5/12/2019

BS"D

Re: Estimated Costs for Renovating the Schneller Orphanage, Founding the Kehillot Yisrael Center and Establishing a Museum Wing

The Schneller Orphanage building (construction commenced in 1856) in the center of Jerusalem is one of the most important and well-known monuments in the city and has been designated for strict preservation.

The building was constructed in stages from the end of the 19th century through the first quarter of the 20th century. From an architectural perspective, what is special about this building is its technological diversity, which reflects the changes that took place in construction in Jerusalem and in Israel as a whole, from groin-vaulted structures through the use of concrete, and the use—innovative for the period—of steel in roofs and ceilings, alongside traditional stone construction. The Schneller compound as a whole constitutes one of the largest construction projects in Jerusalem and in Israel during this period.

The main building (the orphanage) has been repurposed a number of times during its history. The building, which was part of a complex that included manufacturing workshops, classrooms, teachers’ quarters, etc., was used during its first 82 years as an orphanage by the German mission, initially under Ottoman rule and later under the British Mandate. Due to its size and central location, the building was also used for military purposes—as a Turkish-Austrian headquarters during the First World War, and as a British headquarters at the start of the Second World War until the founding of the State of Israel. From 1948 through 2008, the building and the entire Schneller compound served as an IDF military base.

The building suffered a major fire in 1910, as a result of which it was renovated, and many sections that had originally been constructed from wood were rebuilt in stone. The overall dimensions of the building are 70 by 35 square meters; two rectangular wings (west and east) are constructed along its north-south axis, and two wings (north and south) connect these at both ends. Together, the four wings form a courtyard (the inner courtyard), while the north of the complex, together with the remains of adjacent buildings, forms a second courtyard (the outer courtyard). There are two additional structures that extend the western and eastern wings on the northern side. After the IDF vacated the complex, the physical condition of the structure deteriorated, and it requires a thorough reconstruction.

In 2018, the Kehillot Yisrael Institute took on the task of meticulously restoring the structure, and intends to use it to house its Center for the Heritage and Culture of the Jewish People, which will include the Center’s expanding research and digitalization departments. Furthermore, it will house an innovative Visitor Center and the Kehillot Yisrael Museum, whose content and programming are currently in the planning stages, as well as additional important educational projects aimed at the general public. To date, reconstruction has focused on areas that are most in need of urgent engineering treatment, and the architectural preservation of the building’s main façade has also begun. This phase of work is nearing completion.

Below is an estimate of the additional conservation and construction costs required to complete the restoration of the building and for its use for the purposes noted above:

|  |  |
| --- | --- |
| **Preliminary Estimate for Architectural Work: Restoration of the Schneller Orphanage + Establishment of a Museum Wing (approx. 7,900 sq. m total, including 1,600 sqm for the museum)** | |
| Digging works to excavate first floor of the museum | 9,300,000 NIS |
| Dismantling and reassembling retaining walls | 200,000 NIS |
| Completion of museum building facade | 200,000 NIS |
| Foundation walls for museum basement | 900,000 NIS |
| Concrete walls in basement, including paint | 400,000 NIS |
| Water cistern treatment | 60,000 NIS |
| New interior walls for museum, including paint | 70,000 NIS |
| Wooden window frames | 1,500,000 NIS |
| Wooden doors | 800,000 NIS |
| Sloping concrete roof for museum | 150,000 NIS |
| Repair of tiled roof and guttering | 700,000 NIS |
| Guttering for tiled roof | 400,000 NIS |
| Glass roofing (per zoning regulations) for the museum | 1,700,000 NIS |
| Restoration of handrails and window bars | 450,000 NIS |
| Support for ground-floor conservation areas | 200,000 NIS |
| Conservation of stone walls in the old building (facades) | 5,500,000 NIS |
| New staircases and handrails | 1,000,000 NIS |
| New concrete floors (museum) | 900,000 NIS |
| Flooring, including stone flooring for conservation areas | 5,400,000 NIS |
| Lime plastering work and painting for walls in conservation areas (approx. half the walls, the rest are bare stone) | 4,000,000 NIS |
| Lime plastering work and painting for ceilings in conservation areas | 1,650,000 NIS |
| Systems (electricity, air conditioning, communications, sanitation, elevators) at 2,350 NIS /sqm | 16,450,000 NIS |
| Furnishings for research areas at 1000 NIS/ sqm | 1,100,000 NIS |
| Furnishings for approx. 200 sqm of museum shops at 2000NIS/sqm (not including inventory) | 400,000 NIS |
| **Total** | **53,430,000 NIS** |

Engineering restoration work to the main building needs to be added to the estimate of the architectural work. Conservation engineer Yaakov Sheffer has provided me with an estimate of an additional 15,750,000 NIS.

The total estimate for the reconstruction and utilization of the entire building is approximately **69.2 million NIS.**

This estimate does not include the costs of establishing research offices, libraries, the Digitization Institute, museum exhibits, experience spaces, and furnishings, etc., except as noted above.

Yours sincerely

[Signature]

Architect Moshe Shapira

[Stamp]

**Schneller Compound – General Project Summary 12/2019**

Timetable

Phase one: preservation and restoration – 12/2018 – 04/2020

Phase two:

1. Finalizing the project program. Selection of a complete design team (interior design, mechanical systems, etc.). Initial design and approval from the municipality and other relevant authorities. Negotiations and selection of the second phase contractor – 04/2020 – 12/2020.
2. Additional heavy-duty structural and excavation works, final renovations and selection of mechanical system contractors and suppliers – 01/2021– 01/2022.
3. Final completion of works, mechanical system assembly and operation and full project handover – 01/2022 – 01/2023.

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Work/ date | 2019 | | | | 2020 | | | | 2021 | | | | 2022 | | | | |
| 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 |
| 1 | Phase one |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2 | Phase two | Preliminary design, authority approval, and contractor bid |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3 | Additional heavy-duty structural and excavation works, final renovation and selection of mechanical system contractors and suppliers |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4 | Final completion of works, mechanical system assembly and operation and full project handover |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**General budget**

General structural, building, and excavation works:

1. Main structure and outer walls – 6,300 sqm estimated at 2,500 NIS/sqm – 15,750,000 NIS.
2. Museum area – 1,600 sqm estimated at 4,500 NIS/sqm – 7,200,000 NIS.

Approx.: 23,000,000 NIS

Interior design, completion of works and mechanical systems:

7,900 sqm estimated at 6,000 NIS/sqm – 47,400,000 NIS.

Total: 70,000,000 NIS

Overhead (20%): 14,000,000 NIS

Total including overhead: 84,000,000 NIS.

Phase one (execution): 4,500,000 NIS

**Full project estimate: 90,000,000 NIS**

1. A detailed budget will be obtained with full project design.
2. The above estimates do not include design costs.
3. The above estimates do not include taxes and financing costs.