

# **Annual Meeting Feedback**

## **Listening Session Questions and Answers**

### **March 8, 2015**

**Where we are today:** Based on responses from our Annual Meeting January 25, 2015, the Vestry is responding to what we consider “considerable interest” in the possibility of a new design and rebuild of the Parish House (Harris House). No final decision has been made to move forward with either repairing our current space or designing and building new space. However, we have reached a point where either path will require input, conversations, decisions and spending of some money for initial architectural drawings should a new build be a serious option. We are especially interested in hearing from those who were present for our most recent building campaign (the purchase of the new organ and renovation of the worship space) so that we can hear from you and learn about that process.

#### **1) What are other churches and community organizations doing and what space is/will be available?**

**\*\*\* New YMCA being built on Linden St...focus is sports/fitness/health and wellness/activity space for all ages/community room appearing to be smaller than current Harris Hall. It appears the “Y” will have a modest sized room but there will also not be a kitchen in the building.**

**\*\*\* Potential for us to rent space to schools/daycare, as some churches do;**

**\*\*\*Great Bay Child Care Center (existing daycare in Exeter) is building a new space in Exeter;**

**\*\*\*We have not yet had wider conversations with area churches about their space use.**

## **2) Suggestions for or questions regarding a NEW building?**

**\*\*\*Harris House Project Team (led by Steve Portalupi) is currently gathering information about possible construction companies. The team is composing a thorough list of questions and plans to vet three companies by meeting with each during the last week of March.**

**\*\*\*The selection of an architect will be done once a construction company has been selected to ensure there is strong cohesiveness between those 2 parties.**

**\*\*\*We anticipate the architect will do research as part of the design process to determine our needs as well as the availability of space (or lack thereof) in the community at large. Those needs would then be translated into a proposed design.**

**\*\*\*New construction could consider possibility of building beyond current footprint in order to include sufficient space for large gatherings.**

**\*\*\*The “draft sketch” of a new building in the AM materials was not accurate to what we anticipate or need for the largest gathering space. It was simply an *example* of a *possible* one story new build.**

**\*\*\*We don't need to duplicate the current classroom space in a new build.**

## **3) Better or additional detail on costs and/or benefits of each option?**

**\*\*\* Not at this point.....being worked on. A construction company and architect are the first orders of business.**

**\*\*\* For a new build, we anticipate maximizing green technology to minimize future operational costs.**

**\*\*\*We will investigate all possible rebates/grants for solar/green upgrades.**

**\*\*\*With a repair, we are limited in this way, especially if we opt for the basic proposal which would not include new windows.**

**\*\*\*To expand a repair to be more energy efficient may incur costs similar to a new build.**

#### **4) FUNDING the expenditure?**

**\*\*\* We have \$600,000 in cash on hand to begin a project.**

**\*\*\* Other unrestricted endowment monies may be available.**

**\*\*\* Balance can be achieved by financing and/or capital campaign.**

**\*\*\* A capital campaign can be launched**

**\*\*\* Commercial financing (bank loan)**

#### **5) OPERATIONS during repair or rebuild?**

**\*\*\* most likely renting temporary trailers for office/storage as needed;**

**\*\*\* if we can worship in Harris Hall for months, we can do anything!**

**\*\*\* SFP could stay at other churches while we continue to provide volunteers (has happened before with other churches);**

**\*\*\* Sunday school/teens ....new model can be adapted to use chapel space or a temp trailer;**

**\*\*\* Meeting for our large parish events: maybe at other churches/community buildings....or hold them only in warmer weather and rent a tent, if deemed important enough.**

## **6) Church/sanctuary requirements?**

**\*\*\* Repair option: no sprinklers required in church/sanctuary if HH firewalls and separation from covered walkway occurs. Keep in mind that codes will continue to change so this may change at some point.**

**\*\*\* New build option will include firewall and walkway separation for sanctuary.**

## **7)REPAIR**

### **questions/suggestions/upgrades/green sustainability?**

**\*\*\* Basic repair (least costly) brings existing building up to current fire and safety code by first doing asbestos abatement, then firewalls, sprinklers to allow overnight sleeping, kitchen stove hood.**

**\*\*\* Basic repair does NOT include ANY upgrading of bathrooms, kitchen, windows, or the handicap lift....or anything else.**

**\*\*\* Firewalls for repair would not result in less usable space but would change dramatically the open appearance upon entering the building.**

**\*\*\* Connection between Harris House and church is not amenable to ramping.**

**\*\*\* We really should improve the handicap lift to a more accessible elevator system which would be a very expensive addition to the repair option.**

**\*\*\* Expanded repair would include window replacement for energy efficiency brings us much closer to cost of new build....and we would still have a 50-year-old building.**

**\*\*\* Obviously, with a new build, an elevator is not necessary and entry ramps would be incorporated.**

**\*\*\* New build offers complete access to energy efficient technology and resulting operational savings.**

## **8) Was evening use of building factored into the building usage study?**

**\*\*\* YES.....although the description of the “formula” to determine the usage may have appeared confusing, all usage was factored in and the conclusion reached that, in terms of the footprint, the current building is under-used.**

## **9) FUTURE SPACE NEEDS, including supporting the greater community?**

**\*\*\* We are at our best when gathering as a parish, so we know we want to maintain a large gathering space.**

**\*\*\* We want a space that is easily handicapped accessible (which we currently do not have).**

**\*\*\* Space to gather the larger community such as: Seacoast Family Promise, We the People events, Thanksgiving dinners, possible expansion of a meals mission, continue to serve WIC and AA here, perhaps bringing back a Rummage Sale type of event, expanded youth programs, Healing Conferences, receptions following concerts/funerals/weddings, mission fundraising events like the recent Cuban Night, just-for-fun potluck dinners, possible revenue from daycare provider, whatever we choose to dream up!!!**

## **10) DISCERNMENT process for our building issue?**

**\*\*\* Building use analysis has been done.**

**\*\*\* Visioning with parish at the Annual Meeting 2014 (and beyond)**

**\*\*\* Parish input of Annual Meeting 2015 gave us a direction to begin next step of conferring with architect/construction companies to determine better accuracy of cost estimates.**

**AS WELL AS SERVING GOD'S PURPOSE THROUGH US AT THIS TIME, WHATEVER WE CHOOSE TO DO ABOUT THE BUILDING NOW IS WHAT THE FUTURE PARISH WILL LIVE WITH.**

**WHAT IS THE VERY BEST WE CAN PROVIDE FOR THEM?**

**WHAT IS THE VERY BEST WAY TO BE GOOD STEWARDS OF GOD'S CREATION, HUMAN AND ENVIRONMENT?**