

## **St. John's . . . Rising! Capital Campaign**

The Capital Campaign will restore and preserve the buildings of St. John's.

**To date, 118 pledges received for a total of \$1,606,977.00**

### **St. John's Rising**

#### **Capital Campaign update 03/22/09**

March 22: The planning process for the restoration of the Middle Building is as complete as is possible until we know the amount of a construction loan that we will be able to pay back. Today's credit markets will not make the loan approval process simple. While a bank may be willing to make a loan, the parish will not know what we can responsibly finance until Canterbury Green's ground rent increase has been resolved. The amount of that increase will determine the amount of the loan. The amount of the loan will determine the extent of the restoration. Therefore, all further steps are on hold. Funds given for the St. John's Rising campaign are safe and are earning as much interest as is possible these days. Meanwhile, Rohlf's Studio has reinstalled the cleaned and re-leaded "Lamb of God" window into its frame in the North Transept. It is bright and clear! Scaffolding has been erected inside the "Life of Christ" window in the south transept in order for The Trumbull Restoration Company to do masonry repairs. Then scaffolding will be moved outside for continued masonry repairs and to remove and take the stained glass to Rohlf's Studio for restoration.

This window will be re-installed late this summer. All scaffolding will be removed by the beginning of April.

#### **News Flash 03/15/09**

##### **The Lamb of God window comes in. The Life of Christ Window goes out.**

Last Monday, March 9, scaffolding was erected on the outside of the "Lamb of God" window so that Rohlf's Studio could begin installing the restored, cleaned and re-leaded stained glass into this window. This work has now been completed and the scaffolding will be moved to the outside of the "Life of Christ" window in the south transept in order for the stained glass to be removed and taken to Rohlf's Studio for restoration. This window will be re-installed late this summer. Also, the masonry work needed for the inside and the outside of this window was started by the Trumbull Restoration Company this week. Their scaffolding is inside at this window now. Completing the work on both windows will take approximately two weeks and is part of the St. John's Rising capital building program.

#### **News Flash February 15, 2009**

Estimated cost of construction as pictured on the Dining Room Bulletin Board is beyond our budget, so the Building Group has met often for many hours seeking ways to construct the most important improvements while staying within our means. The worsening of our nation's financial climate will certainly affect our ability to borrow construction funds and pay them back. Money that you have given in the Capital Campaign is safe and is earning as much interest as is possible in these days. More meetings of the Finance Committee and the Building Group will lead to decisions which we will report as details become clear.

#### **News Flash 2/01/09**

Now that the Design Development drawings are complete and Petra has made a preliminary estimate, the Building Group is meeting regularly, seeking ways of reducing costs to give us the improvements within our budget that will best serve St. John's for the first half of this century. A full report of building developments and financing realities was given at last Sunday's Annual Parish Meeting.

For the immediate future, we seek information about free storage space (indoors and outdoors), people with cost-free hauling capacity, and estate buyers. Volunteer managers are needed to:

- 1) Find and negotiate storage space for reusable items and supervise their transportation at the appropriate time;

- 2) Evaluate items in the Middle Building basement for resale, donation and dumping, overseeing the processes;
- 3) Find vendors to repair currently used items that will again be used in the restored spaces;
- 4) Make decisions about colors and materials for floors, walls and ceilings;
- 5) Communicate with L'Eglise, Boy Scouts and International Institute (the organizations that regularly use St. John's space) regarding timetable, moving disruption and temporary space during construction;
- 6) Organize moving-in and clean-up parties to prepare the property.

## **News Flash 11/23/08**

- 1) Three meetings have taken place with the architect, kitchen design consultant and the St. John's Kitchen Committee chaired by Bunny Zwart. Plans that are practical yet aesthetically pleasing and city code-compliant are now down on paper after hard work and thoughtful discussion.
- 2) Design Development drawings will be completed in early December, allowing the Petra Company, our pre-construction consultant, to make precise cost estimates and set up a budget.
- 3) The Finance Committee and Vestry will use those estimates to prepare a loan application sometime in the Spring. The anticipated date to begin construction could be as early as June or as late as October. Many interdependent realities must converge. This column will keep you up to date!
- 4) Windows - The restoration of the "Lamb of God" window is progressing nicely. Early in 2009, the stained glass will be returned and re-installed in this window. Behind these sections, pieces of clear, 1/4" glass will be used to protect the stained glass from the environment. The brightness and beauty of this window will last for many years. In Addition, the joints and cracks in the brownstone on the inside and outside of this window have been pointed up and patched. Once the restoration work on this window has been completed, the next one in line to be done is the "Life of Christ," window over the south transept.

**Questions?** Contact Senior Warden Alison Chaltas (achaltas@interscopellc.com) or Building Group Chair Stephen Clapp (sclapp@juilliard.edu) For stained glass window questions contact Garry Higgins (phiggins176@aol.com)

## **Capital Campaign Update 11/9/08**

As you read in the September 2008 issue of "The Eagle's Wings," the stained glass in the "Lamb of God" window needed to be restored. The sections of this window are being rehabilitated at this time. In addition, the joints and cracks in the brownstone on the inside and outside of this window have been pointed up and patched. Early in 2009, the stained glass sections will be returned and re-installed in this window. Behind these sections, pieces of clear, 1/4" glass will be used to protect the stained glass from the environment. Unlike the present Plexiglas, this glass will not discolor over time, meaning that the brightness and beauty of this window will last for many years.

## **News Flash 9/21/08**

After interviewing Pre-Construction Consultant candidates, the Building Group has selected the Petra Company, which will begin immediately to put together an estimate of restoration costs, a line-item budget, timeline, sequencing of work and "swing space" provision for housing activities that will be displaced during construction. Because of their experience in working with churches, the depth of their understanding of our particular project and their reasonable cost, we are confident that Petra will have a good working relationship with the architect and the St. John's Building Group. Barry Zoranzello, Project Manager for Petra, will be the parish's advocate to be sure our best interests are served by all participants in the construction team.

## **News Flash 9/14/08**

- 7) When the Lamb of God rose window was removed last month for restoration, cracks were found in the supporting masonry of the North transept which must be repaired before the restored window is re-installed in February. The damage is not serious. We are negotiating with stone-work experts to get

the work done.

- 8) Dennis Dowd of Interdesign Architects has produced the latest set of conceptual drawings which incorporate parishioners' input to improve earlier concepts. The latest prints are on the Dining Room bulletin board.
- 9) Many thanks to all of you that have stepped forward and paid your St. John's Rising pledges. We are amazed and grateful to report that more than half of the pledge funds have been received in advance of their expected arrival. This generosity will go a long way in reducing the amount of loan required and easing cash flow during the early construction phases. We of course welcome any addition pre-payments or increases in pledges as we proceed with planning.

## **St. John's Rising!! The Fruits of our Labor 09/2008**

With the 2007 Capital Campaign behind us, and our dollars and funding continually coming in, we can now begin to see some visual effects of our efforts. The "Lamb of God" window over the north transept has been removed. The Rohlf Stained Glass Studio in Mt. Vernon, NY will restore it this fall and reinstall it in February 2009. This is the window identified by all three consulting companies as the one most at risk, the first to need our attention. Others will be restored one by one. The exterior covering on all restored windows will be clear, allowing the radiance of color to come through more clearly from the outside as well as the inside.

But what about the Middle Building? Wasn't that the main emphasis of the campaign? Yes, indeed! Work is going forward, but will remain invisible for several more months. Last month the architect took measurements of all affected areas and is working on detailed construction drawings. A pre-construction consultant will be selected early in September to advise us and the architect regarding: cost estimates and budget; sequencing of demolition and construction; ordering of materials; provision of temporary space for program activities displaced by the construction; preparation of Requests For Proposals from contractors, and supervising the bidding process.

There are questions which we all will need to prayerfully consider for discussion and settlement in the coming months, such as: Into what spaces will Sunday classes move? Where will kitchen and restroom functions be housed? Where will parishioners gather for group activities such as coffee hour and forums? Other things are bound to emerge which will require practical solutions. When construction begins, currently projected for Spring 2009, we know there will be much disruption to our accustomed routines, calling for patience, resilience and a sense of good humor. The reward (in the form of a beautifully appointed new Middle Building and Dining Room) will be worth waiting for!

Soon, a Parish Meeting will be called to consider a bank loan. The generous pledging of over \$1.6 million will cover less than half the cost of this building restoration. Our Finance Committee (Ann Barnett, Reggie Fernandez, Leslie Ilaw, John Stearns, Arn Welles, and Al Atherton) is exploring financing alternatives to ensure that our approach is feasible for the long term, and will make a recommendation to the parish. Many thanks to this group of professionals. They will be supported by a strong legal team, led by Frank Baker of Robinson & Cole, a former Senior Warden at St. Francis Episcopal Church and a legal advisor to the Diocese. Early payments on pledges will reduce the amount that must be borrowed from a bank.

"Unless the Lord build this house, they labor in vain who build it." (Psalm 127:1) Let us have the courage and humility to acknowledge, amid our careful planning, that the only important use of a beautifully restored building is to allow God's light to shine in downtown Stamford, to provide a spiritual home for people eager to know and serve God in our city and the world. As we connect with God daily, God will provide guidance and resources for us to do it right-both the building and our daily life! This is an urgent appeal to all parishioners to include every aspect of this building program in your daily prayers.

Questions? Contact Senior Warden Alison Chaltas ([achaltas@interscopellc.com](mailto:achaltas@interscopellc.com)) or Building Group Chair Stephen Clapp ([sclapp@juilliard.edu](mailto:sclapp@juilliard.edu))

## **News Flash 8/24/08**

- 1) Construction consultant candidates have submitted proposals in response to our request, and members of the Building Group are reviewing and ranking them. In the coming week, we hope to interview several candidates and select one. Almost the first job of the consultant is to present a realistic estimate of cost

and establish a line-item budget. Thereafter, parishioners who supervise spaces to be restored will meet with the building team to make choices about construction details-built-in features, wall and floor coverings, etc. Then comes the process called "value engineering"-finding less expensive ways of doing what we need to do in order to stay within the budget. But we're getting ahead of ourselves!

## **News Flash 8/17/08**

- 2) The Lamb of God window is now gone! Scaffolding has been removed! The vacated space is covered with the window's lexan exterior protection, which has become opaque over the years. When the restored window is reinstalled in February 2009, the exterior covering will be clear, allowing the radiance of color to come through more clearly from the outside as well as the inside.
- 3) Questions raised in recent weeks by construction consultant candidates lead to questions which we all will need to discuss and settle in the coming months. The consultant who is chosen will advise and inform us of options:
  - a. Into what spaces will Sunday classes move, that will not be contaminated by dust and debris and the conversation of adjacent activities?
  - b. Where will kitchen and restroom functions be housed, that are not in the way of construction equipment yet easily accessible to parishioners?
  - c. Where will parishioners gather for group activities such as coffee hour and forums?

Other questions are bound to emerge which will require practical, if not ideal, solutions. Then the parish will need to make decisions. Provision for these ongoing necessities will doubtless be more costly than if we simply ceased to function during the building period, but that is not possible! When construction begins, currently projected for early Spring 2009, we know there will be much dust and disruption to our accustomed routines, calling for patience, resilience and a sense of good humor. The reward (in the form of a beautifully appointed new Middle Building and Dining Room) will be worth waiting for!

## **News Flash 8/10/08**

- 1) As noted in the August newsletter, scaffolding will be erected tomorrow (August 11) in order to restore the Lamb of God rose window over the ambulatory. This window, identified by all specialists as the one most at risk, was the first stained glass in our building, installed in 1892. Rohlf's Studio in Mt. Vernon, NY, selected through an extensive interview and bidding process, has been universally acclaimed by churches and contractors with whom they have done business. Beginning Tuesday August 12 for about a week, Mr. Hans Rohlf will supervise the removal of the window. It will be reinstalled in February '09, fully restored with much brighter colors, partly because a new clear exterior protective covering will replace the old opaque lexan. Thereafter, other windows will be removed and restored, one at a time. We have been assured by structural engineers that Middle Building demolition and construction will not affect the stability of any of the windows.
- 2) In the past week, several building contractor companies have sent representatives to tour our campus with Owen Brissett and members of the parish's Building Group. Later in August, after careful reading of their proposals, one company will be chosen to assist us and our architect by offering a realistic cost budget, sequencing construction phases and managing the bidding process. Their questions and comments, based on decades of experience working on old church buildings, have identified invisible problems whose solutions will ensure a healthy, attractive home for the people and programs of St. John's for the next hundred years. Or more!

## **Update 08/08**

Beginning August 11, 2008 scaffolding goes up and work begins on the stained glass rose window in the north transept. A little history on this window was provided by Parish Historian Polly in last May's historical note, "The first week of May 1892. The rose window in the west façade of the church was installed. Made by Ford and Brooks of Boston, it is the oldest stained glass window in our church;" and in the most need of repair.

## **Update 06/08**

At the May 18th Parish Meeting, we all voted to move ahead with plans for the St. John's building restoration. Immediately following the vote, the Finance Committee met to start planning for funding. The necessity of a bank loan is inescapable, as is the ten-month wait for construction to begin.

At a follow-up September Parish Meeting, we will be asked to approve the Finance Committee's funding proposal. Their labor throughout the summer will explore all avenues to the least costly financing options. In a parallel path, we continue negotiating the Canterbury Green ground rent increase.

The architect's contract was signed in May, leading to the Building Group's interview and selection of a pre-construction consultant, our link to a construction budget and an orderly bidding process with contractors.

Questions? Contact Senior Warden Alison Chaltas (achaltas@interscopellc.com) or Building Group Chair Stephen Clapp (sclapp@juilliard.edu)

**Grant Writers Needed:** As we move to the construction phase of St. John's Rising, we are also exploring other financial options, including grants. We believe there is great potential to build upon our very successful capital campaign through outside foundations and other grant sources. If you have any experience or interest in grant writing, please contact Sheelagh Jones at 247-4615

## **News Flash 5/25/08**

- 1) At last Sunday's Parish Meeting, we all voted to move ahead with plans for the St. John's building restoration. Immediately following the vote, the Finance Committee met to start planning for funding. The necessity of a bank loan is inescapable, as is the ten-month wait for construction to begin.
- 2) A follow-up September Parish Meeting will be asked to approve Finance Committee's funding proposal. Their labor throughout the summer will explore all avenues to the least costly financing options. In parallel path, we continue negotiating the Canterbury Green ground rent increase.
- 3) The architect's contract was signed days ago, leading to the Building Group's interview and selection of a pre-construction consultant, our link to a construction budget and an orderly bidding process with contractors.

## **News Flash 5/18/08**

- 1) Perspective is always a good thing! Here's a recent reading from the daily lectionary, Ephesians 3:20 & 21: "I pray that the church in Christ Jesus will forever bring praise to God. His power at work in us can do far more than we dare ask or imagine." At the Forum two weeks ago, Fr. Jim quoted in his prayer, "Unless God build the house, they labor in vain who build it." As we meet today after the 10:15 service to endorse building restoration plans, let us have the courage and humility to acknowledge, amid our careful planning, that the only important use of a beautifully restored building is to allow God's light to shine in downtown Stamford, to provide a spiritual home for people eager to know and serve God in our city and the world. As all of us connect with God every day, He will provide guidance and resources to do it right-both the building and our daily life!

## **News Flash 5/11/08**

- 1) Last Sunday's Building Forum was well attended, providing good questions and ideas which were written down to discuss with the architect. The purpose of the meeting was to provide parishioners with in-depth, up-to-date information and to discuss differences of opinion about the planned restoration of St. John's. Those present appeared to be well informed and positive about developing plans. Questions about financing were answered by Al Atherton, parish treasurer and leader of the August 2008 Canterbury Green ground rent discussions.
- 2) Next Sunday, a special Parish Meeting will convene to vote on Vestry's motion as articulated by Sr. Warden Alison Chaltas: "In agreement with the April Vestry meeting's unanimous approval, St. John's Parish endorses complete building restoration as cited in the St. John's Rising Capital Campaign brochure." Please plan to attend this important meeting which will follow the 10:15 service on May 18.
- 3) Our expanded Finance Committee is charged with exploring financing alternatives to ensure that our

approach is both feasible and responsible for the long term. Many thanks to this group of talented and diverse financial services professionals which includes Ann Barnett, Reggie Fernandez, Leslie Ilaw, John Stearns, Arn Welles, and our Treasurer, Al Atherton. They will be supported by a strong legal team led by Frank Baker of Robinson & Cole, a parishioner and former Senior Warden at St. Francis Episcopal Church and a legal advisor to the Diocese.

### **News Flash 5/4/08**

- 1) Today after the 10:15 service, please attend a Construction Preparation Forum in the Dining Room. Your thoughts about any detail for inclusion in the plans, no matter how small or large, will be compiled, and answers to your questions about St. John's Rising will be attempted by members of Vestry and the Building Group.
- 2) Each week, the Dining Room wall reports the total amount pledged to date. As of last Sunday, only \$275 was needed to bring the pledges up to \$1.6 M! Interest is being added to the total, reducing the amount that must be borrowed. Early payments on pledges will further reduce the amount to borrow from a bank. In September, a Parish Meeting will be called to consider the Finance Committee's recommendation regarding a bank loan.
- 3) Some have asked about the detailed construction budget; the answer is we do not yet know. We believe that all aspects of the plan must be done correctly at this time rather than postponing yet again. This summer the pre-construction consultant will provide realistic estimates, offering as accurate a budget as possible to be considered at the September Parish Meeting. Questions? ATTEND TODAY'S MEETING!

### **News Flash 4/27/08**

- 1) The Building Group and Vestry unanimously recommend moving forward with the entire reconstruction project. This would require significant bank loan financing beyond the \$1.6 million already raised.  
It is time for the parish to decide whether to support this recommendation. To make this decision, Vestry has called a Parish Meeting for Sunday May 18 at 11:45 am. Please attend and weigh in on this important decision.
- 2) Two weeks prior to the Parish Meeting, an informational St. John's Rising Forum is scheduled for May 4 following the 10:15 service. The Building Group and members of Vestry will offer a status report, an explanation of plans to date, will attempt to answer your questions and will compile your suggestions to be considered when decisions are made on all aspects of the program. We hope you will come prepared to share the ideas and concerns that have populated your thoughts in recent months! If you can't make it, call or email your thoughts in advance.
- 3) A New York Times article about stained glass window restoration is on a Dining Room bulletin board. It provides a thorough explanation of the process.
- 4) The first window consultant to visit us has offered a preliminary verbal opinion of St. John's windows, and will provide a written assessment of all the windows in time for the May Vestry meeting.

### **News Flash 4/20/08**

- 1) Last Wednesday, a stained glass window restoration expert was at St. John's to look at all our windows and diagnose those most urgently in need of attention. Two other restoration companies have been contacted, and their opinions and estimates will be forthcoming.
- 2) If you haven't seen it yet, take a look at Tuesday's (4/15) New York Times Arts section cover story on the St. Thomas New York windows. Theirs haven't been restored since 1927; ours not since 1891-1901! Isn't it time?!
- 3) SAVE THE DATE! May 4 after the 10:15 service, a Forum in the Dining Room will offer you the best opportunity to voice your questions and opinions to influence the restoration of our beloved buildings. All issues need careful consideration-wall coverings and audio-video capabilities in the Dining Room; carpet or tile on the hallway floors; whatever dream or dread you have kept captive in your thoughts for years. Now is the time to speak!

- 4) We are thrilled that Capital Campaign pledges have reached \$1.6 million in the past week. Thank you, friends and family, for caring about your spiritual home. Keep praying for wisdom and good judgment.

### **News Flash 4/13/08**

- 1) Dennis Dowd, architect with Interdesign, met on Monday evening for two hours with members of Vestry and the Building Group to expand everyone's acquaintance with conceptual plans and offer an opportunity for questions. Mr. Dowd brought a set of revised drawings, presenting the idea of re-orienting the Dining Room closer to the St. Francis Garden, away from the noise of Grove Street.
- 2) Vestry voted unanimously at its meeting on Tuesday evening to sign the contract with Interdesign.
- 3) A Pre-Construction Consultant will be hired by the Building Group from among three candidates suggested by Mr. Dowd. This person is indispensable to the process of making precise estimates of cost, putting out request for bids to qualified contractors, organizing swing space and sequencing construction.
- 4) As noted in Fr. Jim's closing prayer on Monday evening, "Unless the Lord build this house, they labor in vain who build it." This is an urgent appeal to all parishioners to include every aspect of this building program in your daily prayers.

### **News Flash 4/06/08**

- 1) *You may ask why the long wait until construction begins?*  
Eight months of preparation is necessary to assure a smooth sequence of activity and the arrival of materials just when needed, not early, not late. Detailed architectural drawings must be completed before accurate budget development and contractor bid solicitation. Interdesign, our architects, were selected several years ago by the Building Group after interviewing firms from a four-state area. Experienced in church and historical restoration, Interdesign will recommend contractors who are also sensitive to the practicalities and aesthetics of churches.
- 2) *How do we get from garage to church when the Middle Building is being worked on? Where will restrooms be? What about Godly Play classes? What kind of wall coverings will be used in the Dining Room? Hallways?*  
Parishioners will be asked to consider these and many more questions in order to get it all right. There will be open meetings for you to express your opinions, and teachers, music participants, representatives from L'Eglise and the International Institute will be consulted.

### **News Flash 3/30/08**

Our focus now is on laying the plans for the most efficient construction process possible.

- 1) An agreement has been signed this week with a hazardous materials consultant who will identify the amount and locations of asbestos and lead paint across the construction areas, for safe removal before construction begins. This is an important step and will help us provide for safe and timely restoration.
- 2) Members of the Vestry Executive Committee, Building Group and Architect team will meet prior to the April 8 Vestry meeting to assure open communication with all parties.

### **News Flash 3/22-23/08**

- 1). Although construction is not expected to begin until at least January '09, we must plan suitable space for the classes and activities that will be displaced by demolition of the Middle Building. The Building Group will soon explore "swing space" options with the architect.
- 2). A restoration project generating much conversation is the Transfiguration Window. A search of stained glass window companies has revealed numerous names all over the country. We believe we need an objective opinion in order to choose the company best qualified to do the work, and are pursuing this option.
- 3). The Senior Warden and Treasurer are examining the architect's contract with advice from an attorney prior to Vestry's approval next month.

**Questions?** Contact Senior Warden Alison Chaltas (achaltas@interscopellc.com) or Building Group Chair Stephen Clapp (sclapp@juilliard.edu).



