



Fayetteville First United Methodist Church Capital Campaign

*As each has received a gift,
use it to serve one another,
as good stewards of God's varied grace.
1 Peter 4:10*

“God’s varied grace” describes well the blessings experienced over 175 years by the people of Fayetteville First United Methodist Church.

Through grace in many forms, generations of this community have loved Fayetteville First for our worship, fellowship, teaching, outreach, hospitality, service and prayer life.

Like those who prepared the way for us to follow Christ in this place and time, we are called to be faithful stewards of the sacred spaces and facilities that enable discipleship at Fayetteville First.

Right now, major deficiencies exist that affect worship, fellowship and other functions, outlined in the following pages. We must address this deterioration and inadequacy for the sake of the present congregation and those who will follow us here.

These projects are needs, not merely desirable enhancements. Each one is necessary to sustain our capacity for joyful praise, active witness, and loving fellowship with one another, far into the future.

Capital Campaign Committee

The Rev. Kaylen Short

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I. Update Welcome Center Restrooms

A much-needed renovation of men's and women's restrooms in the Welcome Center will bring both restrooms into ADA compliance to provide ready access for wheelchairs and walkers. Chair-seat, water-efficient toilets and faucets will be installed along with new sinks and countertops; energy-efficient lighting will be added; grab bars will be attached to stalls; the overall décor will be freshened.

Cost: \$47,180

II. Renovate Fellowship Hall Kitchen

Current State

Our recently renovated Fellowship Hall is highly appealing, yet the kitchen's poor state limits our ability to host congregational and community events. At present the kitchen has inadequate appliance capacity, aging systems, and an awkward and inefficient layout. Because of a deteriorating drainage system which could fail at any time (as happened two years ago), only part of the kitchen is usable.

Actions/Costs

The first necessary step is repair of the drainage system. This requires digging up the kitchen floor and slab as well as part of the driveway alongside Stonewall Avenue. With drainage repair work completed and the slab restored, a full renovation will proceed:

- Comprehensive reconfiguration of the kitchen space
- Increased refrigeration and freezer capacity
- Modern cooktop and warmer unit
- Dishwasher
- New sanitary countertops
- Stationary worktable replaces island to take less space and facilitate traffic flow
- New sinks, faucets and disposal units
- New flooring, energy-efficient LED lighting, ceiling tiles
- New cabinets and open shelving
- Single long serving window with roll-up shutter

The existing icemaker, convection oven and fire suppression system will be retained. Unused and non-functioning appliances will be removed.

Cost: \$153,000

Impact:

Our renovated kitchen will make the Fellowship Hall a fully functional venue for meals, receptions, celebrations, meetings with light refreshments and other events, both for church and outreach occasions.

III. Reorient and Repair Stonewall Avenue Driveway

The drainage work described above will require digging up part of the driveway along Stonewall Avenue. The driveway was never fully restored after being torn up in 2022 to deal with failure of the drainage system and master grease trap. It will be fully repaved and reconfigured to reverse the direction of traffic flow so that the entry point will be at Jack Dettmering Way and exit point at Stonewall.

Changing the traffic direction is an important safety measure for preschool drop-off traffic, which now backs up onto busy Stonewall. With the new flow, waiting cars will line up within the driveway and along Jack Dettmering Way if necessary. Also, this reconfiguration will add 3 new parking spaces along the driveway for a total of 7.

Cost: \$35,800

IV. Restore Our Pipe Organ

Current State

Our Wicks pipe organ has suffered extensive damage from faulty HVAC conditions that have resulted in long periods of excessive humidity. While these conditions have been partly corrected and more improvement is planned as part of this campaign, the organ has already deteriorated to a significant degree. For example, many pipes have bowed and need re-racking, pipe chests must be re-leathered, and several ranks (groups of pipes of the same type and tonal color) are unusable in their present state. Quite literally, Gorilla Glue is holding together parts of the organ.

Additionally, since our instrument was installed in 1986, basic organ technology has shifted to digital. Pre-digital organs like ours will become increasingly difficult and costly to service even at a rudimentary level. We can proactively minimize future maintenance expense by integrating digital technology as part of the restoration.

Repairing and preserving the organ is prioritized as an urgent need because of its central role in our worship, and because a full replacement would cost more than \$1.3 million.

Action/Cost

The organ's degraded condition was identified as nearing a crisis point by our former music director, and our current music director agrees. In 2023, we contracted with R. A. Colby, Inc. of Nashville for a full restoration with strategic upgrades to integrate digital technology and improve the pipe environment for better humidity control and maintenance access. Colby originally anticipated not being able to start the project until 2025 due to previous commitments; however, we were moved up on the schedule when another church's sanctuary construction lagged. As a result, our organ restoration is set to begin in mid-April 2024. The work is estimated to take 6 months.

Cost: \$645,886

Impact

Worship at Fayetteville First highlights our Wesleyan heritage and reverence for liturgical tradition, highlighted by superb, inspiring music which is generously offered through services and special performances. Our restored organ will sustain excellence in worship and music, both instrumental and choral. In addition to vibrant worship services that feed the congregation's spirit, we will continue to welcome the community to our campus for magnificent music programs that enrich sacred seasons and other occasions.

V. Refresh the Narthex

Current State

For all who enter the Fayetteville First sanctuary, we seek to offer a gracious welcome for worship. In its present state the Narthex does not support this goal. It has not been refreshed in decades and shows its age. Years of high traffic have frayed and stained the carpet. The space is overdue for painting. AC condensation has damaged the ceiling.

Action/Cost

Durable, attractive new flooring is planned for the Narthex. Walls will be painted, and ceiling tiles and HVAC vents will be replaced. LED can lights will be installed to reduce energy costs.

Cost: \$24,330

Impact

The Narthex is often the first opportunity to make our best impression on new visitors during worship services, or other events held in the sanctuary, such as music concerts, weddings and funerals. Refurbishing the Narthex will project our congregation's warmth, friendliness and respect for the sanctuary's essential purpose of worship.

VI. Begin HVAC System Phased Replacement

The Fayetteville First campus has 30 separate air handling units and supplemental HVAC equipment. Fifteen of these units are currently operating beyond their engineered life cycle (15-20 years).

This aging equipment is increasingly prone to breakdowns and malfunctions which require expensive repairs on a regular basis, on top of regular maintenance. From 2021 through this year's projected repair costs, the total amount spent on HVAC repairs would have covered most of the cost of a new unit.

Starting with this campaign, we will begin a 10-year plan of phased unit replacement.* First to be addressed will be old units associated with maintenance and reliability problems. Reliable temperature and humidity control is critical for preserving the organ components (detailed on p. 3 and 4). Duct and vent repositioning behind the sanctuary will help to correct a longstanding problem of excessive warmth and poor ventilation in the choir loft and pulpit areas.

Cost: \$110,000

*From 2024 until completed, ongoing HVAC unit replacement will be an annual budgeted item, with supplements possible from Trustee funds dedicated for church maintenance.

Campaign Summary

Component	Cost
Organ	\$ 645,890
Narthex	\$ 24,330
Restrooms	\$ 47,180
Driveway	\$ 35,800
Fellowship Hall Kitchen	\$ 153,000
HVAC	\$ 110,000
Contingency 10%	\$ 100,000
TOTAL	\$1,116,200

Funding Plan

Funds are available to cover 55% of the projected cost of these projects.

Total of all projects, including contingency	\$1,116,200
Cash on hand	\$ 619,700*
Gifts needed	\$ 496,472

*Cash on hand includes capital campaign contributions already made and funds from church accounts available for capital projects.

As of April 15, 2024, a total of 58 capital campaign pledges have been made, representing 15% of our congregation's giving households. Of these pledges, 18 have been fulfilled, which is approximately 5% of all giving households. ***Clearly, there is ample opportunity to raise the remaining funds from congregational gifts.***

To move forward in a timely manner, we can take advantage of financing available from the Georgia United Methodist Foundation at a competitive fixed rate of 7% for a 20-year loan. The favorable terms include no pre-payment penalty. An early robust response from the congregation will minimize the loan's overall cost and impact on cash flow.

These scenarios compare the debt effect of different levels of congregational response.

Balance Needed for all Projects - \$496,472
7% fixed rate
20 year term, resets at 5 years
No prepayment penalty

Raised by Dec 2024/ Amount borrowed	Owed monthly	Total paid over 20 years	Double monthly payment	Total paid over 6.75 years
\$496,472/ 0*	0*	0*	0*	0*
\$346,472/ \$150,000	\$1165	\$279,600	\$2330	\$188,800
\$171,472/ \$325,000	\$2520	\$604,800	\$5040	\$404,200

*Nominal bridge loan paid off in early 2025

Notes:



For All of Us ... By Each of Us

This campaign is for the benefit of everyone touched by Fayetteville First, present and future – and each of us has a role to play in its fulfillment.

Whatever it is that you love most about our shared life in Christ, it is here because others have sacrificed to make it possible.

We walk alongside each other in faith ... we worship, serve and have fellowship together ... in mutual love and with great hope for those who will follow.

As this capital campaign proceeds, may each of us respond generously out of God's varied grace, so that all of us can thrive as a community of Christ's love in action.