, and mark your calendars for the Annual Parish Meeting on Sunday, February 5, 2012 following the 11 am service. At that time we will have the opportunity to ask further questions, and present our plan for responding to God's high calling to Grace Church.

Yours in Christ,

A handwritten signature in black ink that reads "J. Donald Waring". The signature is written in a cursive style with a large, sweeping flourish at the end.

The Rev. J. Donald Waring
Rector

1. I hear that Grace Church is embarking on a capital campaign. Didn't we just recently finish a major fund raising drive?

Yes, we are planning to embark on a capital campaign that will run from January through June of 2012. This will follow up the Bicentennial Campaign that we began in the spring of 2008 to fund the restoration of the church interior, and install a new pipe organ. Unfortunately, in September of 2008 the economy collapsed and we suspended the campaign. Although we tried to circle back in the spring of 2010 to reach the families who had not participated, we were unable to achieve the goals of the campaign.

2. How much did we raise through the Bicentennial Campaign?

92 Grace Church households have pledged with total individual gifts and pledges equaling \$5,104,927.06. Many of these gifts are in the process of being paid over five years.

3. I've heard something about people contributing pipes for the new organ. How much has this raised?

"Adopt-A-Pipe" began in December of 2008 as a way for people to give, or "adopt" individual pipes of the new organ as memorial or thank offerings. Adopt-A-Pipe is still ongoing. Thus far, 148 people have adopted pipes of all sizes for a total of \$123,513.98.

4. How much have we raised through corporate matching grants?

Many corporations have charitable giving arms that match the gifts their employees make to recognized non-profit organizations. Because some corporate gift programs do not give to religious institutions, the Vestry of Grace Church established Saving Grace NYC, a separate 501 (c) (3) devoted exclusively to the historic preservation of Grace Church as a community landmark. Saving Grace NYC has been able to receive corporate gifts from a number of well known firms. To date, 4 parishioners have successfully asked their employers to match their gifts to Saving Grace NYC for a total of \$151,330.00.

5. How much has been raised through foundation grants?

So far, 8 foundations have contributed \$121,750.00 to our recent efforts to restore the building.

6. That all adds up to \$5,501,521.04. What work has been accomplished so far?

Since the work began in the spring of 2009 we have restored the Chantry Chapel and Honor Room, the south transept (including two stained glass windows), and the north and south chancel aisles (including six stained glass windows). In the vast basement of the church, not only have we replaced an antiquated air handling unit with a state-of-the-art, energy efficient system, we have also discovered and corrected hidden structural problems, and provided much needed fire protection. We have removed the Schlicker pipe organ that essentially had collapsed in on itself, and commissioned the new Grace Church organ, scheduled to arrive in the summer of 2012.

The most recent phase of scaffolding covered the sanctuary, chancel, and front pews of the nave for the last six months of 2011. Eight stained glass windows that keep watch over our congregation were in desperate need of repair. Additionally, the Te Deum window (Te Deum is Latin for “We praise thee, O God”) that rises majestically over the high altar was nearing collapse and has been removed for complete restoration. It will be reinstalled in early 2012. We have stripped 17 decades of peeling paint from the walls and ceiling. We have cleaned and restored plaster and stone, we will install a new lighting system, and ready this area for the new organ.

7. How much has all this cost?

Briefly, the breakdown of costs, including professional fees, looks like this:

• Chantry and Honor Room	800,000
• South transept	700,000
• North and south chancel aisles	800,000
• Chancel and sanctuary	2,700,000 (includes Te Deum window)
• Air handling and structural	1,000,000
• New organ	3,000,000
Total	\$9,000,000

8. Why has the cost of interior restoration risen so high above the early estimates of the Bicentennial Campaign?

The early, unofficial estimates of the Bicentennial Campaign suggested that it would take roughly \$7.5 million to restore the church interior and install the new organ. We have known since the late 1990’s that the cost of a new pipe organ for a space the size of Grace Church would be approximately \$3 million. In addition, we estimated \$2 million for stained glass window repair, and \$2.5 million for plaster, stone, and paint. What we had not counted on was the Te Deum window’s state of deterioration and need of a \$1 million restoration. Also, we were unaware of the structural problems in the basement and need to replace the air handling unit. Finally, restoration of the Chantry and Honor Room was not part of the original plan.

9. If the Chantry and Honor Room were not part of the original plan, why did we begin work there?

We began with the Chantry and Honor Room because these smaller, self-contained portions of the building would allow us to learn about the state of the facilities, and what might lie ahead when we turned to the larger spaces of the main church. Also, we would be able to test certain vendors and contractors on a small project before entrusting them with major portions of the church. The lessons we learned in the Chantry and Honor Room have proved invaluable.

**10. Tell me more about the stained glass windows. Why are they important and so expensive to restore?
How long will this work last?**

The use of stained glass windows in churches and cathedrals is usually dated to medieval times and the discovery of gothic architecture. Medieval architects learned that building in the gothic style with pointed arches would allow them to open up huge wall spaces that they could fill with glass rather than masonry. These windows, in addition to letting in light, could also tell the story of the Bible and praise God with vivid color and beauty. The stained glass windows in Grace Church were installed in the 1870's and 1880's. They are highly intricate and irreplaceable works of art. Some consist of thousands of pieces of glass, and all are held together by lead strips and stone "tracery," or supports. The conventional wisdom is that a stained glass window exposed to the weather will need major restoration every one-hundred years. The restoration of our windows is magnified because the original stone tracery was carved out of porous marble. Thus, it is not only the glass that needs restoration, but the tracery that must be replaced. The new tracery is being carved out of limestone, which should last many centuries.

11. Why does a new organ cost \$3 million?

The pipe organ being built for Grace Church by Taylor and Boody Organ Builders will be not only a majestic musical instrument, but also a mechanical marvel and a work of art. Taylor and Boody use the time honored methods of the craft that have allowed the life spans of organs in Europe to be measured in centuries, not decades. Sadly, our previous pipe organ lasted only forty years because of poor construction and use of experimental metal alloys in the pipes. This did not stand the test of time. When the Organ Replacement Committee was at work in 2007-08, the guiding concern was to learn from the previous misstep, and ask: What do we need to do today so that the organ we provide for Grace Church is still playing strong in 50, 100, even 200 years? We believe that the organ under construction is such an instrument, and that the strategic location, glorious architecture, and musical legacy of Grace Church warrant the expense.

12. What's the matter with the organ we're using now?

What we have been hearing for the past 18 months is a 25-year old electronic instrument purchased on eBay for \$7,500. It is intended as an interim instrument to bridge the gap between pipe organs. Ultimately, its sound is artificial, and it does not have the heft to inspire robust congregational singing. It is inadequate for accompanying choirs to the music they strive to sing, attracting world-class musicians, or continuing Grace Church's musical legacy.

13. How about a new digital organ instead of a pipe organ?

The Organ Replacement Committee did consider an electronic or "digital" organ because many churches and concert halls are choosing what appears to be a more economical route. The sophistication of the technology to reproduce authentic sound and the manner in which the player can control the sound are indeed remarkable. What is also true, however, is that electronic devices quickly become obsolete, and their components

are often short lived, requiring frequent updating and replacement. Thus, what initially may look like a great economical solution quickly becomes poor stewardship. In the end, the committee took the long view and decided that the better choice for Grace Church is a well constructed pipe organ.

14. Is it possible to postpone the organ until the economy improves?

No. A pipe organ the size of which is under construction for Grace Church takes years to design and build. The contract was signed in August of 2008 and work on the instrument has proceeded since then. Installation is scheduled for the summer of 2012. After years of careful planning, the new organ soon will be here.

15. So is the goal of another campaign simply to pay for the organ?

No. It is true that the advent of the organ was the precipitating factor that accelerated the interior restoration, but the work we have accomplished on stained glass, stone, plaster, and in the basement was at the tipping point with or without the organ. The goal of the new campaign will be to close the gap as much as possible between what we have needed to spend and what we have currently raised. For the long term health and vitality of our mission and ministries, we want to finish the current phase of restoration and install the new organ while keeping the Grace Church endowment largely intact.

16. When will a new campaign begin, and what sort of commitments will be asked?

The campaign will begin in January of 2012 and run through June. Parishioners will be asked to pray about making a sacrificial gift that can be paid over a three-year period.

17. If I gave to the Bicentennial Campaign, will I be asked to contribute to the current campaign?

The Vestry recognizes that many parishioners are still in the middle of paying off their Bicentennial Campaign pledges. Thus, the new campaign will solicit gifts from those who are new to the congregation or for various reasons did not participate in the Bicentennial Campaign. Obviously, additional gifts will be welcomed from those who have already participated in the Bicentennial Campaign, but seeking these will not be the primary objective.

18. Is it reasonable to expect the wider community, through further foundation grants, to cover a significant portion of the interior restoration?

Parishioners of Grace Church have frequently wondered about outside support for the effort to restore and maintain the building. After all, it is a community landmark. We have enjoyed some success through foundation grants and corporate matching gifts, and we will continue to make every reasonable effort in this regard. Bear in mind that grant writing is a special, time consuming skill, and we have a one-person development office. Also, many foundations are stressed by the economy and less able to give.

19. What are the immediate and long range plans for restoring the rest of the church's interior?

Once we have completed the current phase of chancel and sanctuary restoration and installed the new organ we plan to stop, leaving the north transept, crossing, nave, nave aisles, and west end unrestored for some years. Before we go any further, our financial priority must be to pay back what we have borrowed from the endowment. Also, it will be spiritually healthy for us to focus for a season on mission and ministry apart from restoring the building. Grace Church is a big space, so it is not unreasonable to make complete restoration a 10-year project. The good news is that the remaining work will go quickly when we decide to do it, as we will have learned much about the building's condition and will have only three stained glass windows left to restore.

20. How much have we borrowed from the endowment, and do we have a plan to pay it back?

In order to begin the critical work on interior restoration before parishioners had completed payments on their Bicentennial Campaign pledges, the Vestry chose to borrow up to \$4 million from the Grace Church endowment rather than seek bridge loans from outside lenders. Doing so has enabled us to avoid interest fees and allowed us to lock in contracts at favorable prices. The installation of the organ in the summer of 2012 will be the final phase of interior restoration until we have paid back the endowment. It is essential that we do so. Fully one-third of our operating budget depends on a responsible draw from endowment, and until we have replenished this resource, our ability to carry out our mission and ministry will be diminished. We plan to pay the endowment back over time with the completion of Bicentennial Campaign pledges, a successful capital campaign in the early part of 2012, and the continued search for other revenue streams such as foundation and corporate matching grants.

21. Shouldn't the mission of the church be about raising up people rather than restoring and maintaining buildings?

The mission of Grace Church is to raise up all sorts and conditions of people and connect them with God through Jesus Christ. Ours is a ministry of presence, and if the facilities fall apart the 200-year history of preaching and living the gospel in this city will cease. The new organ will be at the heart of a thriving youth ministry; 75 young choristers will sing along with it throughout the year. The organ will be central to outreach; "Bach at Noon" and weekend organ meditations welcome the homeless and business people alike through our open Broadway doors. The restored windows, walls, and ceilings will invite people into the beauty of holiness and faith in the God who makes all things new. Other areas of the facility house not only community groups such as AA, but also the Sunday School, adult Christian education classes, and the GO Project – our tutoring and mentoring program for 300 at-risk public school students and their families. So yes, the mission of the church is to raise up people, and our primary tool for doing so is the facility.

22. What can I do to help?

At this time all that we ask you to do is tune into the campaign, pray for the mission and ministry of Grace Church, and pray about what God may want to do through you.

GRACE CHURCH IN NEW YORK

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