



capitalize

An Informational Newsletter About The YMCA's Renovation & Expansion Project

September, 2007

Dear YMCA Members and Friends,

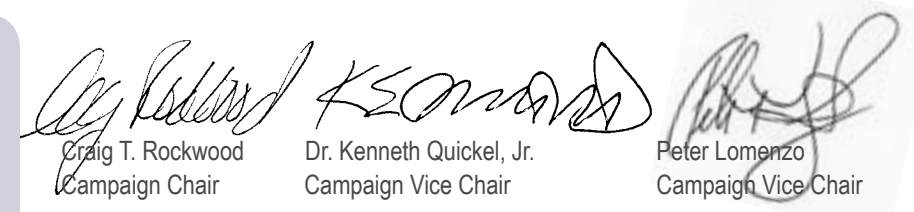
Walk into the YMCA Cape Cod these days and first thing you'll see are people of all ages swimming, exercising, socializing and engaging in a wide range of activities. But look even closer and you'll also see what we've come to take for granted the last few years – a perpetually overcrowded and cramped facility where members and programs are competing for space on a daily basis. It's not a secret to anyone when we say that we are bursting at the seams!

But there is a new vision on our horizon. The **Y Capitalize** Capital Campaign is raising \$9 million to double the size of the YMCA West Barnstable facility that will allow us to grow our membership from 4000 to 6500 and create more opportunities for our Cape kids and families to engage in healthy, wholesome activities. Our plans call for a late Fall 2007 groundbreaking for this year-long construction project of community benefit for all. To date, we've made terrific progress having already raised over \$5 million toward our goal... but we're not there yet!

Your YMCA today provides numerous educational, recreational and developmental programs and services that fill an important need in the community in a welcoming and safe environment that fosters the ideals of caring, honesty, respect and responsibility – our core values. Given the myriad challenges facing our society today, our focus has never been more important nor our mission more relevant. Your YMCA tomorrow will provide state-of-the-art facilities to deliver more services to youth and families, respond to more community needs, and contribute to the health and social needs of more seniors. An exciting project of community benefit for all!

It is with great enthusiasm that we share our progress and elicit your support as we undertake the largest capital construction project in our forty-year history. We know that to reach our goal, we'll need to rely on the generous support of the greater Cape community. We hope you will consider a financial investment as a contributing partner. There is plenty of room for all our YMCA friends, families, members, alumni, businesses and foundations to join us in this important community effort! Get out your hard hats and shovels....a new YMCA Cape Cod is on the way!

Sincerely,



Craig T. Rockwood
Campaign Chair

Dr. Kenneth Quickel, Jr.
Campaign Vice Chair

Peter Lomenzo
Campaign Vice Chair

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"Keeping families together is very hard today, but never more important. An expanded YMCA Cape Cod will give more families the chance to spend quality time together."

"This project will allow us to offer more of the programs and services that people rely on to keep families healthy and connected."



Lead Campaign Gifts Announced

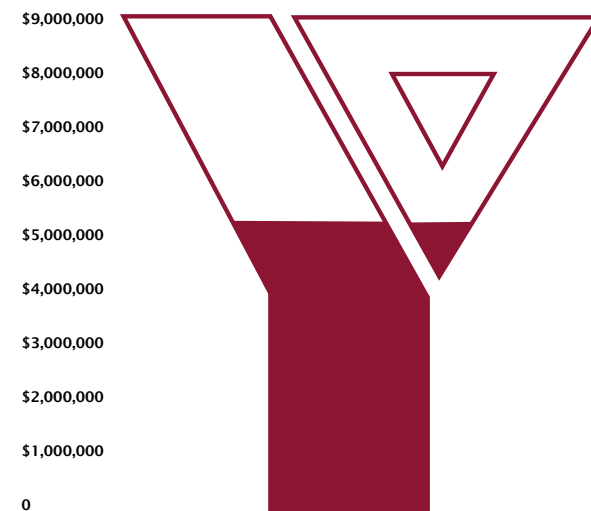
The **Y Capitalize** Campaign has benefited greatly from the incredible generosity of several Leadership Gifts that have anchored our campaign and already brought us to the \$5.1 million mark in our effort to raise \$9 million for the long-awaited renovations and expansion of your YMCA. These gifts are testament to the philanthropic spirit and commitment that drives our YMCA mission every day.

Three Leadership Gifts at or above \$1 million have been received to date: a \$1.325 million gift from the Lyndon Paul Lorusso Family Foundation in honor of their late son; a \$1 million commitment from the Francis X. and Mary Weny Charitable Trust; and most recently, a \$1 million gift from the Michael Hughes Family, in memory of their recently deceased loving father and husband. These significant and generous gifts have had a profound and positive impact on the largest fundraising effort in our 40 year history by expanding our culture of giving, inspiring and leveraging new donor support, and strengthening our organizational capacity to continue providing high quality healthy experiences for thousands of Cape Cod youth, families and seniors in the future.

Now that we are in the public phase of the campaign, we hope that we can count on your support to make this vision a reality.

Y Capitalize? Y Not!

Join The Campaign To Expand And Renovate YMCA Cape Cod



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Poised for Growth

This long awaited expansion project has been in the planning and development stages for several years. A feasibility study was conducted in 2002 to examine the potential for expanding the Y facility; and in 2003, we engaged the services of an architect to develop a programmatic needs assessment to determine square footage requirements and related construction costs. Since 2004 we have worked diligently to expand our services and create awareness to achieve a successful capital investment campaign. In 2005 our focus shifted to the regulatory review process and in early 2006 the Cape Cod Commission approved our 'Project of Community Benefit'. Meanwhile, our YMCA Board felt ready to undertake the first steps of a major capital investment campaign and the 'quiet' phase of the fundraising commenced – **Y Capitalize**. Board and staff leadership recruited an outstanding volunteer Campaign Cabinet who are passionately, emotionally, financially, and some might say, spiritually invested in this effort. Their energy and enthusiasm have been instrumental in leading the campaign to the 'public' phase today. For the past two years these dedicated volunteers have been hosting and attending Y Campaign receptions and events to convey the critical need for facility investments to better serve our current and future generations. In early 2007, we conducted a member satisfaction survey to be sure our development plans, programs, and service delivery were on track with your needs and expectations. We received an overwhelming response that validated the capital renovation and expansion of your YMCA. We listened and are responding.

A work in progress... the **Y Capitalize** Campaign has reached a critical milestone. To date, over \$5.1 million in gifts and pledges have been raised from our campaign leadership, friends, families, foundations and local businesses. Many volunteers and staff have been quietly working behind the scenes to raise the necessary funds to position the 'community/public' phase of the campaign and we are well on our way to break ground soon for the largest capital expansion and renovation project in our YMCA history.

The Project: A Glimpse of the Future

The project will add more than 18,500 square feet of membership space to the existing 23,000 square foot YMCA Cape Cod facility – nearly doubling the square footage. Planned improvements include new elevators for full compliance with ADA Americans with Disabilities Act, dedicated family locker room, renovated youth locker & shower rooms, new 'child watch' center, men's & women's locker and shower rooms, health and wellness center, expanded pool viewing area, holistic program room, entrance and reception center, intergenerational program center, pool observation gallery, expanded parking and enhanced site improvements. The new Wellness Center will replace the existing Fitness Center with a new state-of-the-art facility that will be four times larger to better serve members today and tomorrow.

We are also doing our part to address global warming: energy efficient technologies will be incorporated such as high efficiency boilers, lighting fixtures, improved indoor air quality and heat exchange systems, thermally efficient building shell, and improved inter-connection among heating systems to optimize heat savings. We are also actively exploring the use of a natural gas co-generation system that will substantially reduce our long term energy demands even after expansion of the building.

Cape Cod Commission Supports YMCA Expansion Effort

The Cape Cod Commission voted unanimously in early 2006 to approve the redevelopment proposal of the YMCA Cape Cod facility as a "Project of Community Benefit," a status that granted our YMCA relief from certain



regional land use regulatory requirements that could cause financial hardship. The Commission granted relief from certain performance standards of the Regional Policy Plan, agreeing that the renovation and expansion effort, combined with the Y's long and successful track record of providing programs and services to the greater Cape community, outweighed the financial hardship that would have resulted in strict compliance with the regulations.

YMCA Executive Director Joan Sutherland thanked the Commission for the thorough and thoughtful review process. "We are delighted with the decision of the Commission and appreciated the professional manner in which they worked with us during the entire review process," said Sutherland. "Our renovation and expansion project will result in a healthier, more spacious and environmentally friendly facility that will benefit the entire Cape community. We look forward to the successful completion of the project."

Plans Being Finalized

Sheskey Architects of Quincy, MA, an architectural firm with extensive experience in YMCA facilities design, has been retained and is completing the final construction drawings. Williams Building Company of South Yarmouth has recently been selected to provide pre-construction services as well as general construction services. We anticipate work will begin in late fall and the entire project is slated for completion by the end of 2008. The YMCA will remain open throughout all phases of construction. We'll keep you informed every step of the way through periodic newsletters, media releases, and our YMCA website as to how construction is progressing and what to expect during this exciting year ahead.

Quotes From Members & Donors

"A redeveloped YMCA will provide the only complete facility for family health, wellness and creative activities on Cape Cod."

"We'll be able to offer our physically and mentally challenged members and friends more opportunities and programs to live a fuller life."

"This project will allow the Y to continue doing what it does best by collaborating with others. The Y brings to all the basic resources needed to enable our youth to become people of character and competence. The Y gives children a healthy start in life and a safe place to learn and grow when they're not in school. The Y provides opportunities to give back to the greater community."



"The expansion is extremely important to the viability of the YMCA and its continuing contributions to the Cape's quality of life."

"YMCA Cape Cod is a really great organization that improves the quality of life for young people, families and the elderly here on the Cape. It makes the Cape a better place to live for all of us."

"The life blood of a community is the building of strong minds and bodies especially as it relates to our youth. Invest in our future, invest in the YMCA of Cape Cod expansion program, you can make a difference."