



# RAISE THE ROOF



**COLLEGIATE UNITED  
METHODIST CHURCH AND  
WESLEY FOUNDATION**

## **COMPLETING THE “VENTURE IN FAITH” AND PREPARING FOR THE NEXT CENTURY**

*Spring, 2011*

### **CONTENTS:**

- The Need and the Vision (p. 2)
- Ministries of the Church/  
Foundation (p. 3)
- Campaign Schedule (p. 4)
- What You Can Do (p. 5)
- Overview of Projects (p. 6)
- Individual Project Descriptions
  - ⇒ Debt Elimination (p. 7)
  - ⇒ Roof Replacement (p. 8)
  - ⇒ Water Drainage & Flood  
Prevention (p. 9)
  - ⇒ Kitchen Renovation (p. 10)
  - ⇒ Garage Replacement (p. 11)
  - ⇒ West Entrance Enhancement  
(p. 12)
  - ⇒ Worship Technology (p. 13)
  - ⇒ Wesley Place Renovation  
(p. 14)
  - ⇒ College Creek Ravine  
Landscaping (p. 15)
  - ⇒ Deferred Maintenance Fund  
(p. 15)
  - ⇒ Mission Emphasis: Trinity  
UMC, Des Moines (p. 16)

## THE NEED AND THE VISION

*“According to the grace of God given to me, like a skilled master builder I laid a foundation, and someone else is building on it. Each builder must choose with care how to build on it.” (1 Corinthians 3:10)*

Even as Paul laid a foundation for the Church in the first century, so did the members of Collegiate United Methodist Church & Wesley Foundation when the sanctuary building was completed in 1926, the education unit in 1956, the purchase of the Annex and adjacent property in 1999, and the new building and remodeling in 2008. At each stage, members gave generously and sacrificially that we might have a wonderful facility in which to worship, educate our children and youth, and serve the community.

Our building facilities serve us well, not only providing a home for worship, learning and activity for our members and friends, but through being a vital presence and resource for the community’s social and service agencies and other non-profit groups.

But there are needs. This year, we have the opportunity to break through a barrier and clear the way for the future of our ministry by addressing much needed **Debt Retirement** and **Deferred Maintenance**. As we eliminate the debt we have, we free up dollars for ministry and service. As we enhance the quality and functionality of our buildings and grounds, we are supporting the programs that take place here.

Collegiate/Wesley has long been known for the excellence of its service in Christ’s name in Ames and beyond. The proposed projects will help maintain that reputation as well as provide for future generations.

**We have the opportunity to flourish!** If we settle into a “maintenance mindset” – simply trying to keep the church afloat, pay the bills, have worship services as usual, and hope that things won’t change and our membership will not dwindle – we will find our fate to be like that of other complacent congregations whose best years of ministry are behind them.

In 2016, Collegiate/Wesley will celebrate its centennial year! If our facility is well-maintained, our indebtedness gone, and our spirit strong, then we can enjoy a future where funds can be devoted to:

- ⇒ Growing opportunities for missions
- ⇒ New outreach projects in our surrounding community
- ⇒ Intensifying our service and mission ministries
- ⇒ A staff that can support and sustain our commitment to excellence in ministry

Please take the time to read this booklet thoroughly. Ask questions at the informational meetings and other settings.

And prepare yourselves to give to the “Raise the Roof” campaign!

# MINISTRIES OF THE CHURCH/FOUNDATION

Every week, a thousand people come through the doors of Collegiate United Methodist Church and Wesley Foundation to receive the love of God in very meaningful ways. Virtually all of these services are free – the costs of which are funded through the free-will gifts of the joyful hearts of our members and friends. We need our facilities to be well-maintained and welcoming in order to continue and grow these ministries!

- ⇒ Worship services, Sunday School, Bible studies, spiritual retreats, covenant discipleship groups, and other Christian Education opportunities
- ⇒ Youth programs
- ⇒ Wednesday night Soup Suppers for the CUMC/WF community
- ⇒ Full library and media resource center with books and other media for all ages
- ⇒ Community celebrations – birthday parties, anniversary celebrations, wedding, graduation, confirmation, baptism, and adoption receptions and open houses
- ⇒ Counseling, pastoral care, general assistance, and referrals
- ⇒ Music programs and vocal, bell, and other instrumental opportunities for all ages and many musical styles
- ⇒ Re-entry team for those coming out of prison
- ⇒ Opportunities for transformation through hands-on mission and learning for all ages
- ⇒ UMW meetings and fellowship groups, and the men's weekly coffee time
- ⇒ Worship, studies, and activities for students involved through our campus ministry
- ⇒ Leadership training
- ⇒ Living space and service learning for university students in Wesley Place
- ⇒ Midnight breakfasts and other meals offered to the entire ISU student body
- ⇒ Organizational space for ministries to the homebound: audio tape delivery, visitation, Christmas caroling, communion, convalescent meals, transportation
- ⇒ Funeral services with fellowship time, meals and refreshments to be a comfort to the bereaved – as well as a columbarium
- ⇒ Places to coordinate efforts for missions: Bishop's Thanksgiving Ingathering, mission store, apple-pie baking for intergenerational mission trip, annual youth mission trips, Holy Tearers quilt-making, Hope Blankets group





## CAMPAIGN SCHEDULE

### February 2011

Approval of Campaign by Collegiate/Wesley's Finance Committee and Church Council

### March 2011

9	Campaign Introductory Mailing
10 - 25	Reservations for Advance Giving Dinners
16	Campaign project booklet mailed
28	Advance Giving Dinner

### April 2011

1, 2, 7, 10	Advance Giving Dinners
12, 17	Informational Meetings Dessert Bar & Information Session Keynote: "How to Give to Raise the Roof!" Kevin Gowdy, Iowa UM Foundation
21	Deadline for Advance Gift
24	Easter Sunday: Announcement of Advance Gifts Total
28	"Raise the Roof!" Commitment Cards Mailed

### May 2011

8	"Raise the Roof! Sunday (Mother's Day) Worship services @ 8:30 & 11 a.m. Totals revealed at end of each service Later gifts received throughout May and beyond
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### June 2011 – May 2014

Giving Phase of "Raise the Roof!" Campaign

## WHAT YOU CAN DO

1. Pray for the success of the campaign and for all who are working for its success
2. Offer ways the campaign can be more effective and successful.
3. Identify questions being asked, so they can be addressed
4. Pray about your household's level of participation in the campaign.  
Remember the motto of such campaigns: "Not equal gifts, but equal sacrifice."
5. Consider being part of the advance campaign gifting group (deadline: April 21)
6. Decide whether or how you will divide your giving to the campaign (see below).
7. Make a commitment to the **Raise the Roof** Campaign!

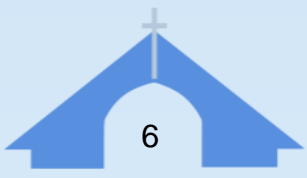
How the **Raise the Roof** Campaign will work:

1. The CUMC/WF Church Council has prioritized ten projects for the campaign. (see projects list on p. 6)
2. As in the past two campaigns ["Together We Grow" (1999) and "Venture in Faith" (2006)], an option is given to contribute to missions, so that "*others might build, as we are building.*" The mission project for this campaign is the restoration of Trinity UMC in Des Moines, where our mission partner Children and Family Urban Ministries is housed. (Giving a tithe (10%) is a biblical standard. You might consider giving a tithe of your commitment to **Raise the Roof!** to the mission emphasis)
3. If you wish, you may designate your commitment to the **Raise the Roof!** campaign to one or more of the prioritized projects. (Designated gifts will be placed in that particular project fund, allowing donors to give to those projects about which they feel particularly passionate.)
4. Undesignated gifts will be placed in the highest-priority project fund that has not reached its goal. (Undesignated gifts are very welcome, as they allow us to move more quickly toward accomplishing our top priorities: debt elimination, replacing the roof, and dealing with building water drainage problems.)
5. When a project goal is reached, any additional funds designated to that project will go the undersubscribed fund of highest priority.
6. Any money raised beyond the total goal for the nine specified projects will go into the fund for Priority Ten: Deferred Maintenance Fund. This money will be held for use by the CUMC/WF Board of Trustees & Property Committee for future major maintenance projects.



# OVERVIEW OF PROJECTS

- 1 Debt Repayment** Pay off all remaining church debt, mortgage from '07-'08 building and remodeling accounts (\$110,000)
  - 2 Roof Replacement** Installation of insulation and new roofs on all pre-2007 construction; repainting of sanctuary (\$350,000)
  - 3 Building Drainage** Tiling, sump discharge, and downspouts to greatly reduce chances of flooding (\$50,000)
  - 4 Wesley Hall Kitchen** A complete overhaul: better efficiency, new cabinetry, proper sinks, good storage space; new appliances where needed (\$80,000)
  - 5 Bus Garage** Removal of existing garage; placement of concrete pad; three- stall garage, one stall/work space to be heated; electrical (\$80,000)
  - 6 West Entrance** Enhancing this main entrance through a covered drop-off, reconfiguration of driver options (\$60,000)
  - 7 Worship Technology** Installation of better speakers, several screens; camera broadcast for live streaming (\$30,000)
  - 8 Wesley Place Repair & Renovation** Work needed on this century-old house with history of serving students and non-profit organizations; updated electrical, other as possible. Will be supplemented with funding from a campaign directed toward Wesley Foundation & Koinonia House alumni. (\$40,000)
  - 9 College Creek Ravine Landscaping** With a major transportation hub planned to be built in the lot to the south of CUMC/WF across College Creek, it will benefit us to pay attention to how we present this façade to people using the hub. (\$15,000)
  - 10 Maintenance Fund** Additional funds to be put in reserve for future major maintenance projects. (all funds above \$815,000)
- Missions Giving:** Trinity UMC & CFUM in Des Moines This optional addition to your pledge – benefiting a mission partner – gives a chance to build for others as we build for ourselves.



## DEBT ELIMINATION

\$110,000	Goal
\$0	Completed
\$110,000	Balance

From 2006-2010, over \$2.4 million dollars were given to Collegiate/Wesley through the “Venture in Faith” and “Add One Year” capital campaigns. Along with \$700,000 already in hand, the original (1925) electrical wiring in the sanctuary was replaced, the building was made 99% asbestos-free, a new structure was added, giving fellowship space, university student space, new locations for the library and nursery, and remodeling throughout the church/student center. A remarkable 97% of pledges to the campaign were received.

However, 3% of \$2.4 million is enough money that it will not be received through casual donations; we need it to be a part of this campaign. Along with a few cost over-runs in the project, some debt servicing fees, and a few additional currently-unfunded liabilities, a goal of \$110,000 is set for the congregation to be entirely debt-free.

Debt elimination and paying off our new building/remodeling debt is our top priority.



*“Our building has a fresh, friendly and exciting presence for the next generation of ministry. Just a bit of debt remains before we can have a Service of Dedication, announcing we are debt-free!”*

*“Paying interest on debt reduces the money we have available for mission and ministry. It is important to pay off our debt first!”*

**RAISE  
THE  
ROOF**

## ROOF REPLACEMENT

\$352,000	Goal
\$ 580	Completed
\$351,420	Balance



The expected 25-year life of Collegiate/Wesley roof has been reached. The sanctuary roof was last re-shingled in 1985, and the education unit roof in 1986. In addition, the flat roof (over the main office area and the nursery) needs to be replaced. There are several leaks which provide regular seasonal problems.

Stains on the sanctuary walls are growing because of the roof's failure. These stains are more than a cosmetic problem. They indicate water in the wall structure, which could lead to much larger issues if left untreated much longer. Finally, the sanctuary roof has never been insulated, meaning that heating costs and poor stewardship are literally "going through the roof".

- ⇒ Install insulation to the sanctuary roof, replacing any rotting wood and other structural repairs as needed. (\$12,000)
- ⇒ Add to the insulation under the education unit roof. (\$25,000)
- ⇒ Replace the shingles on all pitched roofs (sanctuary and education unit) with a 50-year insulated steel shingle (\$139,000)
- ⇒ Replacement of membrane on flat office/nursery roofs (\$57,000)
- ⇒ Soffit, fascia, duct-work, and caulking (\$24,000)
- ⇒ Repainting of sanctuary interior following completion of project (\$95,000)

This project (with its several components) is by far the largest in scope of all the projects under the "Raise the Roof" campaign.

*"Worn-out and missing shingles means exposed wood and resulting damage both to the interior walls and ceilings and the structure itself."*



*"A fresh paint job when the roof is completed will enhance the appearance of the upper reaches of the sanctuary, made more visible by the 2007 electrical work."*



# WATER DRAINAGE AND FLOOD PREVENTION

\$65,000	Goal
\$15,000	Completed
\$50,000	Balance

Two “one-hundred year floods” in the past 17 years have shown the weaknesses in our building’s water drainage system. The lower level of the church building, including our new library and new flooring in Wesley Hall, have suffered damage. Because the facility itself is built just above a natural spring, we must do what we can to keep “big rains” from causing new problems. The “Gilgal” rain garden and water retention pond is expected to help, but there is more that can be done.



- ⇒ Digging a trench along the west wall of Wesley Hall and Wesley Hall kitchen and installing tile to help keep rain water running downhill from west from entering Wesley Hall through walls; (\$15,000)
- ⇒ Installing larger-capacity rain gutters and downspouts as we replace the roofs, so that rainwater can be more effectively transported away from the church building during a storm (\$16,500)
- ⇒ Increasing the capacity of sump pump discharge lines (the main cause of the August 2010 flooding) (\$13,500)
- ⇒ When all work is done, replacing a damaged section of Wesley Hall flooring (\$5000)



*“Flooding disrupts all facets of our ministry, from shutting down the church office repeatedly due to ice dams, to doing permanent damage to our most valuable spaces such as Wesley Hall and the Church Library.”*

# WESLEY HALL KITCHEN RENOVATION

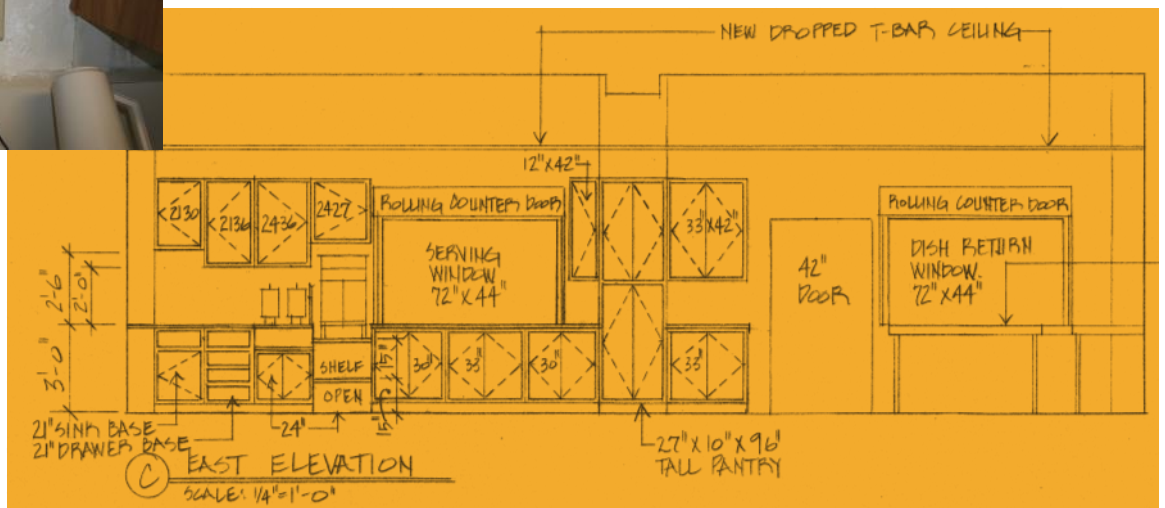
\$160,000	Goal
\$80,000	Completed
\$80,000	Balance

Remodeling of the Wesley Hall kitchen is scheduled to begin in summer 2011, making it likely the first of the projects to get underway. Generous gifts and memorials have already funded more than half of the project's expected costs.



Replacement of flooring, putting in a dropped ceiling, making necessary grease trap changes, moving and widening the east wall door, and changing the east wall dish return and serving windows for better serving are the first step and will be accomplished. Additional funds donated to this project will allow other planned improvements to be completed:

- ⇒ Improved electrical outlet accessibility
- ⇒ Installation of handwashing sinks
- ⇒ Stainless steel shelving
- ⇒ Replacement of out-dated, beat-up kitchen islands
- ⇒ Better dish storage system
- ⇒ Increased shelving space in new cabinets
- ⇒ Additional storage space (and maintenance closet) by remodeling the "old nursery" space
- ⇒ Updating the coffee service area, including service to satellite stations
- ⇒ Purchasing a larger freezer for the kitchen area and replacing the following old equipment newer/better equipment: the pizza ovens with a convection oven, the refrigerator with a double-sized fridge, and the gas oven with a new one.



# GARAGE REPLACEMENT

\$80,000	Goal
\$ 0	Completed
\$80,000	Balance

The current garage (on the south edge of the church property) is an eyesore and in poor condition. It is not large enough to hold all of the church equipment (lawnmowers, snow-blowers, trailer, basketball standards, etc.), and the door is not tall enough for the church bus to fit; therefore, it is kept off-site, sitting out in the elements and making it a time-efficiency nuisance when it is to be used.

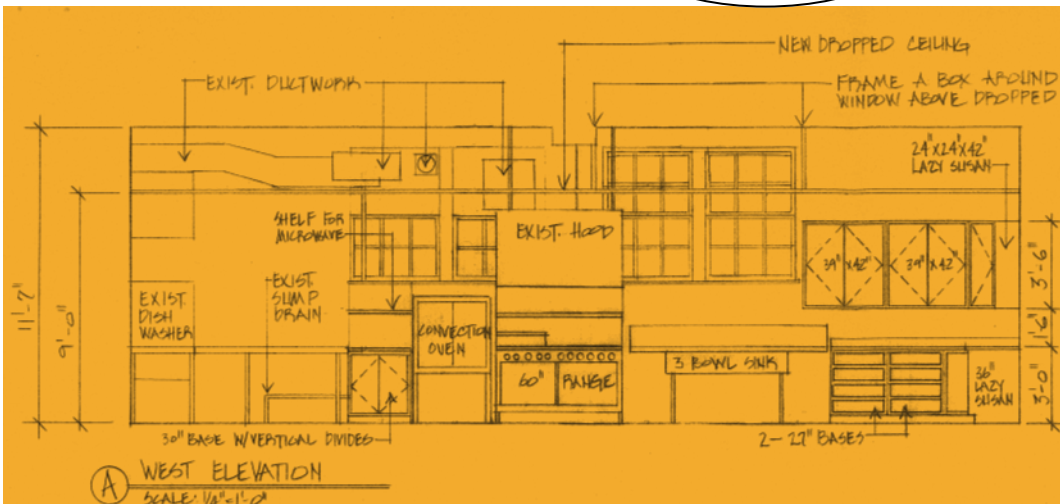


Demolishing the current garage and erecting a new one on the “upper level” of the property will benefit the church in a number of ways

- ⇒ All church equipment will be able to be kept on church grounds and protected from inclement weather;
- ⇒ Concrete pad installed underneath; roughly 60' x 20'
- ⇒ Insulated, heated shop area with one bay; two additional bays – one with larger door for bus
- ⇒ Electrical service installed



Sorry guys,  
I just don't fit.



## WEST ENTRANCE ENHANCEMENT

\$68,000	Goal
\$ 8,000	Completed
\$60,000	Balance

The majority of church parking is to the south and west of the main church building; therefore, the closest entrance to most of the parking is the door near the southwest corner of the building. 2008 renovations made the interior hallways nearest this door best for directing guests and visitors through the building. However, the exterior appearance of this area does not draw people to the entrance as it should. Several desired and needed elements of this project would help to turn it into the “Main Entrance” its sign proclaims it to be:

- ⇒ An awning would create an all-weather drop-off and draw attention to the entrance
- ⇒ Rebuilding the sagging retaining wall south of Wesley Place and installing a landscaped traffic island would allow for redirecting traffic after dropping someone off – to continue on toward Lincoln Way or returning to park in the lot
- ⇒ Creating a wider (though uncovered) drop-off at the northwest entrance of the church (close to Nichols Chapel and the Terrace)
- ⇒ Building a handicap-accessible sidewalk to the church from the Lincoln Way sidewalk



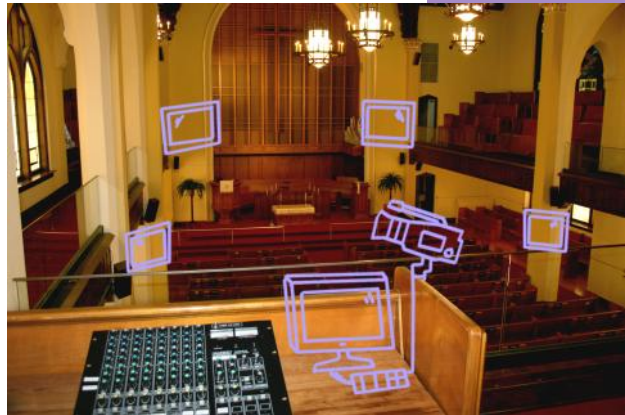
*“Creating a first impression starts the moment a person pulls up to the church. It’s up to us to welcome them with our hearts and with our space.”*



# WORSHIP TECHNOLOGY

\$30,000	Goal
\$0	Completed
\$30,000	Balance

Though the Collegiate/Wesley sanctuary is not well-suited for video screens it can still be done in an aesthetically pleasing way. Worship-planners are dedicated to not bombard worshippers with images, yet there are a number of ways in which minimal, subtle uses of video can enhance worship: lyrics for those who prefer not to use the hymnal, the use of a photo or video as an illustration, seeing the faces of children during the children's sermon. Remote video can be broadcast to the nursery and the gathering space, for parents who have had to take a child from worship. Streaming video can bring C/W worship to the homebound and those who are ill on a Sunday morning. This fund will allow us to:



- ⇒ Install up to 10 flat-panel screens in ways that will not detract from the beauty of the sanctuary; also install screens in the nursery and gathering space
- ⇒ Purchase one or two cameras to stream live worship via the internet to homebound and others who wish to view it that way; also to project images on sanctuary screens when helpful to enhance worship
- ⇒ Purchase computer for technology to project lyrics, artwork, etc.
- ⇒ Improve speaker sound in sanctuary



*“Enabling video technology over an internet connection allows us to share our message of hope and love with a larger community, inside and outside the church. The homebound can watch online or receive a DVD, and feeds can be sent to the nursery and the gathering space. Subtle screens in the sanctuary will allow the vision impaired to be part of the action.”*

## WESLEY PLACE RENOVATION

\$60,000	Goal
\$20,000	Other Sources
\$0	Completed
\$40,000	Balance



A frozen water pipe and the resulting damage in January 2011, focused attention on the condition of Wesley Place. A team was formed to reexamine its purpose and what needs to be done to continue its viability as a part of the ministry of Collegiate/Wesley. Although the study is going to continue through the 2011-2012 school year, the decision was made to continue the housing of student staff through that time and explore other possibilities for its use. To that end, the following is needed:

- ⇒ Restorative work to repair water damage (beyond amount property insurance will provide)
- ⇒ Work done to make stairways, other areas, safe.
- ⇒ Electrical upgrades; house is still “knob and tube” style of wiring;
- ⇒ Make additional bathroom usable for showering;
- ⇒ General repair and “sprucing up”

Alumni of the Wesley Foundation and former residents of the Koinonia Community (an intentional Christian community of ISU students that resided in the house for over twenty years) will be invited to contribute to the Wesley Place fund. Funds contributed through these sources will be in addition to the Collegiate/Wesley goal amount for this project.



*“Wesley Place has served generations of college students, let’s see that it is ready to serve the next generation of Christ-seeking residents.”*

# COLLEGE CREEK RAVINE LANDSCAPING

\$15,000	Goal
\$0	Completed
\$15,000	Balance

This month (March 2011), construction will commence on a major inter-modal transportation center being built by Iowa State University and the City of Ames. It will be located across College Creek, immediately to the south of our campus. The view of CUMC/WF from the transportation center will leave an impression. We want it to be a good one, necessitating clean-up and landscaping of our side of the ravine.



*“Both foot and street traffic will be greatly increased on Hayward with the completions of the Transportation Center. No longer will we be able to see our building as having a ‘front’ and a ‘back’, all our frontages will have important functions.”*

# DEFERRED MAINTENANCE FUND

\$185,000+	Goal
\$0	Completed
\$185,000+	Balance

All financial advisors will tell you that building a fund for deferred maintenance is ideal. Some projects are clearly going to come up after a period of time (shingle replacement, boiler maintenance, tuck-pointing). Others can not be predicted or expected (flooding, equipment failure, vandalism).

Just as with the need for a new roof, it is likely that by the time the giving phase for this campaign is completed – or within a few years after – some major maintenance project will require the attention of the Board of Trustees. What a benefit it would be to have a maintenance fund on which to rely, rather than having to launch into another campaign!

Any additional funds beyond the \$815,000 designated to the nine other projects will go into such a fund. Thus, the more successful the **Raise the Roof!** campaign is, the less chance we will be left in an emergency situation in the near future!



**RAISE  
THE  
ROOF**

# BUILDING FOR OTHERS (Mission Emphasis):

## Trinity UMC / Children & Family Urban Ministries

Goal: You Decide!

A missional emphasis has been an optional part of the last two major capital campaigns at Collegiate/Wesley. As one member put it, "We are so blessed to be able to build for ourselves; we ought to put some aside to build for others as well." Some have given a tithe or more of their campaign gift to the mission project.

For several years, our church/campus ministry has been involved serving meals to Des Moines' needy families through Children and Family Urban Ministries, housed in Trinity United Methodist Church. The average per capita income in the neighborhood is \$11,500. Those from Collegiate/Wesley who have helped serve meals know that Trinity's building and kitchen are desperately in need of repairs and improvements.

Since 2005, Trinity UMC has been engaged in a ten-year capital improvements campaign that has so far raised about \$140,000 of a \$900,000 goal. Some structural issues have been addressed. Upcoming projects that especially impact the areas of Trinity that CFUM uses include:

- ⇒ Chimney and plaster repair (2011 - \$77,675)
- ⇒ Fire separation wall and drainage tile work (2013 - \$70,320)
- ⇒ Electrical update (2014 - \$217,947)
- ⇒ Kitchen remodeling (2016 - \$254,000)

Many other area churches are involved in this campaign to help our partner church in their time of need.

Please note: All of the funds designated to Trinity UMC/ Children & Family Urban Ministries will go to that project. (There is no ceiling to the amount of funds we will send.) But *only* those funds designated to the missional priority will go to TUMC/CFUM; all money given to the projects of the "Raise the Roof!" campaign will stay at CUMC/WF.



*"Various groups within Collegiate/Wesley have partnered with Children and Family Urban Ministries to provide meals to needy families at Trinity UMC."*

*"The Trinity kitchen serves over 1000 meals each week and needs a safer environment by creating distinct areas for prep, cooking, serving, and cleaning."*



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