

Growing Together Building in Faith

Status of Our Mission
Enhancement Campaign

CELEBRATING OUR PROGRESS

Since we started the Mission Enhancement Campaign, we have made tremendous progress. Together we can celebrate the following milestones:

- ❖ 100 families have made a commitment to support our campaign's financial goals.
- ❖ Over \$1 million has been pledged to help build our future.
- ❖ Over \$100,000 has been pledged to social outreach to help others.
- ❖ Our new "Pipes for Praise" organ has been purchased and will be installed soon.
- ❖ Over 40 students are now enrolled in Redeemer's new After-School program.

BUILDING UPON OUR SUCCESSES

Once our campaign and actual construction is completed, we will be able to:

- ❖ **Be more welcoming** with our new church front and new "face to the community."
- ❖ **Be more hospitable** to visitors and with each other in our expanded narthex.
- ❖ **Enhance the quality** of our worship experiences with our new world-class organ.
- ❖ **Reach out to more people** in need through improved programs and services.
- ❖ **Grow our congregation** by showing our progressiveness and commitment to the future.

Even in these challenging times, now is our opportunity to make a commitment to go forward and to actually start building our future. We are called to do more—perhaps more than what we think can easily be done. We must each decide what more we can do to use our gifts, as well as our time, to put our faith into action.

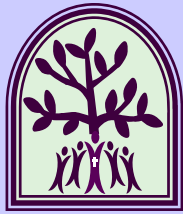
Our plans for the future can only be realized through personal involvement, as well as our financial support. Our gifts are making a difference in both the short and long term.

This brochure will summarize our current status and next steps for the Mission Enhancement Campaign. Please review for details on the building plan, including the timeline and estimated costs, and options that have recently been presented to complete the proposed Education Wing sooner and at less overall cost.

Your feedback and questions are very important!

We need your perspective and input to determine the best path for Redeemer. We hope you will attend our planned Forum this Sunday and Fall social events to discuss the plans and asks questions. Please also mark your calendars for an important Congregational vote on November 23rd.

"Sharing Christ's love with the greatest number of people"



Mission Enhancement Campaign Financial Status and Estimated Costs

STATUS OF FINANCIAL SUPPORT

In the first portion of the Mission Enhancement Campaign, the congregation has made the following pledges of financial support and has given the following gifts:

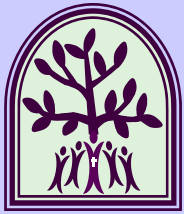
	<u>Pledges</u>	<u>Contributions</u>
Building Program	\$ 1,015,359	\$ 269,093
Outreach		
Endowment Fund	\$ 34,560	\$ 14,311
LENS	\$ 10,350	\$ 9,135
N Street Ministries	\$ 1,000	\$ 5,440
N Street Dental Clinic	\$ 2,968	\$ 3,223
Partners for Surgery	\$ 11,100	\$ 16,876
Other Social Concerns	\$ 7,990	\$ 500
Other Giving	\$ 50,000	\$ 7,975
Pipe Organ	<u>\$ n/a</u>	<u>\$ 12,688</u>
Totals (as of 9/30/08)	\$ 1,133,327	\$ 339,241
Number of Families Involved	100	150

TOTAL LONG-TERM COSTS

The long-term financial picture not only includes the next phase of the building program, but also the continuation of our current mortgage. The term of our current \$1.1M mortgage ends in April 2009. Therefore, we need to refinance the current mortgage and would logically roll the new construction loan and old mortgage together at the end of the construction and have one long-term obligation, as detailed below:

Current Mortgage	\$1.1M
New Construction and Related Costs in Phase 2A	<u>\$2.0M</u>
Total to be funded (reduced by our upfront pledges and contributions)	\$3.1M

The optional new Education Wing that is described as Phase 2B, would be an additional estimated \$1,679,000. As a point of reference, this Education Wing could have been built at the same time as Phase 1 (with the Parents Hall Gym and the new pre-school classrooms) for about 1/5 of the cost now estimated to build it. Waiting will only increase the costs and perhaps substantially so.



Mission Enhancement Campaign Building Program-Phase 2A

The next phase of our building program will encompass the following:

- ❖ *A new, modern and welcoming front to our church. This will replace the old blue-green glass and give us a more contemporary look to visitors, guests and potential members.*
- ❖ *A new, spacious narthex and gathering area with an additional 1,400 sq ft of space. This will also include a complete remodeling of the current narthex.*
- ❖ *Additional facilities and features in these new areas, including a passenger lift for accessibility to the choir loft and an additional restroom.*
- ❖ *A remodeled choir loft to support the new organ and enhance the appearance and sound quality throughout the church.*

PROGRESS

Architect completed Design Development phase

Old organ removed

Engineers completed assessment of choir loft

Phase 2A is a continuation of our master plan and builds upon our previously completed Phase 1 expansion (which included the new Parents Hall Gym, Fellowship Hall, and Pre-School Classrooms, to name a few benefits).

Feedback from the congregation over the last 12-24 months has been incorporated, and communication and discussion will continue so that we can effectively achieve our goals and lay the groundwork for our future programs, ministries and worship.

NEXT STEPS

Architect to complete Construction Drawings

Install Aeolian-Skinner 32 Rank Organ

Choir loft to be remodeled to fit new organ

The Congregational vote on **November 23rd** is a final endorsement by the congregation of these plans and to authorize the initiation of the permit and building process.

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Mission Enhancement Campaign Building Program-Phase 2A

Timeline for Phase 2A

2008: Nov 7

Complete renovations to choir loft for organ.

Nov 7-9

Hold Social events with opportunity for questions on plan and costs.

Nov 17

Begin installation of new organ.

Nov 23

Congregation vote on Phase 2A building plans.

Dec 31

Complete Phase 2A construction drawings. Submit to Fairfax Co. for building permits.

April 2009

Permits received and construction begins on the front of the church and narthex.



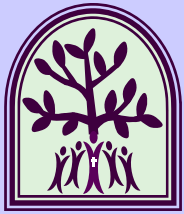
Early 2010

Construction is completed and dedication of our new space takes place!



Cost Estimate for Phase 2A

1. Aeolian-Skinner 32 Rank Organ	\$ 200,000
2. Installation of the organ	\$ 110,000
3. Modifications to the choir loft	\$ 25,000
4. Construction costs on Phase 2A	\$ 1,400,000
5. Civil engineering costs	\$ 35,100
6. Bridge loan interest	\$ 135,000
7. Kairos campaign support/consultation	\$ 65,000
	\$ 1,970,100
Total Ballpark Estimate	\$ 1,970,100



Mission Enhancement Campaign Building Program-Phase 2B Option

Growing Together: Building in Faith Mission Enhancement Campaign

Optional Building Plan Adjustment

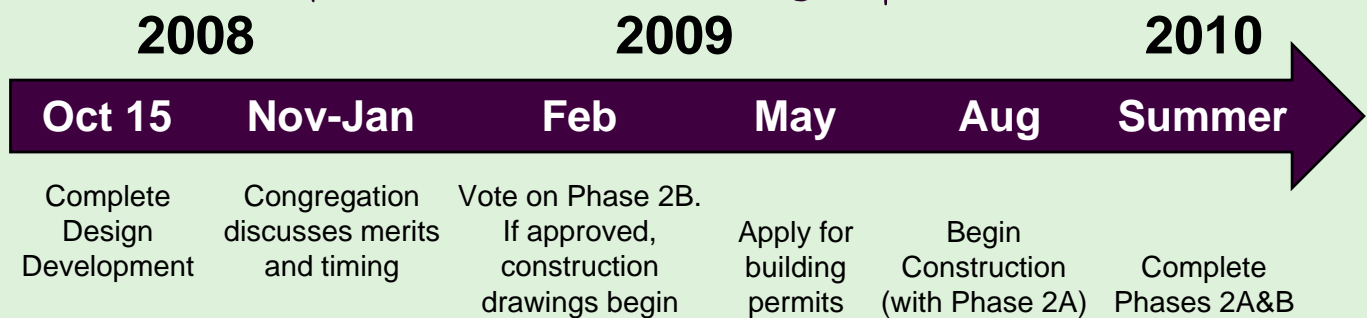
A committee assembled in late September to review Redeemer's anticipated space needs and the upcoming construction timetable. The following concerns arose from that review:

- ❖ There are large Sunday School classes in many age groups that do not fit well into the existing space and limit our ability to accommodate and meet the demands of additional students.
- ❖ Our additional educational opportunities at 9:45am are limited by existing space and its configuration.
- ❖ Our new After-School program shows tremendous potential for growth next year and into the future, but will be restricted by available space.

From these discussions came the desire to give the congregation another option to better prepare for our future needs and to potentially lower our total projected building costs, including subsequent phases. The option being proposed would be to tear down the current educational wing and replace it with new and expanded space. This option is now called Phase 2B. Based on the economies of scale, it will be less costly to the congregation to consider doing this construction now, rather than starting it in 2-3 years (or more) as a separate building program.

However, discussions within the congregation on this topic have not yet taken place. Therefore, additional informational sessions are planned. There will be opportunities for members to ask questions and discuss this option in more detail. The Church Council decided to go forward with the initial Design Development work on this option, since it can either be used now or later if we decide to delay its start.

Timeline for Education Wing Option (Phase 2B)



Cost Estimate for Education Wing (Phase 2B)

1. Education Wing building costs (includes architectural fees)	\$1,500,000
2. Bridge loan costs (in addition to those for Phase 2A)	104,000
3. Building cost escalation (for construction in two stages)	75,000
Total Ballpark Estimate	\$1,679,000

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Mission Enhancement Campaign

Let us Hear From You

In what ways can our gifts make a difference in people's lives?

First: Annual Stewardship Drive - providing for our short-term needs which fund our day-to-day ministries within and outside our church, as part of our annual plan/budget.

Second: Mission Enhancement Campaign - building for our future and providing the capacity for us to grow and be able to serve more people in the future.

Third: Redeemer's Endowment Fund - providing outreach to those in need in our community and in the world on a long-term and perpetual basis.

Why should I make a pledge now to the Campaign?

In order to proceed with these plans, we need additional pledges of financial support. Your pledge to the Mission Enhancement Campaign will ensure that we move forward. Your gifts now to the Campaign will lower the overall building costs to the congregation. Simply put, the more resources we can secure now in donations, the less Redeemer will have to finance and the less interest expense will have to be paid in the future. Also, our pledges of financial support to the Campaign are a critical component to show potential lenders the depth of financial commitment within the congregation.

How can I support our Social Concerns Ministries?

For those of us who want to also support the outreach and social concerns aspects of the Mission Enhancement Campaign, there are two ways that this can be done going forward. First, our regular giving supports many of the day-to-day ministries at Redeemer, such as LENS, Partner for Surgery, N Street, etc. Secondly, you can always give directly to these ministries, either through Redeemer or directly to the organization itself.

Should we undertake a project as large as this at this time?

The next phase of our building and growth at Redeemer is important to our mission. We must ask ourselves if we have the courage, faith and commitment to do this and to do more. Do we only undertake the next phase, or do we also undertake the Education Wing now? Please pray, discuss and reflect on these questions and your role in our mission here at Redeemer.

Who can answer my further questions on the Campaign?

We need your perspective and input to determine the best path for Redeemer. Please feel free to call or e-mail any of the following contacts with questions or concerns:

Ron Kutscher - Mission Enhancement Campaign, 703-938-0564, brekutsch@aol.com

Christian Richter – Stewardship Team, 703-821-1316, crichter@thepolicygroup.com

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