



Renew.Renovate.Rejoice.

Dear Temple Members,

Our congregational family is embarking on a new milestone in our long history at 32 Park Avenue in Park Ridge. We all recognize that our home gets better each year with the spiritual growth and dedication of our members, but we also know that our house needs many repairs. As such, it is with tremendous pride that we share with everyone that the Executive Board has *unanimously* voted to immediately begin a Renovation & Beautification Project Campaign to restore and beautify our existing building.

We have attached the actual proposal that the Renovation committee presented to the Executive Board so that everyone can share in the brilliant vision of this dedicated committee which includes Martin Kent, Jan Seiffer, Mark Rubenstein, Andy Groh and Susan Greenbaum-Gross.

Once you have reviewed the project plans, we are certain you will have many questions. Therefore, we invite the entire congregation to a temple-wide Renovation & Beautification Project Campaign presentation on Thursday, May 15th, 8pm at the Temple. During this meeting, the committee will explain the project in much greater detail and we will also take time to answer questions that members may have about the renovations, as well as the fundraising efforts behind them. We are committed to sharing all information with you as to how and why the projects are designed as they are and the thought processes behind the different stages of the master plan. *We strongly encourage all members to attend.*

Please keep in mind that we will only proceed with each step of the project as funds are received. We have made a commitment not to take on any debt to finance this project. Since this effort is vital to the continued survival and perpetuation of our Shul, we need all members of the congregation to donate generously. As seen on the attached, the first \$120,000 received will go towards the mechanical restoration of the Temple infrastructure, or Step 1 which we hope to complete by the High Holidays. The dollar amounts provided are maximums after receiving quotes and allowing for overages. If the actual costs for each step come in less than the goal amount received, the difference will be put towards debt reduction.

Since we will only proceed once we have the necessary money, donations of at least \$120,000 need to be received by May 31st in order to increase the likelihood that this step will be completed before the High Holidays.

To this end, attached to this letter is a fundraising form. All members are urged to think about their gift and choose a contribution amount to the best of their ability. Kindly mail the form back to Renovation & Beautification Project Campaign, 32 Park Avenue, Park Ridge, NJ 07656 by May 31st.

We thank you in advance for your participation in this most exciting time in our congregation's efforts in building our future together.

Regards,
Alice Nudelman, Lisa Cohen and Karen Kent

Renovation & Beautification Committee Plan

Step 1: Mechanical Restoration of Temple Infrastructure

\$120,000.00

Time line: Immediate/top priority, to be started as soon as funds are received. If funding is received by May/June, all work could be completed after Hebrew School is over and before Hebrew School and the High Holidays begin in the fall.

Included:

- New Roof, fascia boards, gutters, leaders
- New HVAC Systems
- Repave driveway and parking lot

Step 2A: New Bathrooms Downstairs

\$65,000.00

Time line: Very High priority, to be started as soon as funds are available, could be completed before the High Holidays if funds are received by May/June.

Included for both downstairs bathrooms:

- New ceiling, walls
- New lighting
- New toilets (handicap accessible)
- New sinks/fixtures, counters, vanity
- New stall partitions
- New tile for walls and floors, paint as necessary
- New wall finishes and tile floor in downstairs lobby

Step 2B: Park Avenue Façade/Entry

\$25,000.00

Time line: Very High priority to be started as soon as funds are available, could be completed after Hebrew School and before the High Holidays

Included:

- Power wash stone exterior façade
- New Deck Railings
- Replacement of rotted deck boards
- Painting of exterior façade
- Painting of deck
- New Awning over doorway
- New Exterior lighting
- New Landscape of front yard
- New Front doors

Step 2C: New Kitchen

\$85,000.00

Time line: High priority to be started as soon as funds are available. Construction to be coordinated with TBS per holiday/bar/bat mitzvah schedules. With planning and selection of materials, finishes, and appliances it is estimated that this will be a Fall/Winter project.

Included:

- New kitchen layout
- New walls
- New lighting
- New flooring
- New cabinets
- New or rebuilt stove/oven
- New stove hood
- New refrigerators/freezers
- New counters

Step 2D: Upstairs Bathrooms

\$45,000.00

Time line: High priority to be started as soon as funds are available, could be completed by after Hebrew School and before High Holidays

Included:

- Create 2 expanded wheel chair accessible bathrooms
- New Toilets
- New Sink/Fixtures/Vanities
- New wall coverings/paint
- New Flooring
- New lighting

Step 3: Interior Beautification

\$85,000.00

Time line: Medium priority, to be started as soon as funds are available and scheduling allows. This should be a summer renovation effort due to impact on sanctuary and social hall. Could be completed before High Holidays if funding is available and all color board materials are selected.

Include:

- New Carpeting in sanctuary and social hall
- New tile or carpeting in entry foyer and stairs
- New wall paper in social hall
- New window treatments
- New ceiling tiles and lighting in foyer (new drop ceiling design?)
- New ceiling tiles in sanctuary and social hall (new drop ceiling design?)
- Refurbishing of all wood surfaces
- Pew renovations and reupholstering (possibly new seats?)

Step 4: New Addition

\$450,000.00

Note: This construction has two major considerations – available funds and township approval. Side and Front yard variances will be required and possibly as yet other unidentified variances as well.

Vision:

- Bump out front of building over existing deck (~10')
- Add second story over existing foyer and new bump out for the width of building (new 2nd story to be ~20' x 45')
- New separate zone HVAC for upstairs offices
- Add elevator between street level and 2nd story
- Existing ramp to enter building and existing side stairs to provide side entry from driveway. Reuse doors from 1B.
- New offices on 2nd story for administrator, rabbi, and conference room in between. Offices to have windows overlooking Park Ave.
- CCTV for buzzer entry on front and back doors
- Architectural costs included

Step I costs total	\$120,000
Step II costs total	\$220,000
Step III costs total	\$ 85,000
Step IV costs total	\$450,000



RENEW • RENOVATE • REJOICE

TEMPLE BETH SHOLOM'S RENOVATION & BEAUTIFICATION PROJECT

The implementation of the Renovation & Beautification Project is contingent upon each member's response so please mail this completed form by May 31st to: **Renovation & Beautification Project Campaign**, 32 Park Avenue, Park Ridge, NJ 07656. *(All donations will be kept confidential.)*

We will be able to complete as many items as we can afford so please respond promptly and generously.

First Name(s): _____ Last Name(s): _____

Address: _____ City: _____ State: _____

Home Phone: _____ Cell Phone(s): _____

E-mail Address(es): _____

Please check off the dollar amount you and your family are most comfortable donating towards this project:

- | | | |
|-----------------------------------|------------------------------------|--|
| <input type="checkbox"/> \$1,000 | <input type="checkbox"/> \$25,000 | <input type="checkbox"/> \$200,000 |
| <input type="checkbox"/> \$3,000 | <input type="checkbox"/> \$50,000 | <input type="checkbox"/> \$250,000 |
| <input type="checkbox"/> \$5,000 | <input type="checkbox"/> \$75,000 | <input type="checkbox"/> \$500,000 |
| <input type="checkbox"/> \$10,000 | <input type="checkbox"/> \$100,000 | <input type="checkbox"/> Other (please specify): _____ |
| <input type="checkbox"/> \$20,000 | <input type="checkbox"/> \$150,000 | |

Donation Enclosed

Donation to Follow

Monetary donations can be made by check, credit card (online), and stock or bond (contact TBS).

My employer's gift matching form is enclosed as well.

We thank you in advance for your generosity!!!!

Please inform us if you can assist with the renovation project by providing items or services that would be needed to complete this project such as architectural/design plans, flooring, carpeting, air conditioning, and so on. _____
