



Grace Community Family Life Center

Sponsored by Grace Baptist Church of Germantown

Rev. Dr. J. Henry Buck, Jr., *Pastor*

Background



Grace Christian Community Center

Grace Baptist Church of Germantown is developing a new 16,000 SF facility at corner of Johnson and Emlen Street to replace the Grace Christian Community Center (GCCC) which was demolished in June 2019. For more than 60 years, GCCC provided programs and services to holistically address the nutritional, health, educational, recreational, social and economic needs of residents in the Germantown/Mt. Airy section of Philadelphia. The Center serves over 2,000 individuals a year. The Food Bank (open 5 days a week) continues to provide families and older adults much-needed fresh groceries. The building served as a site for weekly senior programs including meals, health screenings and cultural activities. The After School Programs served 50 students with tutoring and literacy support. Its Summer Camp served 125 children annually.

The new **Grace Community Family Life Center** will be located on the same site to continue to rich legacy of service and to expand its programs and services to meet the changing needs of its membership and neighborhood residents. This attractive two-story structure will have a modern brick façade and colored panel siding that complements the existing Church building. The Main Entrance will be on Emlen Street with the secondary entrance at ground level directly across from the Church on Johnson Street. The entire building will be handicap accessible.

Statement of Need

Grace Community Family Life Center will significantly increase to our capacity to address the multiple needs of its congregation and residents living in zip codes 19144 and 19119. The issues our neighbors face include: lack of access to health care and mental health services; food insecurity; high rates of unemployment and under-employment; poor educational outcomes; and a lack of opportunities for economic advancement. These factors lock the people served by the Center into cycles of poverty which are difficult to break.

A recent survey of Grace's congregation showed that more than ____% of its _____ membership are elderly (60 years or older). According to the US Census Reporter of 2019 20% of the 72,000 population in Grace's target area are elderly (60 years or older). About one fourth of them live in poverty. The area is predominantly Black: 75% Black in 19144 and 57% in 19119. Approximately 31% of the households in 19144 live below the poverty line, more than double the rate for Metro Philadelphia Statistical Area (MPSA) with 39% of children under 18 living below the poverty line. The median household income is \$34,075, about half the MPSA. Unemployment for those over 25 is approximately 11%, higher than the City average. Most major health indicators are worse for the residents in our area.

There is a direct correlation between poverty and food insecurity. Poor neighborhoods, like Germantown also have lower access to health foods. The Center's Food Distribution Program has seen a marked increase in demand from the elderly this year. More than 25% of children in the community are considered food insecure. Their parents depend on the Center to get them through the week.

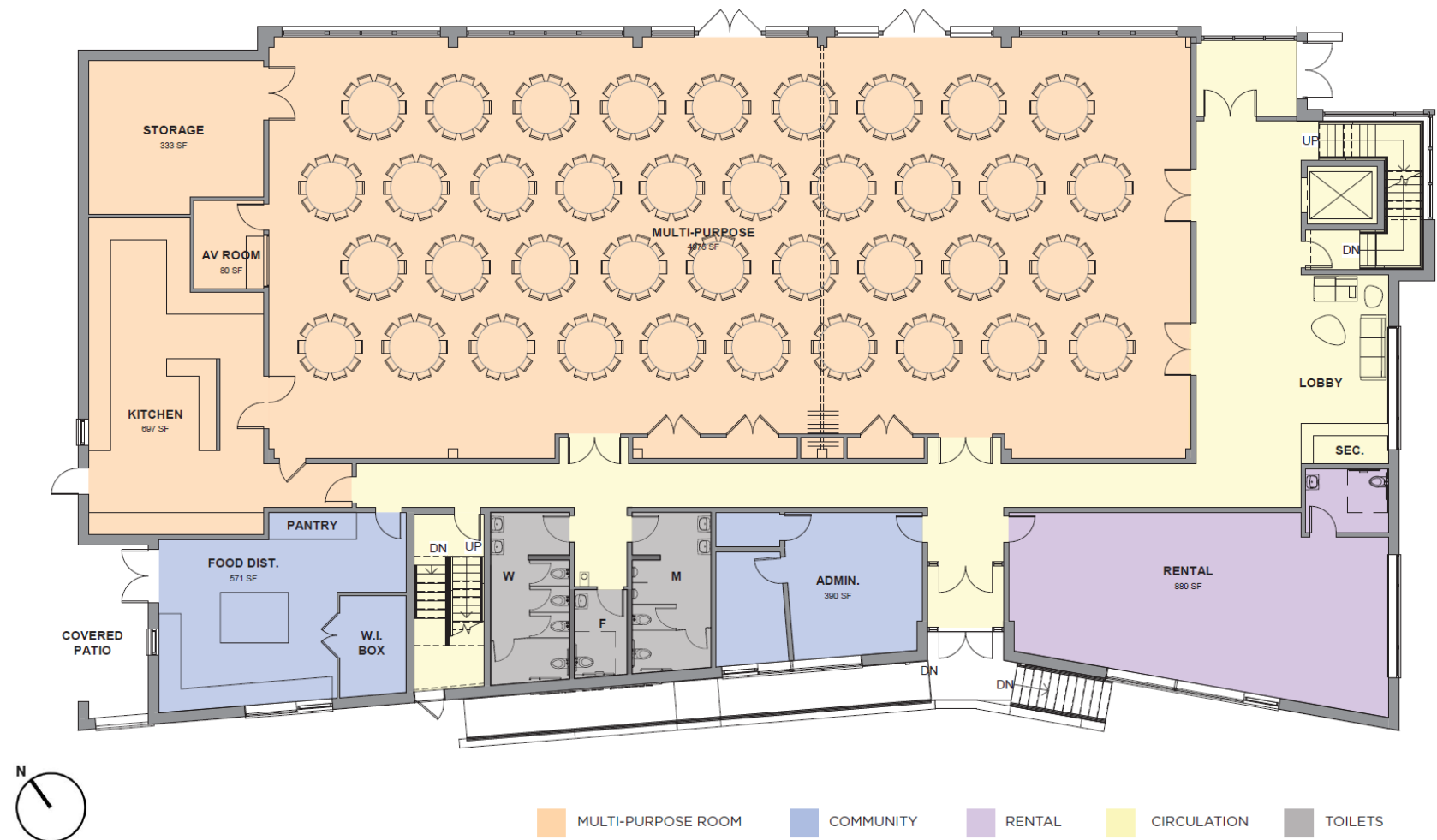
Aerial of Existing Site



Proposed Site Plan

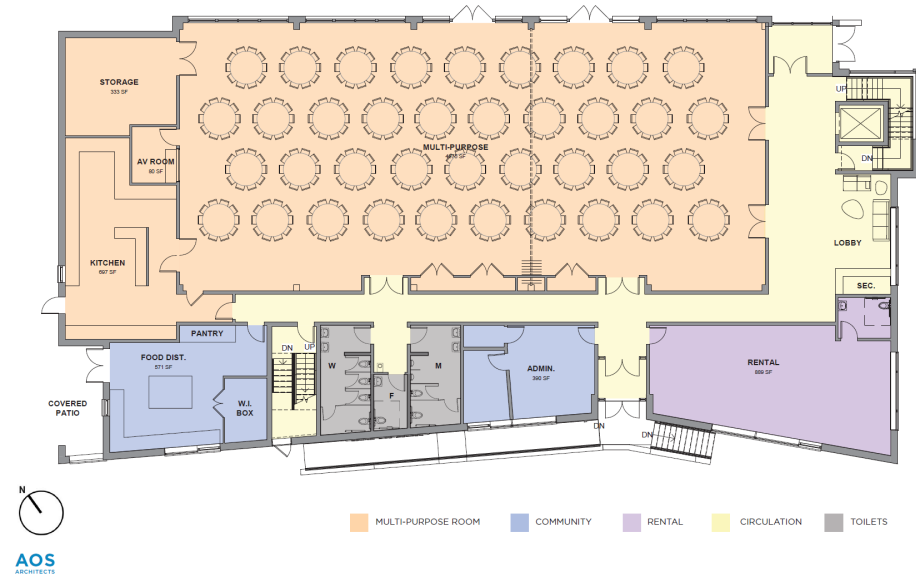


1st Floor Plan



1st Floor Plan

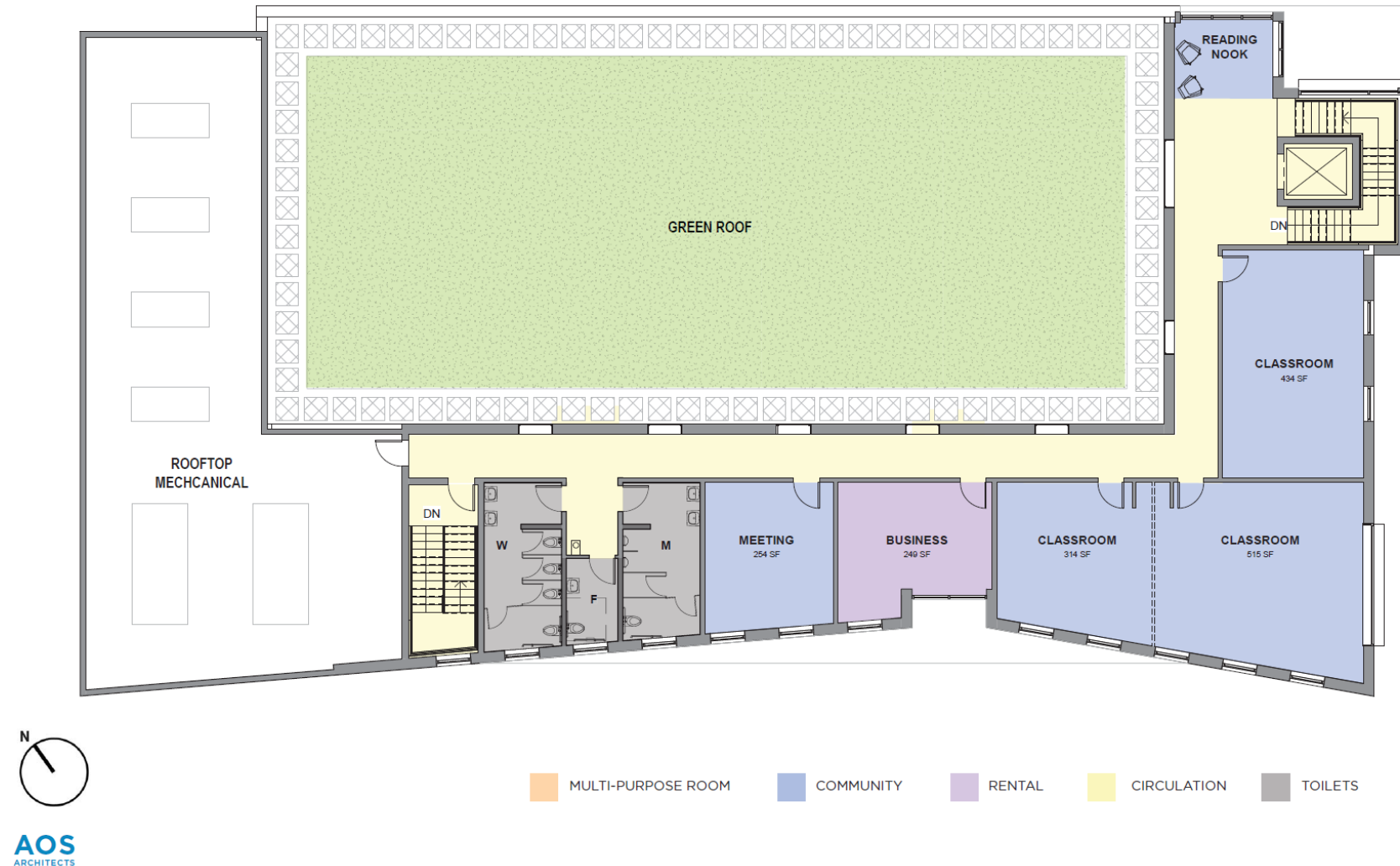
LEVEL 1 PLAN



Special Features:

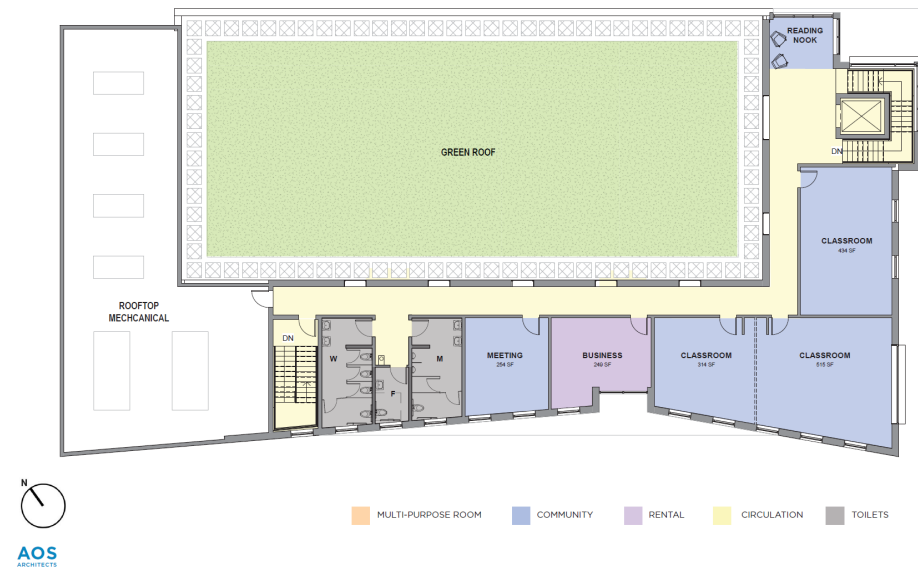
- ▶ 400 Seat Banquet Hall/Meeting Space
- ▶ Commercial Kitchen
- ▶ Food Distribution Program Space
- ▶ Administrative Offices
- ▶ Rental Space

2nd Floor Plan



2nd Floor Plan

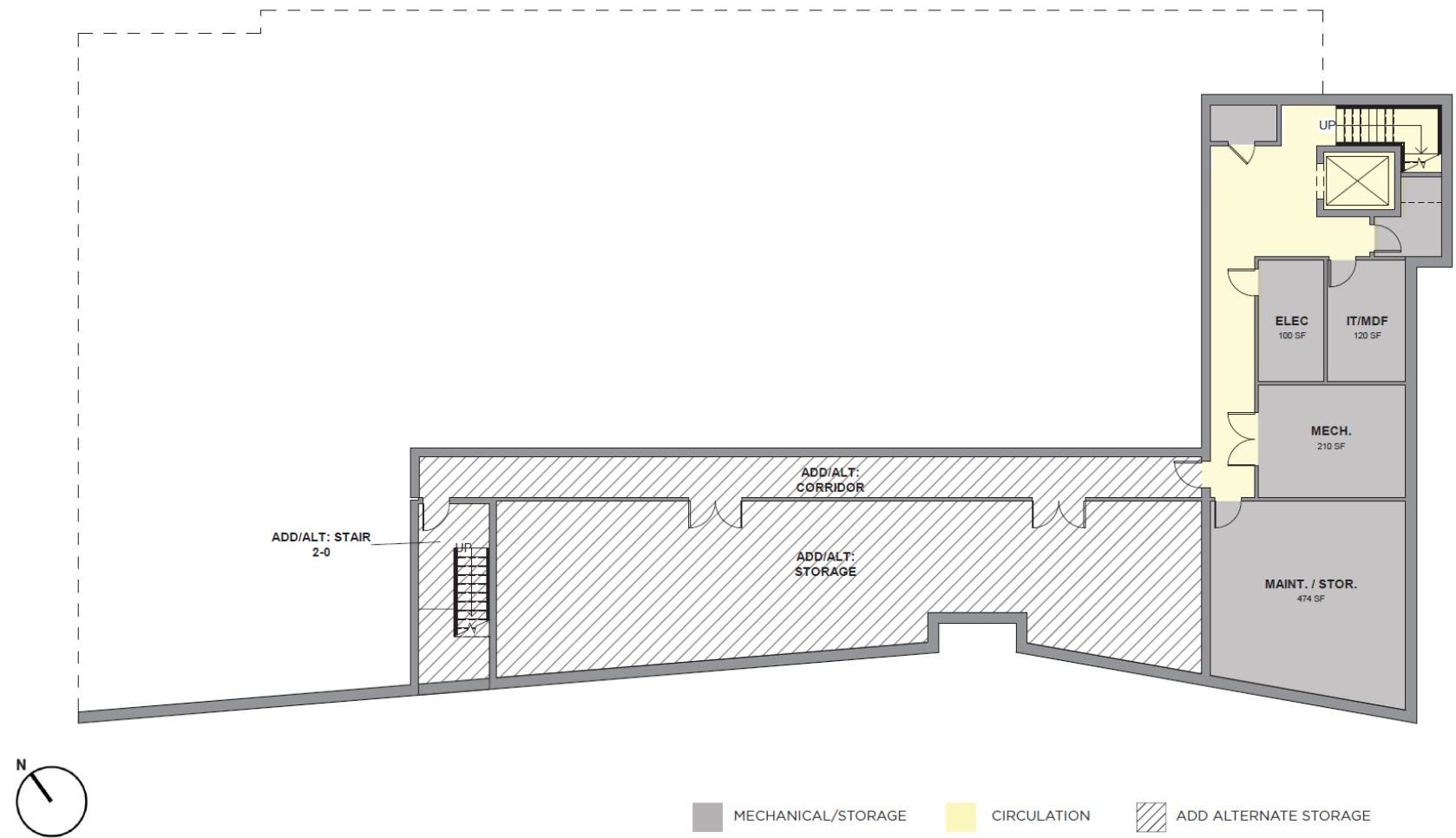
LEVEL 2 PLAN



Special Features:

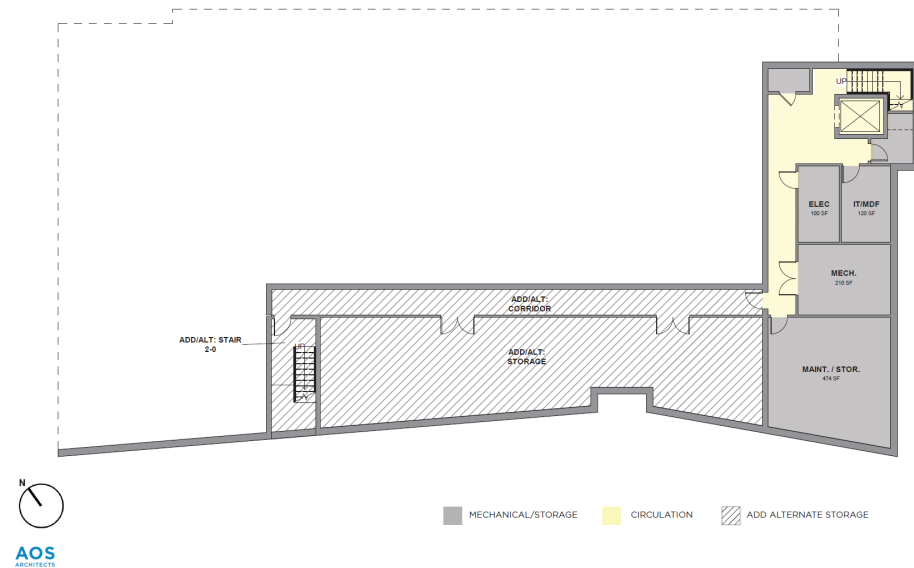
- ▶ 5,000 SF Green Roof
- ▶ Solar Panels and Mechanical Space
- ▶ 4 Multi-purpose Rooms
- ▶ Business Center
- ▶ Reading Nook

Basement Plan



Basement Plan

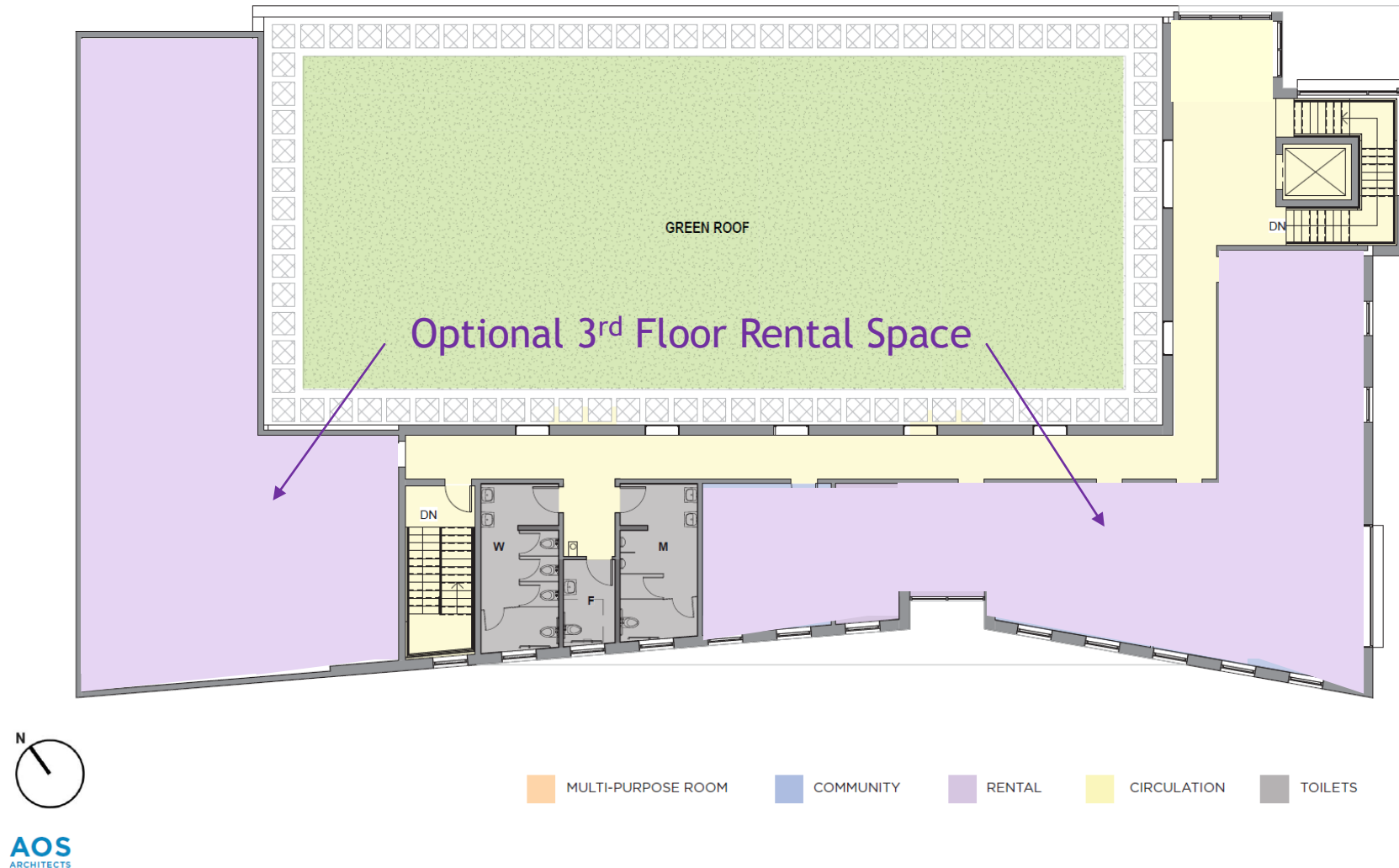
BASEMENT PLAN



Features:

- ▶ Elevator Room
- ▶ Storage Area
- ▶ Electrical, Mechanical and IT Rooms
- ▶ Maintenance Room
- ▶ 2,000 SF of Additional Storage (optional)

Optional 3rd Floor Plan - Commercial



Space Allocation

SPACE DESIGNATION	SQUARE FOOTAGE
Banquet Hall/Meeting Space	5,000 SF
Commercial Kitchen	700 SF
Banquet Storage and AV Room	400 SF
Community Program Spaces	2,200 SF
Business Incubator	250 SF
Basement Storage (Alt/Add)	2,000 SF
1 st Floor Commercial Rental Space	1,000 SF
Common Spaces	4,450 SF
TOTAL BUILDING	16,000 SF
OPTIONAL 3 RD FLOOR RENTAL SPACE	4,000 SF

Expanded Programs and Services

The new **Grace Community Family Life Center** will significantly increase the capacity to serve the increasing number of food-insecure household in its target area. The Food Distribution program will have access to the new commercial kitchen and will be able to serve hot meals to those in need. Senior day programs will expand the number and types of programs offered to keep them active and healthy. Cooking classes will be offered to teach how to create nutritious meals on a budget.

Through partnerships with health, mental health and social service providers Grace will provide on-site access to help distressed families and individuals heal from the long-term impact of the COVID-19 pandemic and other well-known disparities experienced by people of color and other economically disadvantaged populations.

Now more than ever, the children in our community will need to make up lost ground academically. The Center's After School Programs will have additional classrooms and multi-purpose spaces, all equipped with state-of-the-art technology to help them catch up and excel. The age group will expand to serve teens and college-bound students. A 6-week STEM Summer Youth Program will be offered to expose participants to careers in Science Technology Engineering and Math. Science and Robotic competitions will be held in the Banquet Hall/Meeting Space. Continuing Education will be offered to parents to help them be a meaningful part of their children's education.



Rental Opportunities

The 1st Floor of the Grace Community Family Life Center will have a 5,000 SF Banquet Hall/Meeting Room that can seat up to 400 people. This space will be offered for rent when not in use by programs for weddings, anniversaries and other events. It can also be rented to mission-compatible program partners for meetings, job fairs, training and other activities.

A 1,000 SF commercial space is located adjacent to the Main Entrance. The Center will seek a long-term lease for this “built-to-suit” office.

If the Center receives commitments for additional leased space, it is prepared to build an **Optional 3rd Floor** with 4,000 SF. This space must generate rental income sufficient to cover all cost associated with design, construction, soft cost and financing.

The new building has a Business Incubator with workstations, private meeting rooms and a conference room. The space will be equipped with Wi Fi, printers, copiers and scanners, AV equipment to support entrepreneurs and encourage economic growth through business development. The Center will partner with the City’s Commerce Department, Philadelphia Industrial Development Corporation (PIDC), The Enterprise Center and Entrepreneur Works to offer workshops and technical advice to small business.



Banquet Hall Rendering

Development Budget: \$7,000,000

COSTS	AMOUNT
Demolition and Relocation	\$ 250,000
Construction Cost	\$4,500,000
Soft Cost (Architectural & Engineering, Environmental, Legal, Consulting, Holding Costs, Permits and Fees)	\$1,000,000
Financing Expenses	\$ 750,000
Operating & Debt Coverage Reserves	<u>\$ 500,000</u>
TOTAL DEVELOPMENT COST	\$7,000,000

Resources

SOURCES OF FUNDS	AMOUNT
Current Building Fund	\$1,000,000
Capital Campaign (Members Pledges)	\$1,000,000
RACP Grant	\$1,000,000
Construction/Permanent Mortgage	\$2,000,000
Fundraising and Major Gifts	<u>\$2,000,000</u>
TOTAL RESOURCES	\$7,000,000

Estimated Project Timetable

ACTIVITY/TASKS

- ▶ Complete Schematic Design
- ▶ Re-launch Capital Campaign
- ▶ Fundraising and Major Gift Solicitation
- ▶ Complete Construction Drawings
- ▶ Competitive Bidding to General Contractor
- ▶ Select General Contractor
- ▶ Secure Financing:
 - Construction Loan/Permanent Mortgage
 - RACP Bridge Loan
 - Achieve Fundraising and Major Gift Goals
- ▶ Secure Zoning and Building Permits
- ▶ Loan Closing and Construction Start
- ▶ Complete Construction
- ▶ Move In

DATES

June 2020
January 2021
April 2021
July 2021
September 2021
December 2021
April 2022

May 2022
June 2022
July 2023
September 2023

What Do We Need?

- ▶ Major Gifts and Contributions
- ▶ Program Operating Support
- ▶ Program Partners and Sponsors
- ▶ Long-term Lease Commitments
 - 1,000 SF on the 1st Floor
 - Optional 4,000 SF on the 3rd Floor

Grace Community Family Life Center Development Team

Rev. Dr. J. Henry Buck, Jr., Pastor

Deacon Tyrone Beach, Co-chair Building Committee

Trustee John Williams, Co-chair Building Committee

Ms. Terri Claybrook, Chair Construction Committee

Mrs. Leola Highsmith, GCCC Director

Ms. Maxine Tucker, GCCC Chairperson

Architect: Sam Olshin - Atkin, Olshin and Schade Architects

Development Consultant: Jeffrey A. Cruse - Catalyst Consulting Group, Inc.

FOR MORE INFORMATION CONTACT:

Deacon Tyrone Beach at 215-964-2751 or tyrone.beach0107@verizon.net