

INFO SUMMARY

The proposal contains 3 interlocking, but distinct, parts: renovation of our existing building; addition of a Gan Shalom/Religious School classroom with toilets & storage at the south of the building; and a front addition with foyer, ADA bathroom, seating area, and coat closet.

The schematic is available online at https://www.bethshalom-bjc.org/architecture-10_17/. Think of it as an intention for moving forward. Once we have hired an architect, she or he will work with our design committee to think through the overall renovation and/or expansion as well as the hundreds of smaller details and changes.

Drainage and water issues are part of every renovation and/or expansion option. Any project will begin with a report from a civil engineer; solutions may be built into any expansion or may be stand alone.

Cost estimates for renovation, expansion in the front & rear, solar panels are based on the midpoint of national statistics for construction of this type – as we are neither New York nor Utah, this seems a good guide for our financial planning.

These are not final prices or bids. We can control costs even as the costs affect our choices. The kinds of materials used make a difference (one floor covering might be twice as pricey as another). Many contractors allow a client to make decisions in real time about unexpected changes.

	Full Schematic	Reno / Class	Reno / Front	Reno Only
Renovation	\$286,300	\$286,300	\$286,300	\$286,300
GS/RS Classroom	\$181,125	\$181,125		
Solar Panels	\$28,500	\$28,500		
Front Bump-out	\$153,600		\$153,600	
Landscaping & patio	\$50,000	\$50,000	\$50,000	\$50,000
Architect fees	\$55,962	\$41,394	\$39,192	26,904
TOTAL ESTIMATE	\$755,487	\$587,319	\$529,092	\$363,204

The Board is committed to **minimizing the financial impact** on our membership, particularly those for whom pledges and school costs are already a challenge. None of us want to build a building we can't afford or use every dollar we have in reserves. Balancing finances with needs is crucial.

Monies available for the project include pledges (as of November 29, \$328,905 from 44 households); Gan Shalom reserves of \$80,000, and up to \$225,000 in Beth Shalom reserves. Some of the costs for drainage/water may be paid for by our Building Fund, with a present total of approximately \$57,000, replenished each year by membership fees.

The Board is also committed to reducing our carbon footprint. At our November meeting, we unanimously approved the creation of a working group to focus on green building materials, solar panels, and other measures with the objective of reducing our overall carbon footprint. The GS/RS classroom will include a full array of solar panels that we hope will not only provide electricity for the classroom, but for elsewhere in our existing building.