

# 50<sup>TH</sup> ANNIVERSARY CAPITAL CAMPAIGN

*What could the Vail Interfaith Chapel possibly do that would warrant a \$10 million budget? Well, two commercial buildings with over 50,000 people in and out 365 days per year with minimal maintenance over 51 years, and no updates since 1999, warrants a lot of big-ticket renovation items. Typical of a nonprofit religious organization, the Vail Religious Foundation operates on a shoestring budget and entered 2020 with \$500,000 in its reserves. It has since put \$280,000 of its own reserves into getting this project underway, and now needs your help to see it through completion.*

Construction Projects	\$7.0 million maximum
Reserve Fund / Endowment	\$2.4 million needed to last 25 years
Campaign Staff, Management	\$800,000 over 3 years

Funds raised as of February 23, 2021: \$2,450,000

## TEAM INTRODUCTION



*For over 40 years, Beck Building Company has been a leader in luxury custom home building and renovations in and around the Colorado mountain resorts of Vail and Aspen, as well as Denver and Boulder including surrounding communities.*

Started as the vision of a single farsighted carpenter in Vail in the early 1970's, it has flourished to become a company with an impeccable reputation among discerning clients from all over the world. Guided by the vision to "continually build a legacy of trust" by delivering buildings of value grounded on a supportive culture that promotes success for employees, clients and industry partners. Beck Building Company continues to serve as both a benchmark and a ground breaker in the industry.

With a hand-crafted leadership team, a wealth of practical experience and a proven track-record of customer satisfaction. Beck's success lies in the unique and individualized services it offers. These include: personalized management, full time onsite supervision, ongoing client involvement including a private website for progress updates, a pool of the most skilled and competitively-priced subcontractors available, and a post-construction Customer Care program that carries Beck's commitment to its projects into the future.

Team Members: Kevin O'Donnell, President  
Derek Halter, Project Manager



*Our mission is to tailor the design process to meet the unique needs of individual clients, while unlocking the true potential of their properties. We are driven to deliver imaginative solutions, yet are also drawn to long lasting friendships with our clients.*

Mike Suman has been an architect in the Vail Valley since 1997, when he started on Morter Aker Architects' team. He has since opened his own company, Suman Architects, and has served as the Director of Design overseeing the complete renovation or redevelopment of properties such as:

- Solaris
- The Wall Street Building
- The Tyrolean
- One Willow Bridge Retail

He has also been involved in significant renovations at:

- The Lodge at Vail
- Riva Ridge
- One Willow Bridge
- Villa Cortina
- Vail Village Inn or Plaza
- Lionshead Centre

Mike's experience leading renovation projects through the design, Town of Vail approvals, and execution stages is second to none. He understands the complexity of this project, the requirement to retain the inherent qualities of old European design, and the vision to bring the buildings' capabilities into the future.

## **KTC** Consulting

*A solid foundation for every business is laid with thoughtful planning, the right tools, and a lot of hard work. For over 15 years, KTC Consulting has been helping small and medium businesses and nonprofits succeed on every level.*

A 27-year resident of Vail, Katie Campbell and her team manage the day-to-day operations of the construction, marketing and fundraising efforts on behalf of the Vail Religious Foundation. With over 110 years of collective experience, they have worked on projects that include:

- Vail Valley Medical Family Dinner Dance
- Vail Mountain School
- Vail Valley Foundation
- St. Patrick's Catholic Church
- Children's Garden of Learning
- Episcopal Church of the Transfiguration
- The Sitzmark Lodge
- Slifer Designs
- Colorado Ballet
- EagleVail Metropolitan District
- Vail Racquet Club
- 1989 Alpine Ski Championships
- Aramark
- Breckenridge Resort Chamber
- Bravo! Vail Valley Music Festival
- Southern Explorations

# SCOPE OF WORK

## Chapel & Ministry Building Roof

- Replace roof on both buildings.
- Replace and add snow guards, gutters and downspouts.
- Include heat tape at gutters/downspouts/overhangs.

## Parking Lot Replacement and Snowmelt

- Includes parking lot and adjacent sidewalks.
- New boiler system.

## Chapel Entry

- Includes main entry steps, turn around and adjacent sidewalks.
- Re-use current pavers.
- New stone steps/landing and walls at entry.
- New snowmelt at entry steps/landing, weather stripping and seals.
- Replace handrail and step lights.
- Security updates throughout building.

## Chapel – Replace 51-year-old Electrical System

## Roof Mounted PV Solar Panels

## Replace 51-year-old HVAC system

## Chapel Altar ADA Compliance



## Replace 22-year-old Chapel Windows

## Chapel Elevator Replacement

## Chapel Sacristy Renovation

## Chapel Woodwork and Pew Restoration

## Move door to caretaker's unit to west side.

## Riverside Outdoor Spaces

- Expanded Chapel south side patio
- New smaller patio south of Ministry Building
- Snowmelt some paths from building/parking areas and snowmelt at south terrace.

### Riverside Outdoor Spaces (continued)

- Improve path from west chapel entry/exit to Ministry building lawn space.
- Enclose under deck area to conceal storage at Ministry bldg.
- Improvement riverside areas based on input and approval from Town of Vail in conjunction with Restore the Gore efforts.
- Replace east site stair.
- Fully screened memorial area to west of Ministry building.
- Donor recognition walls along lit path.

### Chapel - Lower Level

- Security updates.
- Add door at bottom of stairs to acoustically isolate from main space above.
- Sliding glass 12' door for access to terrace.
- Update kitchen.
- Remove dividers, reconfigure cabinets and add storage in multi-purpose room.

### Ministry Building – Main Level

- Access IT system – Prioritize data/network and internet reliability.
- Wire management and equipment upgrades.
- Reconfigure to allow for additional workspace.
- Move conference room to lobby and relocate office space.
- Update Kitchen.

### Ministry Building – Lower Level

- Security updates.
- Repair baseboard heat.
- Update Kitchen.
- Reconfigure storage for six congregations and emergency shelter supplies.
- Carpet replacement.

### Emergency/Egress – Chapel & Ministry Building

### General Assumptions

- Asbestos sampling and testing.
- Upgrades/improvements to comply with current TOV building codes.



## SCOPE OF WORK

by Beck Building Company January 9, 2021

Exterior - Parking Lot	\$ 1,107,133.97
Exterior - Chapel Entry	\$ 314,159.15
Exterior - Chapel & Ministry Building Roof	\$ 535,024.43
Exterior - Riverside Outdoor Spaces	\$ 937,420.96
Chapel - Electrical	\$ 69,397.68
PV System	\$ 290,063.45
Chapel - HVAC	\$ 148,833.41
Chapel - ADA	\$ 41,666.26
Chapel - Elevator	\$ 110,245.04
Chapel - Windows	\$ 215,340.71
Chapel - Main Level Woodwork Refinish	\$ 27,444.59
Chapel - Sacristy	\$ 53,369.51
Chapel - Lower Level	\$ 197,667.00
Ministry - HVAC	\$ 18,023.36
Ministry - Main Level	\$ 97,381.43
Ministry - Lower Level	\$ 135,706.11
Chapel & Ministry Buildings - Emergency/Egress	\$ 12,901.67
Asbestos Testing	\$ 5,126.87
General Conditions	\$ 511,207.67
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Total - Beck Building	\$ 4,828,113.27
<b>ADDITIONAL CONSTRUCTION COSTS</b>	
Architect Fees	\$ 180,000.00
Interior Design, Finishes, Furnishings	\$ 200,000.00
24% Cushion for Change Orders, Delays, Inflation	\$ 1,249,947.18
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<b>ESTIMATED TOTAL PROJECT COST</b>	<b>\$ 6,458,060.45</b>

# PHASED CONSTRUCTION SCHEDULE

Preconstruction Phase

May, 2020 – April 4, 2021

## Phase 1: Spring 2020

Asbestos Testing/Abatement

March 11 – April 18

Boiler Enclosure

April 5 – June 10

Exterior Parking Lot & Boilers - Phase I, West

April 5 – June 14

Chapel & Ministry Roof Replacement

April 5 – June 18

Chapel Windows – Phase I, North

April 26 – June 7

## Phase 2: Fall 2021

Exterior Parking Lot – Phase II, North

August 23 – November 1

Solar Panel Installation

September 6 – November 19

Chapel Windows Phase II – West

September 13 – October 25

Elevator Replacement

November 1 – 19

## Phases 3 and 4: 2022 Preliminary Schedule

Exterior Riverside Spaces

Chapel HVAC

Chapel Windows Phase III and IV - East and South

Chapel ADA

Chapel Entry

Chapel Lower Level

Chapel Electrical

Chapel Sacristy

Ministry Building Main Level

Ministry Building Lower Level

Ministry HVAC

Emergency/Egress

Anticipated completion: Thanksgiving, 2022

## RESERVE FUND PROJECTION

By Borne Engineering      December 6, 2020

Beginning Balance: \$200,000

Year	Annual Contribution	Annual Interest (.25%)	Annual Expenditures	Projected Ending Reserves
2022	\$ -	\$ 409	\$ 36,500	\$ 163,909
2023	\$ 2,400,000			
2023	\$ -	\$ 6,378	\$ 15,540	\$ 2,554,838
2024	\$ -	\$ 6,373	\$ 8,487	\$ 2,552,724
2025	\$ -	\$ 6,365	\$ 9,594	\$ 2,549,495
2026	\$ -	\$ 6,368	\$ 5,065	\$ 2,550,798
2027	\$ -	\$ 6,378	\$ 42,603	\$ 2,514,473
2028	\$ -	\$ 6,169	\$ 49,888	\$ 2,470,754
2029	\$ -	\$ 6,184	\$ -	\$ 2,746,938
2030	\$ -	\$ 6,172	\$ 12,034	\$ 2,471,073
2031	\$ -	\$ 5,215	\$ 4,932	\$ 2,472,313
2032	\$ -	\$ 5,176	\$ 388,728	\$ 2,088,800
2033	\$ -	\$ 5,056	\$ 20,764	\$ 2,073,213
2034	\$ -	\$ 5,050	\$ 42,259	\$ 2,025,009
2035	\$ -	\$ 5,032	\$ 7,343	\$ 2,022,716
2036	\$ -	\$ 4,509	\$ 12,101	\$ 2,015,648
2037	\$ -	\$ 2,417	\$ 214,267	\$ 1,805,889
2038	\$ -	\$ 3,426	\$ 440,492	\$ 1,368,815
2039	\$ -	\$ 3,363	\$ -	\$ 1,372,241
2040	\$ -	\$ 3,371	\$ 828,567	\$ 1,347,037
2041	\$ -	\$ 1,191	\$ -	\$ 1,350,408
2042	\$ -	\$ 1,016	\$ 874,700	\$ 476,899
2043	\$ -	\$ 1,071	\$ 34,936	\$ 443,069
2044	\$ -	\$ 1,049	\$ 15,329	\$ 428,811
2045	\$ -	\$ 861	\$ 9,868	\$ 419,991
2046	\$ -	\$ -	\$ 75,935	\$ 344,918
2047	\$ -	\$ -	\$ 1,052,647	\$ (707,729)

\*Assumes an interest rate of .25%. The VRF acknowledges the conservative nature of the investment return indicated here and is aware that other investment vehicles are available.

