



## First Parish Capital Campaign Update from Peter Cho, Chair Capital Campaign Committee

1 message

'Robert Dorer' via uubedford-anno <uubedford-anno@googlegroups.com>  
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Thu, Sep 18, 2025 at 4:34 PM

### Capital Campaign Update

Last year, a Capital Campaign Definition Task Force identified multiple physical needs for FPB's historic building on the Bedford Common and parsonage over the coming decade. Projects were ranked according to safety and urgency considerations. In some cases, candidate options differing in cost and environmental impact exist:

#### High priority

- \*. Replacement of end-of-life HVAC rooftop system serving the 25-year-old rear addition
  - In-kind replacement of three units, least green (uses natural gas for heating), estimate \$120K
  - Replace all four units with dual fuel units (running on natural gas or electricity), more efficient in heat pump mode, estimate \$208K
  - Variable Refrigerant Flow air source heat pump system (for heating & cooling) with improved zoning within the building, even more efficient, estimate TBD
  - Geothermal heat pumps for heating & cooling, very efficient, rough first estimate \$750K, second estimate in process
- \*. Backup power: Information gathering in process. Options include batteries and/or an emergency generator. Battery backup estimate in process.
- \*. Organ repair: Estimate \$56K
- \*. Replace gas range in main kitchen: Estimate \$10K - \$20K
  - Replace in kind with a new gas range, least green
  - Induction range, electric powered, more green
  - Induction cooktop with new counter below, more green
- \*. Continued improvements to the fire suppression/water sprinkler system: Estimate \$140K

Medium priority

- \*. Common Room rear ramp for ADA accessibility: Estimate \$75K  
Recent damage to the rear steps raises this project's priority
- \*. Parsonage bathroom renovation for improved accessibility: Estimate \$75K

Over the summer, a new Capital Campaign Committee (CCC) was formed to continue the work started by last year's task force. Its members include Joan Bowen, Peter Cho, Bob Dorer, Tom Flannery, Jamie Hinson-Rieger, Gene Kalb, and Jenn McClain.

At the end of this month, UU consultant Sara Green will visit FPB, meet with the congregation, and offer guidance for a spring 2026 campaign. Sara will lead a "Capital Campaign 101" tutorial on Sat, September 27, from 2:30 to 4:00 pm. She will also host a discussion and answer questions within the sanctuary on Sun, September 28, after the service. Everyone is invited to both events and strongly encouraged to participate.

Following September, the Capital Campaign Committee intends to meet subsequent milestones during this church year:

Nov 2025 Semi-annual meeting: Announce feasibility study led by UU consultant  
Nov/Dec 2025: Consultant performs feasibility study  
Jan 2026: Special congregational meeting to vote on undertaking Capital Campaign  
Apr 2026: Capital Campaign runs in conjunction with Stewardship Campaign  
2026-2029: FPB receives pledged campaign funds from the congregation

Over the coming months, the committee will actively communicate with the congregation via Parishioner blurbs, Parish Biz/Anno emailings, and pulpit announcements about FPB's upcoming Capital Campaign.

Feel free to offer your ideas, suggestions, and feedback to a CCC member. And/or send an email to [CapitalCampaignCommittee@googlegroups.com](mailto:CapitalCampaignCommittee@googlegroups.com)

*For the CCC  
Peter Cho*

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