



Emek Beracha Building Report

13 August 2004

Questions/comments:
jn@emekberacha.org



Highlights

- **Phases 1 (“Acquisition”) & Phase 2 (“Beautification) become Phases 1.5 & 2.** We’ve expanded the scope of the first build out to include some beautification. We’re borrowing some additional funds (from The Private Bank of the Peninsula) to make this real.
- **Priorities: Infrastructure & sanctuary.** Our initial scope has included seismic upgrades, roof replacement, air conditioning, and skylights for the sanctuary. We’ll be conducting a campaign for the immediate purchase of new chairs as well!
- **Phase 2.** The spiritual side of phase 2 is under way. Rabbi Feldman is leading efforts to layout the sanctuary of our new facility. But we won’t have most of that squared away until November at the earliest.
- **Two-year Master Plan.** We are developing a two-year “master plan” to complete our construction of the remaining rooms and walls.
- **Labor day community move.** We’re planning to move on Labor Day. We’re looking for folks to sign up in advance, so we can plan the move. It’s a great opportunity to make it happen.
- **Still needed: cubicle walls.** Contact jonathan@emekberacha.org for more details.



Timeline

- **Quick, quick.**
Things have been moving along briskly since the outset
- **We're listening.**
We've been privileged to enjoy community input
- **Are we there yet?**
We plan to move in just **four** months after acquisition

Date	Description
11/28/03	Initial visit to 4102 El Camino
12/08/03	EB BOD authorizes an offer of \$1.85M
12/19/03	Signed contract
12/25/03	First of three community meetings on property
01/28/04	The Private Bank of the Peninsula agrees to lend us \$925,000
03/01/04	Meeting with the Barron Park Association
04/01/04	Hearing for Conditional Use Permit
04/19/04	Conditional Use Permit granted
05/04/04	Purchase of property recorded
05/09/04	Community meeting on floorplan
05/17/04	Demolition (and construction) begins
09/03/04	Final Occupancy inspection
09/06/04	Move Day



Finances

- **The Private Bank.** The Private Bank has been wonderful in working with us. First they funded our initial loan, then worked with us on a supplementary loan for the additional building funds needed.
- **Your Patronage.** It is really important that we support our partner in this effort. And you won't be disappointed by the service.

Item	Price	Description
Purchase	1,850,000	Acquisition cost
Primary Loan	925,000	Loan from The Private bank of the Peninsula
Down payment	925,000	Cash payment for building
Construction	480,000	Includes roof, seismic, A/C, sanctuary skylights, etc.
Donations	325,000	People are wonderfully generous.
Additional money to raise	155,000	Currently financed with an additional loan from The Private Bank

The Private Bank

• o f t h e P e n i n s u l a •



Building Teams

- **Several teams.** We've been fortunate to have several teams bolstered with fine leaders working on the building throughout the months.
 - Special thanks to Rabbi Feldman, Stan Sussman, Saman Shemtob, Sandy Gordon, Jen Burney, Phil Deutsch, David Boxerman, Michelle Schulberg, and Jonathan Gershater for the leadership roles they have played.
- **Recognition.** Below, the team members are listed – our apologies for those who are missed, and also for those who are erroneously included!



Building Teams

Workstream	Team Lead	Team Members	Key Activities
Special Gifts	Rabbi Feldman	Miriam Ayala Katrin Carpenter Stan Sussman	<ul style="list-style-type: none"> ▫ Identifying potential donors ▫ Contacting, scheduling meetings ▫ Securing commitments from donors ▫ Collecting from donors ▫ Acknowledging donors
Fundraising	Saman Shemtob	Josh Pincus Myles Steiner Cheryl Levin Barry Susman	<ul style="list-style-type: none"> ▫ Organizing meetings with our members ▫ Securing commitments, collecting, acknowledging ▫ Organizing "Friends & Family" financing ▫ Organizing alumni drive ▫ Creating other fundraising opportunities
Improvements & Configuration	Sandy Gordon	Yaffa Borison Michelle Schulberg David Boxerman Rabbi Yisroel Gordon Vivian Deutsch Martin Stone Sandy Klugman Veronique Morris Nancy Gofman	<ul style="list-style-type: none"> ▫ Implement necessary improvements as per Zoning/Occupancy Committee ▫ Discussing configuration with members of the shul and presenting a recommendation and budget to the board ▫ Working with architect and other teams to determine immediate needs ▫ Orchestrating the improvements necessary for move-in (with Repairs) ▫ Laying the groundwork for Phase II of our project (Beautification & Dedication)
Zoning & Occupancy	Jen Burney	Rabbi Feldman Larry Marton Amy Finkelstein	<ul style="list-style-type: none"> ▫ Guiding conditional use permit through city hall process ▫ Contacting and meeting with local community associations ▫ Learning about any and all regulations for occupancy (parking, bathrooms, etc.) to work with Improvements team



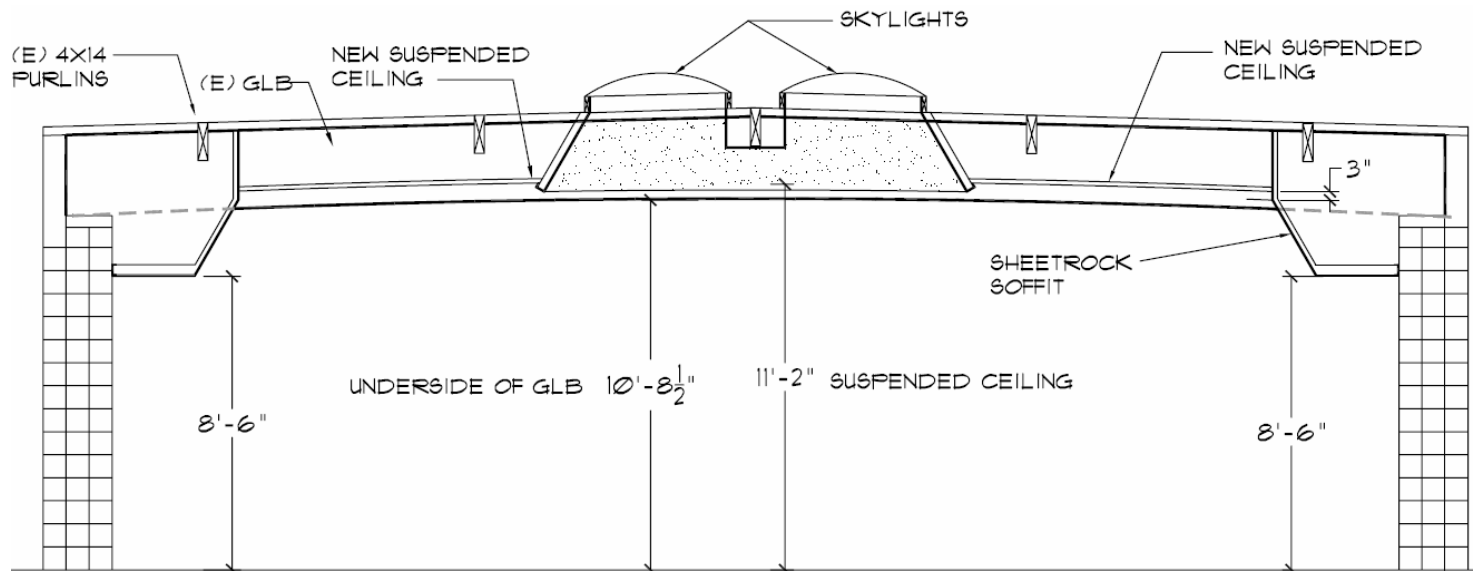
Building Teams (cont.)

Workstream	Team Lead	Team Members (so far)	Key Activities
Inspections & Repairs	Stan & Steffi Sussman	Marilynn Benji Flusberg Shimon Drexler	<ul style="list-style-type: none">▫ Assess building in all areas necessary - seismic, electric, plumbing, roof, reports
Loan	Phil Deutsch	David Boxerman Marilyn (Wilbur Prop).	<ul style="list-style-type: none">▫ Arrange for loan for property
Landscaping	David Boxerman	Jonathan Gershater <i>Many others...</i>	<ul style="list-style-type: none">▫ Get our new property cleaned up
Transition	Jonathan Gershater		<ul style="list-style-type: none">▫ Terminating our lease▫ Coordinate moving▫ Address change▫ Phone, DSL, etc.
Advisory Committee	Stan Sussman	Larry & Marlene Marton Sam & Joanne Marcus Ted & Gloria Shiff	<ul style="list-style-type: none">▫ Public presence▫ Additional fundraising / PR efforts



Architecture

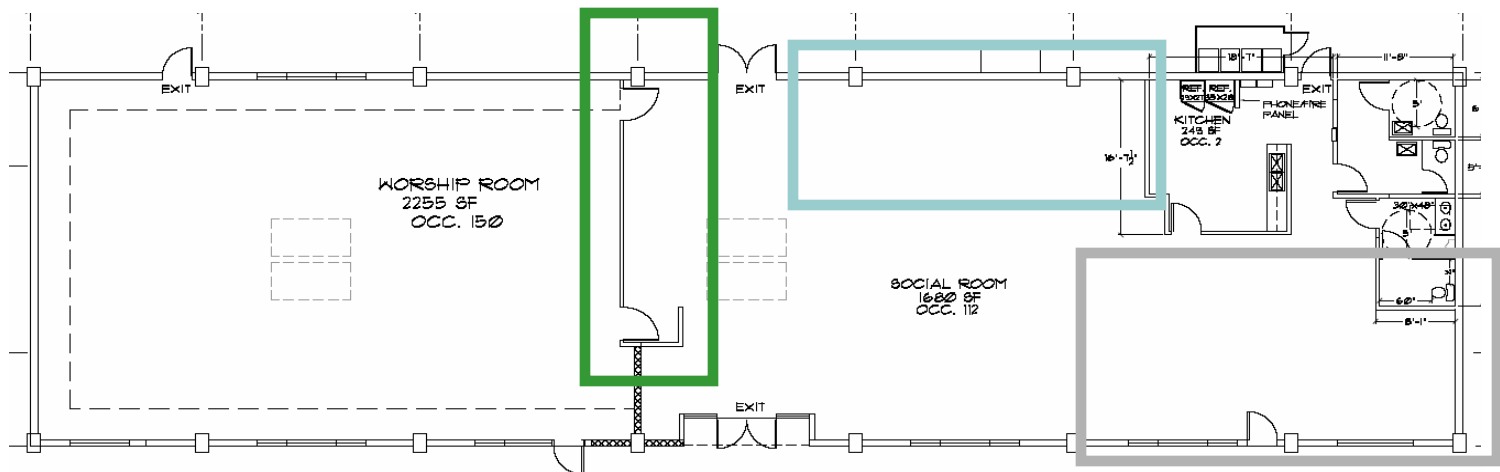
- o **More now, less later.** For this phase of the project, we opted to invest more in the infrastructure of a beautiful sanctuary, and less in additional interior walls and doors (*diagram not quite to actual building specifications*).





Architecture – Present

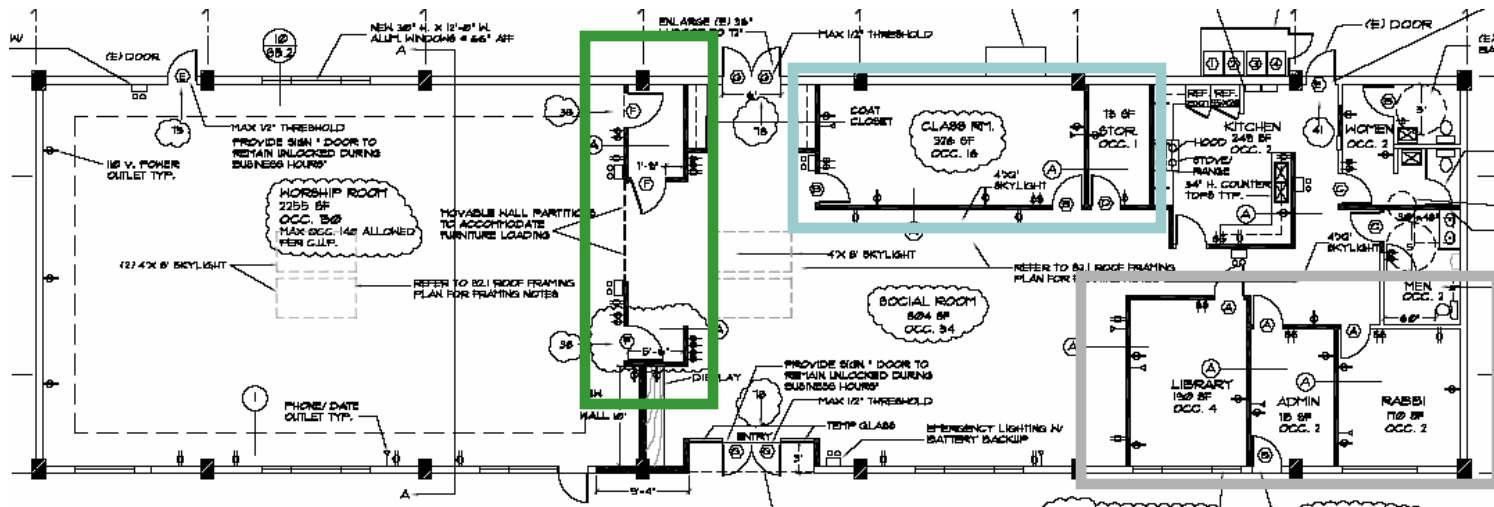
- **Beautiful Sanctuary.** Our sanctuary features 2 large 4x8 skylights and a slightly arched ceiling, with soffits along each side of the room.
- **Open for now.** We've decided to leave the classroom, vestibules, library, and Rabbi's and Administrative offices for future improvements.





Architecture – Future

- **Vestibules / double baffle doors.** The vestibules will keep sound from entering the sanctuary and will add a more regal entrance to the sanctuary itself.
- **Classroom and storage.** We may choose to have a folding door in the center of the two doorway classroom.
- **Offices and Library.** The most frequently used rooms during the week will become more permanent.





Furniture

- **Small budget.** Fundraising to date has focused on the infrastructure, not on the furniture.
- **Transitional.** To accommodate our budget, we're planning to move some furniture which will be replaced later.
- **Still have needs.** We're still looking for some cubicle walls to contain the various spaces in the social hall area (classroom, offices).



Furniture

Moving to 4102	Left Behind	Coming Soon	Awaiting Dedications
Administrative furniture Bookcases Shelving Tables	Brown folding chairs Old Izzy's chairs	New Chairs	Rabbi's Office Admin Office Classroom Vestibules
Aron Kodesh Chairs (short-term) Shulchan Bookcases	Bima	New Bima New Mechtiza	Aron Kodesh Shulchan Bookcases

IMPORTANT - New furniture policy: While we appreciate gifts from our members, as a community, we have agreed to yield to the Facilities Committee for decisions regarding purchases for the building. As such, if you would like to purchase or donate something for the building, please be in touch with the Facilities chair.



Colors

- **Low-key and flexible.** The color palette combines rich colors without overpowering our facility. They offer many opportunities for décor initiatives.

Caution: These colors may not be rendered properly on your monitor.



Social
Hall
Tiles →



Moving Plan

- **Stay in PA for Labor Day.** We'll start right after Shacharit. We'll finish before Mincha. We'll eat sometime in between!
😊
- **Everyone is needed!!!**
- **More info coming soon.** Jonathan Gershater (jg@emekberacha.org) will be filling in the details in the days ahead on what we need to make the move happen.
- **Bring your vehicle.** Be in touch with Jonathan if you can bring your SUV, van, truck, etc.
- **Bring your dolly.** Be in touch with Jonathan if you can bring a dolly, old-style luggage rack, etc.
- **Lend your boxes.** Be in touch with Jonathan if you can lend boxes from a move of your own – especially book boxes!



Isn't it exciting?

- **Labor Day.** It'll be a great day for our community.
- **Continued financial support.** Every dollar matters towards our efforts.
- **Time is money (sort of).** We really do need our members and friends to take time to help out. It's a critical time for our shul, and one that you'll remember forever.