



Celebrations and challenges

From the first Methodist Society in Germantown in 1796 to today's First United Methodist Church of Germantown, our congregation has had a significant history of community outreach and unique expressions of faith. Our acronym, FUMCOG, could also stand for: **F**ostering **U**nconventional **M**inistry and **C**reating **O**pportunities for Germantown! We love the progressive and inclusive nature of the faith community that The Philadelphia Inquirer once called the "oddball" church.

In its heyday in the 1940's and 1950's, membership totaled close to 2000 people and our large complex was the perfect space for all of the church activities of those times. Now, we use the valuable resource of our physical plant for our own programs and for outreach to meet the needs of many community partners. We calculate that our contributions to the local community represent a value of over \$188,000 annually, through volunteering, Community Needs grants, and sharing our space with programs such as the After School Program, Drama Group, and Interfaith Hospitality Network!

However, the cost of heating and taking care of our buildings represents an ongoing budget challenge, and we have not been able to carry out critical repairs to improve safety and energy efficiency, or modernize infrastructure such as wiring and plumbing.

How can we best equip FUMCOG for a long and bright future?

Peek into the Loder Education Building on any given day and what will you find? Small children from Miss Marty's daycare playing in the brightly painted preschool rooms, teenagers from Germantown High School heading upstairs to work on homework with After School Program tutors, members of the OASIS program creating art projects, Green Tree School students conducting athletics classes in the gym, and the voices of aspiring opera singers wafting from their music lessons in the Curry Forum Room. All of these people and more have come to rely on FUMCOG's space to meet their need for safe, accessible, and efficient space in Germantown.

Pleasant as the scene is, we know that there are building needs and problems, both visible and hidden, which represent challenges. Doors are not working properly and don't seal well, windows are leaky and contribute to high heating costs, and electrical outlets are few and far between in our education building. What is our plan to fix the problems and improve our facility?

What's the buzz? Our office is on the move

To improve both efficiency and access, we will relocate the church offices from the historic but antiquated "Green Tree Tavern" building, to the front of the Loder Education Building. To improve access further, we plan a push-button opener for the wheel-chair accessible entrance to the Loder building from the parking lot, and a canopy roof to shelter the doorway. As many have noticed, this work began with renovations to room 106, thanks to early contributions to the campaign.

We believe that the needs of the church are best served at this time by putting the offices for pastors and staff in the heart of the action, in modern and accessible offices. The new office will have state-of-the-art electrical and telecommunications equipment. When this move is accomplished, we will make needed improvements to the office building to prepare that space for rent to a compatible community partner.

A safe space for church and community use

In February, 2005, FUMCOG received the final report of an extensive building survey conducted by Kelly/Maiello architects and planners detailing the condition of all of FUMCOG's buildings. They commented on

the overall good condition of many of the church's exterior walls and roofs, while noting several leaks and resulting interior damage.

One important area where the church needed improvement was in the category of life safety issues. In 2005, we had few lighted exit signs, no battery pack lighting that would come on to lead occupants to safety in the case of a power outage, insufficient fire alarm pull stations and fire alarm horns/strobe lights. Many of the doors throughout the complex are not equipped with panic bars to allow rapid exit in case of emergencies.

Some of these life safety problems have been rectified, but there is much more work to be done. An early step in our renovation plan is to correct these critical problems in our buildings that are used by so many people, particularly by children and families.

Looming over all is our bell tower, where pieces of masonry are crumbling and pose a threat to unsuspecting passers-by.

The "inconvenient truth" of our building

Skyrocketing fuel prices put huge stress on our budget and make energy efficiency financially urgent as well as environmentally responsible. While we work on door hardware to allow rapid emergency exits, we also need to make sure that our exterior doors have appropriate seals and closure mechanisms so that they reduce heat loss from the building. In many locations our windows are leaky and don't open or close properly, and some of the windows are broken. We plan to replace and repair doors and windows as needed to reduce these losses. Finally, we will install point-of-use water heaters throughout much of the complex to reduce water use and fuel costs.

Access marches on!

The successful "Funds for Access" campaign completed in 2004 resulted in installation of our elevator, providing accessibility between the Loder Building entrance and our sanctuary, Pilling Hall, and dining room. In addition, several of the Loder Building first floor restrooms were also made accessible.

In Phase 1 of our building project, we continue our work towards full accessibility by adding push-button operated doors into the Loder Building. In Phase 2, we plan to extend the existing elevator to the balcony of

Pilling Hall and to break through from the Pilling Hall balcony to the Loder Building to finally give access to that building's second floor. At that time, we will also renovate second floor bathrooms for handicapped access.

But there's more! Additional enhancements are planned throughout our complex.

» Along with these essential building repairs, upgrades, and improvements, we are going to raise funds in this campaign to make our building's key areas more pleasant, safe, and convenient.

» The Sanctuary needs several improvements. We plan to repair the floor where needed under the carpet, and fully replace the outworn 50-year-old carpet there now. Along with that we also plan to repair and stabilize the pulpit in the Sanctuary.

» The masonry of the carillon tower and inside Turner Chapel both need attention. We will budget funds from the campaign to repair the cracks in tower masonry and the efflorescence (whitish dusty-looking deposits) on the chapel walls that may indicate leaks in the stonework.

» The main kitchen will be refurbished with improved, easily used storage space and a new janitor's sink and closet. We also plan to repaint and refurbish Cassel Parlor and the kitchens adjacent to the Parlor and Pilling Hall.

Caring for the legacy:

Income from our church endowment annually provides approximately 20% of our church budget. In recent years, the church required several major repairs, which exceeded funds budgeted. Recognizing that building needs for maintenance are ongoing, the campaign committee has made a commitment that 10% of all gifts received will be set aside for a maintenance reserve fund managed by the Trustees.

In summary, look what we'll be able to do from our capital campaign:

In Phase 1 --

SPACE CONSOLIDATION Renovate and furnish Room 100 to become the Church Office, and remodel Room 106 to become the Church Nursery, upgrade and

add storage space in the kitchen and refurbish the current church office building for rental income.

LIFE SAFETY Correct life safety violations, install panic bars on all doors and add up-to-date emergency lighting and fire alarms throughout the building.

ENERGY CONSERVATION Improve energy conservation by repairing and mounting windows, doors and entrances to stop leaks; preserve energy by insulating heating pipes, reconfiguring heating system controls, installing point-of-use water heaters, and adding a vestibule and push-button door for the Loder Building entrance.

MASONRY Repair the cracking and unstable masonry of the Carillon Tower and the efflorescing walls in Turner Chapel.

SANCTUARY Repair the floor of the Sanctuary where necessary and replace the 50-year old carpet in the Sanctuary, also repairing and stabilizing the pulpit in the Sanctuary.

MAINTENANCE RESERVE 10% of all gifts received will be set aside for a maintenance reserve fund to cover major maintenance needs beyond the church budget.

**Total projected costs for Phase 1:
\$800,000 minimum**

During the past few months, the Renovation Planning Committee has sought cost estimates for all of these components. It appears we can complete the above items for about \$800,000.

If we can raise up to \$1.3 million, we can do more in **Phase 2**, such as:

STAINED GLASS Repair to our beautiful stained glass windows, and replacing their protective covers with clearer and stronger materials.

MORE ACCESS Extend the elevator to the balcony of Pilling Hall and break through from the Pilling Hall balcony to the Loder Building to give access to that building's second floor and create additional community rental space that would provide income.

Phase 2 is our challenge goal...to complete all the necessary projects proposed and then to go beyond that to further enhance and maintain all of our assets for both current and future use.

And how do we make this all happen?

We pull together...all at the same time. These improvements will ALL be possible if each of us shares in the costs to the greatest degree possible. We can pool our funds and complete all of these improvements within the next few years. It's time to do that!

A capital campaign is an opportunity for each of us to support needed projects to the extent possible so that everyone can share in the results. A separate capital campaign allows people to contribute what they can over a period of time, and therefore have a direct personal impact on what will be accomplished.

Our capital campaign will ask all members and friends to consider a weekly, monthly, quarterly, or annual amount they can provide toward these improvements. We will ask that each person consider a commitment of that amount for a three-year period, by which time all of these anticipated improvements will be completed.

Giving is a personal matter. We can only provide guidelines of what is needed to raise the necessary funds. Here is a projection of how we anticipate raising \$800,000 or more for these projects during the next three years. The following gift ranges would raise between \$800,000 and \$1.3 million for the First United Methodist Church of Germantown over the next 3 years:

Number of Gifts Needed	Gift or Pledge over 3 Years	Total from the Pledges
1 or 2	\$100,000	\$100,000 - \$200,000
4 or 5	\$50,000 or more	\$200,000 - \$250,000
6 to 8	\$25,000 or more	\$150,000 - \$200,000
10 to 20	\$10,000 or more	\$100,000 - \$200,000
20 to 30	\$5,000 or more	\$100,000 - \$150,000
30 to 40	\$2,500 or more	\$75,000 - \$100,000
40 to 50	\$1,000 or more	\$40,000 - \$50,000
40 to 60	\$500 or more	\$20,000 - \$30,000
Others	Less	\$15,000 - \$20,000
150 to 200 or more		\$800,000 - \$1,200,000

And how will we raise this money?

A successful campaign is comprised of a series of achievable steps, each one building upon the previous one.

The Administrative Council has approved a capital campaign for this purpose. This campaign will be conducted by volunteer teams of church leaders asking each other and all members personally to share financially in support of this project.

We will be asking each team of volunteers to meet with and ask support from a few people. These will be people the volunteers feel comfortable asking to share in support of the church's needs and projects.

No one will be told how much he or she should give. Each person is asked to review the above giving chart and determine what role they can play in accomplishing our common goal.

Donors will be asked to sign a simple statement of intended giving that will allow the church to proceed with these projects during the three years while payments are made on the pledges. Pledges are not legally binding, and may be altered at the request of the donor.

The history of such campaigns shows that an average of 97% of the pledges are fully paid, allowing great confidence that the money will be secured even if a few people do need to adjust their pledges. Some people give more than pledged, and others may necessarily give a bit less.

We will seek these pledges in a focused campaign in the spring of 2008. As a result, we will know by the end of May, 2008, how much is pledged, and therefore be able to begin our building improvements immediately.

What everyone will gain from this dedicated effort!

The most important factor in a capital campaign is to visualize and comprehend the results of such dedicated financial commitment to the church. This goes beyond bricks and mortar. It goes beyond safety and energy efficiency. It affects the very life of the congregation and the programs it sponsors in its building.

These improvements will provide a facility that will serve everyone's needs better, will make us proud to host all of the activities and important services we

provide, and will raise everyone's awareness of our commitment to ministry.

Some pastors have said that the best time in the life of their congregations is when a capital campaign has brought people together for a common goal, and the members have shown themselves that they can succeed at those goals.

We will find ourselves enriched by this cooperative project—not just in funds to take care of our massive and glorious church home, but in the success of our 'can-do' spirit that guides us and all people who believe in the power of God. We know that we will make this project a success... and it will serve all of us and the community in which we serve.

Open the doors and see all the people!

FUMCOG in 2008, a congregation with more than two centuries of history, is vibrant and forward-looking today. We are committed to peace, social justice, a lively progressive faith, and inclusion for all. We are alive with young families, new programs and ministries, and we aim to maintain and increase our outreach to Germantown and Northwest Philadelphia, to our community, our city, our nation and our world.

We are asking for your enthusiastic support and financial commitment as we work together to rectify these identified building problems, and to improve our safety, efficiency, and accessibility, while continuing to work on the ongoing care and stewardship of our worship and program spaces. As this ark of ours keeps on bobbing along, pray that we continue to be filled with the presence of the Spirit working God's purpose out in Germantown as we are "Building a Future on High!"

