

## **Annual Meeting Feedback January 25, 2015**

Copies of the newsprint from each round table discussion regarding the options for the future of Harris House

Final group conversation & tallies are in the last section

### **Newsprint A (Brown Marker):**

Since we are a shrinking parish (footprint in community) with a shrinking mission (no boy scouts, no rummage) maybe we should just tear the building down – cheapest option

Seriously we need to not shrink our community space for AA, SFP etc. Large gathering spaces for community/church breakfasts, lunches, Cuban night, square dance

We need to figure out what space is going to be available at the YMCA (library, other churches) for community gatherings before we downsize our building

The church community is begging for more gatherings – evidence our convocation lunch – we think downsizing our large rooms – Parish Hall & MacGillivray Room – is a mistake

Could we build new in a different space that gives us larger rooms (Harris Hall equivalent space)- not 1000ft less

*No tally*

### **Newsprint B (Purple Marker):**

Unwelcoming Parish Hall (newcomer)  
Hard for older people

Do you want to have more older people attend? – Handicapped accessibility issue

With new construction, is there enough space? (we lose ½)

\$180/sq ft seems high

Can we hire an architect to get preliminary plans?

Can we build new bigger than 7500sq. ft?

What does God want?

What are the needs in the community that we could fill? (uniquely)

*Nothing:*

*Renovate: 1*

*Build New: 2*

*Need more info: 1*

### **Newsprint C (Red Marker):**

What is the “payback” for the new windows?

Include expected lists (itemize) such as storage, temporary trailers, in line items, NOT as part of contingency line

What is expectation of how/where we’ll raise the money

Would help to see a 10-year projection of added fixes & annual maintenance & up keep

We have a superb, welcoming, multi functional space here that is unreplaceable in this form because of cost alone

What solar/green changes are eligible for utility & government rebates? Plus what paybacks?

*Do nothing: 0*

*Renovate: 4*

*Rebuild: 2*

*Unsure:*

### **Newsprint D (Purple Marker):**

How will office function during renovation or razing the building & is that included in the 30% contingency plan?

Current heating/cooling costs vs new system with renovation (?)/raze

Funding for project/risk to the parish

Breakdown of \$\$ - fundraising needed, available in current CCE budget, available from Diocese/Grants – parish needs to have this info to help make decision

Design to be able to expand in future

Open Harris “hall” space is smaller than current space that we are crowded in current space with “all parish” event

Will we have to update anything in the church (ie sprinkler?)

Will funding leave endowments intact?

New programs (?) will/will not fit in the new building

Renovation – will it include upgrade of systems to green/sustainable status

Usage report in our info seems to negate the evening hours use – the most the building is used now

Can we be ‘audacious’ about SFP support & use our land/space for housing that program separate from the Parish Hall

*Renovate: 1*

*Raze: 3*

*Don’t Know Enough: 1*

## **Newsprint E (Purple Marker):**

Quality Objectives (good, better, best) for 50 yr investment

The “H..”

- What happens to programs during renovation/rebuild?
- Where SFP go?

Handicapped Accessibility – costs included

Restrooms – accessible to all

Lift (replacement/improvements) if renovate?

Chair lift for back stairs (if renovate)?

Renovation “kicking can down the road”?

Combine Archives with Library in new building?

Finances: Need clear list of all Endowment assets and their availability

*Renovation: 0*

*New Build: 7*

## **Newsprint F (Purple Marker):**

*(Note: had trouble with handwriting. '...' = unknown word)*

We'd like to see a timeline of estimated costs (operating costs) for razing or renovating = comparison .... over 10 years

At some point the Fire Marshall will shut us down (if we do nothing) sooner than we may realize

Do we have a vision of what the church could bring in from the outside (not what we're doing now but what we could ... because wouldn't that shape the design of the new space.

Another way of gathering that is – what are we aspiring to be 5-10 years from now?

What would the responsible thing to do now for the next generation?

The unanimous vote around the table (7 people) – we all are for a .... a \$900,000.00 difference. We would note much of this up in heating cost & storage (return on investment)

Also, environmentally it's the more responsible thing to do.

If we wait and only renovate, at some point, we'll still need a new building. 5-6 years from now, that \$2,086,500 will likely increase by a million dollars

How could we generate more revenue thru ren... regardless of choice made

*A (do nothing?): 0*

*B (renovate?): 0*

*C (build new?): 7*

*D (not enough info): 0*

## **Newsprint G (Green Marker):**

Should we throw good money after bad? (if we renovate)

Load-bearing walls? Could the 1<sup>st</sup> floor of Harris House be removed?

What would we do during renovation/construction to support Sunday School & office space?

If we renovate Harris House, would fire walls result in less usable space?

Are we asking for money too soon after the church renovation?

Will we commit to renovate/re-build before we know how much money we can raise?

*Do Nothing: 0*

*Renovate: 0*

*Re-build: 4*

*Don't know enough: 3*

### **Newsprint H (Purple Marker):**

Make sure whatever we do serves both SFP, AA & church groups

Replacement of Harris House with larger windows

Windows in basement need screens

Reduce classroom by combining classrooms

Roof work to eliminate critters

Rent out down stairs to school or day care?

*Renovate: 3*

*Need More Info: 1*

### **Newsprint I (Green Marker):**

Check out other parish halls on one floor

Can we look beyond our current usage for ministries to what we will need with increased ministries?

Do we need to look at declining church membership in churches?

Cost of renovation being cheaper is important consideration

In light of the fact that other seacoast churches are adding space & increasing membership, how might that inform our decision?

How will this be financed? Take advantage of low rates now

What will the discernment process look like to determine how our building is meeting our current needs?

Do we need all the space we have now?

If we rebuild, will we have enough space to meet our current/future needs?

Want a fireplace

Will input of parish as a whole be heard before we have an engineer called in?

Operating expenses – what will be improved in new build?

Love idea of one floor

Will broader data set of ministry needs be available before deciding between the 2 options

The next meeting needs to be to hear what people really want

Vestry has heard all of this, but no one else has until now

*Option 1 (do nothing?): 0*

*Option 2 (renovate?): 0*

*Option 3 (rebuild?): 0*

*NA – 6 (to early-too little conversation)*

## **Newsprint J (Purple Marker):**

Upstairs bathrooms are not included in renovation costs

How do rental opportunities affect our decision?

Spend more/earn more

Insurance rates?

What are the community needs & how would that affect our plans? (eg daycare)

“Do nothing” is not a moral option because of safety concerns

How do we fund this? Mortgage? Grants? Spread it out over multiple years?

After \$1.1 mil this building will still look the same (roughly)

Structurally this building is sound, it is wasteful to raze

*Do Nothing: 0*

*Renovate: 2*

*Better Renovation: 1*

*Raze: 2 & 1 wondering where money would come from*

## **Newsprint K (Orange Marker):**

Update of the Handicap Lift

? Condition

More user friendly?

Asbestos Abatement costs

Keep 2 levels vs 1 new level

Better utilization of the lower level.

Home School

Day care

Better utilization of the sanctuary with a smaller (1 level plan)

Is the fundamental structure durable for the future? (50 yrs)

*Need more info: Whole Group*

## **Newsprint L (Pink Marker):**

In looking at all options, what can this congregation support financially?

If we could bring to code, how could we gain revenue?

Is there option 2.1 – for how much more could the downstairs be used?

How to think of use/revenue encouraging more congregation – childcare, elder day care, day space

Could the connection between church & Harris Hall be ramped/made more inviting?

Keep track of neighbors - YMCA, education center, library, other churches...

What spaces might we duplicate? Give away? Rent?

What will church look like in 2064? More connection? More screens?

How much long-term do we save (heat, etc) with a new building

*No Tally*

### **Newsprint M (Red Marker):**

We're cutting space in half, so are we going to have enough space?

Realization of underutilized space that is here

Do we have anyone interested in the space? Obviously it has to be up to code.

Can anything be salvaged?

Where will we meet as a church when renovating? Will we lose member?

What are projections on operating costs fro BOTH options?

Heat, maintenance, cleaning (handicapped accessible much better)

30% projection for contingency for renovation may be much higher due to tearing down

SFP is a big outreach & isn't up to code, but space is enough now

Also (besides SFP) everyone else who uses the building is at risk – liability to church. Would insurance be lower with code? If not up to code would insurance even pay?

*Do Nothing: 0*

*Renovate: 0*

*Raze: 7 or 8*

### **Newsprint N (Red Marker):**

Why bother with Band-Aid Solution?

A new building is 100 yr solution and no worry about asbestos

*Raze & Rebuild: Whole Group*

### **Newsprint O (Blue Marker):**

On Rebuild:

- no rehearsal spaces for choir/jr choir
- "flex" rooms

- what do we want the building to do
  - o us (groups)
  - o community (0 welcoming)
- make sure of ministries within church have needs met
- wish lists (vestry times at coffee hours)
- Penny wise vs longest term benefit
- What more would it take to:
  - o Access/usability
  - o Flexibility
  - o Obtain middle ground

*Do nothing: 0*

*Renovate: 0*

*Rebuild: 4*

*Unsure: 1*

## **Final Group Conversation:**

Mission/Vision/Stewardship Question

Who are we?

What do we want to be?

Don't know enough about fundraising – where will money come from?

- Mostly from Parish
- Loan (probably not)
- \$600,000 in a fund

Need information regarding what we are doing and why

Numbers for renovation does not include non-essential improvements

In 50 years the building will be 100 years old

What will CCE look like?

What we do has a lasting impact

Should have conversations with other churches

Improve accessibility – need to make lift fully functional

Building the church for next generation – need their input

Architect recommendations

What are other organizations/churches doing?

What can we share?  
Where is revenue?

What community needs can we fulfill uniquely?

Where does the hope for the church lie?  
How can we make this a hope-filled opportunity?

### **Final Tallies:**

Do Nothing: 0

Renovate: 11

Better Renovation: 1

Raze & Rebuild: 40 + a Group (unknown #)

Not Enough Info: 13 + a Group (unknown #)