

Building a People of Faith

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Capital Campaign Corner

- Total Cost \$22,000,000
 - Shortfall \$9,486,000
 - Other Income \$700,000
 - Property Sales \$5,275,000
-
- 2nd Campaign \$2,439,000
 - 1st Campaign \$4,100,000

Pledge Line:
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Or pledge online at:
www.saintjosephmsj.org

TO BUILD CHURCH
CAPITAL CAMPAIGN

TBCTimes

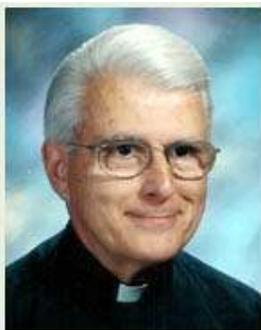
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What is Happening with the New Church? A Letter from Monsignor Manuel Simas



This letter is long in coming to you and I realize you have been watching and waiting patiently for our new church to be built. We started our first campaign eight years ago and expected to start construction of our new church last year. That did not happen.

While we have been successful in identifying and raising over half the money necessary to build our church, we have a long way to go. Over the past eight years the total cost of our project has increased. The more time it takes to raise the money, the more money it costs to build our church because of inflation and increasing building material costs.

The thermometer graph shows you where we stand today, including what we have raised to date and how much is still needed. The back page of this update contains an accounting of the money already spent and the current cost estimate to complete our project. As you will see, we have made significant progress towards our goal.

Our worship space is the heart and soul of our parish. Building our new church is a very achievable task. It is one of the greatest and largest undertakings we will ever do together in our lives, but I believe we are up to the challenge.

I am pleased to share with you that the Diocese is willing to lend us the necessary funds if we can demonstrate our ability to repay the loan. It will take a commitment from each member of our parish to make this happen.

We need to raise \$9.5 million in new pledges to obtain the loan from the Diocese. If we divide this number between 1,600 families the amount per family is \$6,000. We know not everyone can make a one-time contribution of this size.

But, over the fifteen year life of the loan, a pledge of \$6,000 is a weekly donation of \$10.00. For some, this is barely the price of a quick lunch or a daily latte. There are others who can make much more significant contributions. Pledges of \$10,000, \$25,000, \$50,000 or more are not unusual for this type of project in our community.

Your support of our building project is not meant to replace your regular weekly plate offering. Our parish has operating expenses just like any family or business and we must be able to meet our obligations and grow our ministries.

We want our church to be a place where we are proud to worship and invite others. The building of our new church will enable us to grow in numbers and as a people of faith.

Thank you for everything you have already done to support this endeavor. You deserve to be fully informed and the revitalized coordinating committee is committed to providing updates every step of the way. You will be hearing more in the next few months about how you can help me complete what we set out to do eight years ago. May God guide you during this special time of reflection.

Peace and love,

Monsignor Manuel Simas



View of worship space from rear plaza.

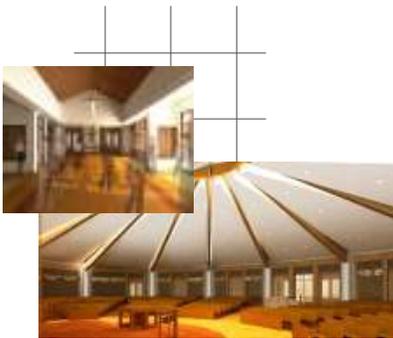
From the Coordinating Committee

Communication is a key element in the success of any group effort.

The Coordinating Committee will be issuing this newsletter as a regular insert into the bulletin and other church mailers to keep the parish at large informed on the progress of our project.

- Monsignor Manuel Simas
- Father Joseph Nguyen
- Ashley Weerpass
- Matthew Au
- Bob Ballecer
- Scott Bergstrom
- Don and Lauri Kaefer
- Tony Mirinda
- Jim Petersen
- Cris Raimundo
- Debbie Rossetto
- Richard Sekar
- Bill Utic

Look for each issue of the TBC Times to give you the latest update on how we are doing, what we are doing, and what more is to come as we rebuild our church together.



Renderings of new church interiors:
 Top: Narthex before entering worship space.
 Above: Inside worship space looking from choir area.

Where Are We Now? You Might be Surprised by Our Progress

Many of you are wondering...where is the money that has already been raised? What has been done up to this point? Here is a recap of expenditures over the past eight years. Building a church has many elements. The behind the scenes and preliminary costs are very real and a necessity for all major building and planning projects.



Artglass wall at front of worship space opens onto green space.

• Design and Permitting	\$1,905,324
• Property Purchase	\$1,763,618
• Rectory Relocation	\$ 937,227
• Archeology and Site Work	\$ 468,909
• Capital Campaign Costs	\$ 296,063
• City Fees	\$ 247,901
• Building Renovations	\$ 162,535
• Maintenance & Storage	\$ 37,150
• Miscellaneous	\$ 13,752
Total	\$5,833,019

We have:

- Completed an extremely complex environmental review.
- Obtained HARB, Planning Commission, and City Council unanimous approval.
- Completed 98% of the church and site design.
- Completely restored 5 of 7 original stained glass windows.
- Secured land from the Dominican Sisters and are using the buildings that were on this land to house several ministries, eliminating expensive rental of outside offices.
- Relocated the rectory. This was the first step in clearing the site for the new church construction. This included the discovery and handling of unknown Ohlone Indian burial sites and start of the new Monticello Terrace road.

Where Are We Going? The Next Steps

As with any project that is still underway, there are always next steps. We have quite a few that we want to share with you in more detail over the next several months. These have varying timelines, and some can be done in a parallel path with others so we can accomplish multiple tasks at one time.

Our "Next Steps" are:

- Create an updated and viable financial plan for the Diocese to review & approve.
- Secure the commitment of our parish families to fund the remaining \$9.5 million needed for the project.
- Secure a loan from the Diocese.
- Complete and update the design to meet the new Building Codes just adopted by the City.
- Apply for the necessary building permits.
- Sell the surplus land at the cemetery along Mission Blvd.
- Bid the project and finalize the construction contract.
- Commence construction.

Currently, the single largest step in this list is securing a loan from the Diocese. It has been the plan from the outset of this project to obtain a loan from the Diocese for approximately half of the cost of the project. Loan approval depends upon our ability to show that we have pledge commitments in hand sufficient to retire the loan over its expected fifteen-year life.

We have so much more to report as we continue our journey to build our church. Watch for our future updates. Learn how you can become more involved.