

# **Bread & Water Theatre** | **Capital Campaign**

"Raising the Dough - Building the Future"

## PROJECT BUDGET AND CAPITAL CAMPAIGN DETAILS

**MISSION STATEMENT:** Founded in 2000, Bread & Water Theatre is committed to making the arts accessible and affordable to a broad-based audience and acting as a positive agent of change in its community. Under the artistic direction of J.R. Teeter, BWT develops theatre that speaks to our living, evolving, and dramatically-changing world through new works of drama and aspires to be a major force in American theatre, providing audiences with challenging contemporary drama and innovative community outreach programs.

**ABOUT 42 FAVOR STREET:** 1.9 acres total with one structure approximately 6,100 sq ft in size. The structure is the historic AME Zion Church (1900). This church is most well known for housing Frederick Douglass's printing press which he used to publish the abolitionist paper *The North Star*. Other historic visitors include Harriet Tubman who used the church as a way station on the underground railroad and Susan B. Anthony whose last public speeches were at the church. Her house (now a historic museum) is within walking distance of the church. William "Buffalo Bill" Cody was also a neighborhood resident and potential visitor to the church. Susan B. Anthony, Frederick Douglass and three of William Cody's children are buried in a historic cemetery a short distance from the church.



AME Zion Church exterior.



AME Zion Church interior, second floor sanctuary, to be renovated into a performance space.



AME Zion Church interior, first floor space, to be renovated into an art gallery and assorted backstage spaces.

The current asking price of the church and its 1.9 acres of land is \$499,900. This price is expected to remain firm for the next year and is reasonable considering the historical nature of the premises as well as its size and location.

**42 FAVOR STREET COST: \$500,000**

**ABOUT THE REHABILITATION OF THE BUILDING:** Due to its age and the modest finances of the current congregation, the church structure needs to be rehabilitated to make any future renovations worthwhile. General rehabilitation costs are expected to involve:

- Repointing of exterior bricks to prevent future water damage.
- Replacement or repair of windows (including stained glass windows) to prevent water damage and heat loss.
- Repair interior ceiling water damage due to Hurricane Sandy.

- Replace portions of the plumbing, electrical and heating systems to ensure safety and bring the structure up to current building codes.
- Remove portions of the interior structure to make way for its transition into a performance space.

## REHABILITATION COSTS: \$200,000



AME Zion Church exterior bricks in need of repointing.



AME Zion Church second floor balcony water damage from Hurricane Sandy (2012).



AME Zion Church second floor balcony. Water damage near the top of the photo in the center.

**ABOUT THE RENOVATION OF THE BUILDING:** Church structures are easily converted to arts and cultural spaces. The second floor sanctuary space will be transformed into a theatre and lecture hall. The first floor space will be an art gallery as well as many backstage spaces. The renovations will consist of the following:

- Second Floor Sanctuary
  - Demolishing the current pulpit and the construction of an elevated stage space.
  - Installation of tiered audience seating.
  - Installation of sound and lighting stations.
  - Installation of a box office station.
  - Demolition of the current second floor exterior staircase and replacing it with a handicap accessible ramp.
  - Construction of a handicap accessible bathroom.
- First Floor Multiuse Space
  - Demolition of current interior walls and room partitions.
  - Construction of handicap accessible men's and women's bathrooms.
  - Construction of dressing rooms.
  - Construction of a concessions booth/kitchen.
  - Construction of an art gallery.
- Grounds
  - Transforming green space into four distinct organic gardens growing produce to be made available to the public at no cost.
  - Repairs to the parking lot.
  - Installation of a wrought iron fence along the perimeter of the building for decoration and security.
  - Installation of theatre signage.

## RENOVATION COSTS: \$200,000



Example of a modular tiered seating and simple stage for AME Zion Church second floor.



Example of a minimalist art gallery for AME Zion Church first floor.



Example of a decorative vegetable garden featuring dill, lettuce, lavender and assorted flowers for AME Zion Church grounds.

**ABOUT THE ENDOWMENT FUND:** The remaining funds raised through the capital campaign will serve as an endowment for the theatre ensuring its future fiscal stability. With 1-3% in annually accrued interest the fund is expected to generate \$17,000-\$51,000 annually. The theatre has long been frugal with its funding and would be able to maintain itself on the endowment alone should it be necessary.

**ENDOWMENT FUND COSTS: \$1,700,000 (\$17,000-\$51,000 accrues annually)**

### **BUDGET BREAKDOWN**

**42 FAVOR STREET COST: \$500,000**

**REHABILITATION COSTS: \$200,000**

**RENOVATION COSTS: \$200,000**

**ENDOWMENT FUND COSTS: \$1,700,000 (\$17,000-\$51,000 accrues annually)**

**TOTAL: \$2,600,000**

# Bread & Water Theatre | Capital Campaign

"Raising the Dough - Building the Future"

*I value the arts in my community, and would like to play a part in Bread & Water Theatre's Capital Campaign*

- ★ \$1,500+ →
- ★ \$1,000-\$1,499
- ★ \$500-\$999
- ★ \$250-\$499
- \$100
- Other - \$ \_\_\_\_\_

*Pledges of \$1,500 and up are eligible for multi-year payment. See form to right →*

★ Please refer to naming opportunities on Page 2 of this document.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: H: \_\_\_\_\_

Phone: W: \_\_\_\_\_

On any form of recognition I would like to be listed as:

\_\_\_\_\_

- If you would like to inscribe more than one item, please check here and see ★ →

*Bread & Water Theatre is a non-profit organization under the IRS 501(c)(3)  
All contributions are tax deductible to the fullest extent of the law.*

- I have completed the multi-year pledge form to right →
- Please bill me on the following date: \_\_\_\_\_.
- My employer matches charitable gifts (form enclosed)
- My check is enclosed (payable to Bread & Water Theatre)
- Please charge my Visa, Master Card, Discover

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_

*Please fill out this form completely and return to:*

**Bread & Water Theatre  
Capital Campaign  
c/o 129 Henrietta Street  
Rochester, NY 14620  
Business Office: 585.271.5523  
www.BreadandWaterTheatre.org**

If you would like to make a multi-year pledge of \$1,500 or more to Bread & Water Theatre's Capital Campaign, please complete the following:

**Capital Campaign Pledge:**

In keeping with my/our support for the public theatre,

\_\_\_\_\_

\_\_\_\_\_

Name(s)

hereby pledge(s) the amount of \$ \_\_\_\_\_ to be paid to Bread & Water Theatre over a period of \_\_\_\_\_ years commencing on \_\_\_\_\_ and following the schedule set forth below.

Said pledge payments will be made as follows:

Date

Amount

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_

Print Name

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

If you have any questions regarding your pledge, please contact us at 585.271.5523

★ Please inscribe my Naming Opportunities as follows:

#1 \_\_\_\_\_  Seat  Brick  Super Brick  
(please check correct item)

#2 \_\_\_\_\_  Seat  Brick  Super Brick  
(please check correct item)

#3 \_\_\_\_\_  Seat  Brick  Super Brick  
(please check correct item)

#4 \_\_\_\_\_  Seat  Brick  Super Brick  
(please check correct item)

# **Bread & Water Theatre** | **Capital Campaign** "Raising the Dough - Building the future"

## Naming Opportunities

**Name the Building: (\$750,000)** If you select this opportunity, you will be invited to consult with the project architect in determining the best way to recognize your gift.

**The names of the following locations will be displayed on a wall plaque on or near the appropriate area.**

\$500,000	Auditorium	\$50,000	Box Office
\$250,000	Lobby	\$25,000	½ Concession Booth
\$100,000	Building Exterior	\$25,000	½ Concession Booth
\$100,000	Entry	\$10,000	Tech Booth
\$50,000	Annex -- Basement level storage and mechanicals.		

**The names for the following locations will be displayed on wall plaques on or near the appropriate area. These areas will also be acknowledged in the lobby to ensure proper recognition of the donors.**

\$250,000	Stage	\$20,000	Gardens and land (4)
\$25,000	Green Room	\$10,000	Lighting Grid
\$25,000	Men's Dressing Room	\$10,000	Prop Storage
\$25,000	Women's Dressing Room	\$10,000	Scene Shop

**Exterior Benches (6): (\$5,000)** Your name will be displayed on the appropriate sized plaque attached to the bench.

**Super Bricks: (\$2,500)** Larger than the standard brick. Your name will be displayed on a brick leading into the lobby, to be determined.

**Theatre Seats: (\$1,000)** *Limit four per donor.* Your name will be displayed on the appropriate sized plaque attached to the back of a seat.

**Lobby Plaque: (\$500)** All who donate \$500 and up will be recognized on a plaque displayed in the lobby, in addition to any selected naming opportunities.

**Bricks: (\$250)** *Limit 10 per donor.* Your name will be displayed on a brick leading into the lobby, to be determined.

**Bread & Water Theatre  
Capital Campaign  
c/o 129 Henrietta Street  
Rochester, NY 14620  
Business Office: 585.271.5523  
[www.BreadandWaterTheatre.org](http://www.BreadandWaterTheatre.org)**