

## **All Souls Building Renovations and Capital Campaign Frequently Asked Questions, Part 3**

The following questions were asked and answered during a Q&A session on Nov. 22, 2015 with GastingWalker& after their presentation of a concept design to the congregation. To have additional questions answered and displayed, please email the questions to Lamar Hicks at [dixieandlamar@yahoo.com](mailto:dixieandlamar@yahoo.com) or Jane Wilson at [jane.r.wilson@gmail.com](mailto:jane.r.wilson@gmail.com).

**Is there any plan to:**

- Increase functionality of Conover?**
- Add a portico over the main entrance?**
- Build a basement under the administration wing?**
- Have a ground level entry on the east (Warwick) side of the building?**
- Have shower facilities?**
- Enlarge the kitchen?**
- Enhance Bragg, e.g. add natural light?**
- Add heating to stairs and ramps to make them safer in icy conditions?**
- Enhance the RE classrooms in the basement?**

These questions have been grouped together because the answer to all of them is essentially, “Yes, but after extensive conversations and listening sessions, we concluded they don't rise to a priority level that gets them included on our estimated budget.” The Capital Campaign Task Force has projected that our most optimistic goal for raising capital is \$2.5 million. GastingWalker started with a design that included virtually everything we had wished for at a cost of approximately \$5 million. We asked them to develop a plan at \$2.5 million based on priorities established during extensive listening sessions. To read more about what the architects heard from us, go to their Program Report on this website.

**Are there any geo-technical problems?**

Some stability problems were addressed in the past. The recent structural engineering inspection determined the RE wing is stable. The administration wing is not and will require attention. The architects have estimated the costs of stabilizing that wing is only slightly less expensive than tearing it down and rebuilding with additional space and functionality. In addition to rebuilding the admin wing, the concept design pricing includes fixing existing cracks and tuck pointing.

**Did the congregation engage a geo-technical engineer to do test borings as part of the study?**

Geo-technical borings and detailed sub-surface analysis are an essential part of any building project, but are premature for us at the concept design phase. We have relied upon the structural engineering inspection to guide the work of the concept design study and for initial budgeting related to the project. If and when the project moves into the next phase of schematic design, the congregation will certainly engage a geotechnical engineer, as well as a surveyor and other specialty services. Once we know the size and shape of any building additions, the geotechnical engineer can strategically locate their borings to be under the new foundations which will provide the greatest amount of value from the borings.

**What is tuck pointing?**

Over time the mortar joints in brick veneer deteriorate and need repair. Tuck pointing consists of cutting out damaged/soft mortar and replacing it as well as missing mortar.

**Will the toilets in the administration wing be available to anybody?**

Yes.

**Does moving the main entrance farther from the administrative offices pose a security issue?**

There will be a new reception desk directly in front of the new entry. Improved security features are not directly addressed in the concept design phase, but many features, e.g. cameras and “buzzed-in entry” are all options to be considered in later design phases.

**Both older and younger members need small rest areas. Are there any planned?**

With the expanded lobby, we have halls and breakout spaces that will be especially appealing for smaller, more private interaction. In the overall plan, GastingerWalker& has aimed to maximize multi-purpose space rather than single purpose space.

**Will there be railings on the steps and can the outside stairs have a lower rise?**

Of course there will be railings. The actual dimensions of the stairs are not part of the concept design phase, but all will be open for consideration at later stages.

**Will the lobby have wall coverings and lighting suitable for displaying art exhibits?**

Again, wall coverings, flooring and lighting are not part of the concept design. However, we will have more wall space with an enlarged lobby and a visual connection to the Kemper with the installation of glass on the west side of the building—great features for art display.

**Will the playground stay?**

Yes. The retaining wall and stairs leading up from the playground will be rebuilt and stabilized.

**Are we still planning on a 3-phase renovation?**

We are thinking of all the renovations as part of a single project. The actual work will have to be phased in order to keep the building as functional as possible during the scope of the project.

**If the coat room is going away, where do we hang our coats and store things?**

There will be a coat rack behind the reception desk. During times of heavy usage, we can roll out additional coat racks. With the addition of a music room in the admin wing, the space in the current music room is available for storage or meeting.

**How will meeting space compare with what we have now?**

The new conference room in the admin wing is comparable (slightly smaller but better shaped to maximize usage) to the space we have in the current meeting room which will go away to make the lobby larger and relieve congestion. We may choose to use the existing music room as meeting space. The new music room could also be used for meetings when it is not being used for music. Significant meeting space becomes available once we have an elevator so the lower level classrooms are accessible to everybody.

## **Are we making space for Mother Earth?**

With the new admin wing, we are adding 1000 square feet to our structure. However, we are adding green space in the parking lot and next to Simpson House. Additionally, we will have visual access from inside the building to the beautiful woodland area on the west side of the building. While permeable concrete can be used for parking lot and walkways, it has been shown to be less durable for vehicular use and because it is not as smooth, it poses safety and accessibility issues. These are questions that will receive considerably more attention during later phases of planning.

## **How are we planning to maximize energy efficiency?**

We chose to work with GastingerWalker in part because energy efficiency is a hallmark of all their work. Read more at their website [www.gastingwalker.com](http://www.gastingwalker.com). We will have many opportunities to improve the efficiency of our building, e.g., a new layer of insulation under the roof; powering back heating and cooling at night.

## **What do you mean when you say this project is scalable?**

At this point, we can only estimate how much money we will raise in a capital campaign. If we raise more, we can do more; if we raise less, we will have to do less. The lifespan maintenance our building requires—new roof, heating and cooling, structural repair, an elevator, and a sprinkler system that would make our building safer and bring us into line with fire codes—will cost approximately \$1 million. That maintenance is our top priority. The concept design allows us to proceed with additional enhancements to the extent we can afford them.

## **What will happen to our trees and butterfly garden?**

The pear trees at the entrance will go, but will be replaced. The large tree on the north side of Bragg will be removed to give a striking visual of an exterior feature such as a chalice (see sketches). We can move cherry trees; we have dogwood seedlings that can be planted wherever we want them; and we can preserve and expand the butterfly garden as much as we want to.

## **Since the elevator will use the archive space, where will we put the archives?**

Not only does the elevator use the archive space, it also opens up space for an RE check-in desk. Where we would store the archives is open for discussion, but Simpson House is one possibility.

## **Since we can't afford a ground level entrance on the Warwick side of the building, why don't we have a ramp to make it accessible?**

The incline of the site is such that the ramp would have to start virtually at the crosswalk to the Art Institute, about the same distance to the Warwick entrance as to the main entrance. There is the possibility of an accessible entrance to the lower level through the playground entrance. That door is now kept locked, but could be used with a buzzer system.

## **What happens next?**

In December, our financial consultant, Barry Finkelstein, is coming to help us refine strategies for the capital campaign and our goals. On January 3, the congregation will vote to proceed with a capital campaign and accept the concept design from GastingerWalker. Once we have that approval, the capital campaign will launch and run through March. In May, knowing how much money we have raised, the

congregation will vote on spending that money for building renovations.

With congregational approval, architects will begin the schematic design phase, followed by design development (technical) and construction documents. We will hire construction companies to realize those designs.

The Steering Committee will be posting job descriptions for the task forces that will work with the architects, help select contractors and work with the contractors through every phase. If you want to be a part of a task force, watch for these job descriptions and let us know of your interest.