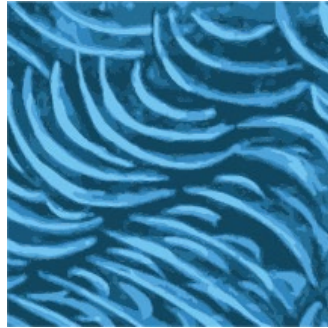


# All Souls Episcopal Parish



## Living Waters Project

### Project Input Process

Sunday, September 18, 9:00 – 10:45 a.m. in-person at the Parish Retreat

Sunday, September 25, 12:45 – 2:00 p.m. in-person in the Parish Hall

Monday, September 26, 7:00 – 8:30 p.m. on Zoom

## A note from The Reverend Phil Brochard

Thanks to the inspiring generosity of hundreds of All Soulsians in our recent Living Waters Capital Campaign, we are now able to begin the work of renewal and repair in our facilities and our neighborhoods. Earlier this summer we conducted an online survey about the campaign (those results have been up in the back of the nave for a couple of months) and we are now undertaking the second part of a several part process of listening and conversation about where the Spirit is moving at All Souls Parish. Later this fall you'll be able to participate in a series of listening sessions about the Isaiah Project, our tithe towards the holy work of communal repair and restoration in the East Bay.

More immediately, we are creating three sessions for us to listen to one another about the Living Waters capital projects and offer our sense of how our collective gifts are best spent. You likely remember our four campaign goals: Complete Accessibility, Carbon Neutrality, Communal Flexibility, and Continued Vitality. In each of those areas are several projects that will repair and renew our physical spaces so that we can live more fully into the call we have received from God in this part of Berkeley.

As we continue to emerge from this pandemic, I have been reminded daily about how critical these goals are. For our vitality to continue, our spaces need to be accessible, safe, and useable. It is clearer than ever that we need to swiftly pivot from our dependence on fossil fuels. And, as we adjust to changing patterns on Sundays and during the week, we have to re-create our spaces for maximum flexibility.

That will mean flexibility in our nave, so that we can effectively hold space for 50 or 300. And it will mean the flexibility in the Undercroft to host multiple groups on weekday evenings. And it will mean flexibility in our kitchen to cook for hundreds. One of the gifts of this campaign is that we have the opportunity to renew what has been given us from All Soulsians of the past, while we create the spaces and systems for All Soulsians yet to come.

So, as you discern where the Spirit is guiding you, listen deeply to the All Soulsians around you. Open your heart to the faithful witness of those who have gone before you. And keep in mind those who are not yet here. May these living waters continue to give life for years to come.

Phil+

## Project Input Process

All Souls has begun planning the work to renew its buildings! The Vestry will soon define a scope of work to use in seeking an architect and a general contractor.

The Vestry has asked the Property Committee to begin defining each Living Waters project and to consider the practical and logistical requirements and challenges of each project. The Property Committee will submit its recommendations to the Vestry in mid-October.

The Vestry is also seeking input from the general community. It would like to understand which projects hold the community's interest and which projects the congregation considers most important. The Vestry has created the Project Input Process to gauge this initial interest. It will use this input to inform its decisions about the Property Committee's recommendations and about how to approach the projects.

*The Project Input Process will be the single best opportunity for congregational input on the work of the Living Waters Project. Please join this conversation.* Two in-person sessions and one online gathering will allow All Soulsians to talk with each other about the projects and then provide an opportunity for each person to provide measurable feedback about which projects are most important to them. Members of the Property Committee and the Vestry will be attending each of the sessions and taking in the conversation.

At each session All Soulsians will spend 30 minutes in a facilitated small-group discussion about the Living Waters projects. The small groups will report their reflections to the larger group so that everyone at a session has a sense of what the entire group has discussed. The insights will be recorded and then everyone at the session can participate in a preference exercise. During the exercise people will be able to indicate their relative preference for one or more of the projects. Someone may be dedicated to one project only; others may express equal interest in four or five projects. When the Project Input Process concludes, the Living Waters Project will distill the comments, tally the preferences and share the data with the Vestry and congregation.

These preference exercises can only reflect current intentions and will not define the construction priorities. A very popular project may turn out to be unfeasible or unaffordable. A project with little public interest may need to be completed to support other projects or needs. The Vestry will consider this feedback and the recommendations from the Property Committee as it sets an initial scope of work based on its responsibility to guide the church through this process.

And so we will begin to renew our space!

Richard Lynch

On behalf of the Living Waters Steering Committee

## Project Descriptions

In 2020, the Living Waters Project identified capital projects that would renew our church space for its second century. During the capital campaign this spring, we listed the project titles, but without much detail. As we prepare to discuss the projects and offer feedback, here is a general description of each of the projects identified in 2020.

Each of the descriptions includes a project number which corresponds to a numbered marker on the Project Location map on pages 14 – 15 of this brochure, a description of the location of the project and some background to consider as you evaluate the projects.

**PLEASE NOTE:** Any of the projects could be significantly modified during the planning process or construction. Other projects or work could emerge during construction or from newly identified needs. These descriptions are a broad outline of the work anticipated for each project at the beginning of the process. More detailed analysis and cost considerations will be required before any project is actually approved by the Vestry or built. That information will be available to the congregation as it develops.

These descriptions provide a common foundation of shared information to support a conversation about how we renew the All Souls space. Come join the conversation!

## Landscaping

**Project number:** 1      **Location:** By the sidewalk from Jordan Court to the playground.

**Work to be done:** Replace landscaping along the sidewalks on Cedar and Spruce streets.

**Things to consider:** The current landscaping by the church is worn and not consistent with the new landscaping by Jordan Court. Replacing the current landscaping with a drought-tolerant design will enhance the visual impression of the buildings.



## Choir Skylight

**Project number:** 2      **Location:** Roof above choir

**Work to be done:** Install a stained-glass overlay on the skylight above the choir space to filter sunlight.

**Things to consider:**

- The sun shines through the skylight on to the choir during services throughout the year. Often, the sunlight makes the choir members hot. The sun can make it hard for choir members to see their music or the congregation.
  - Use of stain-glass in the window would change the look and feel of the sanctuary during services when the sun is out.
  - Some people prefer the lighting effects created by the plain glass. Other alternatives may be available to shield the choir from the sun.
- 

## Nave Chairs

**Project number:** 3      **Location:** Nave

**Work to be done:** Replace pews with upholstered, linkable, chairs

**Things to consider:**

- The current pews are approaching the end of their useful life, hard to arrange and limit the options for seating in the nave.
  - Changing to chair-based seating would give the staff increased flexibility in meeting seating needs during services, parish functions, such as dinners and meetings, and for outside groups. Seating capacity could be right-sized for each event and vary over the course of the year.
  - The ability to create open space in the nave would allow a broader range of events to be held in the space.
  - Chairs can allow greater access and integration for wheelchairs/walkers and strollers. Chairs could include kneelers, hymnal racks and even coffee cup holders.
  - Use of pews in churches was introduced in the 1600's to augment open floor seating. Many churches today are shifting to chairs for great comfort and flexibility.
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## Stair railings / Stairwells

**Project number:** 4      **Location:** Narthex, Sacristy entrance, Crow's nest

**Work to be done:** Rework stair railings to reduce fall risk.

**Things to consider:**

- The current stairwell railings throughout the church and the door between the Undercroft and the west entrance (by Jordan Court) are not ADA compliant and pose safety and access challenges.
  - Upgrading the stair railings between the west entrance and the Undercroft will bring the church into compliance with the safety code and increase the accessibility and safety of the campus.
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## ADA Restrooms

**Project number:** 5      **Location:** Undercroft - placement TBD.

**Work to be done:** Create three or four ADA-compliant restrooms. Rebuild two current bathrooms at east end of the Undercroft hall to ADA standards; add one or two new ADA-compliant restrooms, location TBD.

**Things to consider:**

- The two restrooms at the east end of the undercroft hall are old, cramped and accessed through areas used for storage. They will be upgraded to ADA standards.
  - If the elevator is installed at the west end of the undercroft hall, it will likely absorb the space of the 2 ADA-compliant restrooms there now. If the elevator is installed there, those two restrooms would be new ADA-compliant restrooms somewhere on the Undercroft hall. Whatever the location of the restrooms, the goal is to have enough ADA-compliant restrooms on the Undercroft level to serve the activity there.
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## Undercroft - Flexible Space

**Project number:** 6      **Location:** Former staff offices on the south side of Undercroft hall

**Work to be done:** Combine two or more former offices to create space that can be used flexibly for a range of group sizes.

**Things to consider:**

- Before the pandemic, All Souls had up to 19 group meetings each week - some All Souls meetings, some other community meetings – and had to decline other requests for meeting space.
  - Joining one or more of the old staff offices on the south side of the undercroft hall and including a retractable partition would let All Souls host more meetings, fitting the size of the room to the size of the meeting.
  - Reconfigured space could include increased A/V access.
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## Elevator

**Project number:** 7      **Location:** West end of Undercroft hall on south side, Parish Hall Foyer, Nave adjacent to current door to Parish Hall, Crow's Nest

**Work to be done:** Install standard passenger elevator to serve Undercroft, Parish Hall Foyer, Nave and Crows' Nest.

**Things to consider:**

- Installing a standard, public passenger elevator to serve four levels of church will increase access throughout the church.
- People with any mobility aid – wheelchair, walker, scooter, crutches, stroller, or other device – will be able to access each floor from within the church. Currently people with assistive mobility devices must move between entrances via the sidewalk to change levels, and the upper floor of the Parish Hall, the Crow's Nest, is completely unavailable to them.
- The elevator shaft could be roughly in the footprint of the two restrooms on the west end of the Undercroft hall. It would be able to carry chairs, food and other materials between levels within the church in addition to moving people.
- Elevator access in the Nave would be directly into a newly built vestibule that would open onto the floor level of the Nave via an accessible door. The elevator's arrival or opening would not disrupt services.
- The current lift from the Parish Hall Foyer into the Nave would be removed and the space used for stair access.
- The elevator would open up access to a reconfigured Crow's nest.

- Installing the elevator could trigger a need for additional work such as seismic retrofits in some or all of the building and/or sprinkler systems in some or all of the building.
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## Solar Panels

**Project number:** 8      **Location:** South roof of church

**Work to be done:** Add solar panels to the current array.

**Things to consider:**

- Current solar panels generate a part of the energy needed to run All Souls facilities.
  - Adding more, updated, panels can decrease All Souls' reliance on fossil fuels.
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## Emergency Batteries

**Project number:** 9      **Location:** TBD

**Work to be done:** Install battery-based power storage system to create backup and emergency power supply.

**Things to consider:**

- Using batteries to store power allows All Souls to meet its own needs and support the community during an electrical service interruption.
  - Storing energy may allow All Souls to use power generated from its solar panels during more parts of the day and reduce its electrical bill.
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## Mechanicals

**Project number:** 10      **Location:** Utility rooms by nursery school

**Work to be done:** Install new boiler and electrical panels to replace outdated systems at risk of failure.

**Things to consider:**

- In late 2021, the 1950s-era water heater broke and was replaced with a new electric water heater. It is less expensive to operate, more energy efficient and easier to operate.
  - The electrical panel requires an updated circuit box to ensure safe and long-lasting service and the ability to support increased solar power generation.
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## Chapel - Rehab

**Project number:** 11      **Location:** Chapel

**Work to be done:** Rehab the chapel with new paint, lighting, and flooring.

**Things to consider:** The chapel has not been updated in decades. New paint, lighting and flooring will improve the worship experience and provide a more welcoming space for reflection.

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## Chapel - Heat

**Project number:** 12      **Location:** Chapel

**Work to be done:** Install radiant heat in Chapel floor

**Things to consider:** The Chapel can be chilly and clammy. Installing a new heating system in the floor will efficiently heat the space and increase the comfort-level of Chapel users.

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## Kitchenette

**Project number:** 13      **Location:** Common Room, north wall.

**Work to be done:** Convert the old accountant's office off Common Room into a kitchenette.

**Things to consider:** The space currently used for the bookkeeper's office, entered through the Common Room, will be converted to a kitchenette with a sink, a microwave and a refrigerator. The kitchenette would provide coffee and light refreshment support for meetings and gatherings in the Undercroft. Access could be through the Common Room or through the hall facing the Cedar Street entrance.

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## Parish Hall Foyer

**Project number:** 14      **Location:** Parish Hall Foyer

**Work to be done:** Replace floor tiles, repaint area, install a hydration station.

**Things to consider:** The Parish Hall Foyer is the central hub of the church, linking the Parish Hall, the Nave and, now, the staff offices in Jordan Court. Replacing the broken and loose floor tile, painting the walls and installing a hydration station to serve as a drinking fountain and a water-bottle filling station will make this crossroads a safer, more welcoming, and functional place.

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## Kitchen - Upgrade

**Project number:** 15      **Location:** Kitchen

**Work to be done:** Install new appliances and redesign workspace to support greater kitchen use.

**Things to consider:**

- The physical layout of the kitchen makes it difficult to use. Workspaces are small and poorly placed. Sinks and dishwasher placement block workflow in the kitchen.
  - The refrigerator was replaced recently. The sink, stove, dishwasher, storage areas and workspaces need to be updated to support continued work in the kitchen.
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## Kitchen - Expansion

**Project number:** 16      **Location:** Kitchen

**Work to be done:** Expand the kitchen into the Parish Hall to create more space for working in the kitchen.

**Things to consider:**

- The current size of the kitchen makes it difficult to have more than a few people in the kitchen at a time. Teams working in the kitchen for Open Door Dinner, Parish Events and other groups are limited by the space.
  - Moving the south wall of the kitchen one to three feet into the Parish Hall would allow more people to work together in the kitchen.
  - Structural support and access to the northeast window in the Parish Hall may determine whether or where a new wall could be placed.
  - Expanding the kitchen could trigger a need for additional work such as seismic retrofits in some or all of the building and/or sprinkler systems in some or all of the building.
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## **Parish Hall - Storage - General**

**Project number:** 17      **Location:** Parish Hall wall under east window

**Work to be done:** Build new storage cabinets under the east wall of the Parish Hall.

**Things to consider:** The pews under the east windows in the Parish Hall function as a storage and transit area for things without a place. Building new storage cabinets under the east window would provide a defined storage area for many things while not taking up much more space than the pews currently there.

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## **Parish Hall - Storage - Tables and Chairs**

**Project number:** 18      **Location:** Parish Hall near fireplace

**Work to be done:** Build a new storage area in the SW corner of Parish Hall for tables and chairs.

**Things to consider:**

- Parish Hall tables and chairs are currently stored in the open along the south wall of the hall.
  - A new storage area, in the southwest corner of the Parish Hall, would provide a place to store the tables and chairs when not in use.
  - The storage area would block off the fireplace and extend from the south wall north the first set of wooden pillars.
  - Having a dedicated storage space would reduce clutter in the room and open up areas currently used for storage.
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## Parish Hall - Audio/Visual

**Project number:** 19      **Location:** Parish Hall

**Work to be done:** Install new A/V system to support meetings, classes and events in Parish Hall

**Things to consider:**

- Both in-person and remote audiences have difficulty seeing and hearing presentations in the Parish Hall.
  - New lighting and a new sound system and an audio/visual and presentation system, including 2-way, in-person/remote interaction, would provide greater access to presentations for all.
  - Anticipated in 2020 as a project only for the Parish Hall and for in-person audiences, the new importance of remote access and interaction may suggest setting up an integrated system in the Parish Hall, Common Room and new meeting spaces in the Undercroft.
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## Parish Hall - Floor

**Project number:** 20      **Location:** Parish Hall

**Work to be done:** Replace worn wooden floor

**Things to consider:** The Parish Hall is our community gathering place, much like a living room. The floor is worn. It is too thin to be refinished again and needs to be replaced. There are a number of options for new flooring - wood, tile, vinyl plank - that could support the heavy use the Parish Hall receives.

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## Parish Hall - Heat

**Project number:** 21      **Location:** Parish Hall

**Work to be done:** Improve heating in Parish Hall

**Things to consider:**

- Improving heating in the Parish Hall may be intertwined with Project 20 - Parish Hall - Floor.
  - Installing radiant heat in the floor may be an efficient way to provide heat in the Parish Hall. The high ceilings and large windows make it difficult to heat with forced air through vents located high above the floor. Radiant heat would make the most consistent heat available to the 8 - 10 feet above the floor, the area where people are and where they can feel the heat.
  - The technical feasibility of installing radiant heat is an open question and may be tied into the flooring choice. Radiant heat is most often installed under stone, concrete or tile.
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## Parish Hall - Windows and Curtains

**Project number:** 22      **Location:** Parish Hall

**Work to be done:** Refurbish the Parish Hall windows and replace the curtains.

**Things to consider:**

- The east and west windows are one of the defining architectural features of All Souls. They have not had significant attention in decades.
  - The structural support of the windows panes has deteriorated over time, placing the windows themselves at risk of failure. They need to be refurbished by a window repair specialist.
  - The curtains by the windows have rotted and are falling apart. The windows need some type of treatment that controls the sun and heat as needed.
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## Crows' Nest Rooms

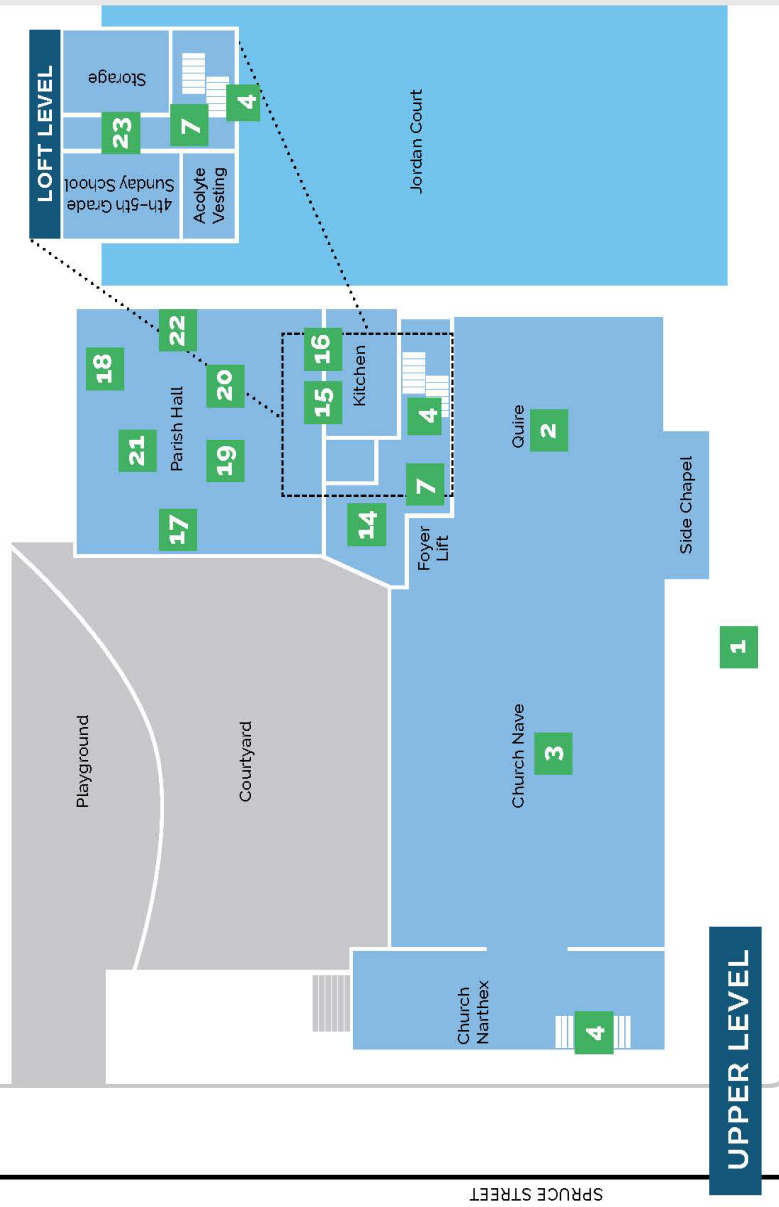
**Project number:** 23      **Location:** Crows' Nest

**Work to be done:** Reconfigure rooms to create larger, more usable space for classes and storage.

**Things to consider:** The Crow's Nest, the upper floor of the church, currently has three rooms - an acolyte prep room, a Sunday School room and a storage room. The rooms can be reconfigured to support a broader, accessible, use of the limited space in the Crow's Nest.

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# Living Waters Project Locations



The Living Waters Project will renew spaces throughout our church. These numbered markers represent the general location of the corresponding project in Project Input Project Brochure

## LEGEND

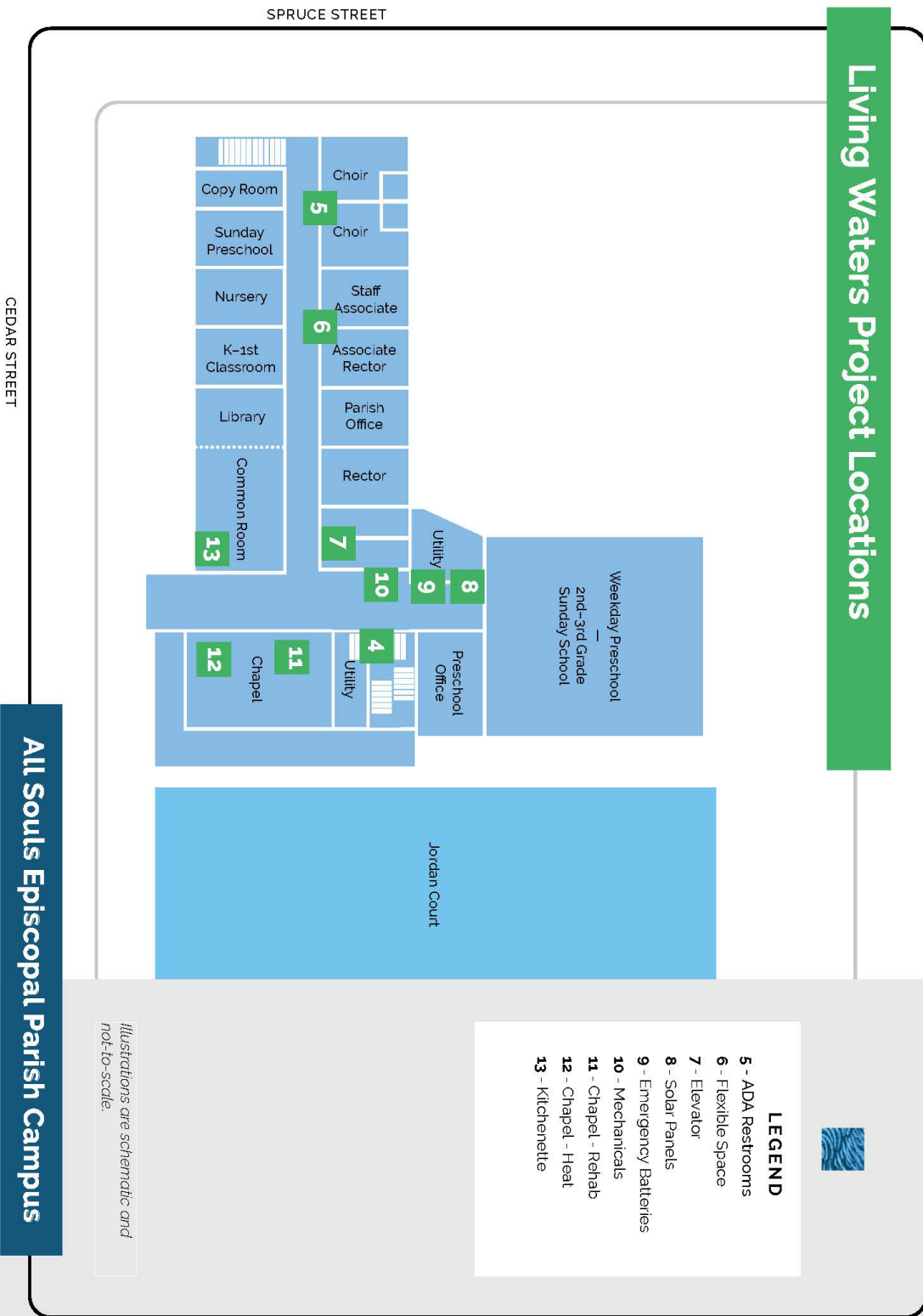
- 1 - Landscaping
- 2 - Choir Skylight
- 3 - Nave Chairs
- 4 - Stair rails/Stairwells
- 7 - Elevator
- 14 - Parish Hall Foyer
- 15 - Kitchen - Upgrade
- 16 - Kitchen - Expansion
- 17 - Storage - General
- 18 - Storage - Tables and Chairs
- 19 - Parish Hall - Audio/Visual
- 20 - Parish Hall - Floor
- 21 - Parish Hall - Heat
- 22 - Parish Hall - Windows and Curtains
- 23 - Crows' Nest Rooms

# All Souls Episcopal Parish Campus

SPRUCE STREET

CEDAR STREET

# Living Waters Project Locations



### LEGEND

- 5 - ADA Restrooms
- 6 - Flexible Space
- 7 - Elevator
- 8 - Solar Panels
- 9 - Emergency Batteries
- 10 - Mechanicals
- 11 - Chapel - Rehab
- 12 - Chapel - Heat
- 13 - Kitchenette

*Illustrations are schematic and not-to-scale.*

## All Souls Episcopal Parish Campus

# NOTES