

# ISAIAH EAST

## FAQ'S

### 1. I don't know much about "Isaiah East". What are the basics?

In 2019, the Jonas Family, owners of the property directly to the east of Temple Isaiah put it up for sale for \$4M. (Thus, the name Isaiah East!). After several months of discussions and negotiations, the owners agreed to sell it to Temple Isaiah for \$2.718M.

The property is about 4,750 sq feet in land area with two existing structures. The front building is approximately 1,000 sq feet. The rear building is two stories and is about 1,500 sq feet. There is an interior courtyard with a small swimming pool.

In October 2020, the Board of Trustees approved spending up to \$358,000 to refurbish Isaiah East.

### 2. What will Isaiah East be used for?

In September 2019, The Isaiah Board of Trustees formed a Vision / Use Committee. The members of this committee developed, discussed and researched many ideas for how the new property could be used while also holding a series of meetings to receive input from the community. It was concluded that the highest and best use for Isaiah East would primarily be flexible, multipurpose, adult meeting spaces. This use is consistent with Rabbi Dara's vision for Temple Isaiah and remains today in light of the pandemic.

### 3. Why this focus on adult meeting spaces at Isaiah East and not small kids?

Approximately 75% of Isaiah's current space is dedicated to the pre-school and religious school. Isaiah East's prioritization on adult meeting spaces is based on need for additional space allocated to adult gathering and meeting areas (ie, aside from the library, there currently aren't dedicated spaces for small groups of adults to meet at Temple Isaiah).



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### **4. I know the Temple's 2020 / 2021 budget shows a large deficit. Is the Temple financially able to take on this project now?**

The Board of Trustees purchased the building adjacent to the Isaiah campus in December 2019 after a thorough and thoughtful process, and before Covid-19 disrupted our lives and finances. We received a very favorable purchase price for the building. Therefore, the mortgage is within the Temple's means. Due to Covid-19 we paused renovation work in the Spring 2020., However, we have determined that the investment should be realized by investing modestly to make the space usable once it was safe to return to campus.

Through an unused purchase funds included in our American Business Bank mortgage and through a major gift(s) to support Isaiah East, we have dedicated funding available for the refurbishment of Isaiah East that do not affect our operating budget. Additionally, funds from the Temple's restricted endowment through Board approval have been made available to pay a portion of the mortgage interest for the first three years.

The Temple's Board of Trustees, along with the Temple's Finance Committee believe that this is a project that the Temple can financially take on and have approved the project.

### **5. What are the operational costs of Isaiah East?**

We anticipate the operating costs for Isaiah East will be incremental and marginal.

### **6. Will my dues go up because of Isaiah East?**

There is no anticipation that dues will increase due to this investment. As you know, dues increase from time to time based on the overall budget needs of the temple. The yearly financing costs we will incur based on the lending agreement we expect can be added to the yearly budget without increasing dues or school tuitions.



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### **7. How does Isaiah East fit into the Temple's mission and vision?**

One of the things that makes Temple Isaiah unique and special is that we are a community committed to building relationships between our members. Everything we have done over the past 75 years has been in service to real meaningful relationships that stand up through the test of time - through pandemics and trauma and celebrations.

We are taking on this expansion project because we want to create space that currently doesn't exist for congregants to gather in ways that are meaningful, that foster deeper relationships in a time where many feel distant. Whether it's Torah study, social justice, book clubs, cooking lessons, or support groups, Isaiah East will be a place where small groups of Isaians can support, uplift, learn from, and celebrate with each other.

### **8. Is there a master plan for the Isaiah campus?**

We currently do not have a master plan for the collective properties. However, part of the Vision / Use Committee mandate is to begin to explore a longer-term vision for how Isaiah East could best be incorporated into the overall Isaiah campus. Members of the Committee plan to start on this process once the interim use planning is complete.

### **9. Who is leading the Isaiah East refurbishment?**

A small Planning Committee is leading the refurbishment process, in close consultation with the senior clergy, Temple President and senior staff. The team includes:

- Beth Ranaan, Team Lead, Architect (retired) - Board member, President of Isaiah Women, Temple member since 2002.
- Chet Widom, Architect - Temple member since 1969.
- Sheri Hirschfeld, Interior Designer - Temple member since 1987.
- Chris Falone, Isaiah Facilities Manager



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### 10. What are the refurbishment plans for Isaiah East?

We anticipate that Isaiah East in its current state will need to serve the community for at least 10 years and have developed a cost-effective scope of work accordingly. We are selecting quality materials and furnishings that can withstand heavy use and require minimal capital repairs for at least the next decade.

There are three primary components to the refurbishment project:

- Interior refurbishment (renovating bathroom, new flooring, painting, lighting, furnishing, security & safety features, installing technology to integrate with existing campus and allow for 21st century learning).
- Construction of a wood deck over the pool to create outdoor meeting space.
- Exterior construction, including disabled ramping, gate into the Vollmer Deck, privacy fencing along Pico and minor building exterior refurbishments.

### 11. What considerations is the Planning Committee making for a post-Covid environment?

We know that air circulation is a critical safety consideration for gathering once we are able to be together post-Covid. And so, we have engaged an engineering firm to provide us with best-in-class recommendations to ensure the air flow in the buildings is optimal. We are fortunate that a congregant family has pledged \$500,000 towards this project, with part of their gift designated to specifically addressing air circulation and related upgraded infrastructure support.

### 12. What is the security plan for Isaiah East?

Security at Isaiah East is an important consideration. Many of the security systems and protocols will be extended to Isaiah East and integrated with our existing systems.

Additionally, our current plans include extending the fencing along Pico Blvd. While there will be a gate along Pico, the main point of entry into Isaiah East will be through Isaiah's existing Vollmer Deck where we will create a new gate in the existing wall.

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### **13. Does Isaiah East solve our parking problem?**

There will not be additional parking available for the community at Isaiah East.

### **14. I'm envisioning Isaiah East would be the perfect spot for an oneg or small post b'nai mitzvah reception. Will the space be available for private events? Is there a kitchen at Isaiah East?**

We are excited you are already interested in using the spaces at Isaiah East! We envision the interior courtyard will be able to accommodate upwards of 50 people for a small reception. While there will not be a commercial kitchen at Isaiah East, our existing kitchen next to the social hall isn't far. And just like our existing spaces on our main campus, there will be a process for reserving space (please don't reach out quite yet).

We anticipate there will be a fee required to use these spaces for events.

### **15. What will the hours of operation be for Isaiah East? Will I be able to use the space if Isaiah is closed?**

Isaiah East will have the same hours of operation as Temple Isaiah.

### **16. Are there options for naming rights at Isaiah East?**

We are blessed to have received one major gift, along with a bequest! While we have not made any decisions regarding the specifics of a capital campaign including naming rights for Isaiah East, our goal is raise the capital needed to retire the mortgage on Isaiah East by 2023, while concurrently continuing to fund raise to maintain our operating budget and programs.

Should you be interested in discussing being part of our lead donors supporting Isaiah East, please reach out to Mike Diamond, Temple President.



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### **17. When will the refurbishment of Isaiah East start?! And when do we expect it to be completed?**

Work began on the interior on November 23.

The Isaiah East Planning Committee expects that the refurbishment will be completed by March 2021.

We will continue to keep the community updated on construction and when Isaiah East will be available for use!

### **18. Where can I get more information about Isaiah East?**

The Isaiah East team plans to keep the community informed through the Temple's web site, periodic updates in the weekly Isaian Newsletter, and through (virtual) community town halls. East, our goal is raise the capital needed to retire the mortgage on Isaiah East by 2023, while concurrently continuing to fund raise to maintain our operating budget and programs.