



Rebuilding Walls: A House of Prayer for All Nations and Generations

First United Presbyterian Church of Cambridge Capital Campaign 2015

FREQUENTLY ASKED QUESTIONS

Q. Why is the Rebuilding Walls capital campaign happening?

The last couple years have seen membership begin to grow and our mission expand outward in new ways. Along with these changes, a vision to renew the building and grounds to better support our present and future mission has taken shape. Pursuit of that vision on a small scale has borne fruit. The renovation project is intended to help us address the larger needs that can no longer be ignored or deferred for the church to effectively live out its mission in this place, at this time, and into the future.

Even more important than seeing the building and grounds renewed, this campaign is an opportunity for us to be spiritually renewed as a congregation, to once again say “yes” to Jesus and to the costs of discipleship, to share sacrificially in the work, and to prayerfully steward the gifts God has given us for the sake of the Gospel going forth to our neighbors, to the nations, and to the next generation.

Q. What is the scope of the rebuilding project?

It will comprise material upgrades to the interior and exterior of the building, including an ADA lift; remodeled kitchen; accessible men’s, women’s and children’s bathrooms; a zoned, efficient heating system; electrical & plumbing upgrades; new floors, walls, ceilings, and LED lighting downstairs; sewer line; water line, storm drainage system; and new landscape with hardscape, fence, and renovated stairs, treads, and rails. With the exception of new accessibility features and a new pre-K sized bathroom, virtually all of this work is deferred maintenance and code upgrades within the existing footprint.

Q. Why fundraise through a capital campaign?

A campaign brings an orderly process to the task of raising the necessary funds, with a definite end to the process—it is not open-ended. It adds excitement to the monumental task of renewal before us and reminds us of the freedom and joy—and even the fun—of stewarding or managing God’s gifts toward a common goal and the greater good that we are called to pursue. Finally, a campaign is “all hands on deck” and gives each member of the Body of Christ an opportunity to make a pledge and be a part of the success in an intentional, sacrificial, and orderly fashion; even those who are unable to participate financially have an important part to play through prayer and volunteer efforts.

Q. What is the timeline for the campaign and construction?

Feb. 1: Campaign Kickoff – start of Leadership Phase
March 1: Campaign Luncheon and Update – start of Congregational Phase
April 19: Dedication Sunday - Congregation Approved PILP Loan.
May 7: Presbyterian Investment and Loan Program (PILP) approves \$700k loan
May 18: Presbytery votes to guarantee PILP loan to FUPC
May 18: Alumni Phase starts
June 22: Demolition and Construction start
October/November: Construction ends
2015-2017: Pay down PILP loan as capital campaign funds are received

Q. What is the total cost of renovations?

The entire scope is estimated to cost ~\$1,200,000. However, the exterior work was fully funded by a generous donor prior to the start of the campaign. The interior work is estimated to cost ~\$1,000,000 and that has been the focus of our capital campaign. We expect architecture and engineering to cost ~\$50k and also need to have a contingency of 10% in case we run into unseen expansions of the scope, which we fully anticipate given the age and condition of much that is visible.

Q. How much has been raised for the interior?

~\$620,000 has been raised through the campaign as of 05/18/15. We also have a total of \$179,000 in designated funds (\$131k for heating and \$48k for accessibility, a fund initiated in 1992).

Q. Does any of the work qualify for external grants?

Yes, we received a \$50,000 matching grant from the Cambridge Historical Commission on May 7th.

Q. How long will the campaign last?

The pledging phase of the campaign will last from February – May with the option to fulfill pledges on a one-time, monthly, quarterly, semi-annual or annual basis over three years. Some will opt to fulfill their pledge evenly over 3 years; some will fulfill it in years 2 and/or 3; others will make a one-time gift up front.

Q. When will construction begin and how long will it last?

Work will begin in June and should be completed by the end of October if we start on time.

Q. With the renovation costs being incurred in the first year, how will the project be financed?

We will use a construction loan through PILP. Once the construction projects are completed and no further draws are necessary, we will fix the loan for 20 years @ 3.7% interest and continue to pay it down with pledge proceeds. PILP is a nonprofit corporation of the PC(USA) that provides low-cost loans to congregations. They are in the business of supporting congregational missions like our own.

Q. Does the congregation need to approve the loan?

Yes, and the congregation did approve the loan at the congregational meeting on 4/19.

Q. What amount should I pledge?

Everyone's personal and family situation is unique. Some will be able to give substantial one-time gifts out of accumulated wealth. Others will be able to give a percentage of their annual household income over the three years. Some will be able to make both kinds of gifts. Members will be asked to sustain—and if possible, grow—their regular giving over the 3 years of the campaign, so as not to compromise the church's ministry and mission during that time.

Q. How can pledges be fulfilled?

Pledges can be fulfilled in the form of cash, check, automatic bill pay, direct draft/deduction, or online giving over the three-year pledge period. Several gifts of appreciated stock have also been made.

Q. What if contributions fall short of the goal?

We expect to carry some debt after the 3 years and may well run a second "retire the debt" campaign later. Proactively reducing debt as much as possible is obviously a priority.

Q. What if contributions surpass our goal?

If we are so blessed, any additional funds will be held in a capital reserve fund for future renovations.

Q. How can I pray?

Let us pray together daily . . . *Gracious God, Pour out your Spirit upon your people and rebuild our commitment to Christ even as we seek to renew our building and grounds to better accomplish the ministry and mission you've entrusted to us. Open our eyes and hearts to this world you so love, and even to each other as we show Christ to one another by sharing in this work of rebuilding. Please guide our church leaders in this endeavor just as you led Nehemiah in the rebuilding of the walls of Jerusalem. May our united efforts strengthen the present and future generation in worship and witness, to the praise of your glorious grace, in Christ Jesus our Lord. Amen.*

Q. How can I get more information?

If you would like more info about the campaign, please contact Hall Jones at 781-756-3457 or halljones13@gmail.com. You can also learn more about the project at the www.fupc-cambridge.org.