



GRANITE CHURCH

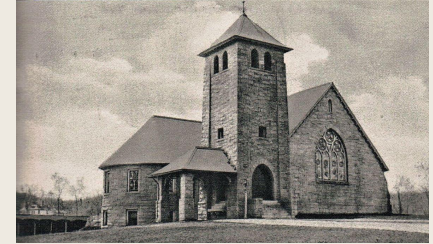
Georgetown, Connecticut



History of The Granite Church

Centerpiece of Georgetown historic district

- Completed and dedicated in June 1902 as the Gilbert Memorial Church
- Designed by architect Joseph W. Northrop of Bridgeport, CT, the Gothic Revival-style building is made of granite quarried in neighboring Branchville
- Features stained glass, arch windows, a tower and bell, buttresses, and a Hutchings-Votey pipe organ installed in 1902
- Adjacent to the Gilbert & Bennett Wire Mill and beside the Norwalk River
- Founders Edwin and Elizabeth Gilbert are buried on the property in a beautiful gravesite
- Last used as the Georgetown Bible Church until 2015
- Purchased by BeFoundation in 2022





Why restore and redevelop The Granite Church?

Restore a historic centerpiece for
Georgetown

Catalyze a new chapter of
redevelopment for the Gilbert &
Bennett Wire Mill

Provide a historically and culturally
significant gathering place for our
community

Support area economic
development





A NEW MISSION

The Granite Church is a nonprofit community gathering space that celebrates cultural expression and the arts. We seek to strengthen our sense of community and support artistic and civic leadership. We have a unique opportunity in Georgetown to honor our past and ignite our future through investment in historic rehabilitation, adaptive reuse, and placemaking.



The Granite Church in Action:

The Granite Church will be open for day and night use, including a cafe with public wifi.

Public and private use and events to include:

- 0 Concerts, dances, speakers, plays, art exhibits
- 0 Yoga and art classes
- 0 Weddings, dinners, corporate events
- 0 Office rental, lower level with community room





How?

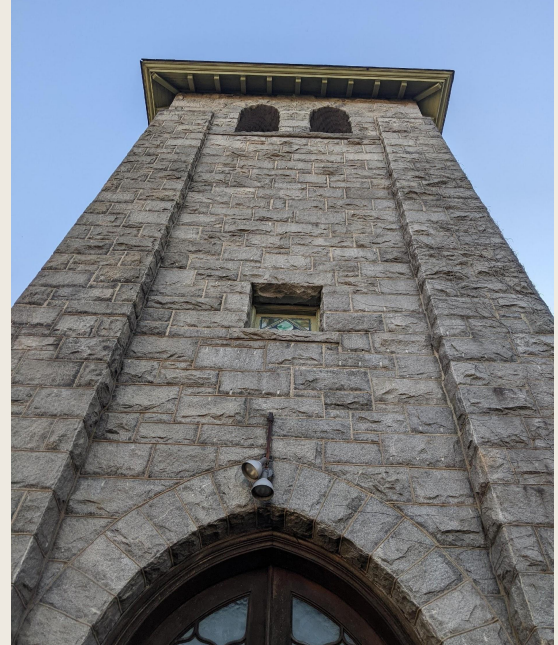
BRINGING THE
COLLECTIVE PROMISE
TO REALITY





The Work Ahead: Historic Rehabilitation

- 0 Main hall restoration
- 0 Lower level repair & re-development
- 0 Capital goods purchased
- 0 Exterior restoration
- 0 Roof repair and replacement
- 0 Masonry repointing
- 0 Door & window restoration
- 0 ADA-compliant access to the building & restrooms



Granite Church Phase 1: Interior Redevelopment	Arch/ Eng Plans & Expenses	Construction - Materials	Construction - Labor	Capital Equip Purchase	Category Subtotals
Architectural / Engineering Plans & Expenses					
Design and specification based upon existing Condition Report	\$ 10,000				\$ 10,000
Documentation for Bidding and Construction	\$ 58,500				\$ 58,500
Subtotals	\$ 68,500	\$ -	\$ -	\$ -	\$ 68,500
Systems Repair and Remediation, Interior Demolition					
Remove non-historic water-damaged basement walls and paneling from prior day-care use			\$ 12,000		\$ 12,000
Remove obsolete or damaged plumbing and rest room installations			\$ 8,000		\$ 8,000
Repair/update electrical service and wiring to sustain functionality		\$ 3,000	\$ 5,000		\$ 8,000
Remediate lead & asbestos in lower level and mechanical areas (limited asbestos, lead paint)			\$ 8,000		\$ 8,000
Remediate lead & asbestos in Main Hall (vinyl asbestos tile, lead paint)			\$ 12,000		\$ 12,000
Remove obsolete and non-functioning boiler and related mechanical equipment			\$ 5,000		\$ 5,000
Subtotals	\$ -	\$ 3,000	\$ 50,000	\$ -	\$ 53,000
Construction Work- Materials & Labor					
Build out new suite with 4 offices, kitchen and rest rooms (basic construction)		\$ 60,000	\$ 40,000		\$ 100,000
Fit out of Kitchen (incl cap expense for sink, cabinets, countertop, warming ovens etc.)		\$ 15,000	\$ 10,000	\$ 28,000	\$ 53,000
Fit out of Rest Rooms (incl cap expense for handicapped accessible fixtures)		\$ 16,000	\$ 12,000	\$ 9,000	\$ 37,000
General refurbishment of Main Hall		\$ 12,000	\$ 30,000		\$ 42,000
Restore Main Hall floor			\$ 36,000		\$ 36,000
Repair interior walls & plaster work due to damage from leaks			\$ 10,000		\$ 10,000
Paint all interior finished spaces at lower level and Main Hall		\$ 6,000	\$ 30,000		\$ 36,000
Provide handicapped access		\$ 18,000	\$ 15,000		\$ 33,000
New boiler & HVAC systems for lower level and Main Hall (incl cap exp for boiler, air handlers)		\$ 16,000	\$ 14,000	\$ 24,000	\$ 54,000
Install new fuel storage installation		\$ 2,000	\$ 7,000	\$ 4,000	\$ 13,000
Repoint/caulk exterior masonry work where deteriorated			\$ 12,000		\$ 12,000
Interim repair of roof to eliminate leaks		\$ 6,000	\$ 6,000		\$ 12,000
Subtotals	\$ -	\$ 151,000	\$ 222,000	\$ 65,000	\$ 438,000
Furniture, Fixtures and Equipment					
New Office Furniture				\$ 10,000	\$ 10,000
New Folding Chairs				\$ 5,000	\$ 5,000
New High-Top Tables and Rounds for Main Hall				\$ 12,000	\$ 12,000
New Café & Bar Components		\$ 4,000	\$ 6,000	\$ 24,000	\$ 34,000
New Audio & Visual Equipment			\$ 4,000	\$ 25,000	\$ 29,000
Subtotals	\$ -	\$ 4,000	\$ 10,000	\$ 76,000	\$ 90,000
Administrative Expenses & Fees					
Administration of Bid process	\$ 9,000				\$ 9,000
Construction Administration by Architectural Firm	\$ 56,500				\$ 56,500
GC Fee (15% of construction items)					\$ 87,150
Subtotals	\$ 65,500	\$ -	\$ -	\$ -	\$ 152,650
Contingency @ 15%					
Calculated as 15% of Project costs					\$ 120,323
Subtotals					\$ 120,323
TOTAL					\$ 922,473



Investment Opportunities

- 0 Local, state, and federal funding sources
- 0 Private partner investments
- 0 Corporate sponsorships
- 0 Buy-A-(Granite) Block Campaign







STAY UPDATED

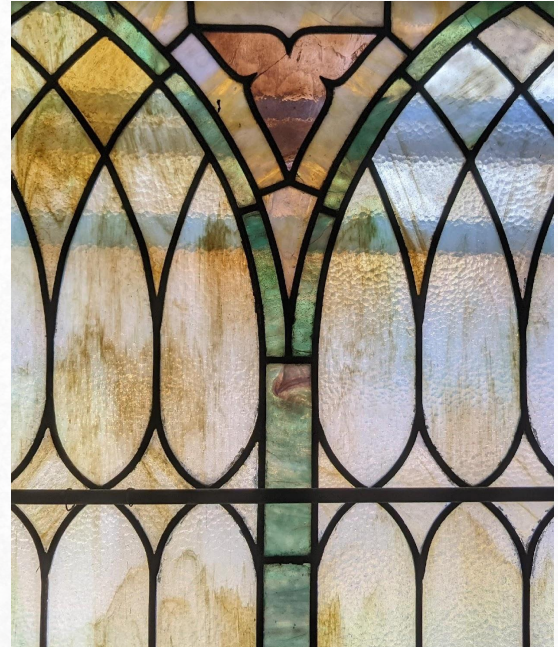
Media and Outreach

To stay updated about The Granite Church visit: thegranitechurch.org

 @thegranitechurch

 @thegranitechurch

For media inquiries or to schedule a tour, please contact us at:
hello@thegranitechurch.org





ABOUT US

BeFoundation

Be Smart. Be Creative. Be Engaged.



BeFoundation invests its financial and human resources in collective efforts to improve the education of young people in Connecticut and the vitality of their communities. BeFoundation and its board members live in Redding and are devoted to our "small town with its big outdoors."



Richard Wenning

Executive Director

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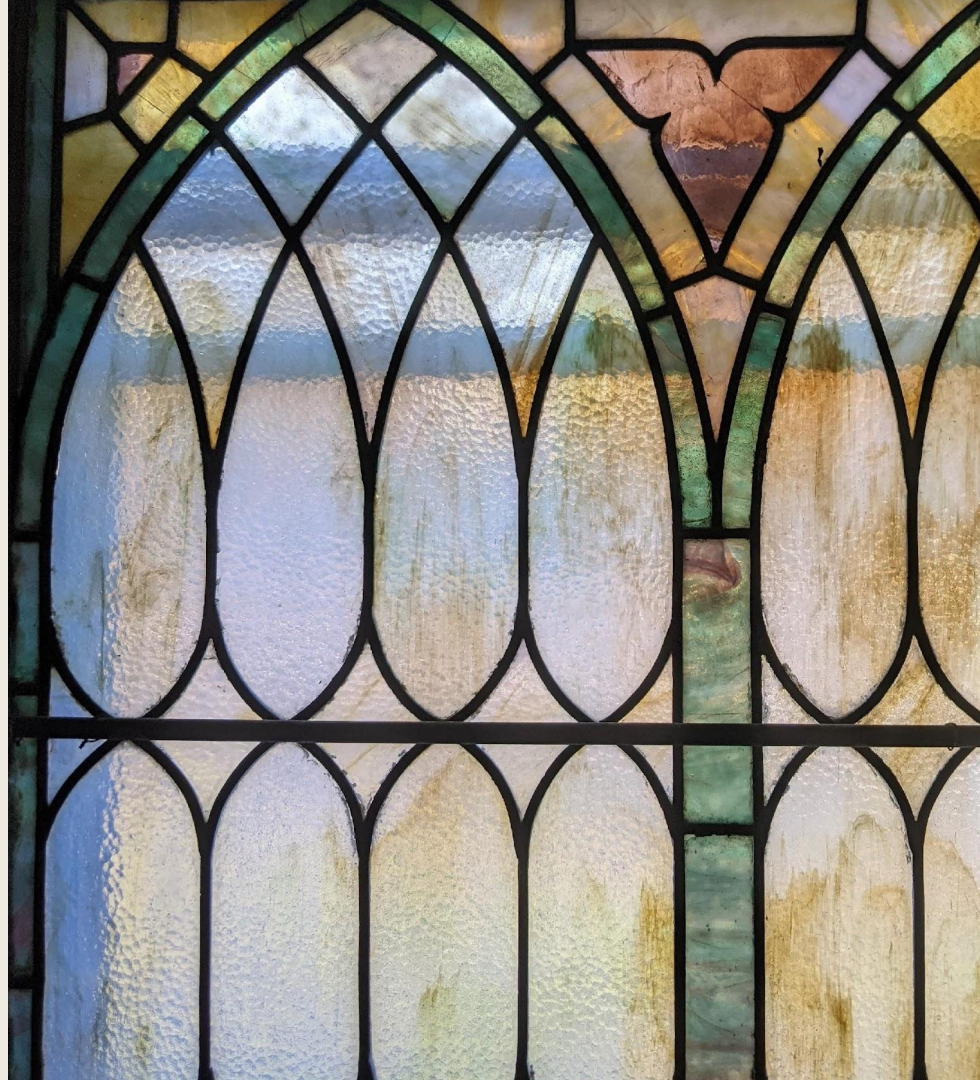


Appendix



Why?

PLACE & POTENTIAL





Current Condition











ORIGINAL BELL & BELL TOWER

