

All Souls Building Renovation Fact Sheet

In 2014 members of All Souls considered the possibility of relocating, and chose to remain in our present facilities. We conducted Vision Listening Sessions attended by more than 100 people to consider our priorities with regard to the needs of the building. Two task forces reported on your input, and another task force carefully selected an architectural firm to advise us on the best way to realize our desires. Using that information together with their own visioning sessions with us, the architects, GastingerWalker&, extracted the following common themes as important to our members. They are social interaction, community engagement, inspiration, accessibility, music, youth, sustainability and growth.

Based on the common themes and ongoing conversations, they named five major design goals:

1. Improve functionality
2. Promote interaction
3. Remove barriers
4. Control cost
5. Generate inspiration

As part of this process, they identified several structural and functional components that demand correction or repair for the building to be in compliance with current life safety, building code and accessibility requirements.

Facility infrastructure and repairs will be our first priority. These include:

- Replace the roof, which is at the end of its expected useful life.
- Replace and upgrade heating and cooling systems which primarily consist of residential grade equipment, are less efficient, are vulnerable to theft, and are approaching the end of their expected useful life. New systems also will help the building comply with current code requirements related to fresh, outside air ventilation.
- Install a sprinkler system and fire alarm in order to bring us into compliance with current fire codes in the safest and most cost effective way.
- Stabilize the facility's structure: tuckpointing and installation of control joints is sufficient and recommended for some parts of the building. However, the office wing of the building has settled unevenly, and can be torn down and replaced with significant enhancements at a cost of only 14% more than stabilization alone.

Enhancements and improvements to the building in the concept design include:

- Elevator by the Warwick Street entrance will improve accessibility, link main floor and lower level, and make lower level rooms available as meeting space.
- Improved Warwick Street entrance and outdoor stairs.
- Expansion of our existing lobby/art gallery by removing walls that currently define the coatroom and Meeting Room. This expanded space would provide multiple advantages:
 - Relocation of the main entrance farther to the east with a reception desk away from the entrance to Bragg Auditorium gives people a place to visit and greet with less interference to events in Bragg. It also eliminates the current pinch point at the coatroom and makes the building feel more open and connected between Conover and the lobby.

- The open space creates a visual connection between east and west sides of the building.
- The addition of more windows on the west side would give a greater visual connection to the Kemper Museum and exterior landscaping.
- Our public interior spaces would be more visible from outside.

Removal of the current office wing and new construction would provide the following:

- Senior Minister Office
- Administrative Office
- Volunteer Work Area
- Open Work Area
- Break Area
- Storage
- Conference Room (to replace the existing Meeting Room)
- Music Room (that can be used for other purposes, such as a meeting room or small chapel when not being used for music)

An exterior feature at Bragg and improved signage on the southwest approach provide:

- Greater presence for All Souls in the community.
- Help for guests trying to find us.
- A statement about our role in the proposed Arts District.

Reconfiguration of the parking lot makes it simpler, safer and easier to navigate, and:

- Retains the existing number of parking spaces.
- Provides fully compliant ADA parking spaces (our current spaces do not fully comply with ADA requirements).
- Adds a small drop-off lane at the east end of the lot next to the new front entrance.

This concept design does not include many popular dreams such as natural light in Bragg, expanded space in Conover, more parking, a larger kitchen, a children's chapel, a new entrance and renovations on the lower level, etc. The architects heard all our dreams and visions. However, at our request not to exceed an estimated budget of \$2.5 million (our aspirational goal), they delivered a concept design which accommodates the congregation's "center of gravity," the features that are most important to the greatest number of people. We are confident everybody will find something pleasing, and nobody will get everything they want.

The design was completed with the understanding it is "scalable": we can do more or less of it depending on the amount we raise in our capital campaign. None of the proposed renovations preclude additional renovation projects in the future.

The concept design serves only as a general direction and a clarification process for establishing our priorities and promoting the capital campaign. It is a very high level concept without details and remains open to revision in the next design phase as we discuss evolving congregational preferences and the emerging results of our fundraising program.

We welcome your input. Direct questions and comments to Jane Wilson (jane.r.wilson@gmail.com) or Lamar Hicks (dixieandlamar@yahoo.com).