

Building Campaign Update

The Christ Church Building Committee (CCBC) would like to give you an update regarding the Building Campaign.

The feasibility study done by Ruotolo Associates is now complete and we have the results. That complete study will be made available shortly but there are several points that you should know. First and foremost, it was determined that we will be able to raise approx \$3.1million for our campaign. That number is substantially lower than estimates that have been made for the two proposed plans that have been in the Parish Hall. Those two plans represent our dreams and visions for the future of Christ Church. They both offer solutions for our various needs as well as establish spaces for our vision of the future for Christ Church. It was our hope that the results of the feasibility study would allow us to make all the major changes to our campus that you have seen in those plans. However now we know that we have budgetary constraints that will dictate choices regarding the design. Thus far, we have spent approximately \$120K towards the project. The major share of that money has gone toward an assessment of our existing conditions as well as a deposit for the organ.

The \$3.1mil figure, while perhaps not allowing us to complete a scheme that has been presented, is still a number that we can take pride in. Professionals in the capital campaign industry state that the norm is for a Parish to be able to raise 2-4 times the amount of annual giving. The \$3.1 mil represents 6 times our annual giving. The Ruotolo Report also told us several things. The majority of the Parish supports the pursuit of a modified plan for our campus. The majority of the Parish places the greatest priorities on four items: the worship space and a new organ; the creation of more welcoming spaces; the consolidation of our business offices into the church building; and handicap accessibility throughout our campus.

The CCBC has met since the Annual Meeting and has made several determinations. First, we will pursue a modified Master Plan with the architects. They have seen the results of the Ruotolo Report and have been instructed to present revised plans which will be within our budget. The CCBC acknowledges that the campaign may require a phased approach to the Master Plan in order to correct our deficiencies and build for the future of Christ Church. We also acknowledge that there lies ahead of us a multitude of choices as a new Master Plan gets created. The Committee will share those choices with you and will be asking for your input before decisions get made. The CCBC has also decided to use the services of a local commercial building company to help us get cost values on various parts of the project.

The revised plans and cost valuations will be coming to us in late March and early April. There will be forums and discussion group meetings scheduled for Parishioner input. Please know that patience will be a virtue for all of us. The CCBC is entrusted with making a recommendation to the Vestry to create and build a Master Plan that is within our means while also making sure that the Master Plan answers the needs for the future of Christ Church. This will take time. Many decisions and choices will need to be made. We look forward to this exciting process and sharing it with all of you. One final note: the process thus far has been visionary and creative. Now we will need to be visionary and creative with a budget. Above all else, the support of a Capital Campaign by the Parish has been stated. The Christ Church Building Committee remains dedicated to the process of bringing a Master Plan to the Vestry and the Parish.

Tom Childs
Chair of the Christ Church Building Committee