

# St. Alban's Episcopal Church The word

Special Kitchen Construction Edition

August 2020

## This special edition of the Word is dedicated to Updates on Kitchen Construction

*We pray, Blessed Lord, that you will strengthen and embolden our faith,  
Inspiring us and encouraging us by your Holy Spirit,  
That we may run to wherever your work and mission call us.  
Guide us and inspire us to carry out the vision you have placed upon our hearts,  
That we may be Christ's hands and heart in our community,  
Feeding the hungry and caring for the poor and the oppressed.*

What an exciting time for our parish! We are ready for construction to begin on the new kitchen, ADA compliant bathrooms, shower and laundry room! We anticipate the demolition to be any day now and may have already begun by the time this issue reaches you.

Here is what has been going on behind the scenes since our last update:

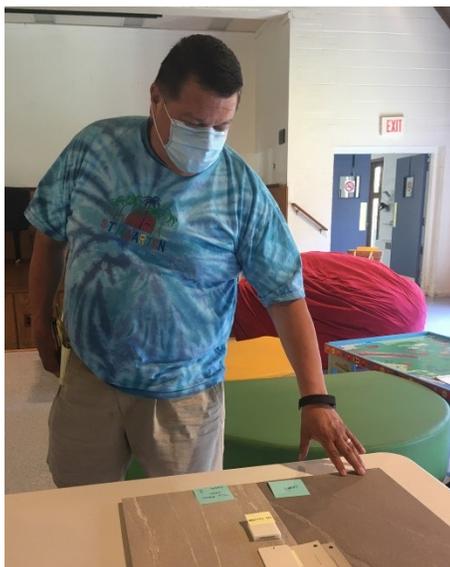
- The vestry approved the updated construction costs and the contract for the renovation was signed July 1.
- On August 5<sup>th</sup>, **Betsy Anderson, Mike Gutermuth** and **Fr. Jeff** attended a Critical Structures Meeting with the County engineer, architect, contractor, and structural engineer. After many months of meetings, follow-up and discussion with the County, we have received approval of all five project permits – building, health, electrical, plumbing, and fire marshal!
- Our general contractor Whitener & Jackson has been working on detailed scheduling to coordinate the subcontractors and has begun ordering supplies to have ready for demolition day.
- Fr. Jeff and Betsy reviewed proposals and selected an insurer to ensure the church's has builder's risk insurance to cover the work outlined in the contract.
- Linda Cummings, Benny Robles, Kate Wettstein** and **Nancy Harrell** have reviewed samples of material for the cabinets, countertops, walls and flooring. Final selections are in process!
- Nancy has been especially busy completing a detailed inventory of all kitchen items. She and Linda also packed and stored all of the curtains in the parish hall!
- Rick Weinberg, Fr. Jeff, and Betsy Anderson**, with the support of Treasurer **Sue Mariena** and the Finance Committee, have kept our accounting up to date and are working on securing the bridge loan from the bank.
- Betsy has been working to ensure all COVID prevention policies are in place for the entire span of the project for the safety of staff, tenants and workers.
- Thank you to **Chuck Blanchard** and **Kristen Ittig** of Arnold & Porter for their *pro bono* legal assistance!



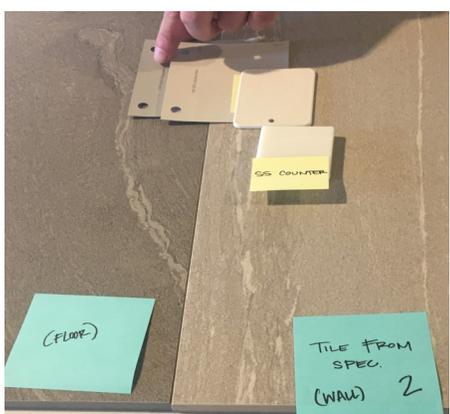
*Nancy Harrell & Linda Cummings view design samples.*

As we enter this next phase and I reflect about this project and what it means, I feel that what touches my heart the most is the ability we will have to expand God's work right here in this community. What I have seen in my time in Annandale is that the need for food, shelter and even companionship is great for so many of our friends and neighbors. To be able to use our space to offer something so simple such as a good, healthy meal, a warm shower, a place for fellowship and to serve others in times of need, is what I feel we are called to do.

Thank you with all my heart for your prayers, support, and patience and I can hardly wait for the day we all gather together to celebrate the completion of this amazing project!  
-April Kreller



*Kitchen Committee hard at work: Photos clockwise: **Benny Robles** reviewing design samples. Kitchen Committee reviewing tile samples.*



## From the Rector

When I was called to be the fifth Rector of St. Alban's in 2012, I was certain of one thing. We had just finished paying off the loan from a renovation project in 2009, so it seemed to me to be highly unlikely we would be taking on another capital project and capital fund raising campaign during my time here. As someone who does not enjoy fundraising, and someone who certainly balks at the idea of asking others for money, I was okay with missing the experience. Now that we're on the *other* side of a very successful capital campaign, I must say the experience was thrilling, and seeing the parish rally around the future of St. Alban's – ensuring that we are positioned to respond to food needs in our community and building for ourselves a kitchen that will take us into the next 30 years – was so very heartening. Your generosity was overwhelming.

From my earliest days in ordained ministry as a deacon, providing food for those who do not have enough has always been important to me, and it's based in scripture. From that meal with Abraham and the three angels to Our Lord feeding the 5000, we know that food nourishes not only our body, but also our soul. A well-meaning Christian once told me that it is far more important to make sure that we save the souls of the homeless and the hungry before we feed them, but I say that if you're preaching to a hungry person, that message of salvation will fall on deaf ears.

At seminary I learned about Maslow's Hierarchy of Needs – a pyramid that describes a human's basic needs, psychological needs and self-fulfillment needs. And what is at the very bottom of the pyramid – the very foundation? Food.

I'm anxious for this project to be completed. Reading about the area churches that have offered up their kitchens to professional chefs and their teams who are feeding those in our community most effected by COVID-19 inspires me and excites me as I ponder the good things we can do when our kitchen is complete, when the ovens are fired up and the refrigerator is full of good ingredients ready to be cooked to provide food for the hungry.

When the disciples told Jesus that the crowds needed to get food, Jesus said, "...you give them something to eat" (Luke 9:13). Jesus is talking to us.



*Fr. Jeff*

-Fr. Jeff

## Around Saint Alban's – Sharing Thoughts and Visions for the New Kitchen!



*Betsy Anderson*

### From the Kitchen Committee: Betsy Anderson, Chair

#### **1. You have been head of the Kitchen Committee for nearly four years! How did you get involved with this project?**

Way back in the mists of time, when I served a year as senior warden, the Vestry did a survey to identify parishioners' priorities for improving St. Alban's physical plant. Given **Fr. Jeff's** commitment to food ministry, a new kitchen was high on the list, along with parking lot resurfacing and lights for the parking lot and parish hall. Many times, organizations have great ideas, but lack volunteers to follow up. When I rotated off the Vestry, I volunteered to facilitate committees as they worked to get these projects done.

#### **2. As a Christ-Centered Community, we hope our new kitchen will enable us to provide further outreach and support to our neighbors in need. How would you like to see us use the new kitchen and updated ADA compliant bathrooms?**

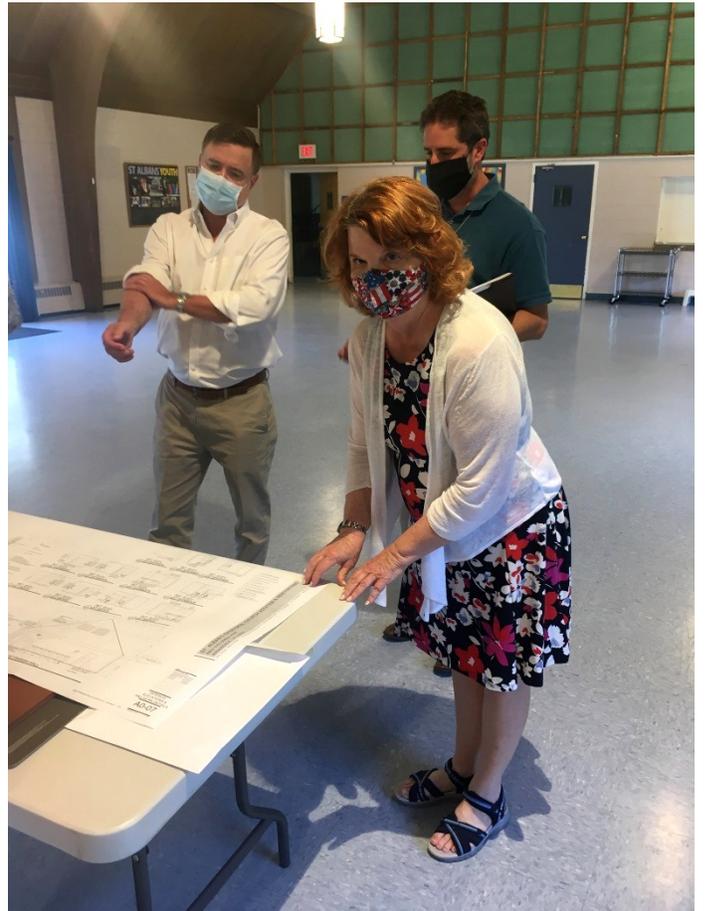
I am excited about serving Jesus by serving others. Most of us are able to give generously to causes when our neighbors are in need, but in an impersonal way. We live in our own bubbles, and do not have a chance to listen to the stories of people who are not like us, or learn from them, or befriend them. The kitchen and bathrooms will give us an opportunity to serve God's people face to face, and I hope to learn about the experiences, joys and challenges our neighbors face.

#### **3. This project has many moving parts and has really ramped up in 2020, in the midst of a pandemic none-the-less. Could you share any lessons learned along the way?**

There are so many! Maybe the most important is patience with the process. The Kitchen Committee spent many months in 2017 and 2018 researching and working through design ideas and requirements. Then we needed to wait until the time was right in 2019, to conduct a successful capital campaign. We launched the detailed planning stage in January, and then the pandemic came along and complicated the project even further. Throughout the challenges we have faced, committee members have worked together prayerfully and diligently and made step by step progress, never losing sight of the goal.

#### **4. What has been your favorite part about this project and your time on the Kitchen Committee?**

As a retiree, I discovered that what I missed most about working was gathering people together and getting things done through teams. No one person could possibly have the skills or time to manage such a complex project and every member of the committee contributes to the whole. It's like the body of Christ — all the parts are needed. My favorite part is seeing how much enthusiasm there is for the project, and how much people are willing to contribute their skills and time. Getting to know my fellow parishioners through this work has enriched my life and deepened my experience of God's love.



*Betsy with architects Neal and Bobby of Lemay Erickson Willcox architectural firm.*

## From the Kitchen Committee: Mike Gutermuth

### 1. Can you share how you came to be involved with the kitchen committee?

At service in February, the Kitchen Committee Chair **Betsy Anderson** gave a brief update on the progress of the kitchen remodel. The design was firming up and they were about to begin discussions with the General Contractor regarding price, construction schedule and contract details. I had recently retired from the Department of the Navy as a contract negotiator for ship construction programs, and thought I could help out as the committee began to negotiate the contract. I spoke with Betsy after service and offered my assistance.

### 2. How would you like to see the new kitchen used once completed?

I'm very excited about the expanding opportunities for use of the new and improved kitchen to support our church and community. As a meal server at Poe Middle School, I see the need and the impact we can have on our community. In these challenging times, it's extra special seeing St. Alban's make such a significant investment to support the children and most needy in our community.

### 3. In your professional life, you have been involved with a number of large scale projects. Any lessons learned working on the kitchen renovation?

Prior to my retirement, my office was responsible for all Navy shipbuilding contracts from Aircraft Carriers spanning nearly a decade and 50 million labor hours to design and build, to small sailboats used by midshipmen at the Naval Academy. What I've found to be most important across all programs big or small are pretty simple things like setting clear expectations, good communications and teamwork. There will always be unexpected challenges, but with a good foundation, communication and teamwork, you can hopefully avoid small issues becoming large ones.

### 4. What is your favorite part of working on this project?

Helping out on such an important project for the church and community has been great. The Kitchen Committee members are extremely hardworking, dedicated and a joy to work with. I feel blessed having been able to join such a wonderful team.



*Mike Gutermuth*

## From Outreach: Chris Peck and Camille Stern

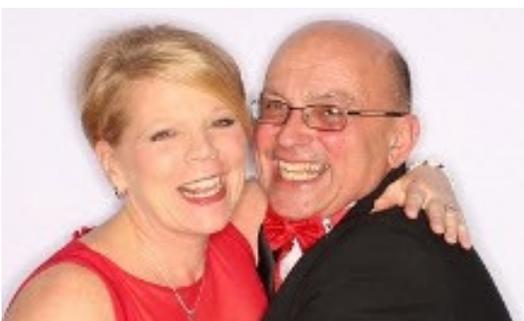
### 1. You have been involved in community outreach efforts at St. Alban's for many years. How would you like to see the new kitchen used to further our outreach efforts?

**Chris:** I've worked at the Bazaar and the Poe and Fairfax County food outreach programs for the last several years. I've run two Art Auctions as fundraisers. I've attended two weddings and many funerals. I look forward to gathering again and to welcoming people at the Bazaar, and celebrations such as weddings, concerts, and of course funerals. I am excited to showcase the love and support we have for our church and for our community with a kitchen that reflects our open hearts and generosity. I also welcome having a new kitchen for our use when we host guests at St. Alban's via our hypothermia program.

**Camille:** I would love nothing more than to have our Poe cooks be able to work together to prepare the Poe Middle School meals. In the past, I know it has probably been easier to cook hotdogs and sloppy joes at home and then drop them off. My hope now, however, is that because everyone has been so isolated for so long, fellowship will overrule ease, and people we gather in the kitchen together. Of course, we have to get to a "safe place" first.



*Chris Peck*



*Camille Stern with husband Scott*

### 2. What excites you most about having a new kitchen?

**Chris:** Everything! I've seen people "make do" for the last 16 years and what a joy it will be to have a new facility to help us put our best foot forward in all that we do!

**Camille:** Oh boy - that's easy... the Pancake Supper and the Christmas Bazaar! I can't tell you how many outlets I blew cooking sausages preparing for the Pancake Supper! To be able to cook sausages without running to the circuit breaker would be like a dream come true! (This girl is easy to please!) And given that our kitchen is one of the highlights of the Christmas Bazaar, I can only imagine how much more effective our team can be with a new kitchen. Everyone benefits!

**From the Bazaar Co-Chairs: Nancy Calvert and Sue Mariena**



*Nancy Calvert*

**1. As co-chairs of the Bazaar for the last few years, you have seen the restraints of our current kitchen on Bazaar day - tripped outlets from too many crock pots plugged in, to a very slow heating stove, and not to mention the lack of space. How do you see the new kitchen helping with future Bazaars?**

**Nancy:** I look forward to having a large kitchen where volunteers can come together and prepare food for the bazaar without having to worry about faulty outlets, inadequate range/stove heat and lack of space for food preparation!

**Sue:** It will be awesome to have a new kitchen where the appliances will be able to keep up with the demands of food prep and delivery. It will be a relief for the volunteers not to have to worry about overloaded outlets, the dishwasher not working and the stove not working effectively.

**2. The kitchen renovation opens up a lot of possibilities for additional outreach in our community. You have both been a part of this outreach for quite some time. How do you envision the new kitchen helping with future efforts?**

**Nancy:** I volunteer during hypothermia week and also at Poe Middle School for the Thursday after school lunch. During hypothermia week, we always pray that the stove/range will work and are always bumping elbows as we prepare food for our visitors. I look forward to a time that food can be prepared at the church without worry if the equipment will work and adequate space to move about. In addition, I believe the new kitchen can help ensure that food prepared for the kids at Poe Middle School is of the same quality and will eliminate the need for volunteers to prepare food at home.

**Sue:** I've been involved with many of the outreach programs over the years and one of the biggest hurdles is that the kitchen isn't up to code. With the kitchen renovation it gives the church endless possibilities for additional outreach.

**3. What excites you most about St. Alban's having a new kitchen and ADA compliant bathrooms?**

**Nancy:** I look forward to a time that food can be prepared at the church without worry if the equipment will work and adequate space to move about. I'm hopeful that the new ADA compliant bathrooms will allow us to host visiting schools/churches when they come to DC for events/rallies. We can't host them now because we do not have shower facilities.

**Sue:** What excites me the most is the ability to expand our hypothermia program by having ADA compliant bathrooms.



*Sue Mairena*



*Cole Lieberthal*

**From our Youth: Emily Rutherford and Cole Lieberthal**

**1. How would you like to see the new kitchen used once complete?**

**Emily:** It will be very cool to use for youth events like the taco dinner! It has always been tricky working in the current kitchen with so many people. It will also be helpful for Vacation Bible School and the kids at the Village School.

**Cole:** I hope to start Youth Group when we can go to church again and I am excited to use the kitchen to make snacks! Also, it will be great to have when the Youth makes Super Bowl Subs and maybe we can even have a World Series Sub day!

**2. What excites you most about having a new kitchen?**

**Emily and Cole:** We can have more food on Bazaar day and we can do more for our community here! And we will miss cutting through the kitchen to get to the playground outside.



*Emily Rutherford*

## Spotlight: Meet the Project Manager: Sean Banks

We are excited to welcome Sean Banks, Project Manager (PM) for Whitener & Jackson (WJ) to our parish community! Sean has been a PM with WJ for more than 7 years and has completed a number of Church renovation projects in our region. Most recently, Sean completed a renovation for Vienna Presbyterian Church. Their project was similar to our project and was even designed by the same architect!

As PM, Sean will contract and manage administration duties for the entire project team – St. Alban’s, architect and contractors. Sean will lead the development and implementation of the overall project schedule, management of subcontractors, invoicing and all aspects of close out documents including operations and maintenance manuals, warranties, etc. Sean’s ultimate goal is to provide St. Alban’s with the best building project possible.

A bit of personal background about Sean, in his own words.

*I was raised up in a religious and military family background. I was born in the US Army hospital Seoul, South Korea. After my family returned to the States, I spent most of my early years in Florida. Before entering my sophomore year of high school, my family moved to Fairfax, VA where I played football and went on to graduate from Oakton High School. I continued my education at Morgan State University (Baltimore, MD) along with my football career, which lead me to play semi-pro (Virginia Steelers) football. Some call it fate and others call it luck, but maybe it’s a little of both for how fortunate and blessed to be working for WJ. which happens to be a family that I’m proud and thankful to be a part of. I have worked in many different fields (retail, restaurant, etc.), but I was never given the opportunity to prove my potential until coming to WJ. God has blessed me with a beautiful, kind, passionate, intelligent and overall an amazing wife (Jacqueline Banks) along with healthy, energetic, adorable twin babies (Moses and Shyanne). The Lord and my family are the joy, life and air of my existence!*

When Sean is not busy overseeing projects for WJ, he dedicates time to his family. He enjoys talking with his children about the different sports they may play, music and art. He also enjoys solving puzzles, playing chess, drawing, listening and someday (hopefully) learning to play music.



Sean Banks, Project Manager,  
with wife Jacqueline

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## Construction Cost Update: Rick Weinberg



Rick Weinberg

It is very exciting that soon the actual construction will begin/has begun on our new kitchen and bathrooms. On June 29, 2020, Vestry authorized the expenditure of up to \$1.2 million for the kitchen/bathroom renovation project. he Senior Warden signed a contract with Whitener and Jackson on July 1 for construction. In addition, the vestry authorized the securing of the line of credit of \$600,000 with Sandy Spring Bank.

The final estimated costs associated with the project are divided into 3 components – Hard Costs, (\$857,472) - actual construction and equipment; soft costs (\$113,520) – architect, permit and utility fees; and a contingency allowance, estimated at \$117,570. In addition, we have already paid \$15,317 for asbestos remediation in the parish hall. This puts the total costs for the entire project at \$1,103,879.

How did we get to this number? After the 2017 ballpark estimate and the committee’s review of increased costs since then, the renovations were projected to cost \$1.1 million. Since the last message in the Word, the committee completed its eview of the construction bids, made necessary adjustments and received a

proposal for the construction costs. As everyone knows, most of the funds raised from the capital campaign are being used to cover the kitchen and bathroom renovation costs. The capital campaign funds will be collected over the next 4 to 5 years. To get through the construction, the church is securing a line of credit of up to \$600,000. Once the construction is completed, the borrowings on the line of credit will be paid as the capital campaign funds are collected.

As a result of these actions and the hard work of the Kitchen Committee, we will soon see the actual work beginning on our new kitchen and bathrooms.

## Capital Campaign Update: Bill Calvert and Linda Cummings

The Capital Campaign Redemption Program continues. Linda and Bill thank all who've made contributions during these trying times. Before long, the transformation of St Alban's will be underway, and your donations make this possible.

Here is the Capital Campaign Status through mid-July 2020:

Total Number of Pledges – 121

Total Number of Pledges Paid in Full – 30

Total Amount Collected as of Mid-July 2020- \$721,667

Total Amount Collected GOAL for 12/31/2020 - \$825,000

Payments may be made at any time, via myEoffering or by mail to the church office (advise the office that your check is coming). Please note on the memo line or cover letter that the check is for the "Capital Campaign" so the counters record the payment correctly. For questions or to submit a new pledge, please contact **Bill Calvert** ([hokiebc1988@gmail.com](mailto:hokiebc1988@gmail.com)) or **Linda Cummings** ([ldcummings@msn.com](mailto:ldcummings@msn.com)).

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## Calling Food Service Managers! April Kreller

**Do you know your way around a kitchen, have a passion for food AND want to earn extra money? Read on!**

One of the many benefits of having a brand new commercial kitchen is the ability to rent our space for large events. You may remember we used to rent the parish hall on a case-by-case basis but could never offer the kitchen for food preparation as part of the rental. With the renovation, we will be able to offer our new facility along with the parish hall for rented events, once people are able to gather safely again.

For any rented events involving food service, Fairfax County requires **Certified Food Managers (CFM)** to be onsite to oversee food preparation and kitchen operations. We are seeking interested parishioners who are willing to become certified and work during rented events as the need arises. One of the benefits of obtaining this professional certification is that CFM's will be compensated for their time spent working at events.

To obtain a CFM certification, the County requires those interested to take a course through the Health Department and pass an exam. This can all be completed in one day and the certification is good for five years. The costs of individual certifications would be paid for by St. Alban's. For additional information on this professional certification and specific requirements, please visit the County website at <https://www.fairfaxcounty.gov/health/food/certified-food-manager>. If this sounds exciting to you, please reach out to **Fr. Jeff**.

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## Kitchen Shower: April Kreller

What better way to welcome our new space than to host a shower for the new kitchen! The Kitchen Committee is hard at work compiling a list of items that will be needed for the new space – from linens, glasses, and oven mitts, to possibly round tables and chairs to host events. Look for information on a gift registry and shower details in the coming months!



### Kitchen committee:

Fr. Jeff Shankles  
Fr. Paul Moberly  
Betsy Anderson  
Delores Baisden

Linda Cummings  
Mike Gutermuth  
Nancy Harrell  
April Kreller

Benny Robles  
Moira Skinner  
Rick Weinberg  
Kate Wettstein

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Emily Rutherford; Camille Stern;  
Rick Weinberg.  
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*Just one of many Kitchen Committee Zoom calls: Linda Cummings, Betsy Anderson, Benny Robles, Rick Weinberg, Delores Baisden, Fr. Jeff and Kate Wettstein, Nancy Harrell and April Kreller.*