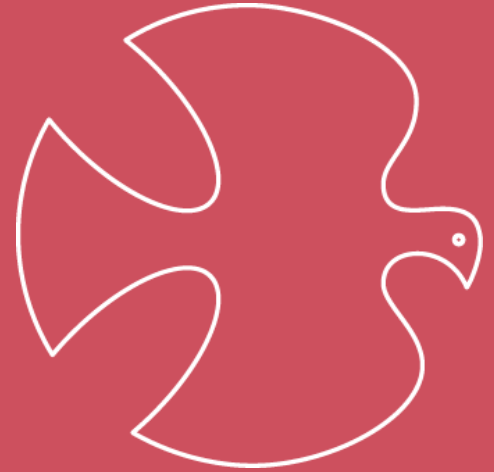


OUR FUTURE CHURCH

Presentation
St. Columba's Episcopal Church
April 7, 2024





AGENDA

- Project priorities
- Fletcher House
- Construction estimate
- Engagement update





PROJECT PRIORITIES

Proposed projects to improve the existing building:

- Entrances and Common updates
- Music Wing reconfiguration
- Butterworth Wing, 2nd Floor Reconfiguration
- Great Hall improvements
- Commercial kitchen update
- Bathroom accessibility
- Technology upgrades





1 - Butterworth Entrance

Build a new entrance for the Butterworth wing, replacing existing exterior stairs.

- Make the building more attractive and welcoming to neighbors.
- Make the building more accessible to guests with mobility impairments by improving elevator access and providing barrier-free entrances to the first, second, and third floors.
- Improve security by directing guests to appropriate locations within the building based on the purpose of their visits.
- Improve security by moving the elevator outside of student-occupied areas of the Nursery School.
- Improve safety by replacing deteriorating exterior steel and concrete stairs that can be slippery when wet or icy.





2 - Butterworth Wing, 2nd Floor

Remove non-structural walls, move doorways, and reconfigure space to serve the Water Ministry.

- Create new, flexible-use space to meet the needs of the Youth Ministry and Water Ministry. This space will provide an attractive meeting and recreational space with secure storage for supplies.
- Improve the sense of welcome and safety for Water Ministry guests and staff by improving sight lines from the Butterworth entry, increasing availability of secure storage, and adding new shower and restroom facilities.





3 - Albemarle Entrance

Build a new entrance for the Albemarle wing, replacing existing exterior stairs.

- Make the building more attractive and welcoming to neighbors.
- Make the building more accessible to guests with mobility impairments by improving elevator access and providing barrier-free entrances to the first, second, and third floors.
- Improve security by directing guests to appropriate locations within the building based on the purpose of their visits.
- Improve safety by replacing deteriorating exterior steel and concrete stairs that can be slippery when wet or icy.
- Provide needed storage space on the lower level of the addition.





4 - Music Wing Reconfiguration

Reposition several walls and doorways, create new storage, and enlarge bathrooms.

- Improve utilization of the current bell room, providing multi-use space that can serve as a “living room” or nursery during services.
- Increase available meeting space with the addition of a new, small meeting room.
- Improve convenience with secure storage for music equipment, including bells.
- Add capacity by turning two single restrooms into two multi-stall restrooms.
- Improve flow of foot traffic between services.





5 - Common

Update finishes and refresh lighting in the Common

- Improve sense of welcome and accessibility by enhancing the comfort and flexibility of space in the Common.
- Improve wayfinding with better analog and digital signage.
- Improve aesthetics and energy efficiency with modern lighting.

6 - Commercial Kitchen

Renovate the existing commercial kitchen.

- Replace aging, end-of-life appliances since parts for repairs are no longer available.
- Improve food preparation areas.
- Equip the facility to qualify for certification as a commercial kitchen, which will increase the potential for rental income.





7 - Great Hall

Update lighting in the Great Hall, define a “pre-function” space between the Great Hall and the kitchen and restrooms, and redesign the adjacent restrooms.

- Improve flow of foot traffic and flexibility of Great Hall space by adding a moveable dividing wall between the Great Hall and the hallway area adjoining the kitchen. This “pre-function” space can be closed off from the Great Hall to allow access to the kitchen and restrooms without disrupting activities in the Great Hall itself as well as a clear line of sight between the Albemarle and Butterworth entry pavilions, or it can be opened to the Great Hall to provide additional space.
- Increase capacity and improve accessibility for guests with mobility impairments by reconfiguring the existing restrooms to fill the space vacated by removing the elevator and elevator access hall.
- Increase attractiveness of the space for current users and potential outside groups with upgraded lighting, a new sound system, support for live-streaming, and projection capability.

8 - Second Floor Accessible Restrooms

Renovate the existing restrooms adjacent to the second-floor Albemarle entry.

- Improve welcome and accessibility for guests with mobility impairments by renovating the existing second-floor Albemarle-wing restrooms to meet ADA requirements.





9 - Technology Upgrades

Provide new technology and AV capabilities throughout the building.

- Address acoustical issues in the Nave to improve inclusivity in worship.
- Improve access to worship and other functions by adding capability to stream video from the Great Hall or Nave to any monitor in the building. Add smart TV monitors throughout the building that can display this streamed video.
- Add or rearrange cameras in the Nave to increase flexibility for streaming or recording services.
- Upgrade microphones and streaming capability in the Music Room.
- Add virtual meeting capability in all meeting rooms to match or exceed capabilities in Room 212.
- Add a retractable screen to the Great Hall.
- Add projection capability, including the ability to connect an outside laptop or mobile device to display or stream content, to the Great Hall and potentially the Nave.
- Add digital signage for announcements and wayfinding throughout the building.
- Improve wireless infrastructure to support streaming from a portable camera from the Courtyard, Labyrinth, Columbarium, or other locations on the campus.
- Provide a permanent outdoor speaker capability in the Courtyard, Labyrinth, and potentially Columbarium with support for wireless mics and instrument hook-ups.
- Clean and refurbish organ.





	1	2	3	4	5	6
Included Projects	Butterworth Entry Butterworth Wing	Albemarle Entry Music Wing Common	Commercial Kitchen	Great Hall	Technology Updates	Second Floor Restrooms
Mission Alignment	Strengthen Community Practice Faith Becoming Anti-Racist Embrace Our World	Strengthen Community Practice Faith	Practice Faith Embrace Our World	Strengthen Community Practice Faith	Strengthen Community Practice Faith Build Capacity	Strengthen Community
Values Alignment	Open-hearted Growing in faith Called to action	Open-hearted Grateful stewards	Open-hearted Called to action	Open-hearted Growing in faith	Innovative	Open-hearted





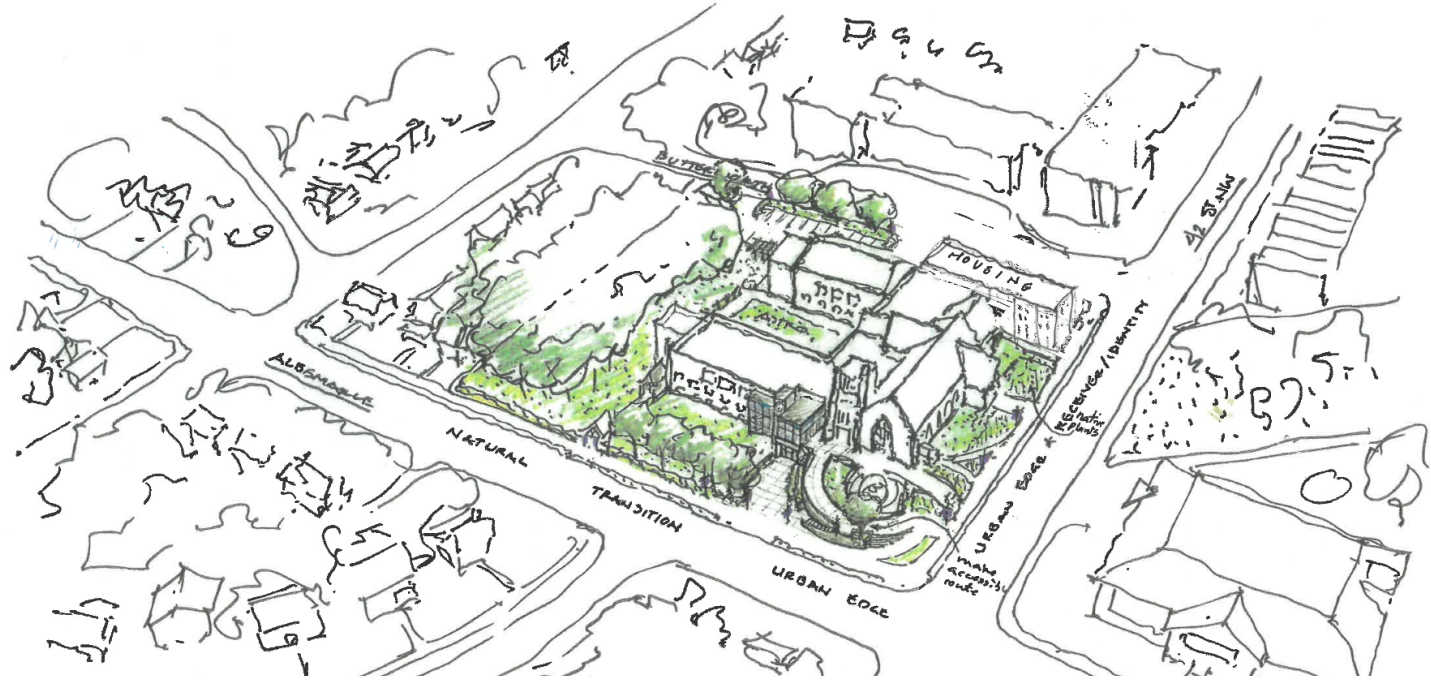
Redevelopment of Fletcher House site

The MPC recommends that the Vestry proceed with plans to construct eight, 3BR townhouse-style housing units for sale of approximately 1,800-2,000 square feet each on the current site of Fletcher House. Units would be stacked duplexes, each accessible from street level. As currently conceived the eight units would consist of:

- 4 units of workforce housing, meant to be affordable for families earning 50-80% of AMI
- 2 units of market-rate housing
- 2 units of housing retained by the church (e.g., staff or refugee housing)
- The plan does not currently include additional on-site parking, but parking could be available in the church's existing surface lot or in nearby commercial garages (e.g., Iona).
- For the church to retain two units of housing valued at a combined total of approximately \$2.4m, the plan assumes the church will need to raise approximately \$500,000.



FLETCHER HOUSE CONCEPT



FLETCHER HOUSE CONCEPT



ST. COLUMBA'S
EPISCOPAL CHURCH

CONSTRUCTION ESTIMATE

We contracted with construction estimator, Axias, to price the full scope of renovations to the existing building.

Axias' estimate for the full scope, including soft costs such as permitting, detailed design, and construction administration, is \$12m.

Construction costs for Fletcher House are assumed to be largely recovered through housing unit sales and are not included in this estimate.



ST. COLUMBA'S
EPISCOPAL CHURCH



ENGAGEMENT PLANS FOR APRIL 2024

- April 7th (Forum, Sunday Morning)
- April 10th (Wednesday Night Supper @ 6pm)
- April 14th (Sunday after church)
- April 21st (Sunday after church)

We want to hear your feedback. Email us on OurFutureChurch@Columba.org



ST. COLUMBA'S
EPISCOPAL CHURCH