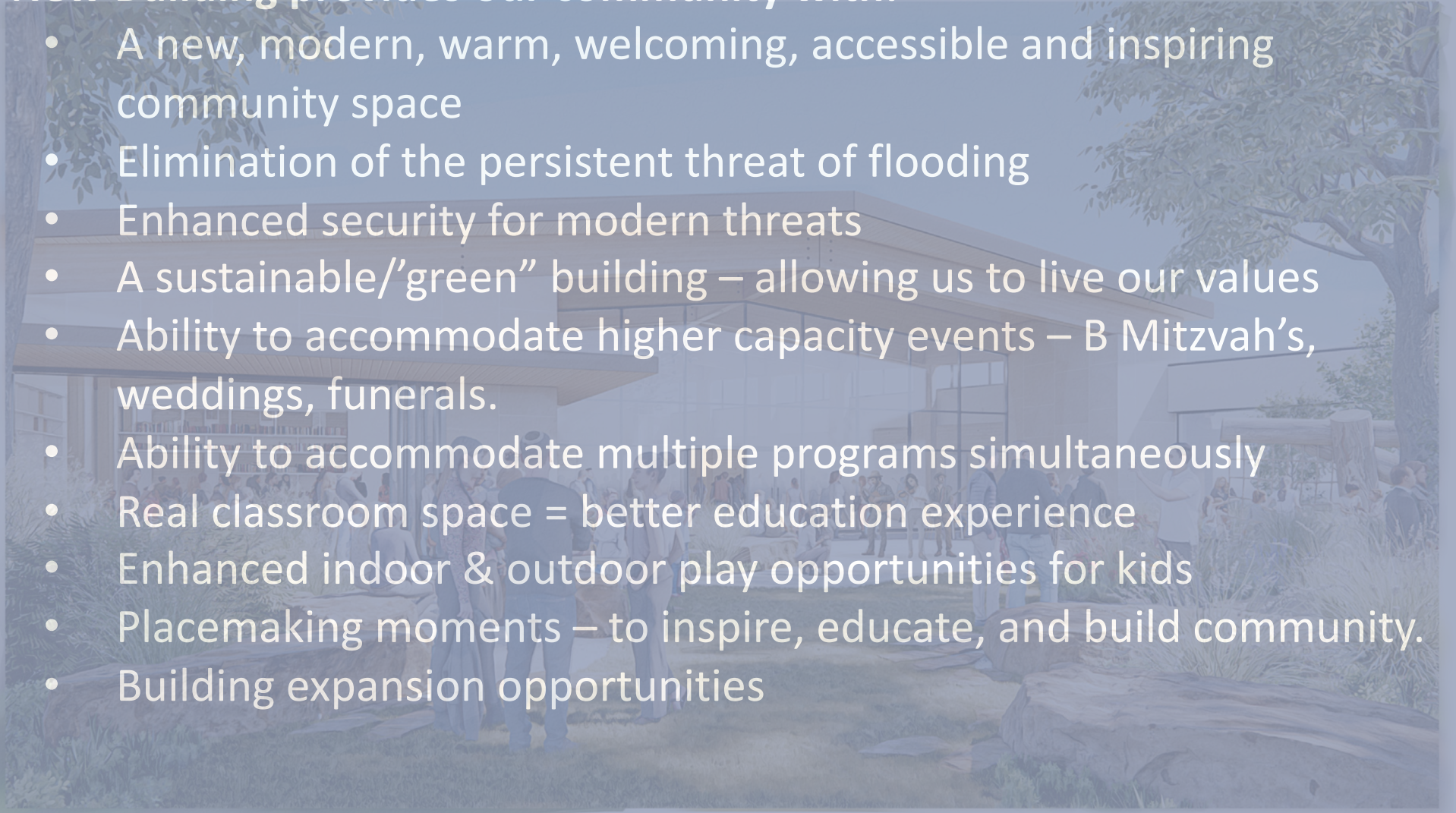


Meeting Agenda

- I. Welcome & Opening Remarks (Rabbi Marc & Aza Squarer - 7 min)
- II. Progress since Annual Meeting (Jeff Gan Levy – 5 min)
- III. Introduce Project Team (Daniel Aizenman – 5 min)
- IV. New Home Design Progress (Stantec Team – 30 min)
- V. Design Related Q & A (10 min)
- VI. Project Costs (Eric Shafran, SII – 5 min)
- VII. Capital Campaign Report (Marty Zimmerman, ZIM Consulting – 5 min)
- VIII. Cost-Budget Alignment (Eric Shafran, SII – 5 min)
- IX. Concluding Remarks (Jeff Gan Levy – 3 min)
- X. Q & A

A New Building provides our community with:

- A new, modern, warm, welcoming, accessible and inspiring community space
- Elimination of the persistent threat of flooding
- Enhanced security for modern threats
- A sustainable/"green" building – allowing us to live our values
- Ability to accommodate higher capacity events – B Mitzvah's, weddings, funerals.
- Ability to accommodate multiple programs simultaneously
- Real classroom space = better education experience
- Enhanced indoor & outdoor play opportunities for kids
- Placemaking moments – to inspire, educate, and build community.
- Building expansion opportunities



New Building Leadership Team

Jeff Gan Levy (chair)
Cass Gottlieb
Liz Hanson
Jennifer Herrington
Gary Jacobs
Ellen Kort
Rabbi Marc Soloway
Ron Squarer
Bruce Wildman

Capital Campaign Committee

Robert Garelick
Jennifer Herrington
Ellen Kort (chair)
Julie Shaffer
Rabbi Marc Soloway
Aza Squarer
Bruce Wildman

Architecture & Design Committee

Daniel Aizenman (co-chair)
Karen Diamond
Jeff Gan Levy
Jack Goodwin
Cass Gottlieb (co-chair)

Endowment Task Force

Larry Cohn
Jeff Gan Levy
Michael Ginzberg (chair)
Cass Gottlieb
Ellen Kort
Mark Loewenstein
Marcia Segall
Aza Squarer

Legal Advisor

Andrew Schwartz

Accounting / Bill Pay

Michael Dulberg

CBS
New Building
Donors

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THANK YOU
GENEROUS DONORS!



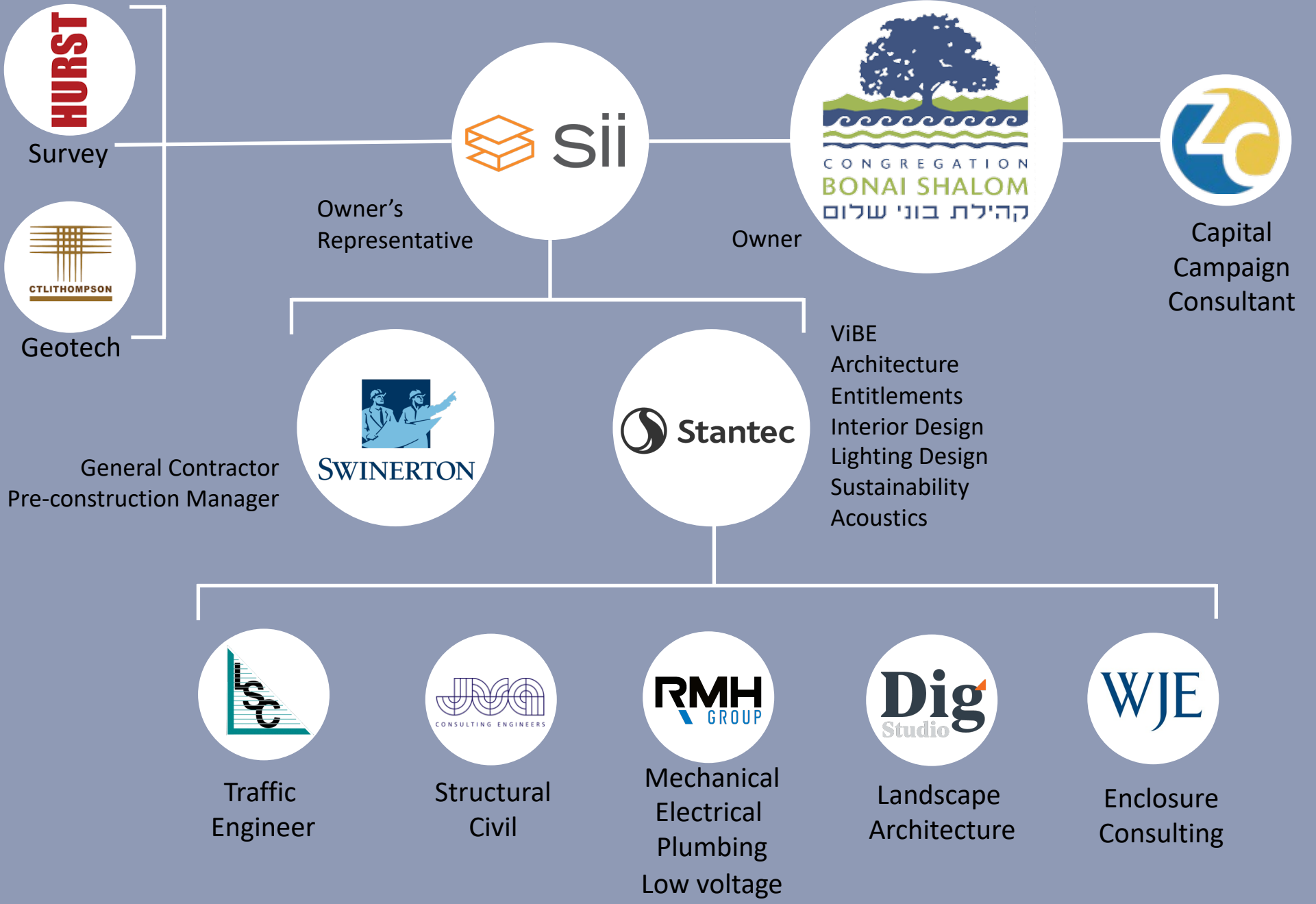
Milestones since Annual Meeting (May 2023)

- Assembled stellar design & construction team
- Hired an Owner's Project Manager & verified project soft costs
- Hired a Capital Campaign Consultant and completed fundraising capacity assessment
- Completed a geotechnical soils study
- Taken a fresh look at our building program and floorplan
- Hired a General Contractor (GC) & worked with GC to put together an actionable cost estimate

Congregation Bonai Shalom
Project Budget Detail

ID #	Item Description	Budget Estimate	Project Manager Notes
A PROJECT MANAGEMENT & ADMINISTRATIVE			
A200	PM - Project Management & Owner's Rep Fees - Preconstruction	\$ 15,812.50	\$5,750 for 2.75 mos
A205	Project Management & Owner's Rep Fees - Design & Construction	\$ 296,000.00	2.0% of Managed Cost - revisit when budget settled - minimum 2%
A210	Project Manager Reimbursables	\$ 1,000.00	
	Sub Total	\$ 312,812.50	
B PROFESSIONAL SERVICES			
B100	Geotech	\$ 10,000.00	Per CI proposal
B150	3rd Party Material Testing	\$ 75,000.00	
B200	Stamps - Architectural Fees	\$ 1,430,264.00	Combined Stamps, except for landscape, incl. low voltage & signage design
B205	Architectural Reimbursables	\$ 18,061.00	
B240	Energy Modeling	\$ 20,000.00	
B260	Phase I ESA	\$ 4,500.00	Per CBS estimate
B270	Survey	\$ 15,000.00	Completed?
B310	Graphic Design	\$ 10,000.00	Needed?
B330	Landscape Design	\$ 62,500.00	SDP proposal
B350	Artwork	\$ 3,500.00	Per CBS estimate







Clyfford Still Museum | Denver, CO *



Boulder Country Club | Boulder, CO



Mikvah of East Denver | Denver, CO

* Denotes project managed outside of SII

BUILDING IN BOULDER

GENERAL CONTRACTOR WITH LOCAL BOOTS AND NATIONAL ROOTS

Project
Team

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1.5M⁺
SF in BOULDER

BOULDER EXPERIENCE

- Ridgeway S&T Park
- Google
- NetApp
- Workday
- Microsoft
- Schneider Electric
- University of Colorado Boulder



Ridgeway Science & Tech, Boulder
New sustainable campus



Confidential Tech Client, Boulder
Multiple renovations for Boulder's largest
tech employer



Partners Group HQ, Broomfield
New 4-building campus



GUNN Middle School | Arlington, TX



Ridgeway Science & Tech | Boulder, CO



Our Lady of Loreto Catholic Church* | Aurora, CO



Compositive Primary* | Aurora, CO

**Denotes project completed outside of Stantec*

New
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Congregation Bonai Shalom

design presentation

10.16.2023

a PDF and Miro link will be
shared following this presentation

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section 1
project identity & vision

section 2
a day in the life & experience mapping

section 3
placemaking

New
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section 1
project identity & vision

“I envision Bonai Shalom’s future home as a Center for Jewish Life, rooted in conservative Judaism, but welcoming to all. A place where everyone in our incredibly diverse and beautiful community can find spaces and programming that is meaningful and engaging to them. A place where everyone who wants to feels they can call Bonai Shalom “home”. A “home” where everyone in our community wants to show up to be part of and to build Bonai Shalom so together we can support and bring joy, meaning, and purpose to each other.”

-Rabbi Marc Soloway



who is Bonai Shalom?

New Home Design Progress

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what is the new Bonai?

New Home Design Progress

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Beit Midrash

House of Learning

Provide modern, flexible classrooms and unique teaching spaces that embrace both indoor and outdoor learning environments for children of all ages.

Beit Tfilah

House of Prayer

Provide sacred spaces that support varied opportunities for Jewish observance. Inspire traditional, creative, and vibrant worship that celebrate the connectivity to nature and maximize potential for blending the indoor and outdoor.

Beit Knesset

House of Assembly

Provide indoor and outdoor spaces for members of Bonai and the larger community to gather, meet, eat, and celebrate in an environment that is safe, secure, sustainable, technologically current, and modern while reflecting traditional Jewish values



guiding principles

Kehillah

*Center for
Jewish Life*

Hebrew for
"congregation"

Distinctly Jewish

Welcome to All

...and
distinctly
Boulder

Light Unto the Nations

inspire and help to
guide the world

Avodah

*Respectful,
Reverent & Sacred*

"Work, worship,
and service"

Torah

Place for Learning

...sharing
knowledge, stories
and building
community

L'Dor V'Dor

Intergenerational

"generation to
generation"

design principles

Timeless & Enduring

design to appeal to and last for many generations

Rooted in Place

*Universally Accessible
born from a rich history and designed for growth*

Haimish

*Universally Accessible
home-like, cozy and unpretentious*

Tikkun Olam

*Sustainability Embodied
"repairing the world"*

Humble Beauty

*Beauty without Pretense
celebratory but never opulent*

Nature Embrace

*Connect People to the Land
embrace climate & Boulderites love of outdoors*



design principles

Security

- Engaged Secure Community Network for review of plans
- Perimeter fence
- Lock-off zones
- Continued integration as we move forward

Sustainability

- LEED Silver equivalent
- 2030 Boulder goals for renewable energy

Value

- Responsible use of resources
- Scale and quantity of spaces
- Thoughtful material selection
- Extracting value out of each space
- Room to grow



how we got here

Existing Bonai Shalom ~5,500sf

multiple story, converted & expanded house, 3 permanent classrooms

Original FAA concept plan 17,944sf

2 story, 4 permanent classrooms, no expansion opportunities

Updated FAA plan 16,600sf

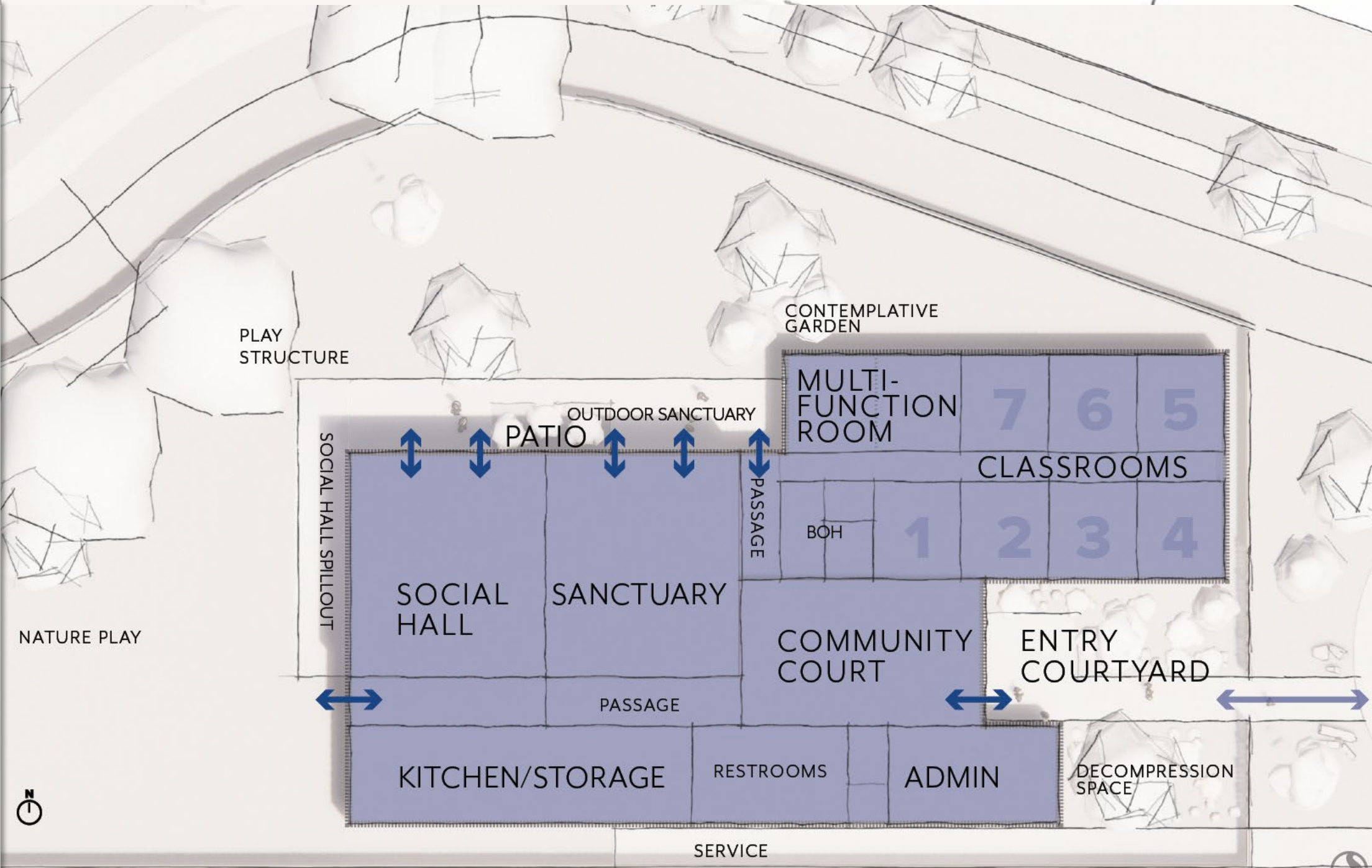
1 story, 9 permanent classrooms, expansion opportunities

Current plan 13,000 sf

1 story, 7 permanent classrooms, expansion opportunities

New Home Design Progress

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right sizing

ORIGINAL JCC - 12,369 SF

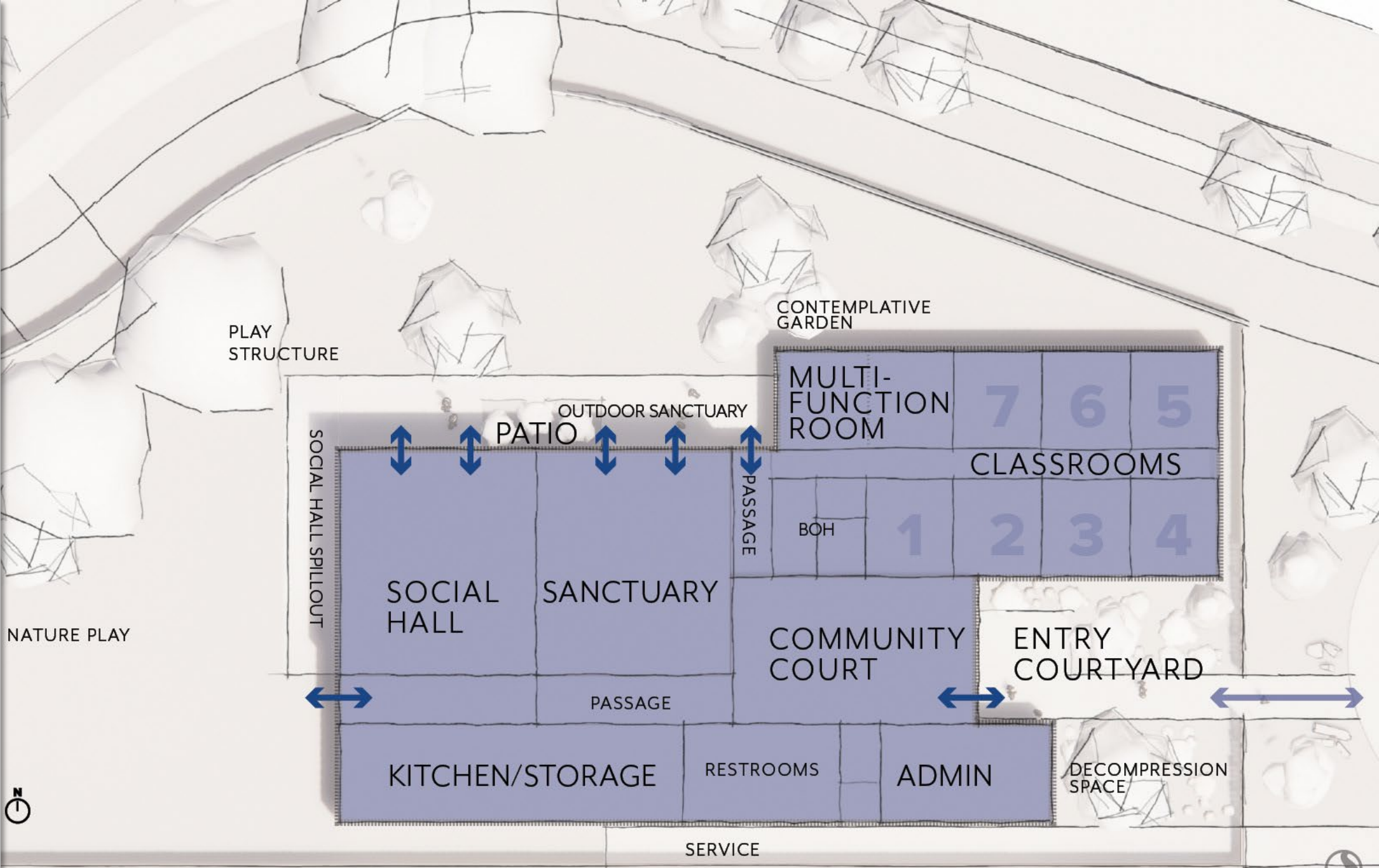
CURRENT JCC - 54,000 SF
(4.36X THE ORIGINAL)

EXISTING BONAI - ~5,500 SF

PROPOSED NEW BUILDING - 13,000 SF
(2.36X EXISTING BONAI)

New Home Design Progress

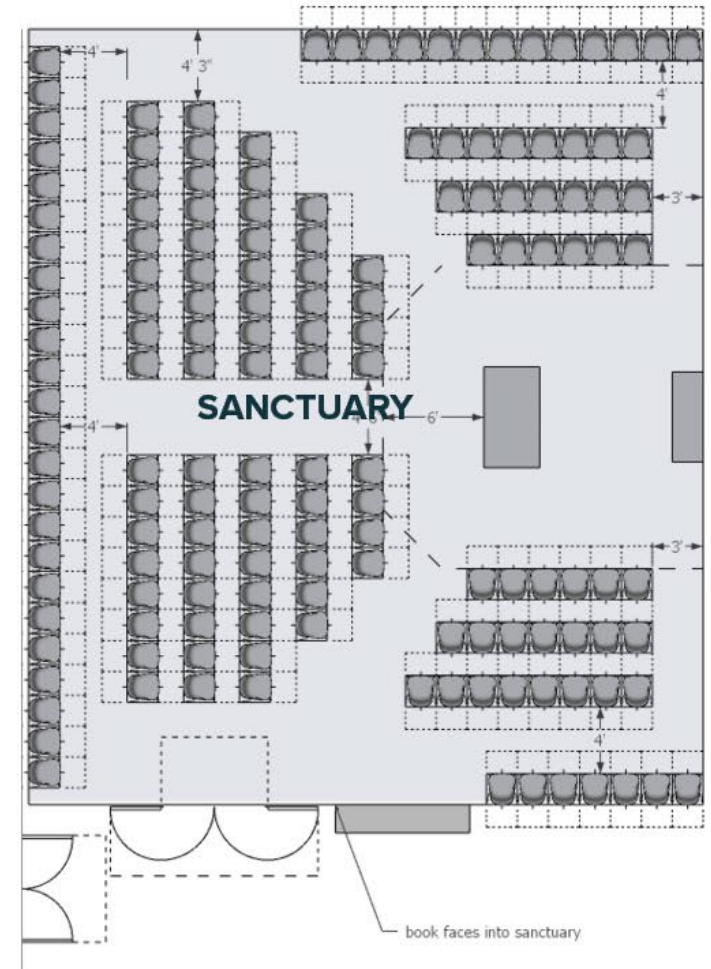
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right sizing + flexibility

EXISTING SANCTUARY MAX. SEATS **134*** (not to code)

PROPOSED NEW BUILDING MAX. SEATS SANCTUARY ONLY 156

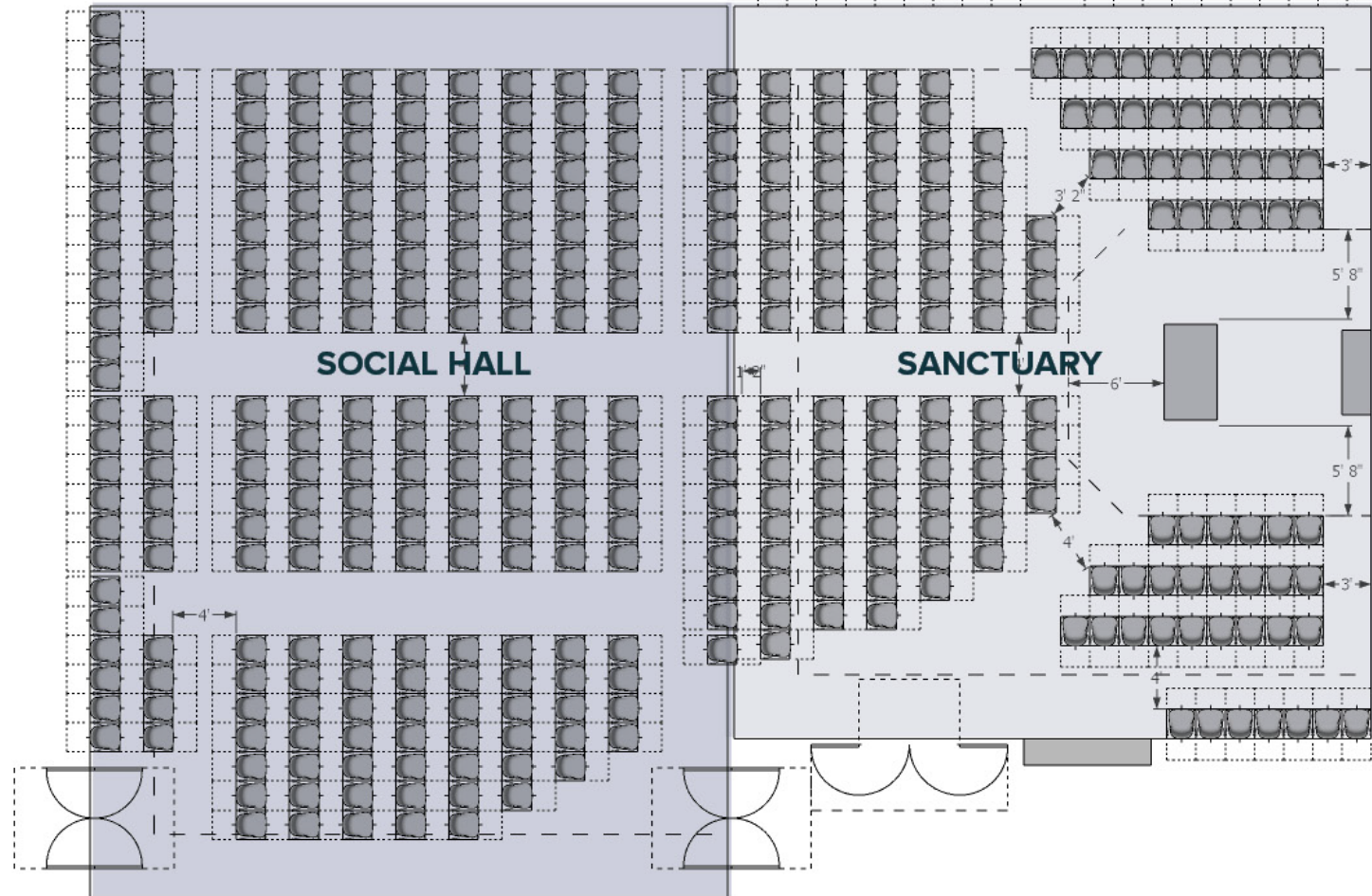
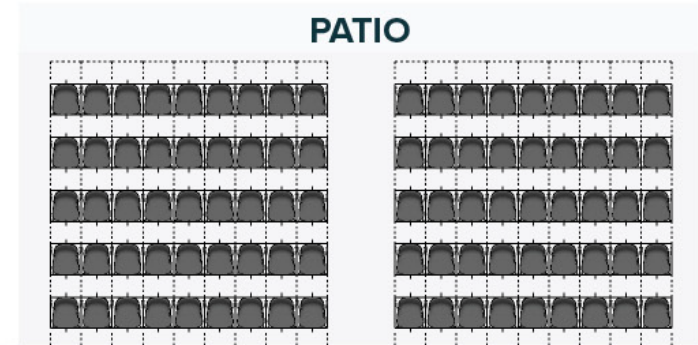


right sizing + flexibility

EXISTING SANCTUARY MAX. SEATS **134*** (not to code)

PROPOSED NEW BUILDING MAX. SEATS TOTAL 474

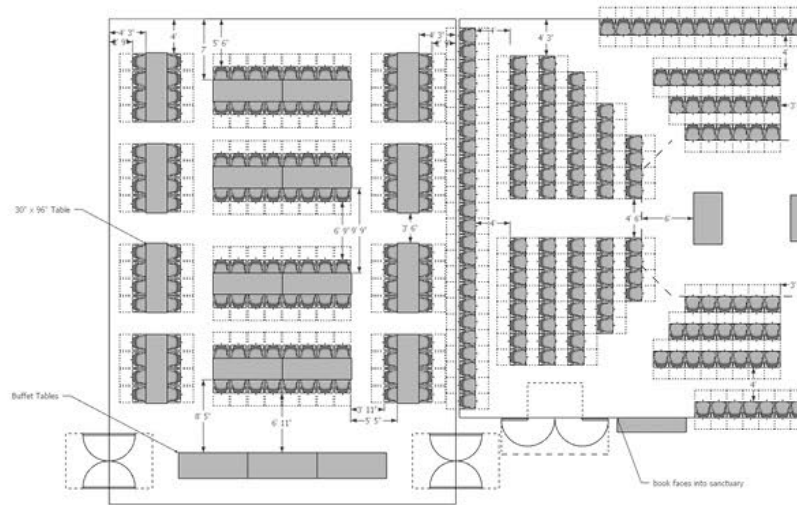
SANCTUARY	152
PATIO	90
SOCIAL HALL	232
<hr/>	
TOTAL	474



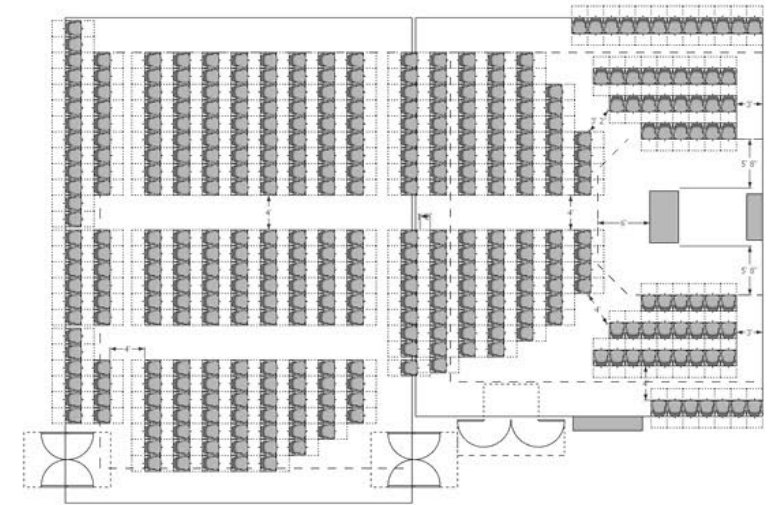
right sizing + flexibility

New Home Design Progress

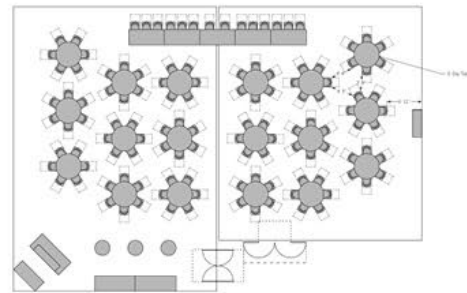
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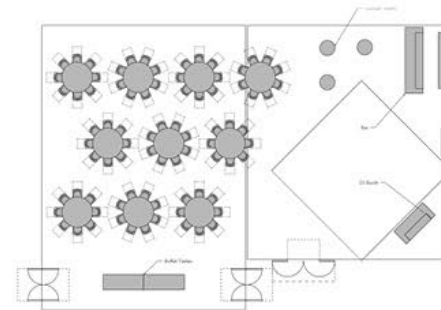
SHABBAT **384** (128 social hall / 156 sanctuary)



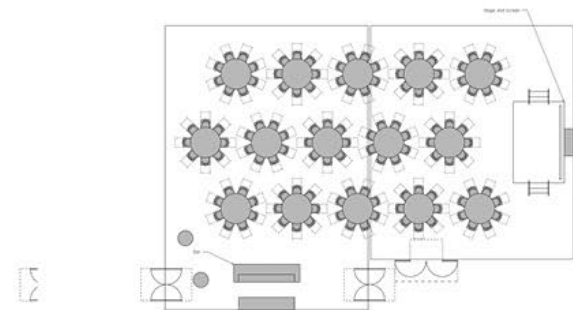
HIGH HOLIDAYS **386**
INTERIOR ONLY



WEDDING **122**



B MITVAHS **80**



BANQUET **120**

New
Home
Design
Progress

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section 3
a day in the life

New Home Design Progress

2023 10 16

a day in the life

how can we make the new spaces do more?

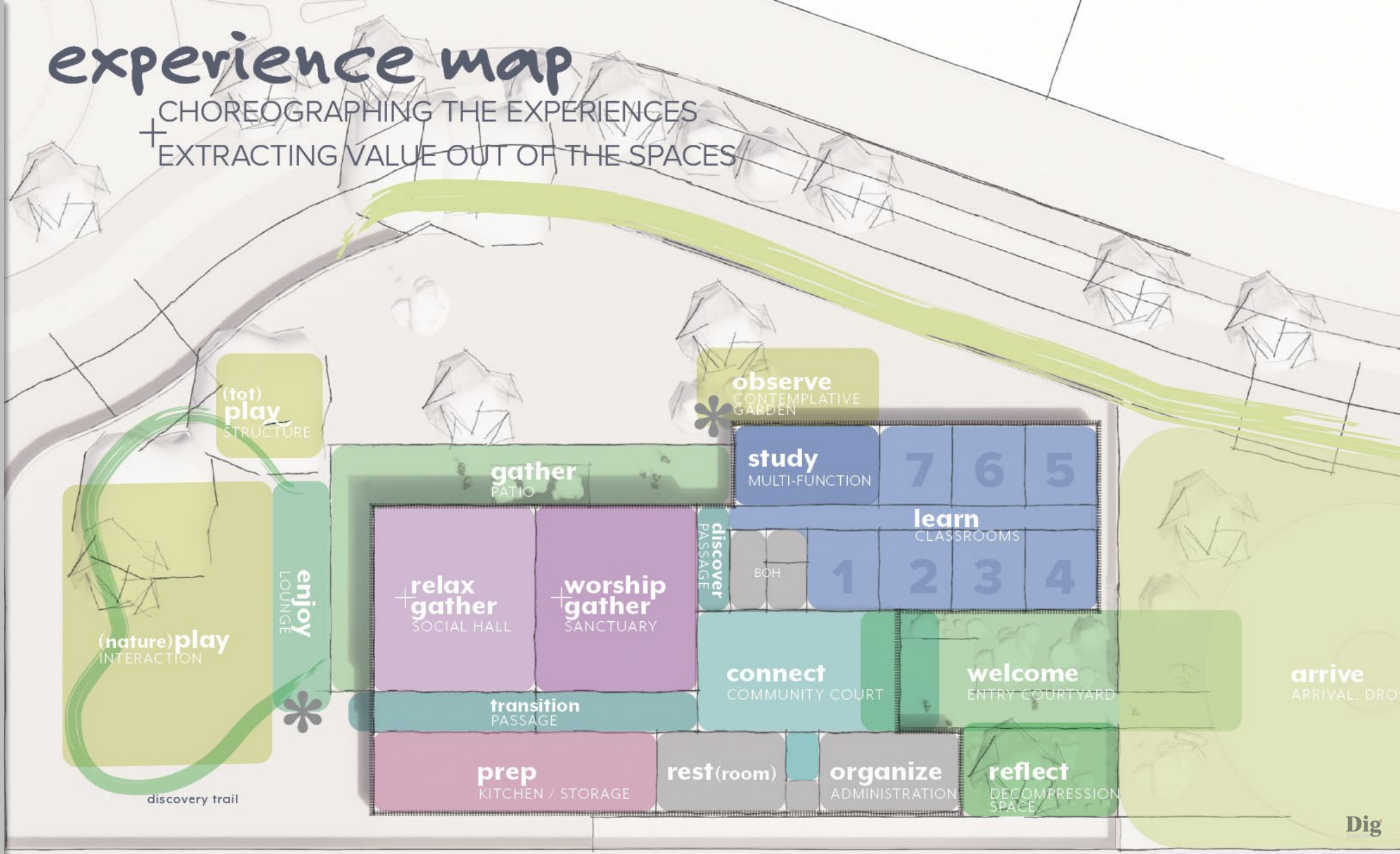


experience map

CHOREOGRAPHING THE EXPERIENCES
+ EXTRACTING VALUE OUT OF THE SPACES

New Home Design Progress

2023 10 16



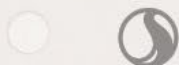
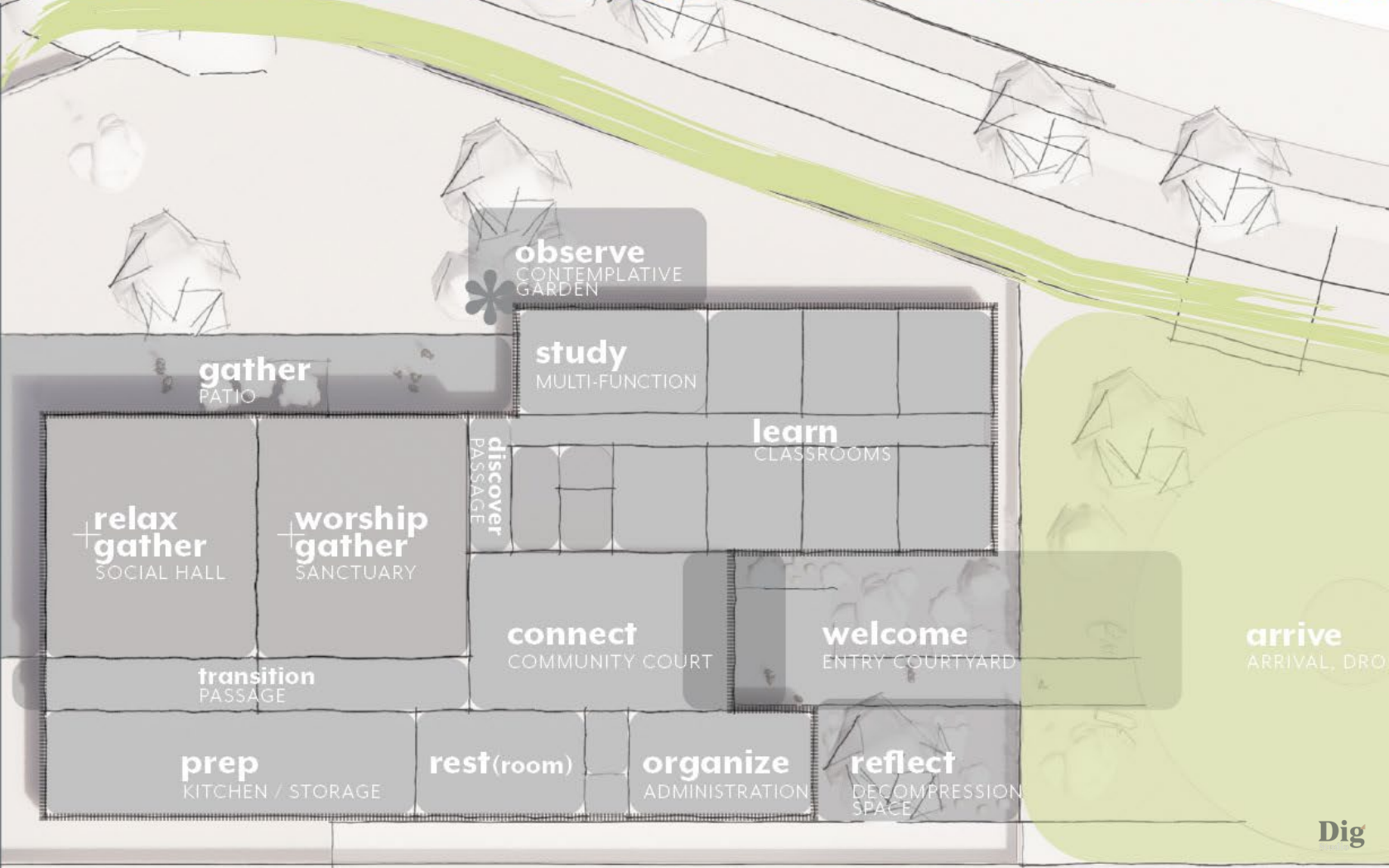
New Home Design Progress

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Arrival

- drop off
- parking
- event expansion
- food trucks
- chalk art/lot art
- pop-up sport
- passive engagement
- bike parking
- bike repair/filling station
- pageantry
- information display
- co-op stand/pickup
- craft market



New Home Design Progress

2023 10 16



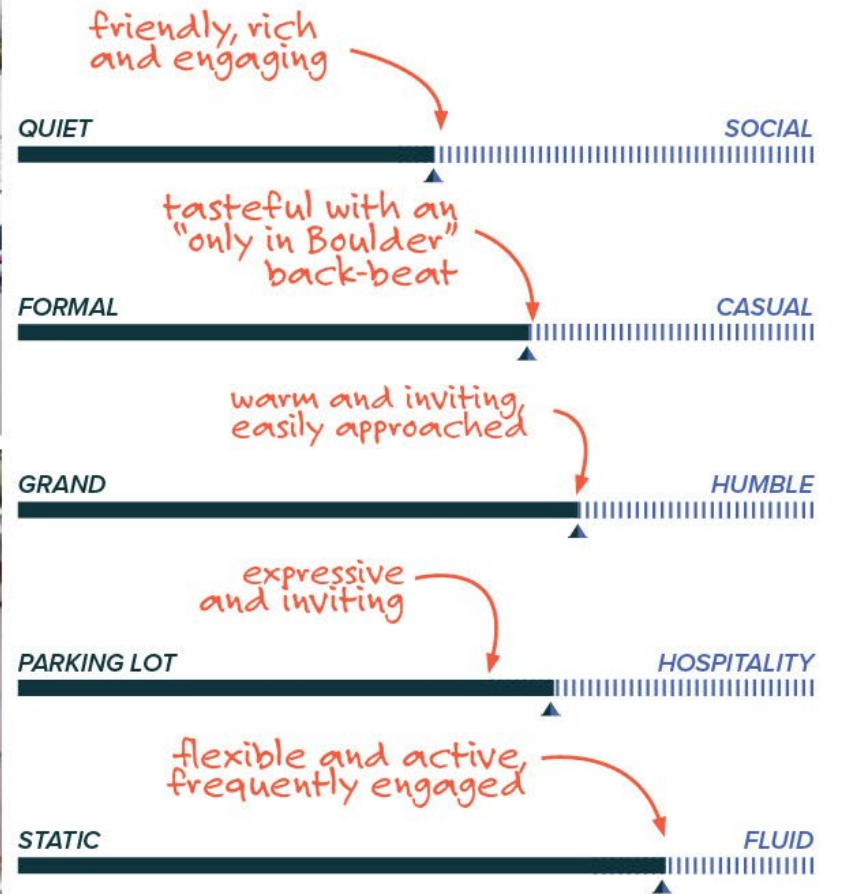
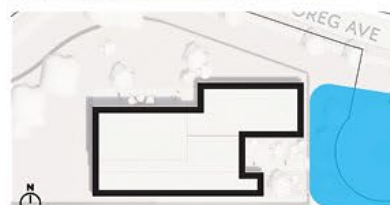
protection with visibility out

PROGRAM ZONE

Arrival

The first impression and chance to engage and welcome the community

natural barriers



Key features:

- an invitation to the community
- thoughtful, easy maintenance
- narrative inspired landscape
- artful experience
- opportunities for intimately scaled pop-ups



New Home Design Progress

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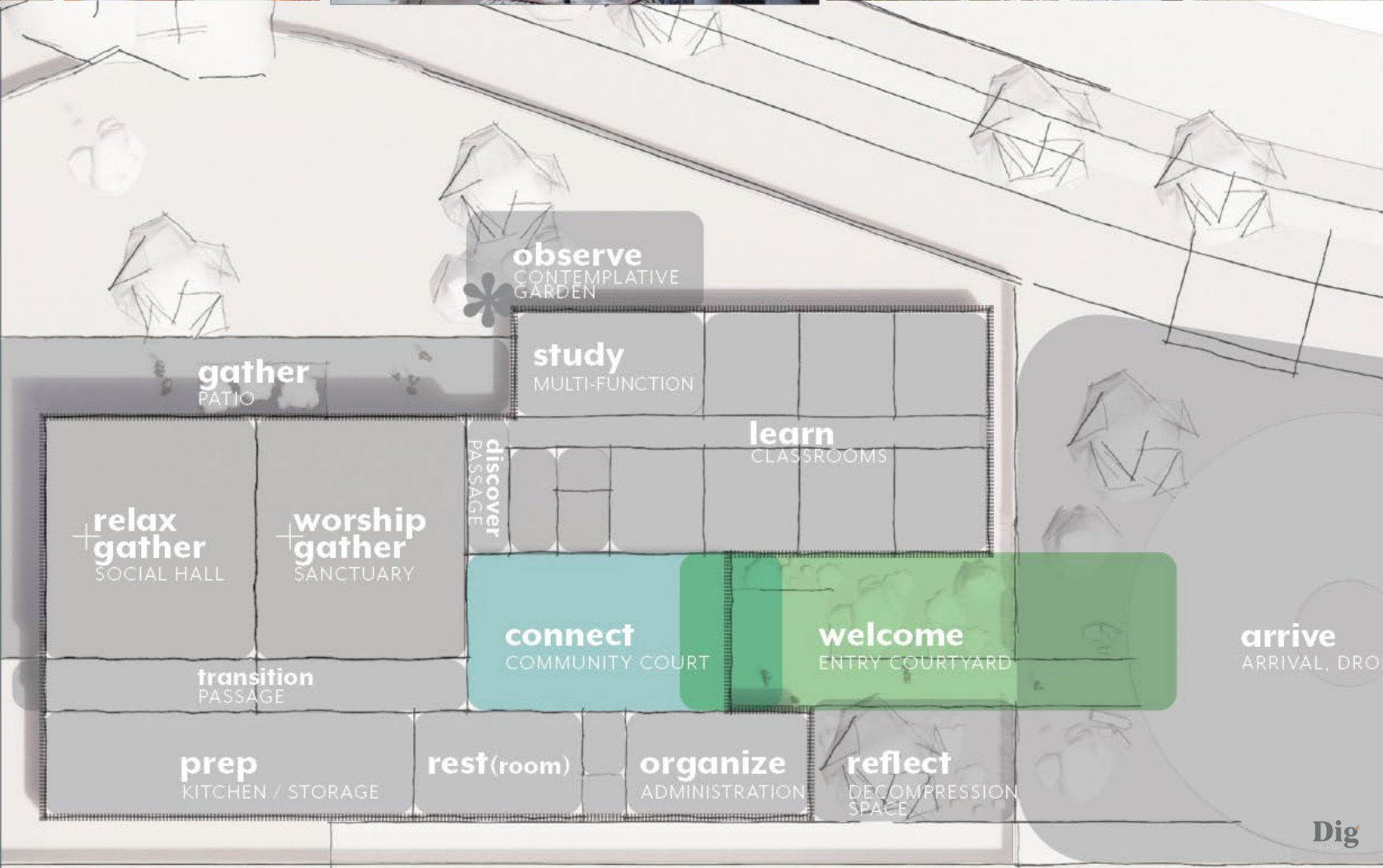


Entry Courtyard

- Garden Lounge
- Outdoor Learning
- Teen & Young Adult
- Personal Study
- Meeting Point
- Micro Performance

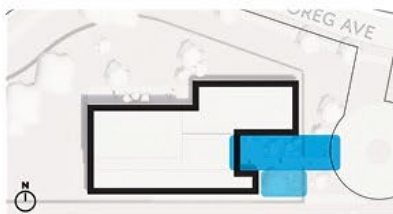
Community Court

- Coffee /Teas
- Small Groups
- Teen Education
- College Groups
- Rosh HaShanah honey tasting
- Bridal Shows
- Baby Shows
- Book Club
- Intimate indoor movies or concerts
- Informal "hang" out space to socialize, work, play maj jong, etc... like the library space at the JCC
- School-Age Parents programming on Sunday mornings and Thursday evenings



Dig



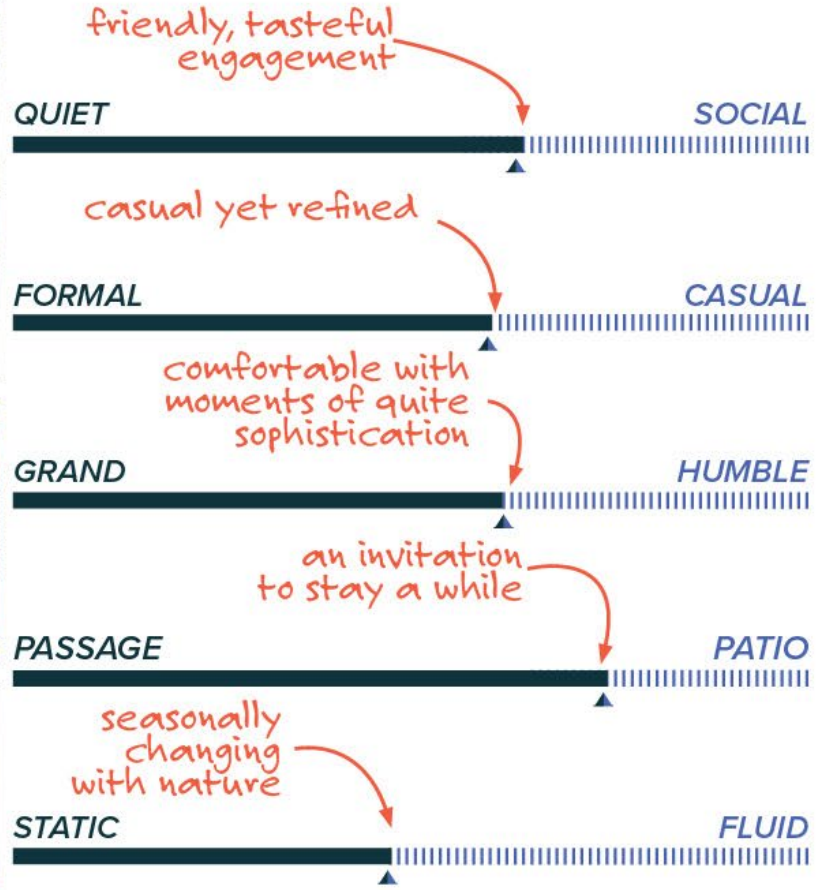


PROGRAM ZONE

Entry Courtyard

The first impression and chance to engage and welcome the community with a strong connection to the Community Court beyond. Leave behind the harried day-to-day and move into an intentional, community space.

Open yet immersive



Key features:

- immersive space with integrated lighting and sounds of water
- a place for connecting and spending time
- seasonally changing colors and feel
- elements of shade and weather protection
- connection to concealed reflection garden

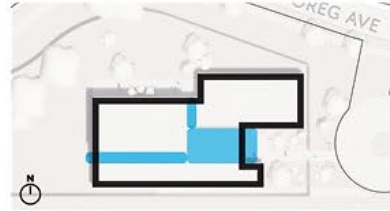


PROGRAM ZONE

Community Court

The building's piazza or town square...the throbbing heart...where community connections happen, where people congregate in conversation, study, & learning. Your go-to to meet up with friends.

connection to outdoors



a place to gather & catch up with friends



the Boulder "vibe"



comfort and approachability



grab coffee before services



make yourself at home



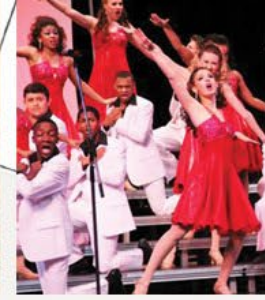
Key features:

- Hamish, home feel that is welcoming and cozy
- varied seating options for all ages
- energetic space for informal gatherings
- the heart of the synagogue, soul of the community, filled with personal content
- coat closet



New Home Design Progress

2023 10 16

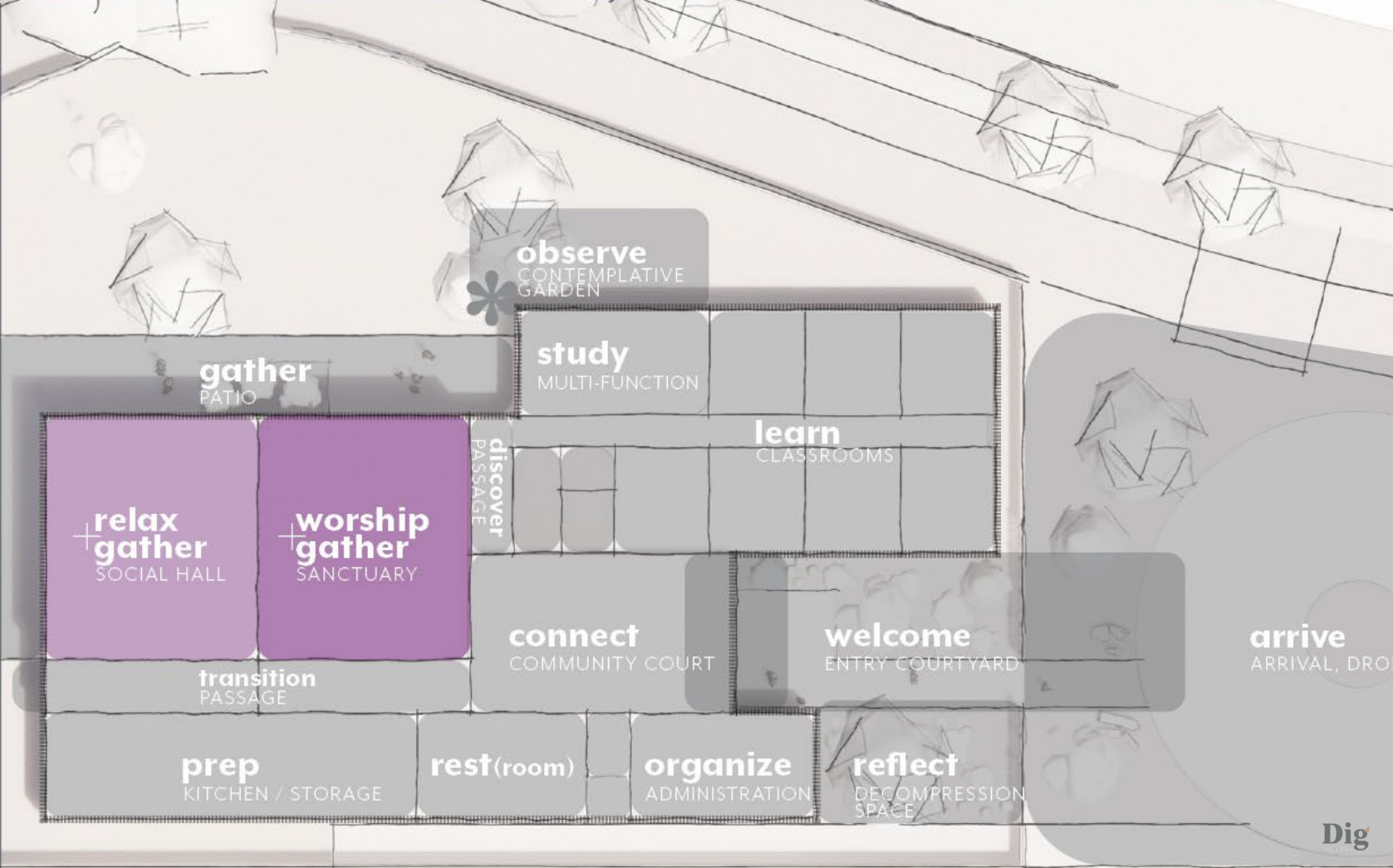


Sanctuary

- Shabbat Services
- B Mitzvahs
- Holiday Services
- Daily Minyan
- Family Services
- Weddings
- Lectures
- Movie Night
- Concerts
- Funerals

Social Hall

- Education
- Kiddush
- B Mitzvahs
- Weddings
- Holiday Service
- Birthday Parties
- Play Area
- Movie Night
- Art Show
- Small Conferences
- School Concerts
- Rehearsal Dinners
- Community Giveback
- Summer Camps



Dig





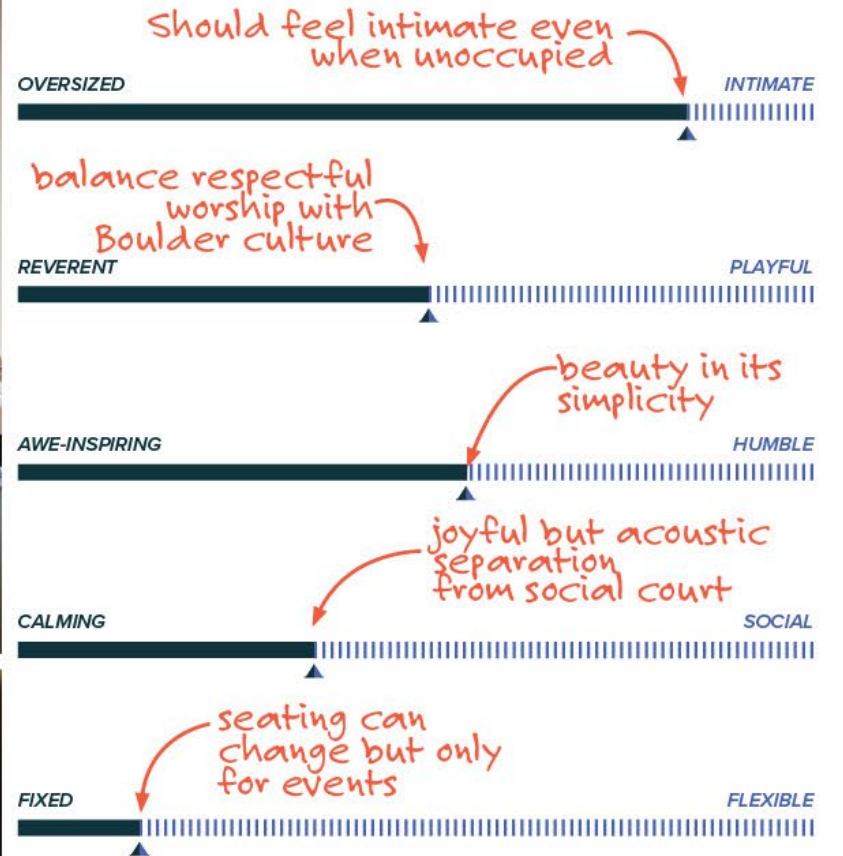
design for congregants of all ages

PROGRAM ZONE Sanctuary

The spiritual heart, intimately scaled experience filled with light. A space that is crafted yet humble, in communion with nature.

flexible seating

views of changing seasons



Key features:

- flexible seating layouts and easily mobile furniture for maximum reconfigurability
- Ark (Aron) on East wall
- Bimah may be raised
- Shelving (100 linear feet for books, 15 linear feet for ritual objects)
- visual and physical connection to outdoor



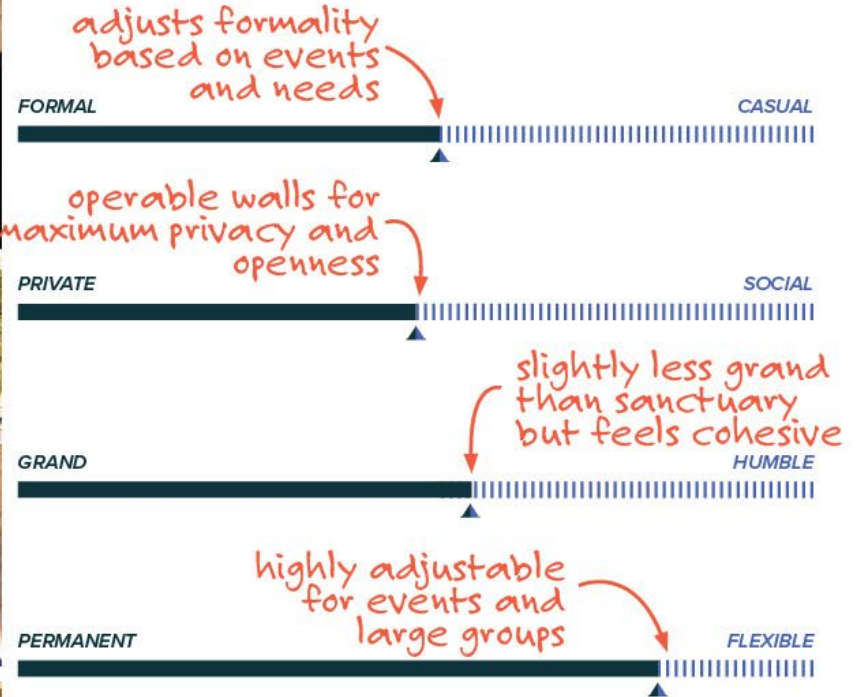
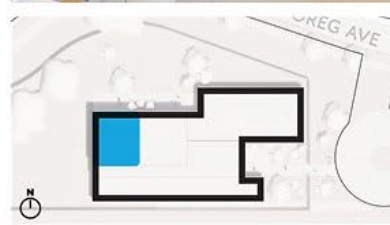
connected to exterior

PROGRAM ZONE

Social Hall

Not just expansion space, this hall is a social chameleon, flexible enough to host most social events. Visually connected to the Sanctuary, with the ability to be closed off when necessary.

a home for kiddush



Key features:

- maximize flexibility for varied event types
- flows freely from inside to outside
- space for performances and events
- when combined with sanctuary, allows for large events and overflow sanctuary seating
- storage for event use
- prewired for events

New Home Design Progress

2023 10 16

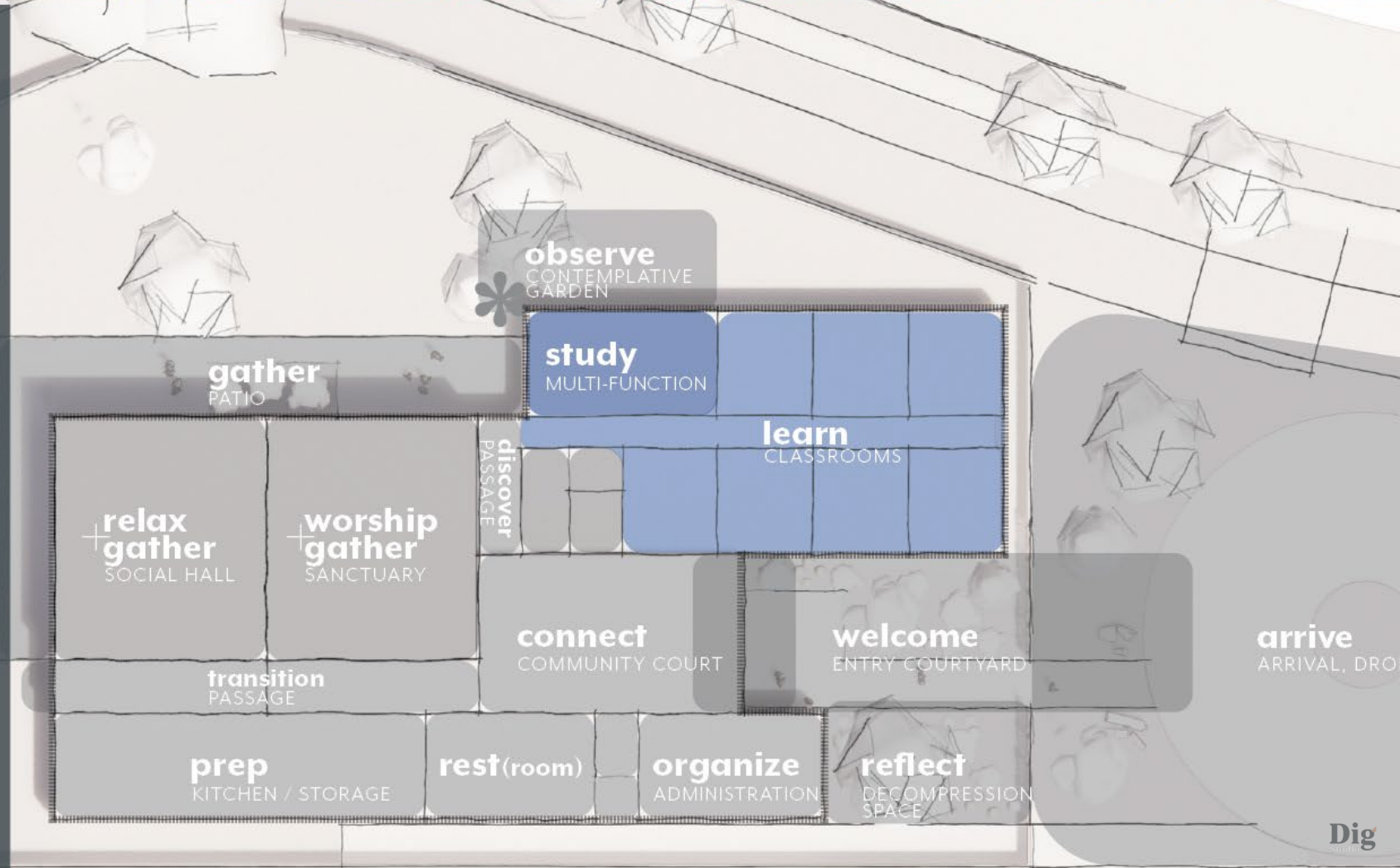


Multi-Function

- Adult Study Group
- B Mitzvah Prep
- Yoga
- Board Meetings
- School Project Meetings
- Junior Congregation
- Meditation
- Singing Circle
- Alternative Shabbat Service
- Religious / Hebrew School

Classrooms

- Pre K - K
- Religious School 1-7
- Art Classes
- Story Time
- Holiday Crafts
- Kids play area du Shabbat
- Crying Room during Shabbat



Dig





child, teen, and adult education & study

PROGRAM ZONE

Multi-Function & Classrooms

Spaces designed for learning, with flexibility, storage, and reconfigurable zones. Proximate to everything, yet contained.

integrated storage and organization to aid class flexibility



simple and structured yet warm and joyful



designed to best serve needs of teachers and students



space for exuberance yet not disruptive to services



space able to change based on student ages, group sizes, and weekly

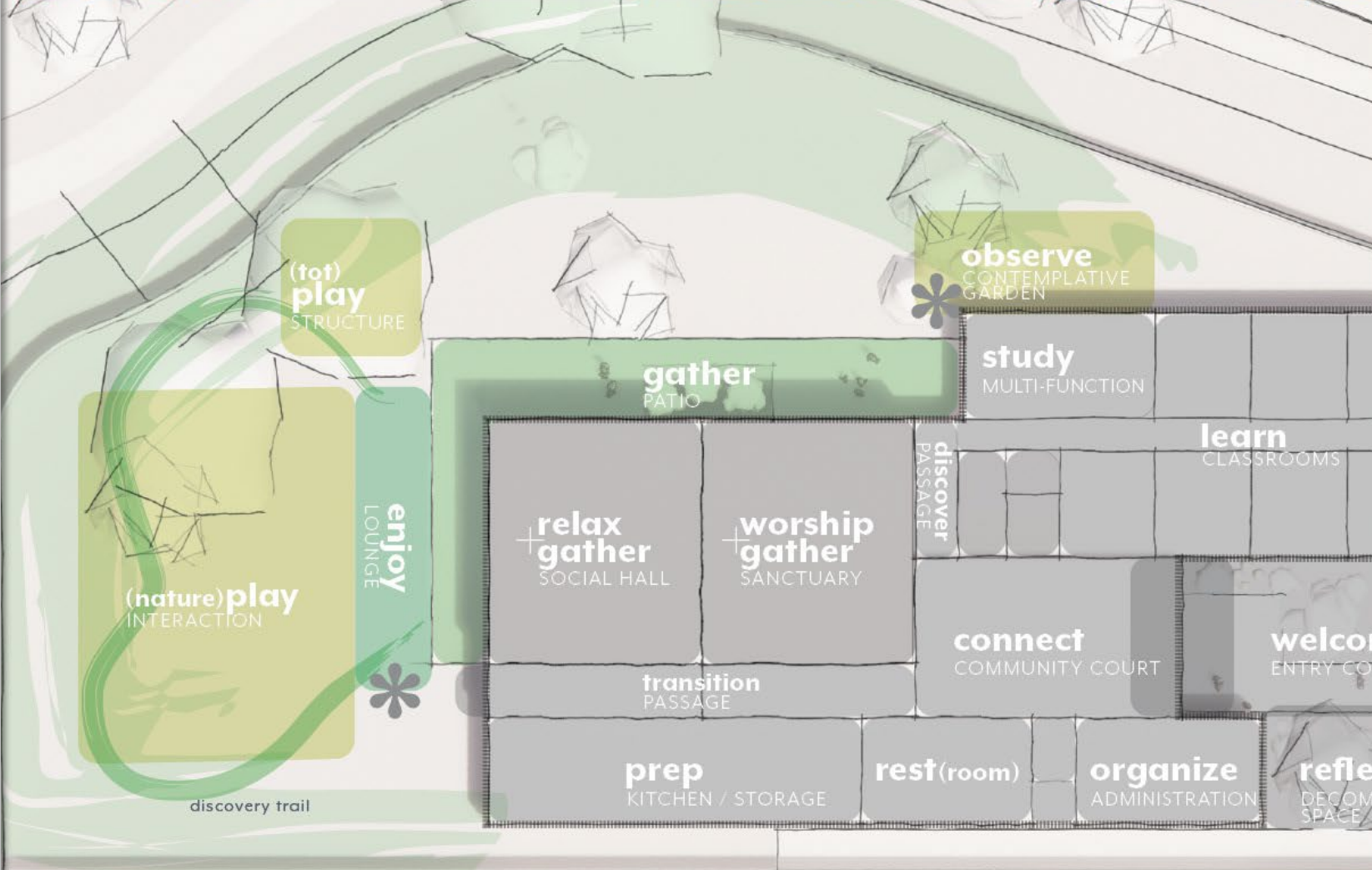


Key features:

- education not limited to the class rooms
- classrooms have dedicated zone, not random or anonymous
- storage for class supplies
- teachers' office
- classrooms for kids and classrooms for young adults to adults
- self contained for security

New Home Design Progress

2023 10 16



Patio

- Extension of Sanctuary Space
- Extension of Social Hall
- Adult Study Groups
- Teen Classes
- Yoga
- Kiddush
- Wedding Reception
- Wedding Photo Opps

Backyard & Lounge

- After Shabbat hangout
- Family Gatherings
- Small Groups
- College Groups

Nature & Tot Play

- After Shabbat Play
- Play Dates
- School Outdoor Play and Learning



Dig Studio





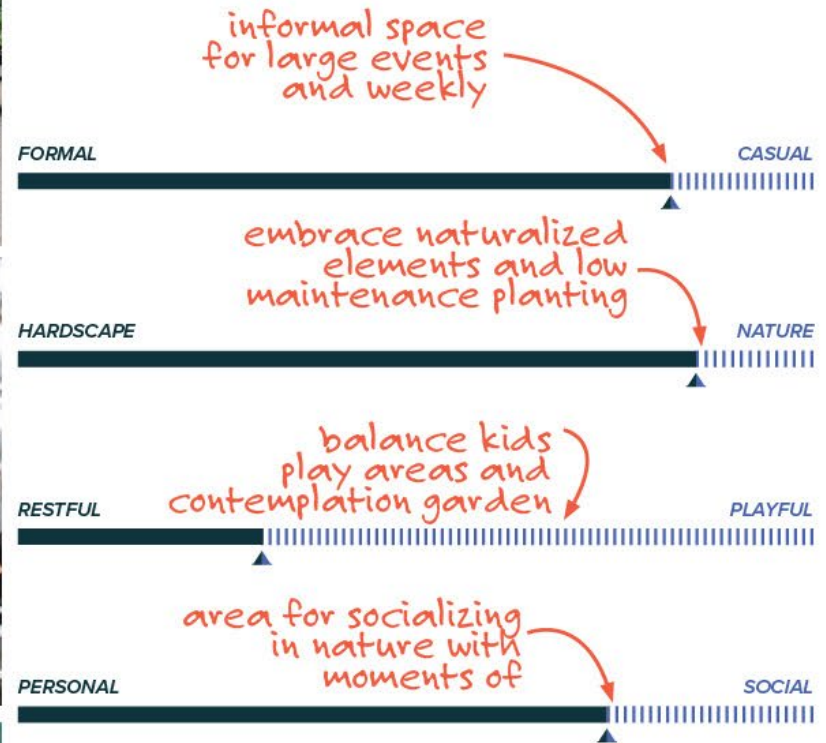
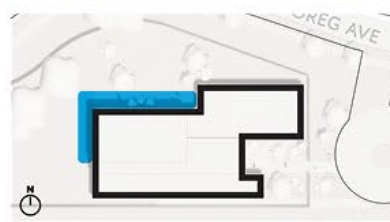
PROGRAM ZONE

The Patio

An extension of the sanctuary and hall...

patio area and natural seating

refined yet playful



Key features:

- a more formal and flexible space
- embrace existing trees and landscape
- cover and shade is a must
- Jewish story telling throughout the exterior
- should be accessible to all
- refined landscape and hardscape
- warm indirect lighting and "fire-like" ambiance
- gurgling water sounds from water sculptures



raised gardening



seating in natural area



PROGRAM ZONE

Backyard + Lounge

A causal space to break away and enjoy the backyard while having a view of the kids.



nature inspired wellness and play



informal space for large events and weekly gatherings



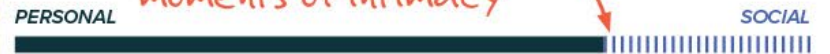
embrace naturalized elements and low maintenance planting



balance larger space with kids play areas and contemplation garden



area for socializing in nature with moments of intimacy



Key features:

- play area for kids, protected and safe from street
- a "third place" / backyard for all families
- noise mitigation for neighbors
- water as a ritual
- embrace existing trees and landscape
- a place of respite
- cover and shade is a must
- Jewish story telling throughout the exterior



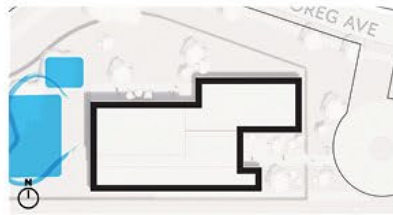
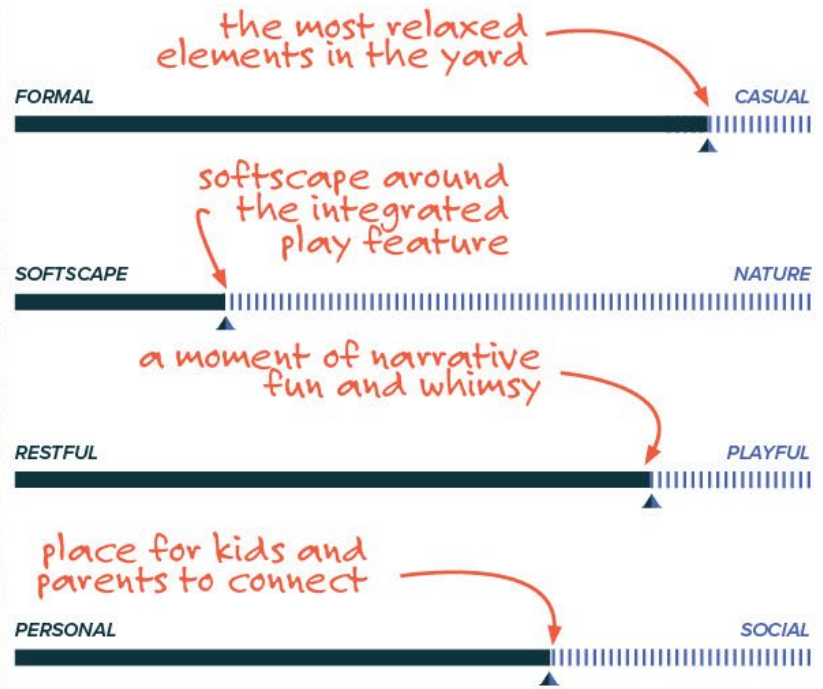
PROGRAM ZONE

Nature & Tot Play

artful expressions by the community, developed over time

Integrating play in a Boulder way, with opportunities for evolving and narrative rich and crafted moments, as we as an iconic enclosed play area for the littles.

nature inspired wellness and play



Key features:

- play area for the little ones, protected and safe from the broader yard
- a place in the backyard for young families
- embrace existing trees and landscape
- cover and shade is a must
- Jewish story telling for little kids
- should be accessible to all
- not all store bought - allows for evolving, home crafted elements

New Home Design Progress

2023 10 16



existing Bonai backyard
(approx. 10,800 SF)

proposed Bonai backyard
(approx. 16,800 SF)

fence-line

yard comparison



New Home Design Progress

2023 10 16

a place to gather & catch up with friends



WORKING TOWARD **HAIMISH**



personal and casual



a place for community



learning outside of the classroom



New Home Design Progress

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New Home Design Progress

2023 10 16

WORKING TOWARD **HAIMISH**



New Home Design Progress

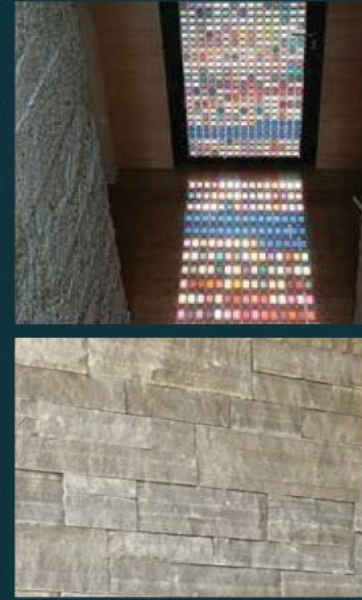
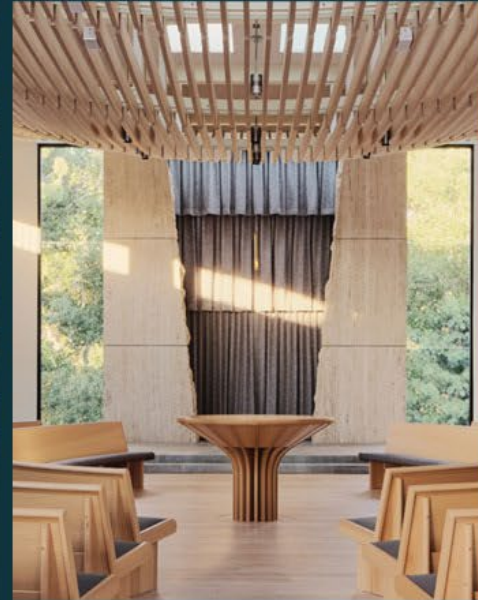
2023 10 16



finished right

New Home Design Progress

2023 10 16



New
Home
Design
Progress

2023 10 16



section 3
placemaking



New Home Design Progress

2023 10 16



SECTION 3

Placemaking

Creating immersive and narrative rich spaces that tell the stories of Congregation Bonai Shalom through a collection of choreographed experiences, making up the connective tissue of the built spaces.





MIRO BASICS

- scroll to zoom in & out
- hold right mouse button down & drag to pan across board
- ctrl+c to copy your image, ctrl+v to past to board
- drag a sticky note & then double click to start typing
- to duplicate an item, click on item, hold alt, and drag
- scale items by clicking on item, then dragging a white corner dot

PROJECT GOALS

Thank you for joining us to share your thoughts. Our goal is to create a rich and personal set of experiences by gathering as many of your ideas around placemaking for the new Bonai Shalom building and site. We want to get these ideas formulated now so we can integrate as many as possible into a cohesive experience throughout the project.

Please feel free to grab sticky notes to add ideas, sharing the main idea and a short description to help explain where necessary. Place your ideas into one of the buckets... if unsure, feel free to drop in miscellaneous.

We are also collecting favorite quotes, proverbs, etc. that can be introduced in large or small ways around the building and site.



CONGREGATION BONAI SHALOM **placemaking**

arrive welcome learn gather worship play miscellaneous quotes

DRAG A STICKY NOTE TO START

DRAG A STICKY NOTE TO START

The board is organized into vertical columns representing different stages of the building process: arrive, welcome, learn, gather, worship, play, and miscellaneous. Each column contains text, images, and sticky notes. A 'quotes' column on the right contains various inspirational text. A large black arrow points from the 'MIRO BASICS' section to the board. Two callouts with arrows point to sticky notes, one at the top right and one at the bottom right, both labeled 'DRAG A STICKY NOTE TO START'.



New
Home
Design
Progress

2023 10 16

design Q+A

thank you!



Stantec

2023 10 16



Hard Costs (General Contractor Only)

Project
Costs

2023 10 16



Bonai Shalom Conceptual Estimate Summary 10/4/2023

12,955 GSF

Core&Shell	\$	5,935,798	\$	458	/gsf
Interiors	\$	2,362,497	\$	182	/gsf
Site	\$	2,000,903	\$	154	/gsf
Total	\$	10,299,199	\$	795	/gsf

Core & Shell:

- Foundations & slab-on-grade
- Building structure
- Basic building skin and window systems
- Mechanical, Electrical and Plumbing systems

Interiors:

- Wall systems and coverings
- Flooring
- Doors
- Millwork
- Kitchen equipment
- Lighting & plumbing fixtures

Site:

- Excavation
- Landscaping – softscapes
- Parking lot and hardscapes
- Site lighting

Still under consideration:

- Mechanical system upgrades - \$100,000
- Security upgrades - \$300,000

Total Hard Costs

Project
Costs

2023 10 16

G	CONSTRUCTION	
G200	Preconstruction Fees	\$ 35,000.00
G250	Hard Construction Costs	\$ 10,300,000.00
G350	HVAC & Security Upgrades	\$ 400,000.00
G450	Construction Camera	\$ 7,500.00
G550	Exterior Signage	\$ 15,000.00
G750	Low Voltage Design & Construction	\$ 300,000.00
G800	Roadway & Marquee Signage	\$ 3,500.00
	Sub Total	\$ 11,061,000.00

Full Building Budget

Bonai Shalom - Development Budget Summary

ID #	Group	Budget Estimate	Committed	Uncommitted	Potential Exposures	Projected Cost	Variance from Adjusted Costs
Managed Project Budget							
A	PROJECT MANAGEMENT & ADMINISTRATIVE	\$ 321,813	\$ 15,813	\$ 306,000		\$ 321,813	
B	PROFESSIONAL SERVICES	\$ 1,898,905	\$ 147,925	\$ 1,750,980		\$ 1,898,905	
C	LEGAL, ACCOUNTING, & INSURANCE	\$ 165,000		\$ 165,000		\$ 165,000	
D	PROJECT FINANCING & CLOSING	\$ 940,000		\$ 940,000		\$ 940,000	
E	PERMITTING	\$ 216,691		\$ 216,691		\$ 216,691	
F	UTILITIES	\$ 140,000		\$ 140,000		\$ 140,000	
G	CONSTRUCTION	\$ 11,061,000		\$ 11,061,000		\$ 11,061,000	
H	FF&E / OS&E	\$ 800,000		\$ 800,000		\$ 800,000	
I	LAND	\$ 900,000		\$ 900,000		\$ 900,000	
J	ACTIVATION	\$ 100,000		\$ 100,000		\$ 100,000	
K	MARKETING	\$ 35,000	\$ 5,000	\$ 30,000		\$ 35,000	
L	OPERATING COSTS						
	Sub Total	\$ 16,578,409	\$ 168,738	\$ 16,409,671		\$ 16,578,409	
Z	CONTINGENCY	\$ 1,136,000				\$ 1,136,000	
TOTAL PROJECT BUDGET		\$ 17,714,409	\$ 168,738	\$ 16,409,671		\$ 17,714,409	
	<i>Less Land:</i>	<i>\$ (900,000.00)</i>					
	Revised Total	\$ 16,814,408.50					

Project Costs

2023 10 16



Full Project Budget

Project
Costs

2023 10 16

Budget Item Description	Value
Construction Cost	\$11,061,000
Soft Costs (including Contingencies)	\$5,752,409
Endowment *	\$1,800,000
Total to Raise	\$18,613,409
<i>Land</i>	<i>\$900,000</i>
Total Project Budget	\$19,513,409

* Endowment Notes:

- Placeholder only; subject to study by the newly-formed Endowment Committee



ZIM Consulting

Building Better Nonprofits for a Better World

Capital
Campaign

2023 10 16

Fundraising Capacity Estimate:

\$12MM to \$15MM

+

Land (\$900,000)



Project Cost-
Budget
Alignment

2023 10 16

Estimated Cost-Budget Alignment Gap:

~\$1.88MM-\$4.88MM
(Building Only)



Project Cost-
Budget
Alignment

2023 10 16

Estimated Cost-Budget Alignment Gap:

~\$1.88MM-\$4.88MM
(Building Only)

\$3.68MM-\$6.68MM
(Building + Endowment)



OPTIONS:

1. Raise the funds necessary to make the dream a reality.
2. Find the collective will to make tough decisions:
 - Sell some portion of existing Bonai properties.
 - Phase the construction.
 - Cut back on the operating endowment.
 - Make myriad small cuts to program, finishes, landscaping, etc.