



LEGACY INTO
PROMISE

**If the Church is the soul of The Redeemer,
the Parish House is its heart.**

The Redeemer Campaign for a Welcoming Campus

Church of the Redeemer needs a parish house
that matches the vitality of our community, that
facilitates the work we do here every day, and
that reveals the truth that we are relevant,
living and enduring



Campaign

- To date in the quiet phase of our campaign (begun late 2016), we have received 102 pledges
- We also received 17 gifts and bequests

\$10.5 million - Quiet Phase Goal

\$2 million - Prior campaign funds available

\$1.5 million - Our Public Phase Goal (2018-2019)

= \$14 million - Total Goal



The Next Phase:

Guiding Principles set by the Vestry

- Ensure that the activities and governance practices of The Redeemer are not disrupted during the construction process.
- Maintain a sharp focus on long-term growth and sustainability of the church in both numbers and spirit.
- Promote communication and engaging the parish in discussions regarding plans and priorities.
- Exercise diligent operational/financial oversight of fund raising, planning and execution



Thank you to all of our Members

We are making amazing progress

- Much work by many dedicated individuals
- Significant commitments by many individuals and families, reflecting their deep bond to Redeemer and desire to be part of our Legacy

Now is the time for the entire congregation to join in this pivotal moment



Legacy Into Promise Operating Committee

Babs Camerota, Chair

Peter Vanderveen, Rector

Ken Garner - Communications

Tad Sperry - Campaign Gifts

Ginger Woods/Betsy Crowell - Design
Development

Kyle Lissack/Bob Nalls - Construction

Phil Jodz/Jay Einspanier - Finance



Communications

- News from the Redeemer
- Weekly ENews
- Voice of The Redeemer
- www.TheRedeemer.org
- Campus video screens

Campaign Gifts

- Not-so-Quiet Phase into Full Participation Phase
- Full Participation Phase – All Parish Canvas
- We'd like to make contact: to speak with, hear from everyone!
- Gifts, Pledges, Bequests
- Naming opportunities
- Goals: 100% participation, \$14 million



Where We Are Now

- Schematic Plans Complete
- Preliminary Estimates Developed
- Architect under Contract
- Selected a Construction Manager for Pre-Construction
- Interviewing Owner's Representatives in First Quarter

Next Steps

- Design Development under Guidance of Architect
 - Detailed Interaction with Parish Representatives
 - Refine and Finalize the Design
- Municipal Approval Process
 - Township & County Approvals
 - 12-18 month process
- Confirm the Budget
 - Contractor's Estimate Developed
 - Reconciliation with Estimator's Opinion
- Move Forward with Construction Contractor Selection

Subsequent Phase

- Construction Documents by Architects & Engineers
- Bidding and Guaranteed Maximum Price by Construction Contractor
- Confirmation of Fundraising and the Budget
- Breaking Ground

Construction Budget

- \$9M Construction Budget
 - Based on 2 reconciled schematic estimates
 - Escalation based on starting in Q3 of 2019
- \$3M Other Construction Costs
 - Professional Fees
 - Hazardous Material Abatement
 - Construction Contingencies
 - Fixtures, Furnishings & Equipment
 - Moving and Temporary Facility Costs
- \$12M Total Project Costs

Schedule Milestones

- February - August 2018
 - Review and Approval of Design Development Plans and Estimate
- March - August 2019
 - Review and Approval of Construction Documents
 - Township Approval and Permits
- April – July 2019
 - Bidding
 - Approval of Bids and Acceptance of Guaranteed Maximum Price
- August 2019 – October 2020
 - Construction
- October 2020
 - Occupancy

Where We Are Now

- Architectural Layouts Complete
- 2016-2017 Parish Groups' input integrated into the Architectural Layouts in advance of Design Development
- Ancillary Parish Groups being assembled
 - Kitchen, Tiffany O'Neil
 - Landscaping, Priscilla Nalls
 - Relocation, Mike Thompson

Next Steps

- Design Development Coordination between Architect and Consultants
 - Professional Kitchen Design
 - Civil Engineering/ Site Plan
- Selection of Interior Design Firm
 - Programming of Staff and Clergy Offices
 - Design Development of public spaces, meeting rooms, classrooms and support spaces
 - Additional input from user groups as designs develop

Design/ Build

- Coordination of contractors and vendors with all design disciplines for:
 - Signage, Graphics and Wayfinding
 - AV Technology
 - Building Security
 - Landscaping
 - Lighting Design

Relocation Committee and Process

- Committee Head: Mike Thompson
- Staff Coordinator: Jay Einspanier
- Timeline:
 - March- June: 2018 User Group Meetings
 - June - October 2018: Coordinate with Township and complete specifications, design, budget for temporary space
 - October 2018 - April 2019: Construction and installation of temporary space
 - January 2019 - April 2019 : Cleansing of unneeded materials, pack up and storage of essentials
 - June 1 2019: Complete transfer of all necessary equipment and materials and staff to temporary space
 - July 1 2019: Turn over Parish House to Contractor



Questions?

Design Development Committee Members

- Betsy Crowell and Ginger Woods, Co-chairs
- Carol Chew
- Jan Clarke
- Jim Crowell
- Cheryl Masterman
- Elizabeth McLean
- Tiffany O'Neil

Financing the Project...

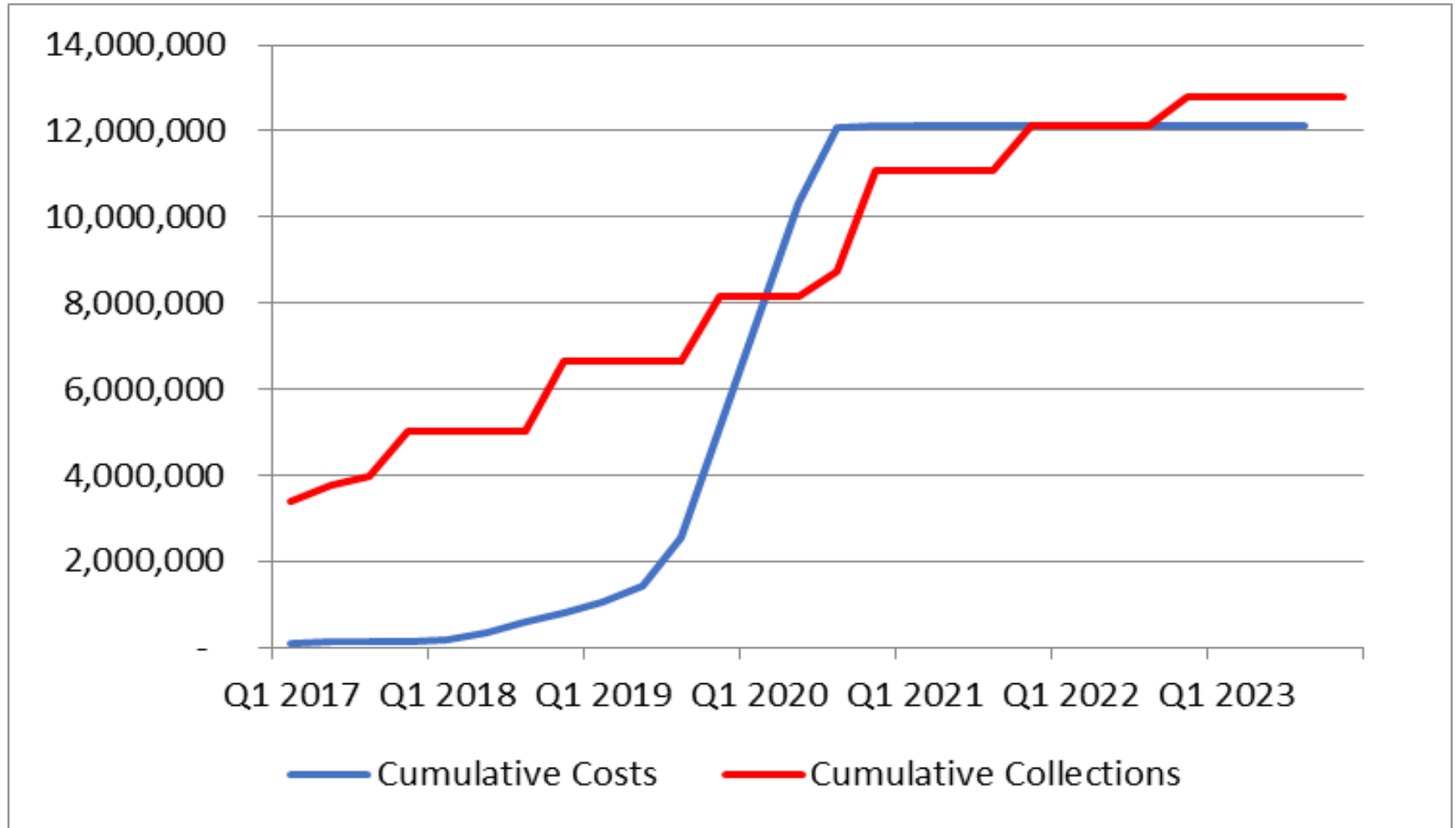
Background

- Contributions to the capital campaign are collected over a period of up to five years.
- Construction costs are incurred over a period of eighteen months.
- How do we address this timing issue?

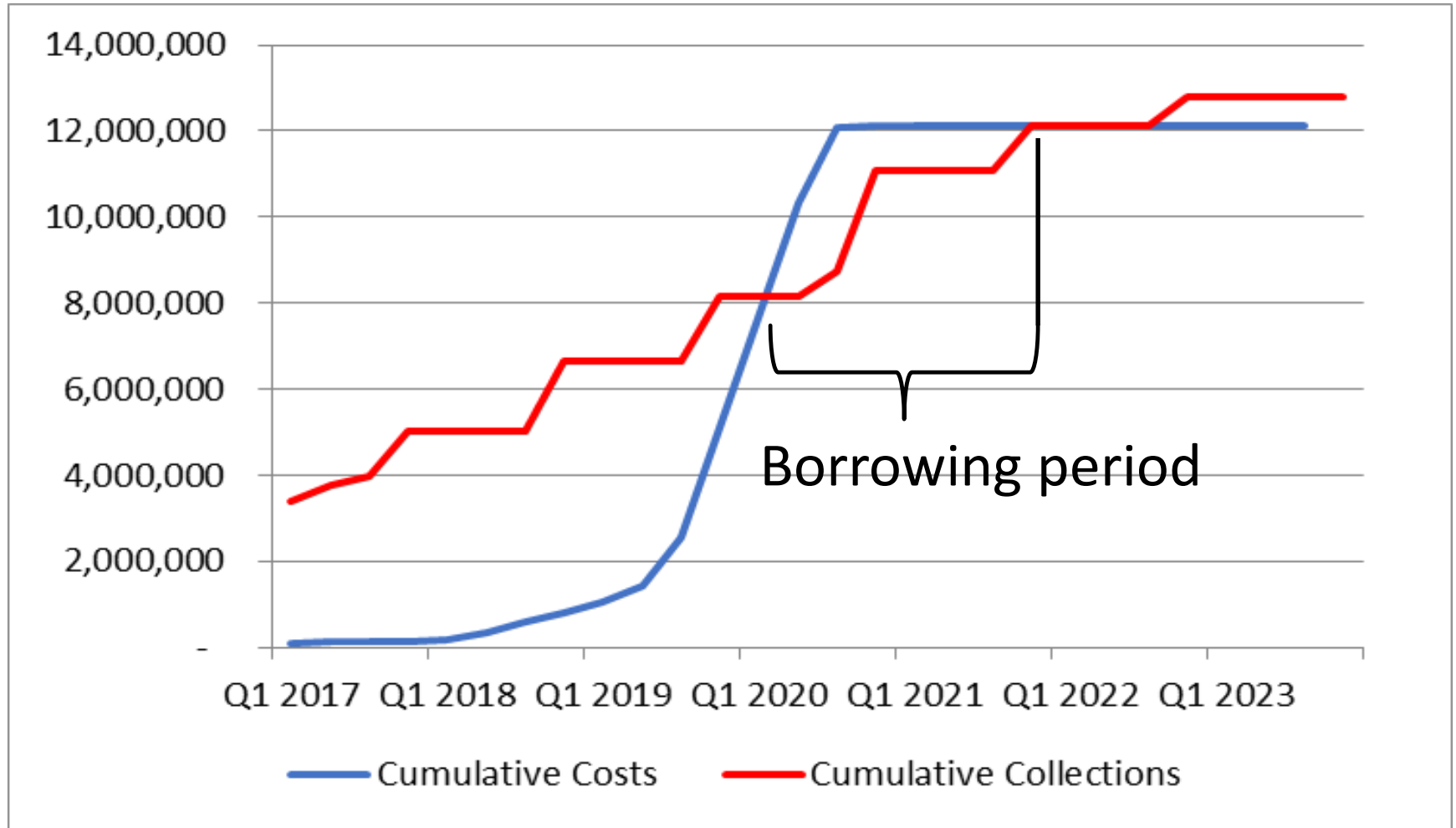
Key Assumptions

- Total project cost is \$12 million.
 - Non-construction costs total \$3.0 million.
 - Construction costs total \$9.0 million and start Q3 2019.
- Pledge collections are based on a five-year timeframe and backloaded to the fourth quarter of each year.

Forecasted Cash Flow



Forecasted Cash Flow



Borrowing Period

- Borrowing period is Q2 2020 to Q4 2021.
- Peak borrowing amount is \$3.175 million and limited in time.

Next Steps

- Analysis is a work-in-process.
 - Results of quiet phase are pending.
 - Participation phase is beginning
 - Costs continue to be reviewed and refined.
- Vestry is considering multiple options for financing.
 - Some options require Diocesan approval.



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