

Community Preservation Act Committee- Proposal Request Form for FY 2017

Project Title:

Automatic fire sprinkler system at the First Congregational Church in Amherst

CPA funding category: Check all that apply

<input type="checkbox"/>	Community Housing
<input type="checkbox"/>	Open Space
<input checked="" type="checkbox"/>	Historic Preservation
<input type="checkbox"/>	Recreation

Amount of CPA Funds Requested:

\$357,647

Submitting Entity:

First Congregational Church, 165 Main Street, Amherst MA 01002

Contact Person:

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Overview of Proposal: The First Congregational Church in Amherst at 165 Main Street is one of the oldest structures in the Dickinson Local Historic District and is closely associated with the family and legacy of Emily Dickinson. The building is a major presence in the historic environs of the Dickinson Homestead and Evergreens. The greatest risk to preserving this historic structure used by church members and the public is fire, as there is at present no automatic fire sprinkler system in the building. As the main building is timber-framed and lacks fire walls, any fire would spread rapidly, be difficult to fight, and would likely cause irrevocable damage leading to demolition, in the absence of such a system.

The congregation wishes to make the building accessible so that it can better serve its members and the Amherst community. While this could be done without the legal requirement to install a sprinkler system, the congregation would prefer to include such a system in the project. Due in large part to the inclusion of the sprinkler system, the overall project exceeds the amount that the congregation should prudently expend given its financial condition.

This application requests that the Town partner with the congregation and distribute \$357,647 in CPA funds in support of the fire-sprinkler system, while the church pays approximately \$770,264 to add an elevator, upgrade the obsolete electrical system, and improve and add restroom capacity. Such a partnership will enhance the preservation of this historic structure, improve the capacity of the building to serve Amherst community groups and functions, and enable the congregation to fund the balance of the elevator project without jeopardizing its financial position. The architect's schematic cost estimate shows that the fire-sprinkler system adds \$342,397 to the construction cost. It also adds \$15,250 to the architect's design fees, for a total impact of \$357,647.

Feasibility of the Project: Due to the congregation’s proposed elevator project, this is an opportune time to incorporate a sprinkler system into the scope of work.

There are many churches in Massachusetts of similar vintage in which a sprinkler system has been added. The installation of such a system in this building is technically feasible.

Table 1 represents numerous precedents of local CPA grants funding sprinkler systems in houses of worship of significant historical value in Massachusetts.

Table 1
CPA funding of sprinkler systems in houses of worship in Massachusetts

<u>Municipality</u>	<u>Year</u>	<u>House of worship</u>	<u>CPA grant</u>	<u>Total Project Cost</u>
Acton	2014	West Acton Baptist Church	\$52,000	\$58,298
Barnstable	2013	West Parish Foundation Memorial	\$275,000	\$275,000
Dennis	2013	South Dennis Orthodox Congregational Church	\$102,785	\$102,785
Rockport	2014	Rockport Baptist Church	\$113,500	\$113,500
Somerville	2015	Temple B’nai B’rith	\$450,945	\$728,130

(Source: <http://communitypreservation.org/projects/new>)

Historical value of the First Congregational Church: The word “church” refers both to the congregation, current members and their antecedents, as well as to the building. The current structure is the fourth building this congregation has occupied as the First Congregational Church in Amherst.

The church began in 1739 as the Church of Christ in Hadley, Third Precinct, twenty years before the Town of Amherst was incorporated out of the town of Hadley, and at a time in the Massachusetts Bay Colony when the local parish church was the center of both the spiritual and municipal life of the community. The church’s first and second meeting houses were erected near the current location of the Octagon on the Amherst College campus. In 1820 and 1821, church members played a prominent role in founding Amherst College. In 1833, an act of the General Court effectively severed the place of Congregational churches in local government. By 1839, its third meeting house was built on the edge of the town common and was used extensively by both town and college, and is still standing today as College Hall. And with the passage of the Morrill Act in 1861, prominent members of First Church led the campaign to bring Massachusetts Agricultural College – now the University of Massachusetts Amherst -- to life in Amherst.

The current structure located at 165 Main Street¹ and the parsonage on Seelye Street were constructed in 1867 under the leadership of Austin Dickinson, and the entire extended Dickinson family were members and frequent worshippers at the church. The church was designed by George Hathorne, clad in Monson granite quarried in Pelham, and represents well the high Victorian gothic style popular at that time.

Well into the 1950s, First Church played a central role in Amherst community life; churchgoing was the norm for a high proportion of town residents, and people prominent in Amherst’s civic, professional, commercial, and academic life were faithful members of First Church. It was indisputably the establishment church in Amherst.

¹ While the church structure has its main entrance on Main Street, its property embraces the entire block bounded by Main, Seelye, Spring, and Churchill Streets. Its legal address is the house at 17 Seelye Street, which for many years served as the church parsonage.

With growing public agnosticism over the past half-century in New England, church membership has faltered, especially as the congregation took unpopular stands supporting civil rights in the 1960s and opposing the Vietnam war a decade later.

Today, the church is open to the public every day from 9 a.m. to 9 p.m. and it is in use during virtually all these times; it also frequently attracts visitors who come to the Emily Dickinson Museum. The vibrant congregation of 220 members holds worship services on Sunday mornings, and the community service commitments of the church include hosting Jesse's House for families in transition, located in the old parsonage on Seelye Street, housing the Not Bread Alone soup kitchen which serves meals three days per week to the homeless and hungry year round in the church dining room, and hosting six community AA groups in its meeting rooms.

1. Description of funding needed. The church invites the Town of Amherst to provide a grant of \$357,647, which would pay the total cost of installing the sprinkler system, while the congregation would pay \$770,264 for the electrical upgrade, restroom upgrades, and elevator installation.

1a. Documentation of cost estimates. The church has retained Kuhn Riddle Associates (KRA) as architect for this project. Attached are three pertinent documents; the first, Attachment 1 is the detailed schematic cost estimate prepared by the architects' cost consultant for the entire project; Attachment 2 is the summary of costs, while Attachment 3 extracts the fire sprinkler system's direct costs and then apportions the contractor's overhead costs and the design contingency allowances attributable to the sprinkler system.

Note that Kuhn Riddle is now engaged in the Design Development phase of design, after which a more detailed estimate will be developed. This will be forwarded to the CPA committee as soon as it becomes available.

1b. Other sources of funding. The total project cost is \$1,127,911, of which the congregation will pay \$770,264 or 68%. These funds come the congregation's modest endowment and by a recently completed capital campaign in which church members pledged nearly \$560,000.

1c. Timeline on how CPA funds would be spent. Although the schedule depends in part on when the church can be confident that the CPA grant will be approved, we expect that construction would begin not later than mid-Fall 2016 and would be completed within six months, or fully within the Town's 2017 fiscal year.

2. Urgency of the Project

Given the evolution in building life-safety technology since the church's construction in 1867 and since the last major renovation to the building in the 1950's, a fire sprinkler system should have been installed in the building decades ago. One could argue that the church has been fortunate up to now.

3. Estimated timeline from receipt of funds to Project completion:

- April 2016 Town Meeting approves CPA grant to church
- May 2016 Church directs Kuhn Riddle to proceed with construction documents (CD's)
- August 2016 Kuhn Riddle completes CD's
- September 2016 Construction Manager bids trades and prepares construction price
- October 2016 Construction starts
- March 2017 Construction completed

4. Acquisition or preservation of threatened resources: The current lack of a sprinkler system substantially increases the risk that any fire within the church would be devastating, and could lead to demolition. The loss of the church would directly threaten the aesthetic integrity of the key structures of the Dickinson Local Historic District. Thus the installation of a sprinkler system offers the best means of preserving this building against the risk of fire.

5. Populations to be served by the Project:

1. The members and employees of First Congregational Church, together with the guests and staff of Not Bread Alone, the staff and children in the Spring Street Preschool, as well as other groups that use the church building including AA support groups, Primera Iglesia, and other community groups. We anticipate that after the building is made accessible, usage by the community will increase.

2. The residents of Amherst, who through Town Meeting decisions, have created both the Dickinson National Historic Register District in 1977 and the Dickinson Local Historic District in 2012 to sustain the aesthetic and historic integrity of the area that includes the First Congregational Church.

3. Visitors to Amherst and especially those touring the Emily Dickinson Museum.

6. How will the CPA investment in your property be maintained over time? The sprinkler system will be maintained by the Property Team of the First Congregational Church. Further, the church's inclusion within the Dickinson Local Historic District greatly limits what the church can do to the appearance of its building and thereby assures the town that this investment will not be removed to make way for some other project in the future. Finally, the church agrees to amend its deed for a mutually agreeable duration so as to limit the use of this building to appear to be that of a church, which we understand to be a condition for receiving a CPA grant.

7. Which relevant Town committees and/or commissions are you working with? We have worked with the Historical Commission which has scheduled a hearing of this proposal on Monday, December 14, 2015.

Attachments: Documentation of cost estimates

First Congregational Church
Amherst MA
Option 2: Elevator Addition
08.24.2015
Schematic Design 1.0
Itemization



	Unit	Mtl	Labor	Equipt.	No. Units	Subtotal
Div 01 General Requirements						
permits	ls	1%		-	1,100,000	11,000
bonds & insurance	ls	2.50%		-	1,100,000	27,500
submittals	ls	0.00	1,500	-	1	1,500
project manager	week	0.00	1,500	-	24	36,000
telephone	month			100	6	600
staging/lifts	ls		1,200	6,000	1	7,200
waste management	ea			900	8	7,200
cleanup	ls	0.00	1,500	-	1	1,500
subtotal						92,500
Div 02 Demolition						
hazardous materials remediation	ls	0.00	5,000		1	5,000
install/remove dust barriers	ls	200.00	600		1	800
demolition	ls		25,000	-	1	25,000
misc. cutting, patching, infill	ls	1000.00	6,000		1	7,000
subtotal						37,800
Div 03 Concrete						
building foundation, slab	lf	30.00	75	-	100	10,500
elevator foundation, slab	ls	1500.00	5,500	-	1	7,000
subtotal						17,500
Div 04 Masonry						
elevator shaft	sf	15.00	25		874	34,960
exterior walls	sf	15.00	25		1,300	52,000
supports, lintels	ls	1200.00	1,500		1	2,700
subtotal						\$ 89,660
Div 05 Metals						
railings	lf	30.00	30		40	2,400
subtotal						\$ 2,400
Div 06 Wood & Plastics						
rough framing	ls	1500.00	7000.00		1	\$ 8,500
stair finish carpentry	ls	10000.00	12500.00		1	\$ 22,500
subtotal						\$ 31,000
Div 07 Thermal & Moisture Protection						
EIFS wall system	sf	7.00	14.00		1300	\$ 27,300
slate roofing	sq	800.00	400.00		16	\$ 19,200
membrane roofing	ls	1100.00	3600.00		1	\$ 4,700
subtotal						\$ 51,200
Div 08 Openings						
doors, frames, hardware	ea	1200.00	300.00		4	\$ 6,000
aluminum entry doors	ea	1400	450.00		3	\$ 5,550
custom monumental doors, frames, hardware	ls	20000	2,500.00		1	\$ 22,500
clad wood windows	sf	80	8.50		235	\$ 20,798
subtotal						\$ 54,848
Div 09 Finishes						
drywall, supports	sf	2.00	2.75		2525	\$ 11,994
floor tile	sf	12.00	8.00		366	\$ 7,320
carpet	yd	40.00	4.50		27	\$ 1,202
stair finishes	ls	500.00	3500.00		1	\$ 4,000
misc. finishes	ls	1500.00	1500.00		1	\$ 3,000
finishes repair (sprinkler system)	ls	500.00	2500.00		1	\$ 3,000
paint and prep	sf	0.80	1.25		3000	\$ 6,150
finishes subtotal						\$ 36,665

First Congregational Church
 Amherst MA
Option 2: Elevator Addition
 08.24.2015
Schematic Design 1.0
Itemization



	Unit	Mtl	Labor	Equipt.	No. Units	Subtotal
Div 14 Conveying Equipment						
2500 lb. elevator	ls	95000	42000.00		1	\$ 132,000
cab controls, finishes	ls	11000	3000.00		1	\$ 14,000
subtotal						\$ 146,000
Div 21 Fire Protection						
sprinkler system	sf	4.25	3.25		29538	\$ 221,535
subtotal						\$ 221,535
Div 23 HVAC						
ventilation, ductwork, louvers	ls	3500.00	1500.00		1	\$ 5,000
subtotal						\$ 5,000
Div 26 Electrical						
800A service	ls	5000.00	3500.00		1	\$ 8,500
new panels and feeders budget	ls	32000.00	18000.00		1	\$ 50,000
new work lighting and controls	ea	350.00	250.00		7	\$ 4,200
new work electrical devices	ea	125.00	175.00		2	\$ 600
equipment connections	ls	2400.00	2000.00		1	\$ 4,400
subtotal						\$ 67,700
Div 31-33 Sitework						
foundation excavation, backfill, substrates	ls	1500.00	14000.00	2,000.00	1	\$ 17,500
landscaping	ls	1000.00	2000.00		1	\$ 3,000
4" water line from street inclusive	lf	75.00	70.00	25.00	90	\$ 15,300
subtotal						\$ 35,800
Subtotal Base Costs						\$ 889,608

COST ESTIMATE

08.24.2015



First Congregational Church

Amherst MA

Option 2: Elevator Addition

Structures by Design, Inc.

413-586-1086

Schematic Design 1.0

Kuhn Riddle Architects

Summary

Division

			% total	\$Total
1	General Requirements		8.20%	\$ 92,500
2	Demolition		3.35%	\$ 37,800
3	Concrete		1.55%	\$ 17,500
4	Masonry		7.95%	\$ 89,660
5	Metals		1.63%	\$ 2,400
6	Wood & Plastics		2.75%	\$ 31,000
7	Thermal & Moisture Protection		4.54%	\$ 51,200
8	Openings		4.86%	\$ 54,848
9	Finishes		3.25%	\$ 36,665
14	Conveying Equipment		12.94%	\$ 146,000
21	Fire Protection		19.64%	\$ 221,535
23	HVAC		0.44%	\$ 5,000
26	Electrical		6.00%	\$ 67,700
31-33	Sitework		3.17%	\$ 35,800
Subtotal			78.87%	\$ 889,608
Overhead		5%	3.94%	44,480
Subtotal			82.82%	\$ 934,088
Profit		5%	4.14%	46,704
Subtotal			86.96%	\$ 980,793
Design/Estimating Contingency		15%	13.04%	147,119
TOTAL			100.00%	\$ 1,127,911

Attachment 3

Application for Community Preservation Act Funds for Automatic Fire Sprinkler System

FIRST CONGREGATIONAL CHURCH IN AMHERST

4 November 2015

Design Fees

	<u>Fee</u>
Kuhn Riddle Architects	
arch'l. design and coordination	\$3,000
Lindgren & Sharples - Sprinkler engineer	
specs. and concept plans	\$8,250
Ryan Hellwig - Structural engineer	
exist. truss analysis	\$4,000
Total design fees	\$15,250

Construction Costs

See 8/24/15 Option 2 schematic design estimate by Structures by Design, Inc. for source of all costs below.

<u>Division</u>	<u>line item</u>	<u>line cost</u>	<u>total cost w/ OH/P/Cont.</u>	<u>line:total</u>	<u>multiplier</u>
All	all	\$889,608	\$1,127,911		1.267874165
<u>Division</u>	<u>line item</u>	<u>line cost</u>	<u>line cost w/ OH/P/Cont.</u>	<u>notes</u>	
8	sprklr rm door	\$1,500	\$1,902	one door to sprinkler room	
9	sprklr rm wall	\$641	\$813	15' wall of sprinkler room	
9	finishes repair	\$3,000	\$3,804		
21	fire prot	\$221,535	\$280,879		
31	water supply	\$15,300	\$19,398		
Subtotal before Gen. Conds.		\$241,976	\$306,795		
1	Gen. Conds.	\$28,080	\$35,602	see allocation below	
Total including Div. 1		\$270,056	\$342,397		

Total - Design and Construction Costs

\$357,647

<u>General Conditions allocation:</u>	
Subtotal all Divisions	\$889,608
Division 1	\$92,500
net less Div. 1	\$797,108
portion for sprinklers	\$241,976
% for sprinklers	30.36%
=> portion of div 1 for sprinklers	\$28,080 = Div. 1 line x % for sprinklers