

Let Us Build a House

Riverside Presbyterian Church



Let us build a house where love can dwell
and all can safely live,
a place where saints and children tell
how hearts learn to forgive.
Built of hopes and dreams and visions,
rock of faith and vault of grace;
here the love of Christ shall end divisions:
All are welcome, all are welcome,
all are welcome in this place.

Text by Marty Haugen ©1994 GIA Publications

Dear RPC Family,

Let Us Build a House, the theme for Riverside Presbyterian Church's (RPC) Capital Improvement Campaign, is reflected in the first verse of a hymn of the same name and builds on the rich tradition of RPC caring for its physical structure. Through fires, economic downturns, tight budgets, difficult pastorates, and fluctuating membership, the congregation has been committed to the maintenance of the Little Stone Church, as the first structure built on our site was called. Today, our commitment continues as we acknowledge that RPC is the love and passion of its people and the building is one of our greatest tools for mission.

RPC has used its building to further the mission and ministry of the congregation throughout its history. The building is used for programs including:

- ◇ Worship, communion and baptism
- ◇ Weddings, funerals and memorial services
- ◇ The RPC Preschool
- ◇ Christian Education for all ages
- ◇ Youth Group
- ◇ Women's Forum
- ◇ Men's Forum
- ◇ The Boy Scouts
- ◇ Cub Scouts
- ◇ The Little Food Pantry
- ◇ The annual *Messiah* Concert
- ◇ Community Chorale concerts
- ◇ Community and church volleyball
- ◇ Community basketball teams
- ◇ Women's Investment Group
- ◇ Monthly collection of donations for community causes through Carers
- ◇ Ringers & Singers, a community outreach program that teaches children how to read music and play instruments
- ◇ Music Together, a program that teaches toddlers the fundamentals of music



Annual *Messiah* performance, 2017

We encourage you to prayerfully consider the dollar amount you can pledge to help us secure a bright and lasting future for the programs and ministry of RPC that take place in our building.

Mission is at the heart of RPC and our building is one of our greatest assets. Our building has served the community for over 100 years. We applaud our Session and Trustees for making bold and proactive decisions to ensure that our "little stone church" is ready to serve this congregation, Riverside, and beyond for many years to come. With your support, together we are building a house where all are welcomed and served.

In Peace,

Dale Jackson, Pastor

Lynda Nadkarni, *Let Us Build a House* Chairperson



Worshipping and Celebrating Communion with residents, Fifth Sunday Mission at Caledonia

MISSION OUTSIDE OUR WALLS

An exciting aspect of the Capital Campaign is the inclusion of a Mission component. While the hymn inspiring our work may not be familiar, a traditional church children's finger-play song is: "Here is the church, here is the steeple, open the doors and see all the people." RPC has a long-standing mission to serve people beyond our walls.

Gifts to the campaign will fund a project with our Mission Co-Workers in the Dominican Republic, Mark Hare and Jenny Bent. RPC will sponsor health screening for residents of the area where Mark and Jenny serve, which includes Haitian refugees. The screening enables Mark to work with farmers to plant crops to enhance nutritional needs. Plans are also in the works for RPC to sponsor an intern to assist Mark and Jenny for a period of time and gain life experience working with another culture. Finally, RPC's Mission Committee would like to arrange an all-church mission trip to the Dominican Republic to learn more about this ministry and to support Jenny and Mark's mission with the people in that country.

To learn more about their mission work, visit their PCUSA Mission page at:
www.presbyterianmission.org/ministries/missionconnections/mark-hare-and-jenny-bent/

Mark Hare, Jenny Bent, and their children Keila and Annika



A new RPC outreach and mission program, Fifth Sunday Mission, chose The Boulevard as one of the places to take God's love outside our walls. The "Little Food Pantry" that was installed outside the RPC office door helps folks in the community meet their nutritional needs.



WHY WAS THE WORK NECESSARY?

There had been no major renovations to our building in several decades, and the edifice was showing its age. Over the years, our hard-working Trustees donated their time and manual labor to do what they could to keep up with the repairs that a building over 100 years old needs. Delayed maintenance and make-do solutions worked for a while, but it became apparent that major work was needed if RPC's mission and ministry were going to thrive.

Many of the problems were hidden. The Trustees have diligently dealt with roof and drainage issues for many years and patches and temporary fixes were employed, but who besides Trustees pays close attention to the roof on a building the size of RPC? Leakage led to interior damage, particularly to plaster and paint. It became time to address the problems head-on.

And as with any home repair project, one thing leads to another. Solving leaks means repairing plaster, means repairing walls and painting, means updating floor coverings, means... well, you get the picture.

Our Trustees deployed their skills to minimize costs. Then for projects requiring special expertise, Session approved the awarding of needed work contracts. That work is nearly finished. The next couple of pages describe the scope of the work and various projects in detail.

The Trustees have a long list of projects they are continuing to work on and appreciate any volunteer help you are willing to give, whether on a church work day or when you have some spare time!

A beautiful stone building requires care. Exterior tuckpointing has strengthened our walls. The stones have been cleaned, and repair work has replaced the cracked stones at the south entrance. Soumar Masonry completed the work at a cost of approximately \$38,000.



South narthex stone before (left) and after repair.



Remember how our church home looked before the stones were cleaned? Look on the front cover (or just stand outside!) to see the "after."

The wood and stucco elements on the exterior of our building are also in need of attention. That work has started with rotted wood being replaced, windows resealed, and all of the exterior non-stone surfaces soon to be painted. Repair of plaster and painting has also happened inside on the walls of the sanctuary, both entryways, and the area outside of the accessible restrooms. Randex Painting is handling the painting and repair work, inside and out, at a cost of approximately \$36,000.

The choir loft and chancel areas of the sanctuary have undergone an upgrade; they had not been updated since the 1960s. The architectural detail and furnishings have been kept, but the multiple levels and steps are eliminated, creating a larger, more flexible area. The design, labor, and materials (with the exception of the flooring), have been donated by members.



Chancel and choir loft renovations (above, in process, and left, completed) make the space more flexible for RPC events as well as community groups.

After much thought and discussion, Session determined that a capital campaign of this magnitude would benefit from the assistance of a professional. Administrative costs and professional expenses will run about \$19,500.

A major interior renovation involved replacing the flooring throughout most of the building. Areas that were addressed are the sanctuary, church offices, hallways, Social Hall, and first floor of the manse. The flooring was handled by One-Eleven Flooring at a cost of approximately \$53,000.

There are also many smaller repairs and upgrades being done throughout the building. These include items like an update to the sound system, new choir chairs, new choir robes, and new LED lighting in high use areas of the building. These items cost approximately \$12,500 in total.

Our Trustees have taken on the task of repairing and painting the walls on the first floor of the manse, which the Session has officially designated as the Music Department, as well as the church offices, Social Hall and other areas of the building.

RPC Trustees have been hard at work on renovations in the manse and throughout the building. Below, the Ringers and Singers room of the Music Department is welcoming the largest group of students we've ever had!



The Good Shepherd stained-glass window was in urgent need of care. The window was sagging and breaking free from its support structures. RPC's stained-glass windows beautifully illustrate various styles; it's as if we're a mini-museum of church stained glass windows. Restoric Restoration Consulting and Contracting Company (the same company that restored our Angel Rose Window) is doing the restoration at a cost of approximately \$80,000.



Above, the first step in renovation is taking the windows completely apart! Left, the pieces have been individually cleaned and are being put back together with new lead channel. Look at the back page to be reminded of how it will look when it is installed back in the sanctuary.



Most of RPC's roof has been replaced along with new guttering and drainage systems.

The roof of the manse and the sanctuary areas of our building were in dire need of replacement. A significant issue with the internal drainage system over the south narthex doors also surfaced, resulting in interior wall damage as well as exterior damage to the stone. Thunderbolt Roofing handled the roof replacement and drainage issues at a cost of approximately \$84,000.



Poor exterior drainage caused interior plaster wall damage.

ENSURING OUR FUTURE

A portion of the funds raised in this capital campaign will be dedicated to the support function of the Support and Endowment Fund, which holds RPC's investment funds, that can be used if and when the need arises in the future. In the 1980s, the RPC Session established this Special Fund. These monies have helped us to build a strong and secure financial future for RPC and the Session has committed to making sure that support continues to be available.

OUR FINANCIAL GOALS AND YOUR COMMITMENT

ALL OF US CAN CONTRIBUTE

Given the dates involved with the **Let Us Build a House** campaign, you will be asked for two gifts: one to the RPC annual ministry and budget for 2019 needs, and one to care for and enhance our facility to support our continued outreach and ministry (3 years). Your gift to the **Let Us Build a House** campaign can be made over a three-year period, on a schedule that is most convenient to you.

We have set a campaign goal of \$390,000. You are being asked to prayerfully consider your participation in this vision. The table below indicates the number and size of gifts we need in order to reach our goal. Should we manage to go beyond our goal, the Session, with the advice of the Trustees, will identify other areas of the building that need improvement as well as consider increasing the amounts allocated to Mission and to the Support Fund.

Gifts of appreciated stocks, real estate, and other assets are welcomed as well as cash gifts. And we seek unrestricted gifts to the **Let Us Build a House** campaign as it is very difficult to separate and track projects in isolation.

Number of Gifts	Value of Gift	Total	Gift per Year	Gift per Month	Gift per Week
1	45,000	45,000	15,000	1,250	288.50
2	30,000	60,000	10,000	833	192.25
2	21,000	42,000	7,000	583	134.50
2	15,000	30,000	5,000	417	96.25
3	12,000	36,000	4,000	333	77.00
5	9,000	45,000	3,000	250	58.00
10	6,000	60,000	2,000	167	38.50
25	3,000	75,000	1,000	83	19.25
50		393,000			

Given the necessary and immediate work to be done on the outside of building and the need to have it done in good weather, Session determined that we should get started in late spring rather than taking the time to run a capital campaign first. Session authorized securing a loan, using a portion of RPC's invested funds as collateral. Given the return RPC is currently enjoying on its investments, and the favorable interest rate obtained on a loan, it was fiscally responsible to use our investments as collateral rather than liquidating them to cover the costs of renovation. Funds raised in this campaign will pay off the loan over the next three years.



RPC Youth Mission Trip to Detroit, 2018. Serving over 150 people at a local Food Pantry.

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LET US BUILD A HOUSE CAMPAIGN COMMITTEE

Chairperson: Lynda Nadkarni

Leadership Team: Caroline Tecson

Communications: Dennis Cobb & Marika Floros

Small Group Gatherings: Tara Gregus & Patti Perry

Support/Mailings: Connie Nestor

Prayer Team: Patti Friend

Hospitality: Gwen Heine & Susanne Vogel

Fulfillment: Ellen Hamilton & Connie Nestor

Visiting Stewards: Lynda Nadkarni, Caroline Tecson,
Will Vogel, Matt Lisle, Dennis Zander, Brad Staubus

STAFF

Rev. Dale Jackson, Pastor

Linda Hutcheson, Office Manager

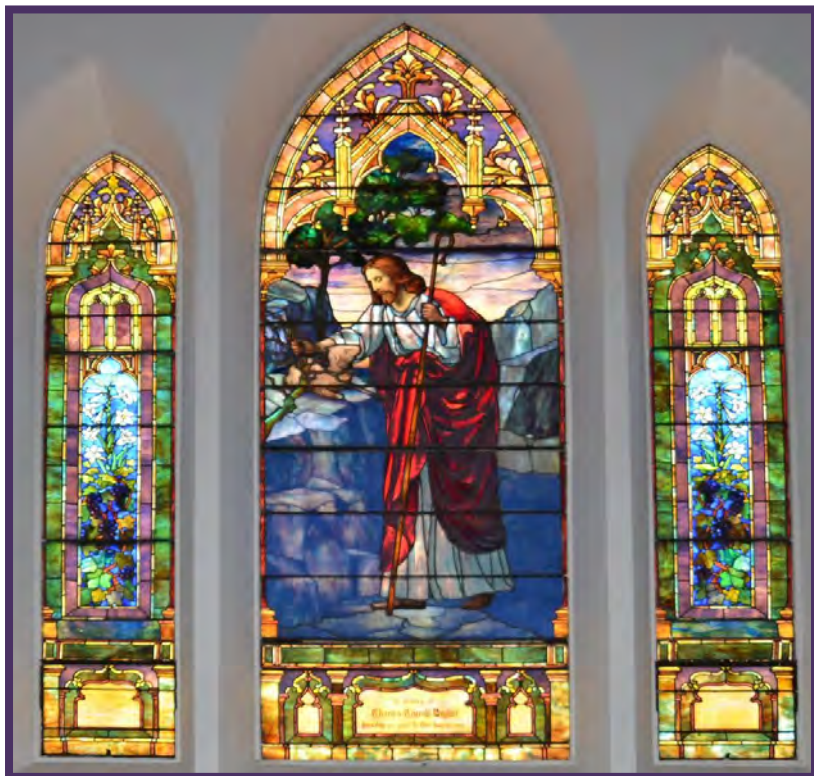
Marika Floros, Office Assistant

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Diante Johnson, Christian Educator

Ellen Hamilton, Treasurer

Susan Lisle, Preschool Director



RIVERSIDE PRESBYTERIAN CHURCH

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