

Sanctuary Preservation and Readiness Project

Town Hall Meeting Questions & Answers

June 7, 2015

The Town Hall meeting was a great opportunity for everyone present to ask questions and weigh in on the various topics that were discussed. In addition, comment/question cards were distributed to all in attendance. All of the questions asked during the meeting and those submitted in writing have been combined and the answers are presented below. If you have further questions or would like to provide a comment, just send an email to sanctuary@asbts.org. Your views and opinions are critical to the success of the project!

Seismic Issues

The Bell Tower structural soundness and the Sanctuary foundation/underpinnings are in such bad shape: would it make sense to completely start over with a new Bell Tower and new Sanctuary building?

We know that the Bell Tower lacks any type of structural reinforcement and has no foundation and needs to be completely removed and rebuilt in order to prevent injury to parishioners and damage to the Sanctuary in the event of an earthquake. The Vestry voted to do just this and work will commence as soon as we receive permission from the County. A foundation will be added and it will be rebuilt with concrete blocks and steel reinforcement. The timing to rebuild the Bell Tower will depend on fundraising efforts.

The western half of the Sanctuary also lacks a foundation and structural support of the nave floor is not adequately “tied down” and is lacking the type of lateral structural support to withstand a sizable earthquake. However, the east side of the building is of more recent construction, and was reinforced and supports were added in the 1960s. So starting over with a brand new building does not make sense. Plus it’s an historic building and we would be unlikely to ever receive permission to completely replace it.

Will the stones from the Bell Tower be reused or new?

We will reuse as many stones as can be extracted in-tact when the Bell Tower is taken down. Santa Barbara Sandstone varies in hardness and so while each stone will be removed with great care, we won’t know until we actually deconstruct the tower which stones can be saved. In any case, the Bell Tower will be rebuilt to look exactly like the existing one.

Interior Design/Use

Are we going to replace the wood flooring throughout?

The floorboards will be removed when the entire underpinnings of the Sanctuary are removed in order to be replaced. We will carefully remove the boards in hopes of reusing them; however, we don't know at this time how many will be in condition to be reused.

Will pews be refinished?

The pews will be removed during seismic construction. The pews will be refinished and the pew cushions will be replaced or recovered so that they are not as sound-absorptive as the existing cushions.

Will the kneeling rails be moved to floor level?

It is proposed that the Communion rail and the kneeling pads be moved to the floor level to enable everyone, regardless of their physical ability, to join together for Communion.

Will the new Seaside Chapel interfere with the commemorative bricks on our patio?

No, there will be no impact on the commemorative bricks on our current patio.

It is extremely important that the ceilings stay wood.

One of the critical seismic upgrades involves stiffening the ceilings with heavy-grade plywood and adding steel reinforcements, and acoustically it would be desirable to eliminate the cracks in the tongue and groove wood planking. The new ceiling could match the appearance of the current ceiling, or could carry on the feel of the existing plaster walls, either in the current dark wood stain color or in a warm off-white. It would also be desirable to add recessed lights to ensure a much better ability to provide the right level of lights for any particular type of service or use. We invite all members of the parish to weigh in over the next few months to provide input regarding the interior needs of the Sanctuary.

The HVAC system was replaced in the last several years. Have you compared the bids from then?

The current heating/ventilation/air conditioning (HVAC) system was installed nearly a dozen years ago. Its capacity is able to meet only about 50% of the volume of the Sanctuary and is relatively inefficient in power usage compared to modern systems. In addition, condensation from the air conditioning is released into the organ pipe chamber and the beneath-floor ducts are not moisture proof and for other reasons need to be replaced. Current bids have been received to reflect the new system required.

What will happen to the reredos?

The reredos will be preserved and will remain in its present location at the back of the altar. It is the focal point of the entire building and an important part of the All Saints worship experience. The new organ pipes will need to be located on the back or sides of the chancel and the sound from the organ will pass through the reredos. The art work in the reredos on the wood panels could possibly be photographically replicated onto mesh material that would look like the existing wood panels but allow the sound from the pipes to reach the center of the church. However, our newest report from one of the proposed organ builders indicates that it may be possible to build a tracker organ with pipes along the sides of the chancel and leave the

reredos untouched. These are issues that will be researched and answered in the coming months.

Could the reredos come forward so it doesn't block the sound from the new pipe organ?

It is very possible that the reredos could be moved forward slightly to enhance the flow of sound from the pipes of the new organ, if a builder is selected who needs to position the pipes behind the reredos. We will be receiving a scale model of the current chancel with the new organ in position – we'll then be able to see exactly where the reredos will be located.

If the altar level is lowered relative to the level of the nave floor will everyone in the pews be able to see the activity around the altar?

The difference between the height of the nave floor and the chancel level is proposed to be 18". It is now 30". Several sightline studies have already been reviewed and this is a much more comfortable and proper height difference – our current altar is generally felt to be too high in relation to the nave floor. Rev. Aimée has reviewed this issue carefully and feels confident in the recommended change.

If the architect is proposing to install a slab floor under the nave floor, what will the floor of the Sanctuary be made of?

Replacing the wooden underpinning of the nave floor is a key aspect of the project, and interestingly a concrete slab at the lower level is less expensive and more seismically sound than a new wood substructure (at either the lower or the present level) and will dramatically improve acoustics inside the Sanctuary. A key recommendation is to lower the floor by about 12" to allow the nave floor to be at the same level as the ground level outside the main entrance to the Sanctuary.

If the new Sanctuary roof is to be insulated, will the insulation be on the inside of the current roofline?

Yes. Insulation will be added after structural plywood is installed beneath the existing roof for seismic strengthening. This will all be done inside the current roof line to avoid changing the external appearance, which is a key permitting issue. Adding insulation will dramatically improve the ability to keep the Sanctuary at a temperature more comfortable for all of us *and* the new pipe organ. Installing it underneath, or inside, the current roofline also means we could then hide the exposed fire sprinkler pipes.

How will the new interior of the Sanctuary feel with a lowered floor? Will it be more grand and/or less intimate?

The lowering of the nave floor on top of a concrete slab covered by wooden floor boards is the least expensive and most seismically secure option to replace the floor substructure. This option also increases the volume inside the Sanctuary and hardens the structure, both critical elements to improve acoustics for the new organ as well as choral music and the spoken word. The architects and builders on the project committees feel strongly that this will also make the interior feel much more comfortable and appropriate scale for our beautiful ceiling.

Rev. Aimée has noted that music inside the Sanctuary stops about half way to the back of the building; if we improve the acoustics then we will hear each other singing and hear the organ music in a way that will bring all our voices together and lessen the feeling that we are singing by ourselves.

It was mentioned that numerous changes have been made in the last several decades since the church was first constructed, including by Doug Davidson who said there were just two steps up from the nave to the chancel when he was married at All Saints. Since it was explained that a current change being recommended is to harden the structure as much as possible to improve acoustics, should rock or brick walls be installed instead of plaster walls?

Generally, anything that we do will improve the sound inside the building. Our objective throughout our design planning has been to maintain the look and feel of the current Sanctuary to the greatest extent possible and make no changes that are not necessary to address the seismic and missional needs of the building. Any hard surface will serve to channel sound from the choir and organ area, and smooth plaster is probably preferable for this to stone or brick, and maintains the current look and feel.

What will happen to the beautifully carved Communion rails if lowered to the nave floor?

The current Communion rail will be lowered along with the current cushions to a plinth (step) on the nave floor for communion.

Regarding the banisters now used to keep the altar platform safe from someone stepping or falling off, it is viewed by the clergy as sending the message to worshippers to “keep out” or “keep separate.” That’s the wrong message that 21st Century church architecture is designed to reverse. Uniting the parish with the clergy is a goal of the church. Rev. Aimée stated that re-thinking the liturgical purpose of our architecture is important. “We do not want to minimize the affection we hold for how our current altar looks and feels. We do want to use our architecture to create and enhance our service as members of the Body of Christ and still allow for the feeling of warmth and intimacy – that’s our challenge. I am very confident that with the input of the members of the parish and through open dialog we will find the right balance.”

Where will the altar party robe?

During the summer of 2015 we will gather together as many members of the parish as possible and create opportunities for all of us to weigh in so that we can answer questions such as this. By re-purposing the current Vesting Room into a sacred space, to be called the Seaside Chapel, a space ideally suited for youth and children’s ministries, we will need to rethink where the altar party robes and other practical needs.

The parish survey regarding lowering the Communion rail to the floor level was split; how do you respond to those who don’t support this move?

We continue to seek input from the parish about this idea; however, theologically, we believe this is not just the right move but also sends the right message as a welcoming and inclusive church. As Rev. Aimée said about the concept: “The architecture of our chancel should not hinder our participation in the Eucharist. There is among you a desire to make the Communion rail more accessible so that everyone can bring themselves to the altar to receive Communion. This impulse is good and right. The architecture of 21st century churches no longer builds in a gap between the altar and the people, but rather follows Jesus’ example in closing the gap between the divine and the human. Following this impulse we are working on a design for the chancel that will close the gap between chancel and nave, priest and people. This will prepare our church for the 21st century and beyond, to form the baptized to be the Body of Christ, the

hands, feet, and hearts of Christ, blessed, and sent out to minister to the hurts and hopes of this world.”

Note that we do not plan to remove the first few pews as was first envisioned; however, we may remove some of the back row of pews to avoid the current bottleneck during processing and exiting the Sanctuary, but we will add seating in Seaside Chapel. Through conversations this summer, we hope to get input and then we'll begin to show plans, models and photos this coming fall.

Schedule/Closure

What is the total duration of the project? Is phasing really feasible? Could a long drawn-out project be bothersome to neighbors and parishioners? How will our work coincide with the Miramar's?

Two phases of the entire project are envisioned: the first would result in the deconstruction of the Bell Tower and then its rebuilding. The Sanctuary would remain open for this entire process (the main doors would be cordoned off and inaccessible, however).

The second phase would include all the rest of the work: rebuild the foundations and church floor substructure, strengthen the walls and ceiling/roof, add structural seismic strengthening, ready the building for a new organ, install a Memorial Chapel to house a columbarium, lower the Communion rail, install new heating/air conditioning/lighting/sound systems, create a Seaside Chapel from the Vesting Room space and build new vesting and working areas in the southeast corner of the Sanctuary. It's likely that this work will require 18- to 24-months once construction begins, and we will not be able to use the Sanctuary during this period. The permit process will take several months to possibly more than a year, so we do not know when construction could begin. We will work with our neighbors to ensure they are fully informed about all aspects of the project. It's too early to tell how our project will overlap with the Miramar construction.

How long will the permit process take? Will someone be hired to manage the CUP?

We have engaged Suzanne Elledge Permit Planning Service as our consultant for all aspects of our land use permitting, including our Conditional Use Permit. She as well as our architect, Bob Easton, have extensive experience in the permitting process. The time required will be affected by a number of variables, including the extent to which the County requires modifications to our CUP and the degree to which the various Montecito boards become involved, which in part will depend upon how much support we receive from our neighbors—and we will be launching a concerted effort to share with them the many positives of this project from their perspective as well as ours.

Costs/Budget/Fundraising

Have you looked into getting funding through federal, state and county grants? How about grants for lighting/energy efficiency?

These are excellent suggestions and our facilities and fundraising experts will begin to investigate the possibilities.

Why not take on long-term debt with such historically-low interest rates?

Philosophically, your Vestry has felt it would not be proper to saddle future generations with long-term debt, just as our forebears created our current Sanctuary for us without such debt. We want our new Sanctuary to be the base from which new and expanded ministries can extend out to our community and the world. Long-term debt, even at current interest rates, would jeopardize that by unnecessarily burdening our operating budget

If we fall short of our goal, what parts of the project will be on hold?

The Vestry will carefully assess how much money is available and prioritize the project phases to fit the available funds. We will not incur any long-term indebtedness to fund the project. Our desire is to raise even more money than what is called for in the campaign.

Where is the budget for the new floor?

The overall project budget is listed below. The cost for the new nave floor is included in the seismic line item.

- Bell Tower & Sanctuary seismic strengthening - \$2,950,000
- HVAC, electrical, lighting, sound, acoustics - \$825,000
- New Pipe Organ & organ room - \$1,400,000
- ADA restrooms, working areas, Seaside Chapel - \$650,000
- Lower Altar platform, relocate Communion Rail - \$350,000
- Memorial Chapel - \$175,000
- Landscaping & miscellaneous construction - \$500,000
- Construction contingencies - \$950,000
- Architect, engineering, permits, fees - \$1,000,000
- Endowment / invested reserve funds - \$1,500,000
- Development costs - \$350,000
- Project financing, gift shrinkage, studies, other contingencies - \$950,000

Preliminary project total: \$11.6 million

Is it true the funding for the new organ is in place?

A parish family has stepped forward to underwrite the cost of the new organ. The actual cost of the instrument is budgeted at \$1.25 million. However, we expect additional organ-related costs to retrofit the area where the new organ will reside.

Is \$11.6 million a good number; is it possible that won't be adequate if construction costs go up?

While we hired a contractor to conduct an extremely thorough cost estimating process, and we are in the process of evaluating two additional cost estimates, it's impossible to know at this point what the actual costs will be. Once our architect finalizes the actual drawings and plans, multiple contractors will be asked to provide detailed, competitive, fixed price construction bids, and once we have selected the contractor, we will have a much closer handle on the maximum cost. We are quite confident in the new project budget of \$11.6 million will not be exceeded, as it does include extensive contingencies spread over multiple categories.

How much money is needed to take down/replace Bell Tower?

Approximately \$450,000 is needed to take down and rebuilt the Bell Tower.

School Impact?

How will the plans impact the Parish School?

We anticipate expanding into the current schoolyard directly behind the southeast corner of the Sanctuary in an area about 10' wide by 8' deep. We will work with the School Director to determine the best way to minimize the impact on the schoolyard and play areas.

Landscape Plan

Landscaping plan: will it be drought tolerant and California natives?

Our landscape architect is an expert in designed with drought tolerant plant material. Over the latter part of 2015 and early 2016 the landscape plan will come to light. Parishioners interested in working with the landscape design firm are encouraged to get involved.

Provide Feedback – Your Comments/Questions are Welcome

If you would like to provide a comment or ask a question, just send an email to sanctuary@asbts.org. In addition, our Design Subcommittee will be working all summer to meet, develop ideas, work with the architect and gather input from parishioners, clergy and staff. Your input is critical and you are welcome at any of these summer gatherings. Just send an email or call the Church Office and we'll make sure your voice is heard!