



The construction portion of *Our Future First* is now complete!!

To summarize, our project included the following:

Building Envelope

- New roof over entire facility, New exterior windows, New exterior tuck-pointing and masonry cleaning
- Building Infrastructure
New heating, ventilating, and air conditioning system in all areas except the gymnasium, New electrical service, Minor repairs of miscellaneous items throughout the facility

Interior Finishes

- New ceilings throughout much of the first floor, New lighting in many areas on the first floor, and some places on the second floor, Plaster repair and painting in the Nave, Plaster repair and painting in the stairwells near the sanctuary, New carpet in the aisles of the Nave, New floor tile at the altar and choir loft

New Construction

- Creation of the Family Gathering Space, Creation of a new Chapel in the space previously occupied by the Library Lounge, New first floor bathrooms near the east parking lot entrance
- Addition of a passenger elevator with service from the east parking lot entrance to the Family Gathering Space

Our capital campaign to raise the funding for the project is summarized as follows (amounts as of August 17, 2009):

Total Pledges, Unrestricted Gifts, and Memorials	\$2,310,543.00
Amount Received to Date	<u>\$1,904,284.00</u>
Balance to Collect	\$ 406,259.00

Since we had a three-year pledge period, and our construction project was shorter than three years, we had to take out a construction loan, backed by the pledges, to pay the contractor for the work completed. The balance on the note is less than the amount to be collected on the remaining pledges. So while the construction portion of our project is complete, the entire project will not be complete until we have collected all of the pledges, and paid off the short term note. We expect all pledges to be collected, and the note therefore paid in full, by December 31, 2009.

Our anticipated total cost for construction is broken down as follows:

Construction Costs	\$1,802,000.00
Owner Purchases	\$ 286,060.00
Architectural Services	\$ 142,000.00
Insurance	\$ 3,030.00
Misc Expenses	<u>\$ 21,900.00</u>
Total Costs (rounded)	\$2,255,000.00

The timing of pledge payments and potential shrinkage on pledge payments will impact our total project cost. Again, we will not know the final results until all pledges are paid and the note is paid off. However, our best estimate is that our project will end up with a surplus of approximately \$15,000.00.

I want to express my sincere gratitude to the members of the Construction Committee – Bill Foss, Jack Kislia, Steve Shulta, and Jerry Wells. Without the hard work, dedication, guidance, and wonderful advice from these fellows, our project would have never turned out as beautifully as it did. Your Construction Committee is very proud to have been a part of this wonderful project, and we applaud the congregation for your compassionate giving to our church.

Respectfully Submitted,
John Westphal.



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