



■ TENTATIVE CASE STATEMENT

# All Souls'

## EPISCOPAL CHURCH

Total Proposed Capital Campaign Goal: \$3.2 Million

### Clergy

The Rev. Joseph J. Dirbas,  
*Rector*

### Vestry & Wardens

Scott Crispell, *Senior Warden*  
Judy Kebler, *Junior Warden*  
Vestry of 2016-2017

### Compass Committee

Marlene Herndon, *Chair*  
Ward Fleri, *Co-Chair*

### Facilities Development Committee

John Brown  
Scott Crispell  
Jack Northam  
Neil Malmquist  
Kathleen Hare  
Daryl Ferguson  
Jennifer Koopman  
Kirsten Hanson-Garcia

### Capital Campaign Committee

Rosemary C. Barnes, *Chair*  
Molly Bodeen  
John Carroll  
Scott Crispell  
Daryl Ferguson  
Pat Ford  
Brent Fosnaught  
Kathleen Hare  
Hilliard Harper  
Judy Kebler  
Jennifer Koopman  
Eric Livingstone  
Lisa Nokes  
David Ostrander, M.D.  
Carol Sands  
Peggy Strand

## “FOLLOW ME AND I WILL MAKE YOU FISHERS OF PEOPLE!”

For 70 years All Souls' Episcopal Church, Point Loma has stood in a unique place, in the heart of Point Loma. Because of our proximity to the Pacific Ocean, our heritage is connected to the sea. Our church symbol is a boat, which reminds us of the vessel the disciples used to gather fish in their nets. But as anyone who fishes will tell you, boats reach the point where they need repair or replacement to continue in their intended mission. It's the same with buildings and churches. All Souls' has reached the point where various parts of our church campus are in need of repair or replacement in order to answer God's call for us in this community at this time.

The Capital Campaign is not just a glorified attempt to “fix the place up.” The vision of this Campaign goes way beyond the church campus. This Campaign will establish All Souls' as a place able to more effectively reach out and better serve not only the Point Loma community, but greater San Diego and, indeed, the world.

In the coming weeks you are going to be hearing details about what is envisioned. It will range from non-exciting things, like

bringing facilities up to code, to very exciting things like the re-imagining of the space God has given us to grow in faith and love and to bring the peace of Christ to a world that needs it more than ever. Our vision is to carry out building enhancements to benefit people of all ages, including restrooms for disabled persons, a fully-functional nursery with playground, a “Class A” kitchen, needed structural changes to the Rankin Room, improvement of our

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parish hall, as well as many other improvements throughout the campus. Plans for upgrading the church, including new carpet and improvements to the bathrooms, are not included in the Capital Campaign. These maintenance items will be funded through other sources.

We invite you to join us on this journey. Together, we have grown and discerned our call to be the church in the community: a church

courageous enough to share God's love with all whom we meet. We have demonstrated our desire to live into this call. Be a part of helping this place we all love grow more fully into the words of its mission statement, to be a place where "we invite all to grow in faith with us as we embody and courageously share God's love in the world." The people of All Souls' are people on a mission, called by God to participate in building God's kingdom. Walk with us.

## Our Plan

Over the past three years, members of All Souls' Episcopal Church have worked to develop a long-range plan (the Compass Plan) and, as a result, the leadership organized a Facility Development Committee (FDC) to meet with architects and begin envisioning the future of All Souls'. We are now ready to launch a Capital Campaign to turn the dreams and vision into a renovated campus to support our mission and ministries.

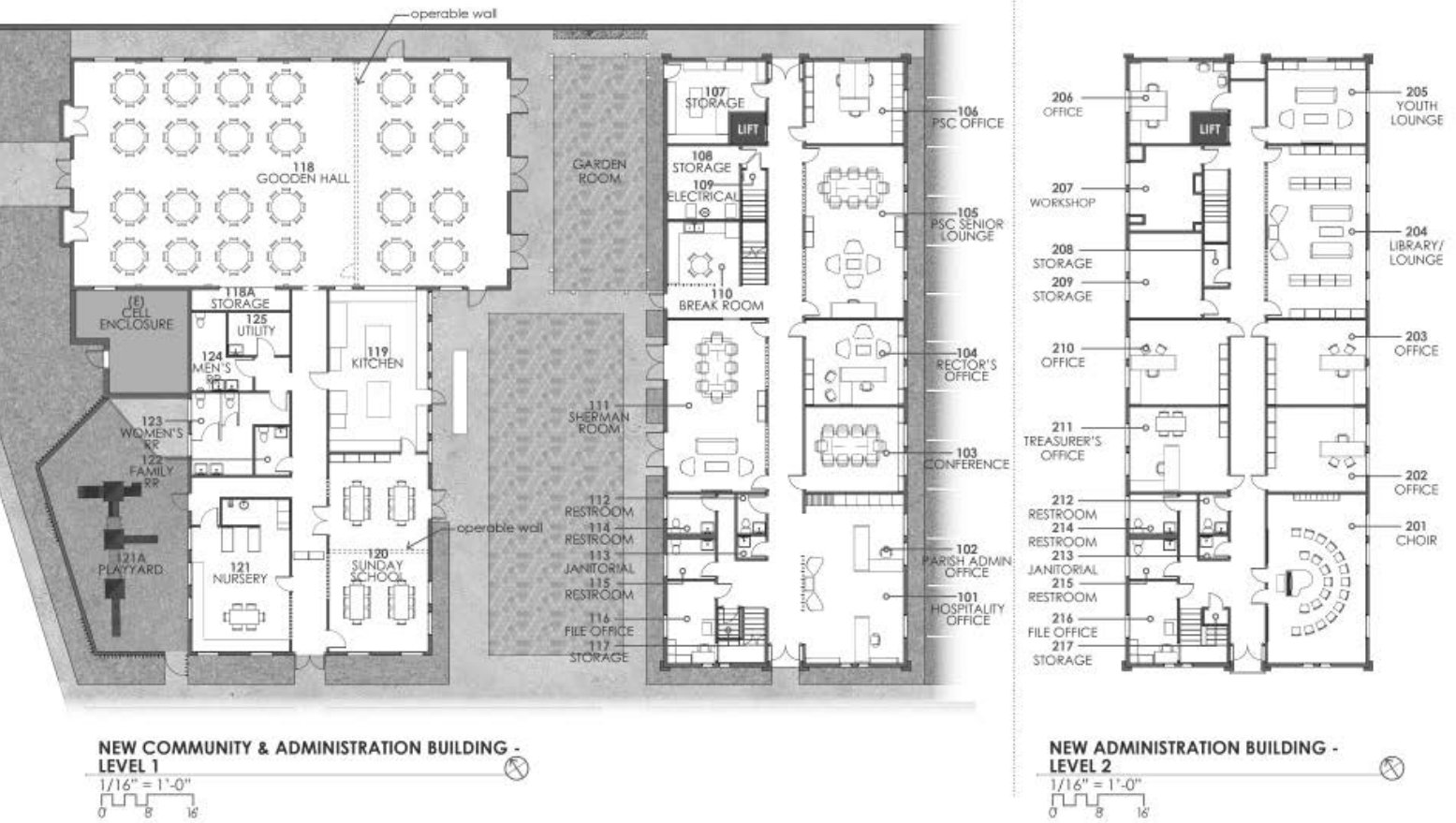
The architects and FDC have developed an overall campus renovation plan that includes upgrades and modifications to our community building and parish hall, a re-plan of our campus outdoor space, and upgrades and modifications to our administration building. The FDC and the architects then assembled these goals into three tiers of renovation. *Each tier builds on the last and, subsequently, each has a different price tag.*

### TIER 1

*Tier I is directed toward improvements on the Community Building, including:*

- **Upgrading Gooden Hall** – Removing the permanent stage and increasing capacity; renovating the interior of the space to include window replacement, installing a moveable partition to provide additional meeting space, installing new flooring, and other finishes; installing French doors which open to a patio creating a transition from indoor to outdoor space.
- **Kitchen Renovation** – Including upgrading appliances, as necessary, enhancing the layout for increased flow and usability, and redesigning counter and storage space. Plans for our kitchen would permit us to obtain a Grade A license from the Health Department increasing the usability of this resource for the parish and the wider community.
- **Nursery Development** – Renovations to the nursery will include opening to a fenced, age appropriate, play yard and the installation of restroom facilities for our children.
- **New Restrooms** – Both restrooms outside of Gooden Hall will be upgraded to full ADA compliance and modern, resource saving fixtures.
- **Re-purpose the Rankin Room** – Engineering analysis has revealed that the Rankin Room is structurally unsound and lacks the proper foundation to be an interior space. The Rankin Room will be replaced with an outdoor patio with multiple access points into Gooden Hall.
- There are other minor improvements in this plan, but the above are the most significant.

*Estimate to Complete Tier I: \$1.25M*



## TIER 2

*Tier II incorporates all of the objectives of Tier I and adds an overall re-plan of our exterior spaces, patios, and parking lot. These include:*

- **Campus Enhancements** - The campus will be made more welcoming with clearly identified access points and trellis structures which mimic the trellis like appearance of the church interior. This will facilitate traffic flow around campus and increase usability of the patio areas including the large courtyard in front of the church. All entrances to buildings will be ADA compliant. These enhancements will also include exterior painting and roofing both the community and administration buildings.
- **Columbarium** – Modifying the footprint of the columbarium by removing walls which are not currently used and adding interior walls to provide additional niches when needed.
- **Labyrinth and prayer garden** – Planned for the point of land at the corner of Chatsworth and Catalina, this area would be outdoors, beautifully planted, sheltered from the street by solid walls, and open to the community for contemplation and prayer.
- **Driveway modifications** - The parking lot entrance will be widened to provide greater visibility and an easier entrance from Chatsworth.
- **Signage and lighting** - All signage and lighting around campus will be enhanced to increase visibility and safety.
- **Chime Tower** – This landmark would enhance our visual presence to the neighborhood and identify us as a welcoming house of worship.

*Estimate to Complete Tier I and II: \$1.98M*

## Gifts Essential Chart

This chart illustrates the size and number of gifts necessary for a successful \$3.2 million capital campaign.

Size of Gift	Number Needed	Cumulative Total	Monthly (over 3 years)
\$640,000	1	\$640,000	\$17,778
\$500,000	1	\$1,140,000	\$13,889
\$250,000	1	\$1,390,000	\$6,944
\$100,000	3	\$1,690,000	\$2,778
\$75,000	3	\$1,915,000	\$2,083
\$50,000	7	\$2,265,000	\$1,389
\$25,000	15	\$2,640,000	\$694
\$15,000	14	\$2,850,000	\$417
\$10,000	18	\$3,030,000	\$278
\$5,000	18	\$3,120,000	\$139
\$3,000	19	\$3,177,000	\$83
\$1,000	20	\$3,197,000	\$28
Less than \$500	Many	Goal Achieved	Variable

### TIER 3

*Tier III incorporates all the objectives of Tier I and II and adds interior remodel, renovations, and improvements to the administration building.*

*The enhancements will support youth, music, and senior ministry as well as the functionality of clergy and parish offices. Upgrades in the administration building will include:*

- **Open Reception and Hospitality** – The entrance to the administration building will be redesigned to enhance the experience of those entering the office space: include removing walls and adding some work area partitions.
- **ADA Access to the second floor** – A lift will be added to provide access to the upstairs for those with mobility issues.
- **Relocating the Sherman Room** – The Sherman room will be moved from the community building (allowing that space to be used for Sunday School Classrooms) into the administration building with easy access to the courtyard.
- **Enlarging the Peninsula Shepherd Center** – The Peninsula Shepherd Center Senior Lounge will be doubled in size providing greater space for meetings and senior programming.
- **Youth Lounge and Meeting Space Additions** – A youth lounge will be added on the second floor of the Administration Building and additional meeting space will be provided in an enlarged church library.
- **Enhancing and Relocating the Choir Room** – The choir room will be moved and its functionality increased.
- **Toilet Upgrades** – All bathrooms will be upgraded to full ADA compliance and modern, resource saving fixtures.

*The total to achieve Tier I, II, and III: \$3.2M*