# THE PLAYGROUND

Seed-Carden 🧕

Play: Eat. Drink. Connect.

Share. Journey together. Dig deeper. Learn from our diversity. The Playground is a place where community gathers, where children play safely, where parents can feed their kids a meal as they enjoy a cup of coffee or a beer, and where neighbors of all ages engage in deep conversation and build relationship.

We love being a space for play, connection, and joint journeying across our spiritual diversity. January 2020 Submission of pre-application with city and resulting meeting with city planner and associate city planner, building director, fire chief, city attorney and city manager, superintendent of public works, city manager/clerk, chief of police and city engineer.

li C ti C Y C C F F C C C	August 2017- February 2 Inception of the Idea O Christy read books about the church and future of and participated in part or oung child activities in order to connect with for oung children: mama it4Mom workout classe eading times, and todo classes. During this time, fream about The Playg		<b>April 2019: Vestry</b> <b>Support</b> Shared the vision of The Playground with the St. Stephen's vestry and received their unanimous support in pursuing the vision.					Bish	y 2021: Receive nop's Book of ams Funds (\$4,000) October 2021: Episcopal Foundation of NorCal Grant Toward ADA walkway, ADA seating area, + perimeter fence (\$16,200)	Retreat discusse possible and rec that the prefera option of	ed 4 e models committed ese were ble to 5 <sup>th</sup> of not forward	March 2023: Receive Roanridge Trust Grant for community dinners Monthly dinners specially tailored for families of young children with bimonthly speakers and childcare and monthly meals. (\$13,400)	ł	
•	Lent 2018: Congregational Preparation Study Phyllis Tickle's <u>The G</u> <u>Emergence: How</u> <u>Christianity is Changi</u> <u>and Why</u> with St. Stephen's congregati	ireat .	attended Episcopal "Discernin Leadershi required	<b>019</b> Christy + k the New I Communities' ng Missional ip Retreat" for New Episco ity grants.		Novem 2019 Re the New Episcop Commu Discerni Grant of	eceived v al nities'	June 2020 Received UTO Grant of \$145,000. Summer 2021 Play built!		July 2021 Materials submitted for conditional use permit.		Permit ap Receive \$	2023 Conditional Use approved! 500 Congregational nent Grant from the	

**August 2021 to Present** Mini Music classes offered on St. Stephen's property 4 days a week with 130 families on the property per week.



### Projected Annual Operating Budget

	Includes	<b>Per Year</b>		
Income	Coffee sales, beer/wine sales, kitchen lease, minus cost of purchasing coffee and beer/wine	\$138,000		
Expenses	Bank charges + fees, equipment rental, insurance, legal + professional services, offices supplies + software, payroll expenses (employer taxes + regular wages), repairs + maintenance, square fees, taxes + licenses, utilities	\$89,365		
Net Operating Income		\$48,635		

### ASSUMPTIONS

### CAFÉ + BAR HOURS

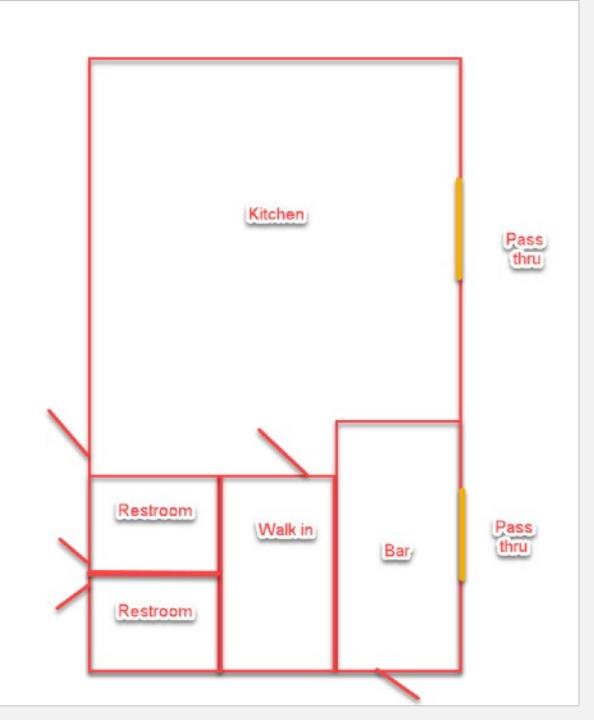
- 9am-3pm Tuesday- Thursday
- 9am-8pm Friday + Saturday
- Closed Sunday + Monday

#### STAFFING

- Manager
  - 37hrs/wk @ \$21/hr
- Cashier/server
  - 21hrs/wk @ \$16/hr
- Tuesday-Thursday Mgr 7hrs, cashier 3hrs
- Friday + Saturday Mgr 8hrs, cashier
  6hrs

## CUSTOM BUILT COMMERCIAL KITCHEN

On May 2<sup>nd</sup>, your vestry voted in favor of building a commercial kitchen by our play area instead of purchasing a shipping container commercial kitchen.



#### Estimated size of 20ft x 30ft

- Not final layout but an idea...
- Can be designed to fit the land
- Will work with architect to design aesthetics
- Contains two restrooms
- Kitchen and bar share access to walk-in refrigerator

#### CUSTOM BUILD ADVANTAGES OVER SHIPPING CONTAINER

- Much more flexible
- Walk-in freezer possible (extra food + keg storage)
- Dishwashers possible
- More prep and storage space
- Better work flow

- Allows adaptation over time
- More aesthetic options
- Can be designed to fit land
- Two restrooms included
- Allows possibility of catering of larger events (weddings etc.)

### TOTAL COST ESTIMATE- \$484,662

- Build (\$302,384)
- Used kitchen equipment (\$82,500)
- Plus sales tax, permits, architect fee, North Bay Restaurant Design submission, grease trap, fencing, signs, cleaning supplies, shelving, cups/small wares, + 10% contingency

### COST TO THE CHURCH

Total Cost	\$484,662
Kitchen Grant	(\$145,000)
ADA Walkway/ fence grant	(\$16,200)

Cost to the church	\$323,462
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### COMPARING COSTS

### Custom build option was estimated to cost \$51,424 more than the shipping container option.

Custom Build cost 11% more than Shipping Container

### COST PER SQUARE FOOT

Though the custom build costs more than the container, the price per square foot for the custom build is much less than the container due to the fact that the build is nearly twice the size of the container.

> Custom Build \$808/sqft vs. Container Kitchen \$1,354/sqft

#### HOW IS THE CHURCH PAYING FOR THIS PORTION?

## Investment Account Currently valued at \$1,576,933

### WHAT IS OUR INVESTMENT ACCOUNT?

- Our investment account is a fund created by estate gifts left to the church
- 12 years ago it was around \$40,000
- We then received a number of significant gifts and the market significantly grew the fund further

### HOW ELSE DO WE USE THE INVESTMENT ACCOUNT?

- We draw 2.5% of the value of the fund annually into our operating budget.
- In 2022, we drew \$44,200 in planned draws and \$21,261 to cover our year end deficit
- In 2023, we project drawing \$36,000 in planned quarterly draws into the operating budget
  - And we project a deficit of \$104,004 that will also need to be covered by the investment account

### IS IT WISE TO SPEND THESE FUNDS WHILE PROJECTING A DEFICIT?

- After much discussion, prayer + discernment your vestry and rector believe it is a wise and faithful use of these funds
- We believe that this vision of a new model of church is Spirit-led
- We believe that the construction of a commercial kitchen is a good longterm investment
- We believe the time is right to invest in this vision, because while we are seeing growth in our traditional worshiping congregation, our pledge income is not increasing. Besides feeling called to this vision of expanding our community and journeying across spiritual diversity, The Playground will serve as one of our income streams to help fund all the life and ministry that happens on this land.

### NEXT STEPS + OTHER DETAILS

- Identify architect to join team with contractor + Northbay Kitchen Design
- Work with architect + structural engineer to finalize plan for build
- Begin build as soon as all parties are able + ready!
- Jeff Tawney will be our project manager!
  - Working with Serafina Palandech + Christy on the build portion of creating The Playground

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