

Giving Forward

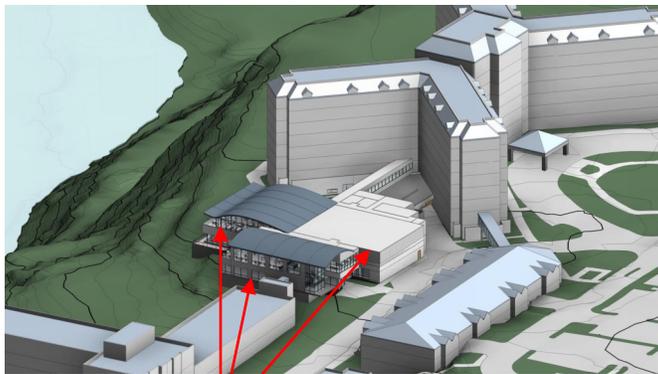
A Publication of Willamette View Community Funds

Volume 2, Issue 1

February 2016

Riverview Project: Where are we ? What comes next?

This is a long-awaited and exciting time for Willamette View. The Riverview Project received input from residents, individually and through the Ad Hoc Project Committee and Resident Dining Committee. It is now moving forward carefully and responsibly to becoming a reality, but with many details still to be worked through. There are also questions being asked about the scope and components of the project, timeline, cost and how financing will work. There is no doubt that a new kitchen is needed, but the Riverview Project is about more than a kitchen. It sets the stage for future development and provides for substantial financial savings. This issue of *Giving Forward* highlights the most frequently asked questions at this time about the Riverview Project.



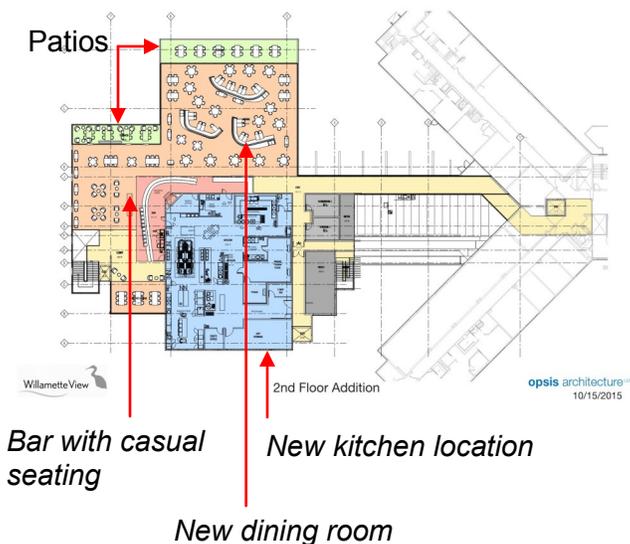
Second story added on top of existing dining room, auditorium and south alcove. Mechanical room constructed below the first floor to house relocated high-efficiency heating and cooling equipment.

Project Scope and Location

When completed, it will look like a new building; but the final design and roof line have yet to be determined. (See artist's concept at left.) A second story will be added above the existing Riverview dining room and Main Auditorium; a "bump out" of the south alcove area is also included. A new kitchen and dining room will be on this second floor, with access from the first floor of the Manor (from either the A or B wing) or by stairs/elevator from what is now the auditorium foyer area. In addition, a "mechanical room" will be created underground, below the alcove bump out, to house energy efficient equipment for heating and air conditioning, de-coupled and relocated from other buildings on campus.

Amenities, Efficiencies and Savings

The heart of the Riverview Project is a large kitchen with modern equipment — no longer an option, but a necessity. The project features a new venue and dining experience with outdoor patios, bar, casual seating area for all-day dining, and a section for private gatherings, all on the new second floor. In a redesigned area on the first floor will be the "marketplace" for take-out food. Cost savings occur in two ways: 1) re-purposing the current dining room/auditorium into new amenity spaces, eliminating the need to re-create common areas in future construction projects, saving as much as \$4 to \$6 million; and 2) installation of long-lasting, energy efficient heating/cooling and kitchen equipment, lowering utility costs and ongoing maintenance and creating staff efficiencies.



Bar with casual seating

New kitchen location

New dining room

Projected Cost and Financing

The Riverview Project, although not finalized, is estimated to cost \$20 million. Sources for funding are two-fold: approximately \$13 million from WV's own resources and bank financing and \$7 million in contributions, including \$3 million in directed donations from residents, employees, vendors and businesses, and local community partners, and a \$4 million grant request made to the Willamette View Foundation, submitted jointly by the Willamette View Association Resident Council and Willamette View Board of Directors.

Philanthropy and Its Role in the Project

Gifts, grants and contributions are essential to the success of the Riverview Project; and philanthropy on a scale of \$7 million needs support to achieve. To that end, Willamette View has engaged the services of the Alford Group of Seattle, Wash., whose expertise has helped other senior communities across the country reach their fundraising goals. The first step in doing our "due diligence" is conducting a feasibility study — finding out if the scope of the project is feasible. The purpose of this study is to ask questions of residents as well as other individuals, both inside and outside of Willamette View. Interviews will take place to explore attitudes and motivations, find out concerns and possible behaviors, receive ideas, gauge confidence levels in the board and management team, and belief in the project. It will also help define whether or not \$7 million is attainable. To oversee this first step was the formation of the Feasibility Study Oversight Committee, made up of WV residents, board members and local community leaders. To date, this committee has met once and will meet twice more. If the Feasibility Study findings support a goal of \$7 million (or more), the Riverview Project will move forward as outlined, proceeding to the capital campaign. If \$7 million is not do-able, it would mean relooking at the project scope and components. The downside of downsizing the project is the loss of savings in construction costs for future amenity spaces and operating efficiencies.

Next Steps and Timeline

The next steps include: working with the project manager to select a general contractor, finalize construction drawings, and get bids from sub-contractors. In the meantime, a transition plan for temporary kitchen and dining arrangements is being created by the Food & Beverage Team. The best estimate is that by fall 2016 the existing Riverview kitchen and dining room will close and construction begins. The Riverview Project will take approximately a year to complete. The new dining venue would open sometime during the fourth quarter of 2017.

For information on the Riverview Project or Willamette View Community Funds,

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