

## **All Saints Church**

### **Junior Warden Report to the Vestry on the Great Hall Decision - 07/19/2022**

All Saints Church had a year's long desire to renovate the Great Hall. While the preferences for this renovation were defined in December 2021, there was a very narrow window to perform the work in the summer of 2022.

#### **Funding context:**

To alleviate pressure on the 2022 operating budget the Junior Warden secured year 2022 only replacement of the Buildings & Grounds funding from Endowment and Columbarium sources. These each had restrictions on the use of the funds. One of which was the funding of the Great Hall project.

The Endowment Source provided \$80,000 for the Great Hall project. This source was not previously, nor is it currently, at risk and it remains available and reserved for the Great Hall project in 2023.

The Columbarium Source provided a one-time single year capital improvement funding for Rectory interior painting and exterior maintenance, the organ project down payment and the normally recurring need categorized as non-discretionary. This portfolio of work has been trending as expected as of early June 2022 even in light of initial mitigation costs anticipated for recent water damage to the thrift store and preschool. It was not at all unexpected for this portfolio of work to expand beyond the target dollar amount. As such, moving into the second half of the year, we can expect a request for funding from the operating budget in the context of the water damage remediation and likely organ installation costs. This is in no way a budget buster. Especially in light of the operating budget needing to step back in annually beginning in 2023 to fund capital improvements and non-discretionary needs.

#### **Construction window:**

Now that it is clear that there is not, and was not, a funding crisis, we can look at the narrow window to perform the Great Hall project in the summer of 2022. With Vacation Bible School ending on July 1, 2022, this would allow the project to start in earnest on July 2, 2022, but in no respects sooner. Then on the back-side, with summer wrapping up and fall activities in need of the Great Hall, the project needed to fully complete by August 31, 2022. This created a narrow construction window of only 60 days.

#### **Decision driver:**

At the June 21, 2022 Vestry meeting certain items were discussed as supporting the decision to put on hold the Great Hall project. Despite diligent work to detail construction activity within this short window of time, it was not possible to obtain with 100% certainty that work would complete by August 31, 2022. Therefore, this was the primary driver of the decision to put the project on hold. Preliminary planning is being drafted to perform the Great Hall project in summer 2023.

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