

REPORT OF FACILITIES TASK FORCE

Members of the task force:

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The following is an assessment of current utilization and expectations for congregation new:

Facilities Needs

	CBI current	BS current	New Synagogue	
Friday night	15-30	15-30	30-60	
Sat AM	10	10-15	15-30	
HH (max)	300	125	450-500	
Religious School			100 students*	
Youth Room	1	1	1	
Rayner Center		100 students	100 students	
Classrooms	12	12	15**	
Building SF	19,450***	19,600****		
Property value	\$3,300,000(1)	\$2,750,000(1)		

*100 is estimate for the combined school starting in Fall 2021

** Depends on ability to multipurpose some rooms for Rayner and Religious School

***with courtyard 2,300 SF

****with classroom outbuilding 1000 SF

(1)Unofficial realtor estimates. Professional appraisals pending.

- Social Hall – small events as onegs, large events with table seating up to 200 perhaps more
- Administrative Space -Admin office, Rabbi office, additional professional office
- Youth room/flex space
- Kitchen
- Storage

Description of Jefferson Property:

Beth Shalom is on Jefferson Hwy adjacent to a medical office building and another worship facility. The building appears to be in good shape structurally and the sanctuary was updated after storm damage in 2005. Between the sanctuary and the social hall there are two sets of openable walls, allowing for flexible layouts depending on capacity needs. The property is a long narrow parcel with the main front door drop-off on the side of the building. With parking in the back, general access into the building from the car is through the back door of the school wing. For the school, there are about a dozen classroom-type spaces including a large nursery. There is also an out-building that houses additional classrooms and play areas are fenced between portions of the building with shade structures and sports floor surfacing. Due to the long narrow nature of this property, expansion could only be in the front or back of the current building. This property is zoned for commercial use which likely increases its sale value.

Description of Kleinert Property:

B'nai is in an established neighborhood that appears to be maintaining real estate value over time. The building appears to be in good shape structurally and could use some updating of finishes and lighting throughout, including the sanctuary. One expansion possibility could be a creative way to turn the under-used courtyard into indoor space and somehow maintain access to light currently enjoyed by the adjacent spaces. If this facility were chosen for the community, an evaluation of the classroom count for Sunday School and potential needs of the Rayner Center will need to be studied as well as an evaluation of other spaces and possible additions of spaces that may not be able to be resolved within existing space. The use of an out-building might be a possibility as the back yard appears to have enough space. B'nai owns property not only in back but on the right side of the building that would be available for expansion or additional buildings. This property is not zoned for commercial use.

RECOMMENDATIONS:

The Facilities Committee, based on current available information, recommends that Congregation New sell the Jefferson Hwy property and renovate the property on Kleinert for the new congregation and to fulfill needs for a 21st century synagogue. While renovations are occurring, Synagogue New would lease back the Jefferson property (assuming it is sold) until the renovations can be completed at Kleinert.

Renovations at Kleinert would include (but necessarily be limited to) a new and expanded sanctuary/social hall, kitchen and space for the Rayner Learning Center (RLC). The renovated space should be able to accommodate 500 in the main sanctuary. Consideration should be given to a smaller second sanctuary that would fit approximately 60 people.

There would need to be classroom space for 100 children for the Hebrew/ Sunday school. If those classrooms can be used for the RLC, that would be ideal, but if the regulations do not allow that then space for the RLC would need to be built or renovated to accommodate 100 children.

Consideration was given to the purchasing of land and building an entirely new facility. However, in being fiscally responsible, the task force does not recommend this option since it would require new significant debt. The possible purchase of an existing building somewhere in Baton Rouge and renovating it was also briefly considered. However, no appropriate properties were found.

Additional considerations that went into these recommendations include:

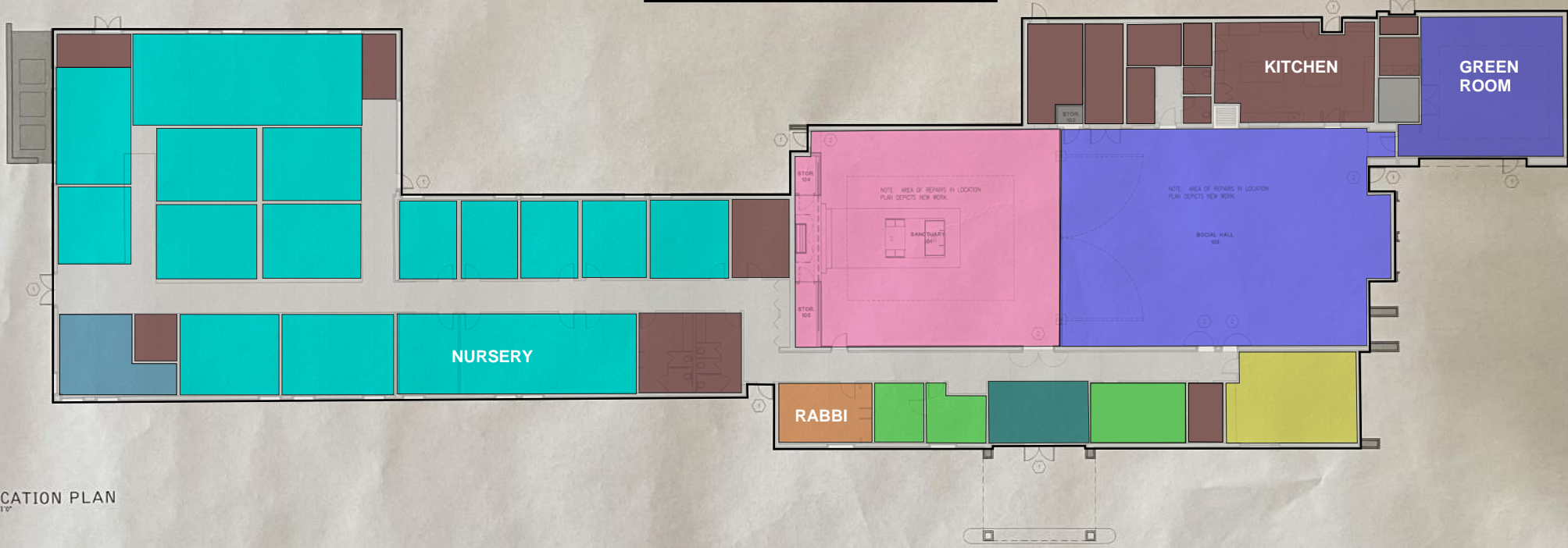
Jefferson Hwy's property is more valuable for commercial purposes based on its location and two prospective buyers, one on each side of the property today. Kleinert does have one prospective buyer, however the plot plan of the land makes it a much better location to expand as Jefferson is a very long and narrow property making expansion more difficult.

Respectfully submitted

Attachments:

- ENTRY SPACE
- SANCTUARY
- SOCIAL SPACE
- CONFERENCE/LIBRARY
- RECEPTION
- OFFICE
- SCHOOL OFFICE/SUPPORT
- CLASSROOMS/YOUTH
- SUPPORT - STOR/AC/TOILET

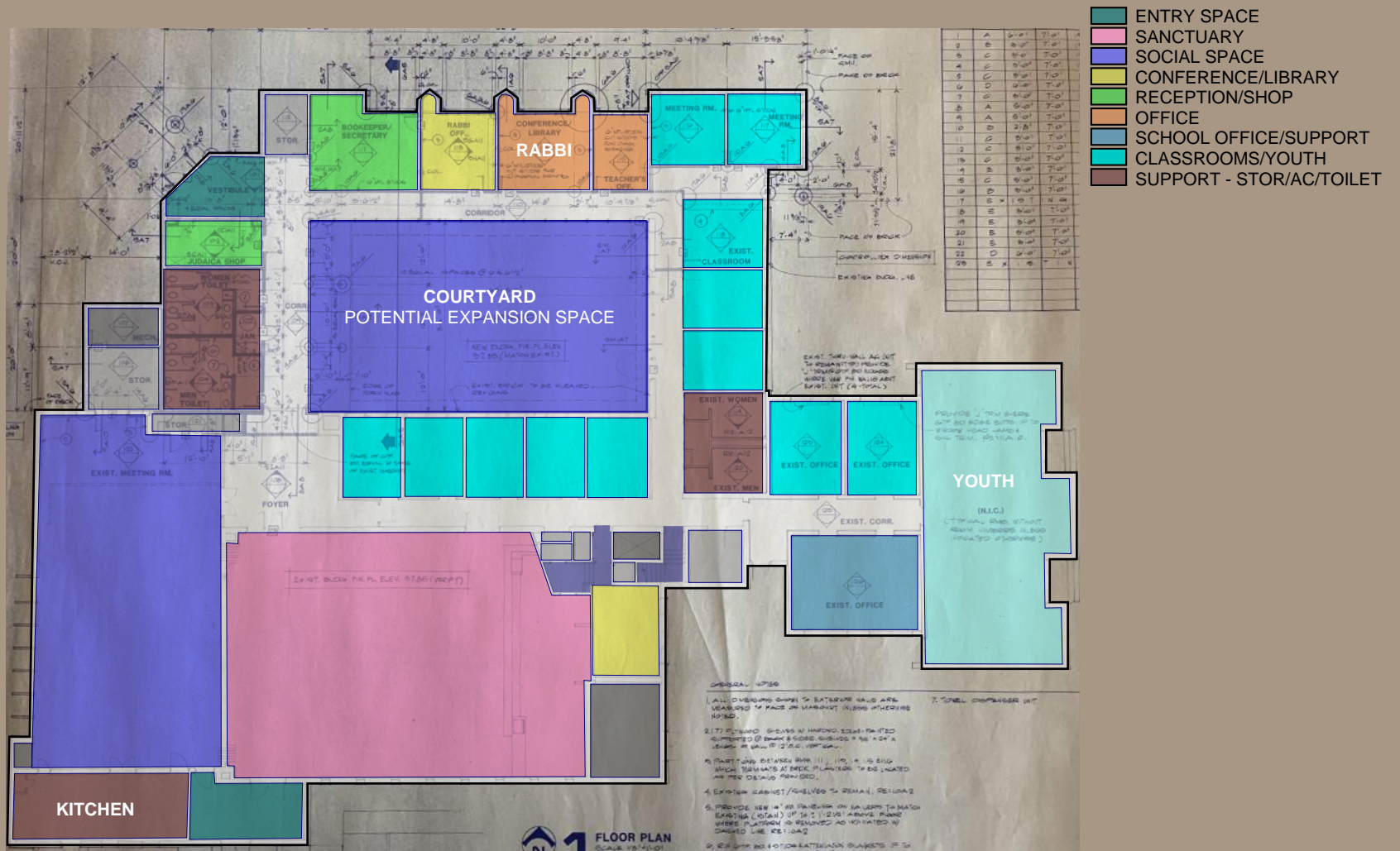
CLASSROOM OUT BUILDING



Beth Shalom 9111 Jefferson Hwy

APPROX SQUARE FOOTAGE:
 18,600 Building
 +1,000 Classroom Building
 19,600 Total

SCHOOL SPACES:
 1 SCHOOL SUPPORT
 1 YOUTH ROOM
 12 CLASSROOMS/NURSERY
 + ADDITIONAL CLASSROOMS



B'nai Israel 3354 Kleinert Ave

APPROX SQUARE FOOTAGE:

17,150 Existing Facility
+2,300 courtyard
 19,450 with courtyard

SCHOOL SPACES:

1 SCHOOL SUPPORT
 1 YOUTH ROOM
 12 CLASSROOMS