

Accepting the number of 200 people for our target parish size, and knowing that our current building that serves as the Temple will more than adequately support that number of attendees, we first need to meet the need of seating 200 people for a banquet (wedding, Pascha), with a warming kitchen adequate for that number, as well as bathrooms, closets to store necessary items along with unused tables and chairs depending on the set up of the room for a particular event. The last phase will need to provide for a building that will be completely partitioned into classrooms, memorial library, and office space. The optimum classroom sizes will seek to accommodate 80 students, or 40% of our total parish.

A church related source for estimating necessary square footage for a building to provide only “parish hall” features suggests 16-20 square feet per person (including space for the dining area, warming kitchen, storage rooms, and restrooms). That provides us with a range estimate of 3,200 square feet to 4,000 square feet building size. Members of our Parish Council and Building Committee now spanning over three years have received the consistent cost per square foot estimates from architects, builders, and recently completed projects of \$225 to \$250. This translates to an estimated project cost range of between \$720,000.00 and \$1,000,000.00. This is what has been represented by posters on the walls of the Commons Area for over two years suggesting that we need to expect a project cost of \$850,000.00. While we may fantasize over a log cabin or tent to lessen the cost of such a project, the fantasy does not translate to reality. We need to plan on this project according to these estimates.

Of course, a lot of work goes into actual planning/construction and not estimating a building project, but estimates are what we need to work with as we ask our current members to give what they are able to give in order partially to fund this project, anticipating that we will be left with an Adjustable Rate Mortgage financing the portion of the project cost our fund raising does not meet. Based on the knowledge we possess from our first phase of construction, we should hope to raise about half of the funds needed to complete the project. While we will take comfort from pledges of monthly gifts to the Building Fund, we know that bankers will not accept pledges among the key factors they will review for the viability of our project.

So, the purpose for this appeal letter is to ask **YOU** for the largest cash or stock contribution (see parish website) that you can make/pledge to the “Building Fund” as soon as you can make it. It will also help our “in house” financial planners to be aware of regularly occurring gifts to the Building Fund that can be pledged for 7 years, or for the period one is comfortable making the commitment. These gifts to the Building Fund will be held in our savings account and will only be available for planning consultation and construction costs. All previously contributed gifts to the Building Fund are still held in the parish savings account. The June 30, 2019 financial statements reported \$5,300 in the Building Fund.

Obviously, we have a long way to go to reach half of the estimated project cost. Every gift will bring us closer to that goal, but a longer period of commitment will be needed to complete paying for the amount carried as a loan. For phase one, the remainder of our unmet project cost was financed with a 30yr ARM, and we met the challenge of making monthly payments according to a 5-7 year amortization, paying off the mortgage just prior to the Consecration of the Altar in August 2016 (we moved into the new building in 2009).

We are not planning for a five star conference facility. Phase two will be a simple rectangular building with a porch overhanging the courtyard side of the structure to encourage more of the outdoor fellowship we have enjoyed since years on Chamberlayne Avenue. The warming kitchen will not have commercial appliances. Every cost saving step will be taken. Please make your contribution soon.

Archpriest David Arnold