



Acacia Lodge No. 16
Clifton Virginia
Building Renovation Project

Jon Shelton

Worshipful Master

March 2007

Acacia in the Clifton Community



March 2007

Acacia Lodge No. 16

- **Registered Historical Landmark**
- **Regularly used by the community**
- **Membership increase by over 40% in the past few years**
- **Used as a Masonic hall for over 104 years**

A Real Mess



March 2007

Inside Damage



March 2007

Foundation Damage



March 2007

Project Goals

- **Renovation of building for use as Lodge, Town Museum, and public meeting place**

Background

- **Lodge flooded July 2006**
- **WM appointed Building Committee to study options**
- **Building committee recommended renovation of building**
- **Membership concurred via vote of Lodge, November, 2006**

Project Description (Phases)

- Preliminary analysis, soil analysis, foundation plans - \$5,000
- Architectural plans, to include structural engineer - \$6000
- Government review
- Phase I construction, move building, lay foundation, replace building - \$80,000
- Phase II, bathrooms, lift, fire escape - \$120,000
- Phase III, remaining building renovation

Strategy

- **Complete architectural plans and price out all renovation phases**
- **Create 501(c)(3) “The Acacia Foundation” to receive charitable contributions**
- **Partnership with Town of Clifton**
- **Raise sufficient funds to obtain permits and execute Phase I by end of 2007**
- **Continue Phase II & III in 2008**

Financial Resources

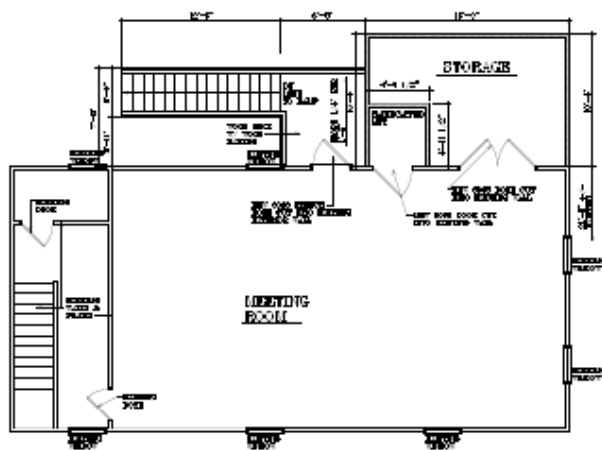
- **Lodge fundraising**
- **Dues increase**
- **Equity loan from Lodge or bank**
- **Masonic & private donations**
- **State & Federal government grants**

Expense Summary as of 04-01-2007

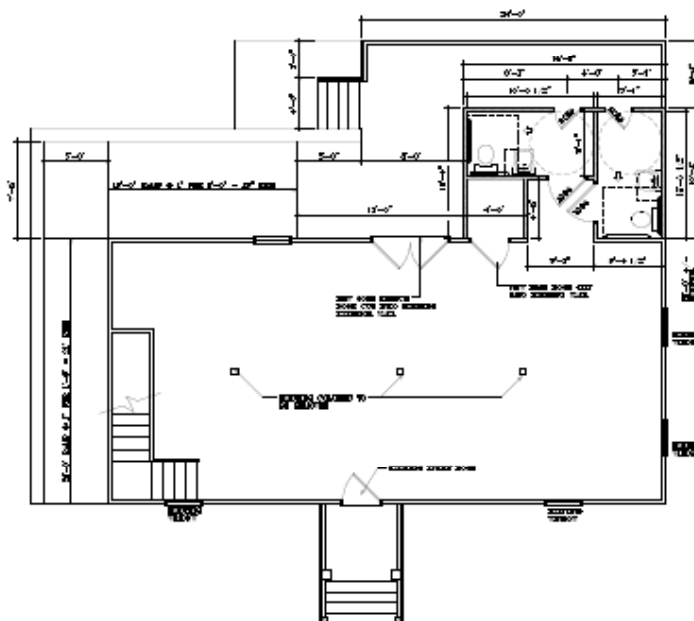
- **Expenses to date \$20,929.54**
- **Payables to date \$4,170.00**
- **Budget Phase I \$83,110.00**
(Foundation only)
- **Budget Phase II \$128,250.00**
(Bathrooms and other)
- **Total costs \$232,289.54**

Current Status

- **Preliminary analysis complete**
- **Architectural plans complete**
- **Government review upcoming**
- **Approval for 501(c)(3) to be voted on at May Stated**
- **Fundraising ongoing**
 - **Table Lodge for 200 in June**
 - **Other options under consideration**



SECOND FLOOR PLAN

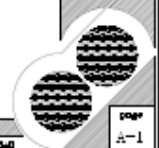


FIRST FLOOR PLAN

Jeff Love & Associates, Inc.
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 Thomas, Virginia 22180
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project "ACACIA LODGE"
 location CLIFTON, VA
 client ACACIA LODGE

10-20-07	



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The Future



March 2007

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