

# SPMC BUILDING PROJECT FAQs



### **Vestry**

Christine Barth  
Steve Bevis  
Cara Carter (Junior Warden)  
Bruce Carveth  
Sophie Gibson (Register)  
Rebecca Girvin-Argon  
Matt Greene  
Rachel Lloyd  
Jennifer Minetree  
Peggy Plews-Ogan  
Frank Rambo (Senior Warden)  
David Truslow

### **Building Committee**

Peter Buchanan  
Cara Carter  
David Coppi  
Jody Lahendro  
Rachel Lloyd  
Alice Meador  
Jennifer Minetree  
Jake Morton  
Tony Potter  
Pat Punch  
Frank Rambo  
Anne Ribble

### **Sustainability Committee**

Bubba Beasley  
Ray Dueser  
Paula Eliasek  
Jim Galloway  
Rachel Lloyd (Chair)  
Leslie Middleton

### **Treasurer**

William Taylor

### ***What is the building project?***

St. Paul's is embarking on a long-overdue plan for an update to our building and landscape. Historic buildings and sites require periodic investment for repair and renovation to ensure that they continue to serve the evolving needs of our congregation, ministries, and programs. The construction for the sanctuary and chapel began nearly a hundred years ago—in 1926. Canterbury House was built c. 1930. Those buildings were designed by Eugene Bradbury, who was a highly regarded architect. The sanctuary and chapel underwent some modest renovations in the 1950s, at the same time construction began for the office and education wings. This work was led by Milton Grigg, a talented and respected local architect.

### ***Why now?***

St. Paul's hasn't had a major update since the 1950s renovation and construction project. Parts of the building flood, our systems (heating, air conditioning, plumbing, etc.) are inefficient and well beyond their expected lifetimes, and many of our interior and exterior spaces are inaccessible and uninviting.

### ***How did our congregation prepare for this?***

While the idea of undertaking a major building project has been discussed and studied off and on for about a dozen years, the conversation that has led to this point kicked off with a visioning process in 2019. Through that months-long process, members of the congregation voiced many dreams for the future of our property and offered diverse perspectives on the ways the buildings and landscape could better serve our ministries and programs. These ideas were recorded in a vision plan and program document in March 2020. The program document describes our goals for the historic building updates, access and parking, outdoor spaces, and many other needs.

In addition to the planning described above, we also began some other necessary facility updates, including the organ restoration and some asbestos abatement in the school wing.

### ***What values underpin the project?***

- Welcome
- Accessibility
- Flexibility
- Sustainability

### ***How are we managing this work?***

We are proceeding along two closely related tracks. One is for the building itself. The second is the campaign to raise the funds to pay for the building renovation.

### ***Who is helping us?***

For the building track, St. Paul's hired an architecture firm called Kerns Group Architects to help develop a Master Plan for our building updates. The firm was chosen through a proposal and interview process. Kerns Group is based in Falls Church, and they have extensive experience working with congregations that have building renovation needs like ours. You can learn more about Kerns Group Architects here: <https://www.kga-studio.com/about>

### **THE MASTER PLAN**

#### ***What does the Master Plan show?***

The Master Plan proposes some small changes and some big changes. The small changes are concentrated in the sanctuary and chapel: these include an extension of the chancel, new seating around the altar, improved accessibility, and more light and openness between the sanctuary and chapel. The big changes include the removal of the office and school wings, the addition of a new "T" shaped wing on the west side of the sanctuary (to the left of the sanctuary when viewed from University Ave), new outdoor terraces, and an additional accessible entrance from University Avenue. We would preserve our memorial garden and many of our mature trees.

A three-minute video animation simulating a bird's-eye view of the Master Plan may be found by scanning the QR code to the right.



#### ***What happens after the Master Plan phase?***

Once St. Paul's approves the overall Master Plan, we will enter the design phase. St. Paul's may continue to work with the Kerns Group or could choose another architecture firm. Whoever it is, they will bring a full team of subconsultants that might include landscape architects, civil engineers, structural engineers, mechanical/electrical/plumbing engineers, preservationists, sustainable design experts, and/or other specialists.

### ***How will the design process work?***

The Master Plan depicts only the general structure for the new and updated building and landscape. The design architects and their team will follow the Master Plan to develop increasingly detailed drawings through a coordinated review process with the building committee and staff. These architects will also ensure that the design satisfies all building codes and is reviewed by the appropriate agencies, such as the local Board of Architectural Review. If St. Paul's wishes to pursue special certifications—such as the Green Building Council's LEED certification—the design architects will support that process, too. The design process usually takes many months and up to a year or more.

### ***What will the congregation's role be during the design process?***

It is important for the congregation to have opportunities to see the design and make comments at appropriate times during the process. The architects, building committee, and church staff will work hard to create these opportunities for sharing information and feedback.

It is also important for members of the congregation to understand that communication with our consultants (architects and contractors) must take place in an orderly way, ideally through a few designated representatives such as the Rector, our assigned project manager (TBD), or others as needed. Members of the congregation are urged to speak directly with the Rector, Vestry, or building committee members if they have concerns or questions.

### ***What happens after the design is complete?***

When our design team completes the final drawings and specifications (the "bid package"), St. Paul's will solicit bids for the construction, perhaps through a public advertisement or to an invited group of contractors. Then we can choose a firm to work with, negotiate a contract, and begin construction. Throughout this part of the process, we will look for ways to work with minority-owned firms.

## **THE CAMPAIGN TRACK**

### ***Who is helping us?***

St. Paul's interviewed several capital campaign consultants based on recommendations from other churches. We chose the James Company as the best fit for our needs. Budget and personal rapport were primary considerations in the selection. You can learn more about the James Company on their website: <https://jamescompany.com/>

### ***How much will the project cost?***

The final cost of the project will depend on many factors, including design-related decisions that will have to be made in the future. A good guess is that total construction and renovation costs might be in the neighborhood of \$20 million.

### ***How are we going to pay for it?***

There are three main components to our projections for financing this project.

1. The most important piece of funding—though not the largest piece in terms of dollars—will be financial commitments from today's parishioners, including outright gifts of cash and other assets in the next few years, as well as bequests, trusts, and other instruments that will come to St. Paul's further into the future. Our financial investment in the future of St. Paul's and its ministries is a holy sign of our gratitude for the gifts we have received from previous generations, and our faith in the life-giving ministries of St. Paul's for future generations of the parish we love and the community we serve.
2. In addition to commitments from parishioners, we expect to offset some of the project costs with grants and tax credits. We have already received a grant from the Bradley Foundation for part of the cost of our organ restoration, and we may receive further grant funding from Bradley or other sources. We have also begun exploring our eligibility for clean-energy incentives that are part of the Inflation Reduction Act of 2022, as well as historic-rehabilitation tax credits.

3. The largest share of the construction costs is likely to come through a financing arrangement with a tenant that could be modeled on our past experience with the Booker House. In that case, the UVA Foundation paid the upfront costs for a total renovation of the property in exchange for a long-term lease at a deeply discounted rental rate. In anticipation of such an arrangement, we asked the architects to include a large amount of high-quality leasable office space in the Master Plan. The UVA Foundation is one potential tenant and partner, but not the only one. The exact amount of construction costs that could be financed this way will depend on three main factors: how many square feet are leased, the rental rate per square foot, and the rate of interest.

***When will we start raising money to pay for the project? Have we already started?***

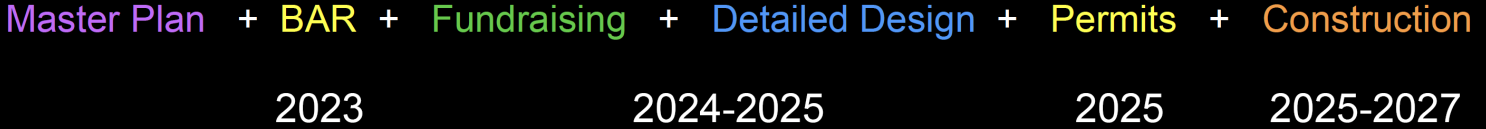
Officially, we have not begun raising funds. We are working closely with our Capital Campaign consultants and expect to name a campaign committee in Summer 2023 and launch the official campaign in Fall 2023 in conjunction with the 2024 Stewardship campaign. The congregation will be kept updated, especially in the months and weeks leading up to the campaign. Practically, it's exciting that the coffers have already started filling up. Through unsolicited gifts that the donors have asked to be put toward the building project, and decisions by the Vestry of recent years to earmark certain bequests to St. Paul's for the project, we have approximately \$2M to put towards the project cost.

***What will happen if the funding sources described above aren't sufficient to complete the project?***

The vestry and building committee believe that if the whole parish commits faithfully and generously to this project, and we maximize the potential for grants and tax credits, and we reach a favorable financing arrangement with a tenant-partner, we should be able to pay the bill. However, if there's still a gap, we have a few options to help close it. One possibility would be to lease more space in the new building, living with less space for our own use in the first few years in order to have more space in the long run. Another option would be to renegotiate the Booker House lease to bring future rents forward, in effect re-mortgaging that property. Lastly, we could explore opportunities to develop the property we own on the East side of Chancellor Street, including the Canterbury House and adjacent portion of the parking lot.

PROJECT TIMELINE

# Potential Overall Project Schedule



***Will everything go according to plan?***

Probably not. A major building renovation with new construction is a complicated, time-consuming, and technical challenge. Historic buildings and the construction process often hold surprises—“unknown unknowns”—that are difficult to anticipate and can be expensive to address. In addition, we need to work with outside review agencies and possibly other partner organizations who will have their own input in our project. However, we believe we have a great team of advisors and supporters who want this project to be a success! Patience, preparation, trust, faith in our values, and hard work will help our building project go as smoothly as possible.

***Can we do it?***

Yes, with God’s help.