

Redeemer Building & Site Plans for the Future

Background

There have been many recent developments that have impacted Redeemer and call for the evaluation and thoughtful consideration of how to position Redeemer best for the future. First, the development of the Sunrise Senior Living facility next door to the church significantly changed the immediate area surrounding the church. This took away an overflow parking option but will provide new opportunities for ministry with the new residents of the facility. Second, Redeemer's Preschool, After-School, and Summer Camp programs have grown significantly and now use more outdoor spaces. This increase in demand signals that upgrades are required to the outdoor area to make it safer and more flexible for a variety of uses. Third, the original sections of our 60-year-old building have become very inefficient in the use of energy for heating/cooling. The classrooms and offices are also in dire need of renovation to improve their functionality and usage. Finally, as consideration is given to changes to our building and grounds, other areas need to be evaluated to take advantage of this development process. For example, adding a columbarium as a place for interment of ashes has been considered as a future mission of the church. Also, the addition of solar panels as part of the office and classroom HVAC renovations would enable us to be better stewards of our environment.

In 2019, the Congregation Council authorized an engagement of Michael T. Foster and Associates to assist with updating our master plan and provide strategic planning services. This firm has led us through our last three building programs and is very familiar with the congregation and our community. Preliminary findings were reviewed by a building task force and a congregational survey was completed to better quantify areas of member support. At the last two Congregational Annual Meetings, updates have been provided on this process. The following sections describe the currently proposed changes and attached are initial renderings of what some of these new areas would look like.

Natural Play Area & Outdoor Classrooms

The first priority in the redevelopment of our grounds is to improve the back corner of our site to address site drainage issues and provide better features for the various user groups. This wooded part of our site is used extensively by our Preschool, After-School, Summer Camps, Redeemer Youth, Redeemer's Boy and Girl Scout Troops, and the community. During the early days of the Covid pandemic, our Preschool and After-School programs pivoted to include more outdoor activities year-round. What started as a necessity became an advantage for our programs because we are blessed to have so much outdoor space. However, better utilization of the area is hindered by an easement owned by the county that allows storm water to flow across our property from the McLean Professional Office Park in the back corner. Since we cannot prevent the water from flowing onto our property and from other areas within our site, a creative approach has been identified that incorporates this water flow into a feature of our outdoor space, using rain gardens and a water flow channel.

Once the site drainage has been improved, the area can then be landscaped to help save the remaining trees, improve the soil conditions to better grow grass for games and sports, walkways can be added to improve access and ADA compliance, and a pavilion structure with water and electrical outlets for enhanced usage can be built. Fencing will also be added on two sides for the safety and protection of the children in our care. The improvements in the area will not only be used by our existing school-age programs, but also allow our “church life” opportunities (including Faith Formation, worship and music events, study groups, community events, etc.) to be facilitated in an outdoor setting. A safe and accessible outdoor setting also provides the ability to add intergenerational components to our programming (potentially including our new neighbors from Sunrise Senior Living). The new opportunities for expanded church and youth programs in a healthy outdoor environment are significant.

Columbarium

A columbarium is a wall of niches that would house the ashes of deceased individuals as a final resting place. The last time the congregation was polled, approximately 50 people expressed interest in having a columbarium at Redeemer. The original high-level design of the columbarium called for it to be located near the current Memorial Garden. However, upon further review and discussions, alternative locations were considered. In order to ensure the privacy and respectful nature of a columbarium, a location on the other side of the building outside the music suites was determined to be a better fit.

The columbarium project would pay for itself over time. Initially, the congregation would fund the construction as part of its mission and then as niches are purchased by members and others, the revenue would come back to the church. Once the construction costs were recovered, additional revenue would provide for on-going maintenance and/or expansion of the columbarium. In order to lower the upfront costs, the initial design was modified so that the construction could be phased, with the second section of niches being built as demand warrants and the funding becomes available.

A Columbarium Ministry Team would be created of church members to administer the site and manage the process. They would draft policies and procedures for the columbarium, which would be approved by the Congregational Council. For those who do not want to use a niche or do not want to incur the cost of one, the spreading of ashes in the current Memorial Garden at no cost will continue to be an option.

Classroom and Office Renovations

The classrooms and offices in the original building are in need of renovation and updating. These spaces are not well suited for our current needs and do not provide the flexibility desired for the future. Functionally, the biggest problem is that sound travels between the various offices and classrooms. This is especially problematic for our pastors, who currently need to make adjustments to have private and confidential conversations in their offices. Reconfiguration of the spaces will also provide more operational efficiencies and improve building security. Updated classrooms will be of benefit to our Faith Formation classes, After-

school programs, and outside groups that rent those rooms. The renovation of these areas also allows us to create additional storage space and update the bathrooms in the office hallway.

An important part of these renovations will be the replacement of the current heating and cooling systems specific to these areas. Heat is provided by a 60-year-old boiler, that is past its expected life. Cooling is provided by in-window air conditioning units, that are very energy inefficient and extremely noisy. These updates also provide us with the option to install solar panels on the roof of the gym to provide a renewable energy source and be better stewards of our environment.

Ballpark Costs and Financing Options

Based on the preliminary design development work completed thus far, the rough ballpark costs are anticipated to be approximately:

1. \$1,087,000 Natural Play Area and Outdoor Classrooms, Storm Water Management
2. \$ 732,000 Columbarium 1st Section (Other section to be built as needed)
3. \$ 903,000 Classrooms and Office Renovations, New HVAC, Solar Panels
- \$2,722,000 Ballpark Total

Potential financing scenario:

1. \$ 350,000 Preschool Reserve Contribution
2. \$ 350,000 After-school Reserve Contribution
3. \$1,250,000 Capital Campaign Goal
4. \$ 772,000 New Mortgage over 15 years
- \$2,722,000 Ballpark Total

Points of reference from last building program in 2011:

1. \$2,461,000 Crossroads and related areas construction costs
2. \$1,207,000 MEC Capital Campaign funds raised
3. \$1,254,000 New 2nd Mortgage (added to existing 1st Mortgage of \$1.05M for total of \$2.3M)

Next Steps

The next steps with this process are:

1. Informational sessions will be held to get additional member feedback and to answer questions.
2. At the Congregational Annual Meeting in February, a vote will be held on proceeding with these plans.
3. With an affirmative vote, construction documents will be created and submitted to the county for permitting and any required revisions.
4. A Capital Campaign to raise funds from within the congregation and community will be initiated.
5. Once construction documents are completed, county approvals are obtained, construction bids obtained, and the results of the Capital Campaign are known, another Congregational vote will take place to approve a new mortgage.

Natural Play Area & Outdoor Classroom



Site Layout



Columbarium 1st Section Only



Columbarium - Both Sections

