

Building Committee
Minutes December 2, 2014

Attending: Dean Vang, Sr. Warden Claverie, Jr. Warden Miller, M. Withington, G. Boyd, G. Delbridge.
Absent excused: M. Parobeck. Guests: Jack Waite, Shannon Brown, and David Weirick, JGWA.

Minutes of November 5 were read and accepted for the record.

Parking

Boyd and the architects led a discussion of parking options based on November 18 meeting with David Brause of Brause Realty in Manhattan, and with Michael Ingersoll of LA Group in Saratoga Springs, Brause's consultants. Brause was indefinite about his development plans, and was reluctant to agree to lease parking space if it might impinge on his future plans. Inconclusive as that meeting was, Ingersoll provided some insights of value to Bethesda, including an updated status of Brause's Planned Unit Development approvals, some of which appear to have lapsed. It is Jack Wait's opinion that Brause will not be prompt in making a decision either way. Therefore, it was agreed that Bethesda should develop a parking option that it can do entirely on our own site, present it to Brause, and see if he wishes to promptly offer any further collaboration or accomodation. The architects presented five plan views with one variation to each plan, showing how various configurations might work with and without shared space with Brause. Access to the Brause service alley to our south was deemed most important, though not essential. Parking below the NPH could be developed for, the architects estimate, only a few hundred thousand more than we would spend to develop a basement anyway. The estimate is approximately \$1.4MM for a garage of several thousand square feet. A basement alone of that size would be nearly \$1MM anyway. So the incremental cost of the garage was deemed affordable based on rents available from the rest of the building.

The committee directed the architects to arrange for soil borings on the property to confirm the depth to bedrock, thereby clearing the last unknown factor from the strategy of "going it alone." New plans will be drawn to maximize on-site underground parking for the parish.

Boyd will schedule another meeting with Brause to discuss options, focusing on our ability to go it alone and possibly entice Brause to a more collaborative posture.

For deep backup, Boyd will determine from A. Oppenheim, owner of the lot west of Federal Street, what price he is asking.

Program

Boyd led a discussion concerning the groups that have expressed interest in renting space from Bethesda in the NPH. The idea of requesting the groups to participate in the detailed planning was aired, along with a possible request to them for "earnest money" to secure their position in the new building. Groups that have expressed strong interest include Head Start, Katrina Trask Nursery School, AIM services for the disabled, and First Fairfield with space for veterans' programs. Possible interest is expressed by representatives of Saratoga County for the Department of Social Services.

Other business

The Landmarks Application was delivered to the Conservancy's office in Manhattan November 18. A briefing for the parish at large is in order, and will be put on the agenda for the Annual Meeting January 27.

Next Meeting:

6 p.m. Wednesday December 17 ahead of the monthly Vestry meeting at 7.