

DESIGN OPTION #1 – RENOVATION OF BAXTER HOUSE

In December 2011, the Vestry directed the Steering Committee to explore three alternative designs – renovation of Baxter House; construction of only a new undercroft under the Parish Hall; and, construction of only a new second floor above the Parish Hall. This is a report on the first of those options, renovation of Baxter House.

Since the initial building studies in early 2010, we have known that it is highly problematic to renovate Baxter House. However, because we know there are members of the parish who are interested in knowing more about this option, we returned to it for further analysis.

The Proposed Design

The accompanying concept design was developed by Bonstra/Haresign Architects. Essentially, what they propose would be a complete gutting of the building, leaving only the exterior walls and construction of a new building within them, with new systems and with an interior design more appropriate for offices and limited meeting spaces.

Assessment

Bonstra reviewed applicable building codes and concluded that we would, without question, end up with LESS space than we currently have, largely because of requirements for accessibility and egress. A large percentage of the square footage would be taken in order to serve life safety and accessibility requirements (stairs, an elevator).

Renovation would not allow us to achieve any of our program goals.

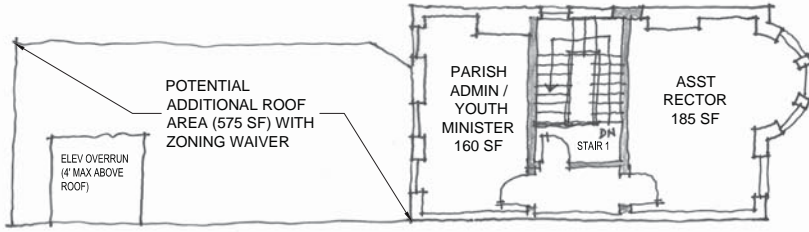
In addition, because any change to the front of Baxter House will require approval of both the Commission on Fine Arts and the Historic Preservation Review Board, it is highly unlikely that we would be able to make the building accessible from the front, thus requiring people with limited mobility to enter the building via the cobblestone alley in the rear.

We also asked our zoning attorney to review legal issues related to such a renovation. He concluded that we would be required to go through a lengthy (6-12 months) and potentially costly process to obtain a zoning variance that would require input from neighbors, the Neighborhood Advisory Committee, etc. While he believed it possible that we could succeed, he was not optimistic about our chances of success.

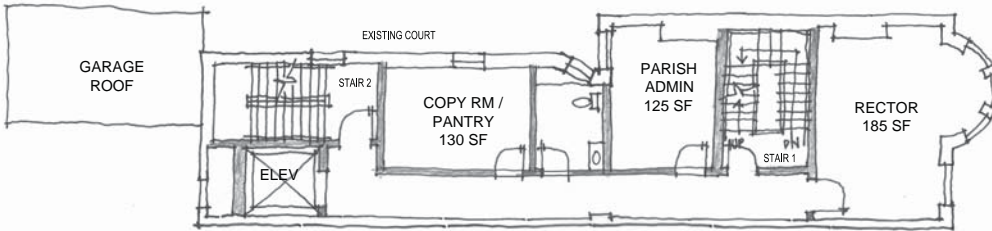
We asked Monarc Construction for a rough estimate of the cost of construction, based on Bonstra's concept design. Their estimate of \$250 per square foot or ~\$1 million for construction only was validated as realistic by Bonstra, our project manager (Alex Berley), and Ed Corr (architect and member of the Steering Committee). A total cost, including soft costs (design, historic consultant and legal fees) and what we have spent thus far, would be somewhere around \$2 million, assuming we could get zoning approval.

Finally, we have known since last year that Baxter House is a significant asset and that its sale can make a significant contribution to financing of a more extensive renovation project. It was appraised early in 2011 at \$1.4 million. Two real estate agents who are members of the parish have concurred with that.

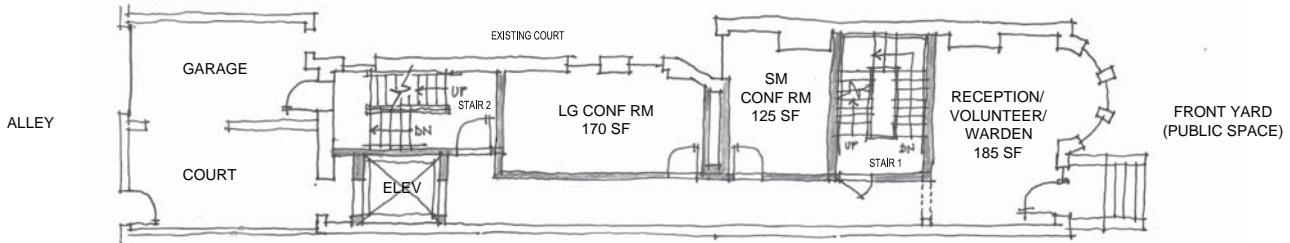
Based on all of these factors, the Steering Committee recommended against further consideration of this design option.



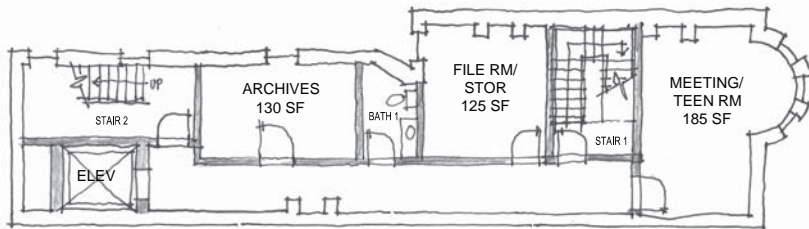
THIRD FLOOR



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