

Building Committee Minutes April 13, 2016

Attending: G. Boyd, M. Anspach, S. Byrnes, M. Claverie, F. Horne, D. Miller, M. Parobeck, M. Withington,. Excused, Dean Vang,. Guest: S. Brown

Minutes of the March 30 meeting were accepted for the record.

Boyd and Brown reported on a meeting the previous day with representatives of Belmont Child Care Association. BCCA operates day care and after school enrichment programs for backstretch workers at Belmont and Aqueduct race tracks, and supports off-site day care for about a dozen toddlers during racing season in Saratoga Springs. BCCA is planning a significant expansion of operations in Saratoga, both in numbers served and the annual time period. Boyd reported that the group is receptive to working with Bethesda in developing appropriate space on the 3rd floor of the new facility. They were given copies of floor plans to review.

Boyd and Horne noted, to general agreement, that hosting a BCCA operation in the NPHCC would help fulfill the parish's broad desire for outreach and community supporting endeavors.

A draft professional pro forma for the NPHCC was distributed, having been prepared by Amy Sutton at Roohan Realty. The input numbers are still subject to change, but the format and presentation met with general acceptance.

Boyd reported that the congregational goal for the Capital Campaign will likely be surpassed. Major gifts are still needed to make the NPHCC project feasible, even with fully rented space. Indicating the efficacy of the attention given to church restoration needs, one parishioner increased their commitment after reviewing the Condition Report.

Brown reported that drawings for the construction are under way but will not be finished in detail until the final bid schedule is determined. In response to inquiry from M. Anspach, Brown said the kitchen equipment would be subject to economizing during the "value engineering" phase. That is, we will endeavor to find savings by procuring second hand equipment, and possibly fewer appliances.

Boyd reported that the Saratoga Springs Preservation Foundation has invited Bethesda to take part in its Spring House Tour, 10 a.m. to 4 p.m. Saturday May 14. Bethesda may be asked to either sell tickets to the tour, and/or to be one of the stops on the tour. Volunteers will be needed. Boyd will place an announcement in upcoming bulletins. Mark Claverie graciously volunteered to coordinate helpers.

REMINDER:

Activities sequence going forward. **Attainment noted.**

1. **Achieve our congregational goal for Capital Campaign, if not surpass \$330K. To demonstrate congregational support.**
2. Secure one or two "special gifts." (i.e. on Dean Vang's and my lists). To increase our equity position.
3. Secure a lease commitment from Saratoga EOC/Head Start for the 2nd floor. To show securitized income in our financial plan.
4. Determine level of Skidmore interest in Floor 4+. Not sure a lease with them is feasible until end of semester. Same as 3.
5. List the balance of the building with Roohan at market rate (+/- \$23/sqft). Market income is actually better than "mission rate," so if 4. does not come through, it actually makes the plan look more feasible.

6. Sit down with the bank and agree to terms for a mortgage. They have been following us reasonably closely, so I think if we can prove the numbers, we should be able to come to terms fairly promptly. Also, we have pre-selected the bank, so the discussion is just one-on-one.

7. Go out to bid for a contractor. JGWA has told us that by law, we cannot go out to bid until we have financing in place. It is good that the construction drawings, i.e. bid document, is nearly complete now. So once the above conditions are in place, we can promptly go to bid. The contractors we have interviewed all indicated they could submit bids on about a 3-week turnaround.

Next meetings, all Wednesdays, 7 p.m. in Parish House:

April 27, May 11, May 25