

August 1989

Saint Paul African Methodist Episcopal Church: Investigation of renovation needs and options

University of South Florida. Florida Center for Urban Design & Research

Follow this and additional works at: https://digitalcommons.usf.edu/arts_pub



Part of the [Arts and Humanities Commons](#)

Scholar Commons Citation

University of South Florida. Florida Center for Urban Design & Research, "Saint Paul African Methodist Episcopal Church: Investigation of renovation needs and options" (1989). *College of The Arts Publications*. 29.

https://digitalcommons.usf.edu/arts_pub/29

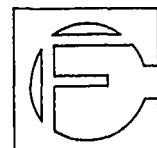
This Article is brought to you for free and open access by the College of The Arts at Digital Commons @ University of South Florida. It has been accepted for inclusion in College of The Arts Publications by an authorized administrator of Digital Commons @ University of South Florida. For more information, please contact digitalcommons@usf.edu.



SAINT PAUL
AFRICAN METHODIST
EPISCOPAL CHURCH

INVESTIGATION OF
RENOVATION NEEDS AND OPTIONS

THE REVEREND GRANVILLE REED III- PASTOR



FLORIDA CENTER
for Urban Design & Research

**SAINT PAUL
AFRICAN METHODIST
EPISCOPAL CHURCH**

**INVESTIGATION OF
RENOVATION NEEDS AND OPTIONS**

**THE REVEREND GRANVILLE REED III-PASTOR
TAMPA, FLORIDA**

PREPARED BY:

**FLORIDA CENTER FOR URBAN DESIGN & RESEARCH
TAMPA, FLORIDA**

AUGUST, 1989

PREFACE

PART I: INTRODUCTION

- A. Introduction and Description of Facilities
- B. Scope and Intent of the Study
- C. Accuracy of the Cost Estimates
- D. Description of Conditions of the Existing Facilities and Drawings

PART II: COST ESTIMATES

- A. Overview of the Renovation Concepts
- B. Components of the Cost Estimate Summaries
- C. Renovation Alternative 1: Scope of Work
 Summary Cost Estimate
- D. Renovation Alternative 2: Scope of Work
 Summary Cost Estimate
- E. Renovation Alternative 3: Scope of Work
 Summary Cost Estimate
- F. Estimates for a New Facility

PART III: SUMMARY AND EVALUATION OF RENOVATION ALTERNATIVES

TECHNICAL APPENDIX: LINE ITEM COST ESTIMATES

- A-1 Renovation Alternative 1
- A-2 Renovation Alternative 2
- A-3 Renovation Alternative 3

Preface

This report provides the congregation of Saint Paul African Methodist Episcopal Church (St. Paul A.M.E.) with general cost estimates for varying degrees of renovation and restoration as well as cost comparisons for a new facility.

This report consists of three major parts, plus a technical appendix.

Part I provides background information on the facility as well as an explanation of the scope of work in the study. This part also includes reproductions of detailed scaled architectural drawings prepared by the FLORIDA CENTER as part of this contract. These drawings together with extensive photographic work provide careful documentation of the existing facilities which will provide the basis for any renovation or restoration work commissioned by the congregation.

Part II begins with a brief overview description of three (3) alternative renovation concepts which vary in the extent of work to be undertaken. This is followed by a description of the work typically included in each of 18 components of cost. This part concludes with a more detailed description of the work included in each alternative renovation concept; and a summary of costs in each alternative.

Part III presents a brief analysis of the relative cost-benefit of the three alternatives; and several key issues which should be considered by policy-makers in the church when making decisions regarding the future of the existing facilities.

The Technical Appendix provides a detailed 'line item' breakdown of anticipated costs for each of the three alternatives. The cost summaries presented in Part II were derived by aggregating these detailed 'take-offs' into appropriate general categories.

PART I : INTRODUCTION

A. Introduction and Description of Facilities

Location

The St. Paul A.M.E. Church occupies a prominent location in the northern portion of downtown Tampa at the northeast corner of the intersection of Harrison and Marion Streets (see Figure 1). The area has witnessed very little development in recent years. However, the fact that much of this land is underdeveloped coupled with significant public sector investment presently proposed or underway in the area has a significant potential impact on the future of the St. Paul A.M.E. church facility. In this changing context, the St. Paul A.M.E. church leadership and congregation faces important decisions regarding its future at the present location.

Background

The church facility was completed in 1913, during the tenure of the Reverend S. A. Williams, and is one of the oldest structures in downtown Tampa. It is also one of the few remaining A.M.E. churches built by Reverend Williams in Florida.

For 75 years the St. Paul A.M.E. church has held a prominent place in the history of Tampa. Its history is interspersed with key individuals and events of local and national importance. During the 1950's, Paul Robeson, world renowned black performer and civil rights activist, sang in the church hall. Later, the church played a major role in the civil rights movement hosting numerous meetings involving the leaders of the movement, including leaders such as Thurgood Marshall prior to his appointment to the U.S. Supreme Court.

Today, the church continues to be a major force within the black community. Among its current congregation can be found many influential citizens including Representative James Hargrett, the first black legislator from Hillsborough County. Its annual Unity Day, an event that brings together members of all races, testifies to St. Paul's continued influence in the political and spiritual life of Tampa.

Description of the Facilities

The church's exterior is characterized by exceptional decorative brickwork and exquisitely executed stained glass windows and dramatically sloping roofs. The main entrance from Harrison Street includes a beautifully scaled, colonnaded portico flanked by impressive brick towers. In the interior, the large expanses of stained glass, ornamental woodwork and white painted finishes create a large airy, and awe-inspiring main sanctuary.

Activities of the church are presently housed in the church and an adjacent parsonage. The church occupies approximately 17,000 square feet on two levels. The lower level, which is partially below grade, includes the church hall, a 7,000 square foot assembly space that is accessed directly from the entrance portico. The remainder of this floor consists of support uses, including kitchen, office, rest rooms, and stair wells.

Immediately above is the sanctuary with a seating capacity of 570 and a total floor area of 8,300 square feet including a 1,700 square foot mezzanine. Both the sanctuary and mezzanine are accessible via stair towers flanking the entry portico.

The parsonage is a 2,800 square foot two story brick residential structure. Presently, it is not being utilized for any of the church's programs. However, if renovated, it will likely house some church functions, or other activities such as a community facility and a black history museum.

Scope and Intent of the Study

The intent of this study is to provide the client preliminary, but detailed construction and overall project cost information for a set of renovation alternatives for the church facility. The information will be used to establish a policy on the part of the congregation regarding the future of the facility.

In response to the clients needs, the FLORIDA CENTER established a study framework which involved the following tasks:

- Field surveys of the existing facility (including the adjacent parish house).
- Documentation of the existing facility through the development of detailed scaled drawings derived from field measurements and a comprehensive photographic survey.
- Assessment of deficiencies relative to current building code requirements.
- Development of a 'scope of work' reflecting three distinctly different renovation concepts.
- Preparation of 'line item' quantity take-offs for each of the three renovation alternatives.
- Determination of pertinent building code requirements which must be met in each of the three renovation alternatives.
- Preliminary design of key portions of the interior to address code related deficiencies which may have to be resolved.
- Research relative to potential outside sources of funds which might be available in each of the three renovation alternatives.
- Preliminary evaluations and 'findings' relative to the cost-effectiveness and cost-benefit of each of the three renovation alternatives; and a comparison of costs associated with the construction of a new facility on a different site.
- Determination of likely fees for architectural, engineering and other required professional services for each of the three renovation alternatives.

Accuracy of the Cost Estimates

The study framework required careful documentation of existing conditions; however, the cost estimates are preliminary due to the absence of detailed architectural design and standard construction documents. As a result, the estimates are what can be termed "Planning Cost Estimates." Planning Cost Estimates are general and are typically used for budgeting purposes. They are not to be confused with cost 'quotes' or bids which must be developed by actual general contractors (based on complete contract documents which are provided by the architect-of-record) at the time that construction is eminent.

Planning Cost Estimates will always vary to some extent from actual contractor bids. They are generally estimated conservatively (e.g., a little on the high side of the actual anticipated cost), and always include a contingency amount as a safety factor to account for unanticipated conditions that are not evident on initial inspection, but reveal themselves once the contractor has actually begun work.

Similarly, non-construction project costs such as professional fees and the like have been estimated based on the typical fee structure for such work. Actual fees may vary from the estimates based on a variety of factors. Again, the estimates for professional services are conservative. It is likely that the actual architectural and engineering fees will be slightly less than estimated.

Essentially, the planning cost estimates for both construction and required professional fees are likely marginally higher than would actually be anticipated. This conservative approach is appropriate to insure that adequate budget is provided and that any error is on the 'high side' yielding a savings over the programmed budget rather than the 'low side' which results in the need for additional funds to complete the project.

Finally, the cost estimates are based on current (1989) dollars. No inflation factor has been included, since there is as yet no time frame for the project. Policy-makers should keep in mind that each additional year beyond 1989 will result in an anticipated increase of project costs from 4% to 8% based on current overall inflation rates in the local construction industry.

Condition of the Existing Facilities

The description of existing conditions is the result of a visual inspection of the facility. While the findings of such an inspection are sufficient to determine the general extent and nature of damage, in this instance a more detailed inspection of certain areas is needed. Due to the age of the structure, the materials and methods employed in its construction, and the nature of damages observed a more detailed engineering inspection of the major structural elements would be advisable, and is included in the cost estimates documented in Part II of this report.

The church is in surprisingly good condition for a building its age. But as might be expected, the facility requires work in many areas, some of which should be performed as soon as possible to arrest ongoing deterioration.

The exterior of the church is well preserved. The masonry work, with a few exceptions is in good condition, requiring only minor restoration work. Some cracks are apparent, but these do not appear to evidence major settlement problems. There is also moisture seepage in a few areas, but such problems are isolated and likely can be remedied without major difficulties.

The wood and decorative plaster work on the exterior generally needs replacing. The cornice is rotted in some areas due in part to its age and problems with inadequate roof drainage. Similarly the column capitals at the entry portico are severely deteriorated and will have to be replaced.

The openings and glazing require more extensive work. Due to the way some of the openings are constructed, the framing masonry must be restored along with the steel lintels above the window frames. The windows on the ground level are less well preserved than those on the sanctuary level. In particular, some windows on the eastern side show signs of extensive water damage. This is partly due to increased moisture and lack of sunlight resulting from the adjacent parsonage. In some cases the windows and surrounding frames will have to be replaced.

The stained glass windows are in much better condition. The larger pieces require reinforcing, as these have tended to buckle out under their own weight. There are also some pieces that require more extensive restoration. The frames, while in better condition than those on the first floor, are in need of repair and in some cases need to be replaced due to water and termite damage.

The roof, although recently replaced, represents a much larger problem. The recent roofing work failed to address the fundamental problem which is roof configuration and geometry. This is particularly a problem where raked roof areas meet vertical wall faces, such as at the two towers which flank the

front entry. At these locations, water collects and has compromised the roofing system. To stop this problem, modifications to the existing drainage patterns and careful detailing are needed.

The church interior requires significantly more work. The structural elements and interior walls are apparently sound. Most of the interior damage is related to moisture infiltration and termites. There is damage to windows, ceilings and wall surfaces. Other areas of concern should be deflection in the church hall ceiling. Additionally there is some noticeable termite/water damage evident on the sanctuary ceiling.

Code Compliance is a major issue that has to be addressed in any renovation effort. The rest rooms are in working order, but pose a number of code deficiencies. The women's rest room will in all likelihood have to be moved to accommodate a proper fire stair and exit from the sanctuary. Handicapped accessibility and adequate number of rest room fixtures also have to be addressed.

The stairs connecting the church hall with the sanctuary above are structurally sound but do not meet fire code requirements. The stairs and landings are improperly signed, and the enclosing stair wells do not meet current requirements for fire rating. Beyond this, at least one additional fire exit will be needed based on the seating capacity of the sanctuary.

Parsonage

The exterior of the parsonage is reasonably sound. The masonry is in good condition as are most of the windows. Extensive work is needed at the porches and the roof, both of which need to be replaced. Code compliance will require modifications to the exterior of the structure. The wall facing the church must have a two-hour fire rating and provisions for handicapped access will have to be made.

The interior requires extensive work. The kitchen will have to be redone including new appliances and cabinet work. New HVAC and electrical systems will also be required. As a consequence, it is likely that the interior would have to be completely gutted, with completely new interior partitioning, ceilings and finishes.

An important issue regarding the future of the parsonage is that any renovation will have to meet code requirements for commercial use. This is required since the structure will likely be used for group meetings, offices and the like rather than for residential purposes.

As a result, the interior work will have to meet all commercial fire code requirements including fire protection for structural

members. Meeting these requirements will add significantly to the construction costs.

A second issue relates to the relative architectural significance of the parsonage and its proximity to the church facility.

Preliminary assessments by local architectural historians indicates that the church itself is of prime importance. The parsonage is of far less importance. Further, the parsonage is viewed as a liability which detracts from the potential visual quality and "presence" of the church. The consensus is that removal of the parsonage structure would benefit the restoration of the church.

Given this, it is likely that a major renovation or historic restoration of the church would involve the removal of the parsonage. This is significant from a programmatic standpoint since future church activities or other proposed functions associated with the parsonage would require space in the church hall, office area, or at some other location.

PARKING

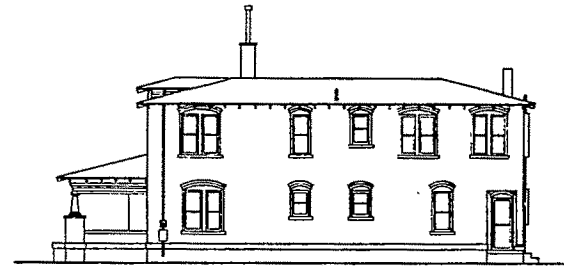
At present, the church's parking needs are met through the use of adjacent vacant parcels owned by the Hillsborough County Board of Education. The church site itself essentially contains no parking.

This arrangement is workable at present, and will likely remain so at least in the near term.

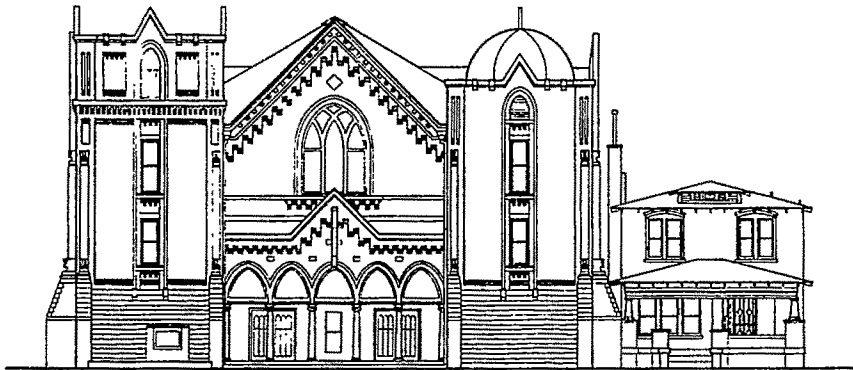
The issue of parking availability may be an issue if the decision is made to keep the church in the current location in the long term. This is especially true if there are future pressures to develop the currently vacant land east and north of the church site.¹

¹ The various renovation concepts and associated cost estimates presented in Part II specifically exclude the cost of parking development off-site. This has been done due to the unique nature of the church site and the lack of on-site parking currently. Although it has been "factored out" of the process, it is clear that the long-term viability of the church (on the current site or new facility on a new site) is contingent in large part on the availability of relatively convenient parking to meet church needs.

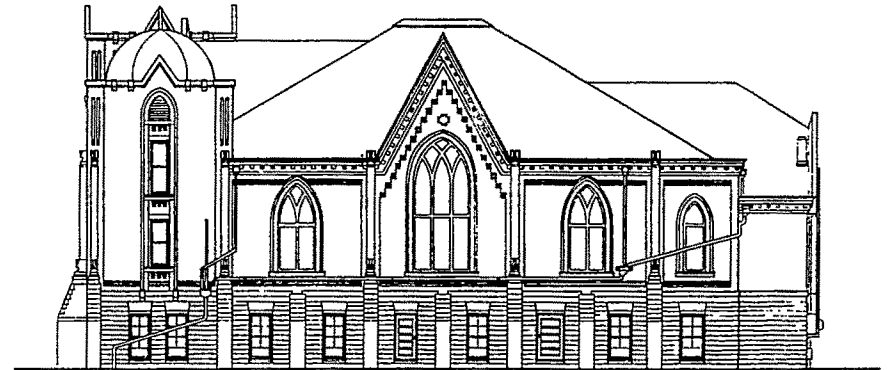
DRAWINGS



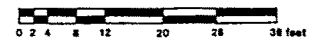
HOUSE EAST ELEVATION



CHURCH & HOUSE SOUTH ELEVATION

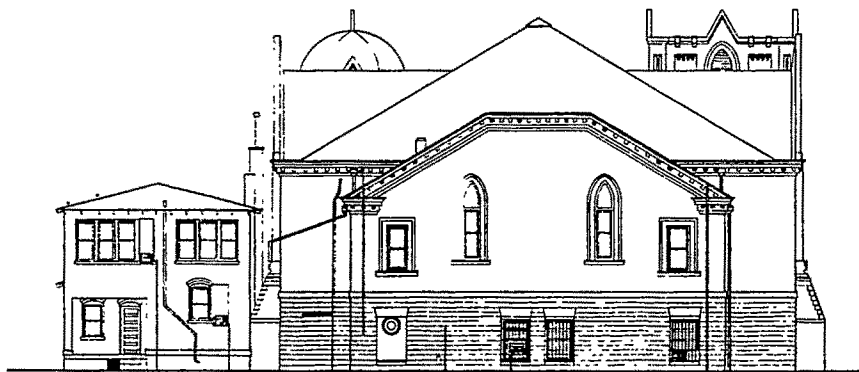


CHURCH EAST ELEVATION





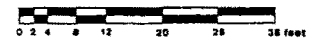
HOUSE WEST ELEVATION

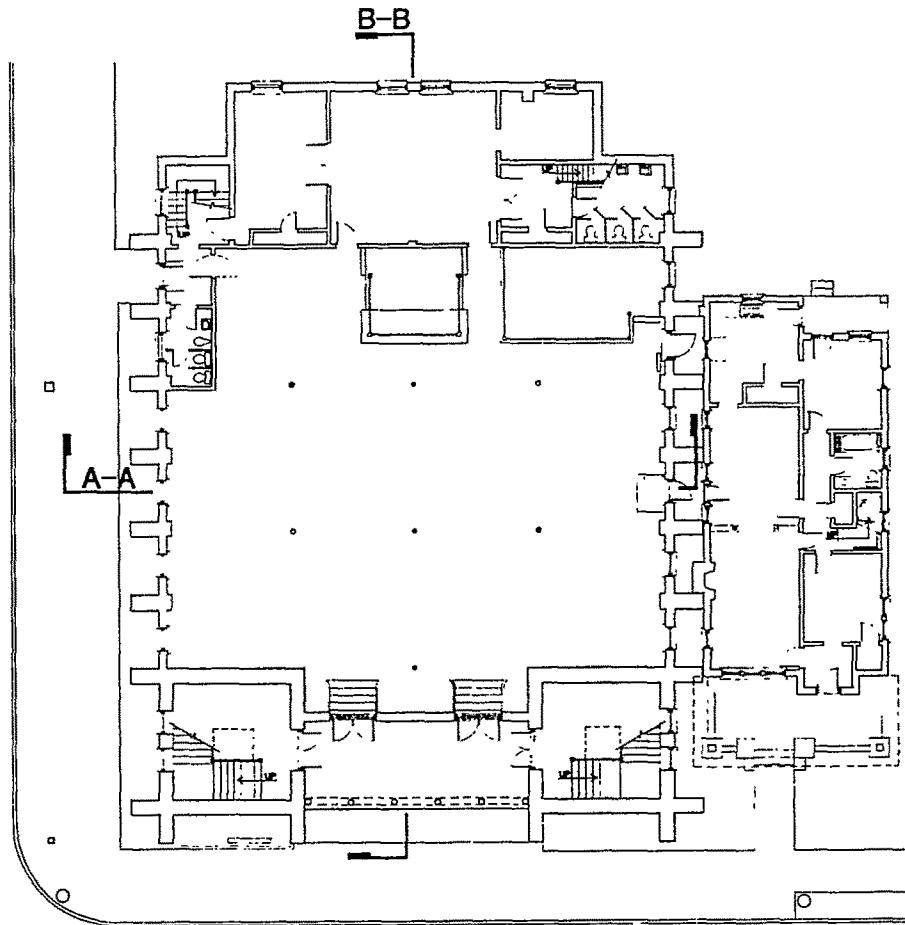


CHURCH & HOUSE NORTH ELEVATION

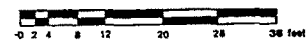


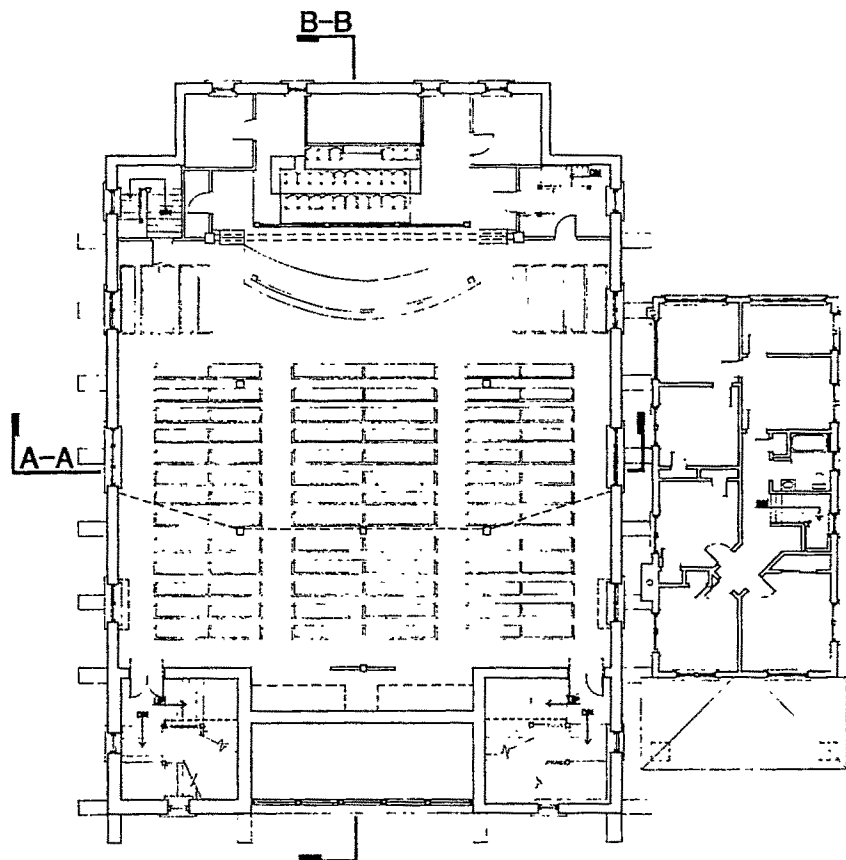
CHURCH WEST ELEVATION



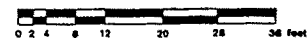


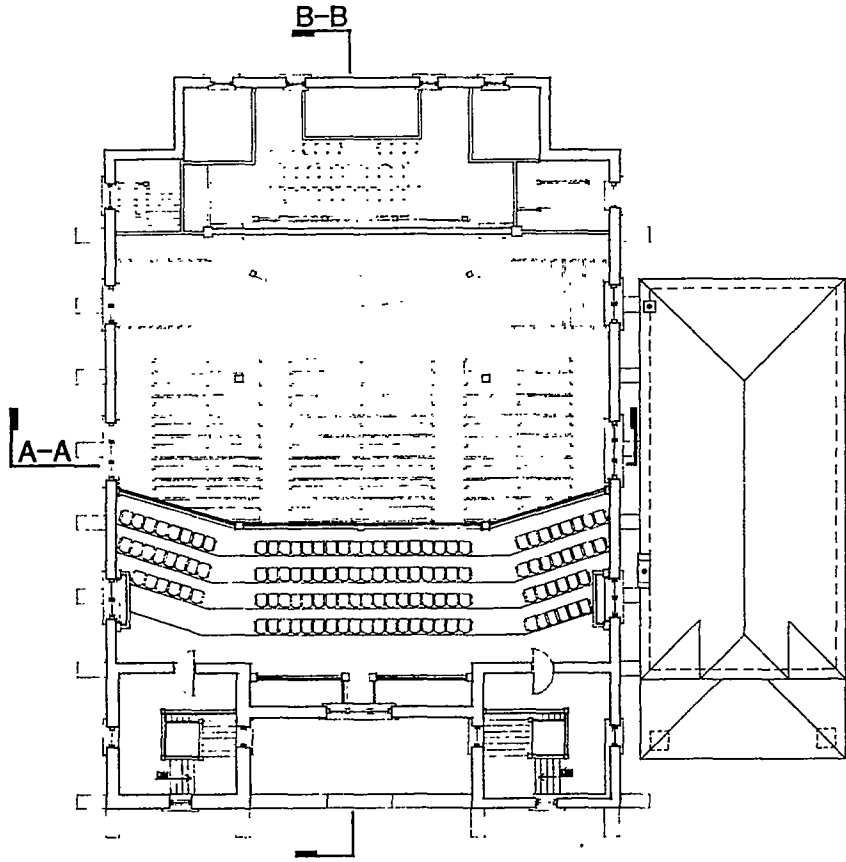
CHURCH BASEMENT & HOUSE FIRST FLOOR PLAN



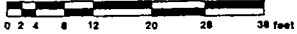


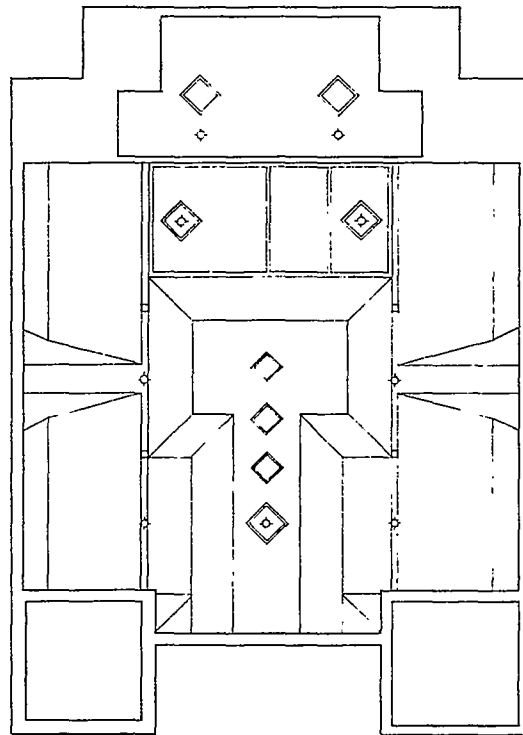
CHURCH SANCTUARY & HOUSE SECOND FLOOR PLAN



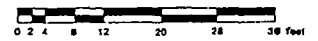


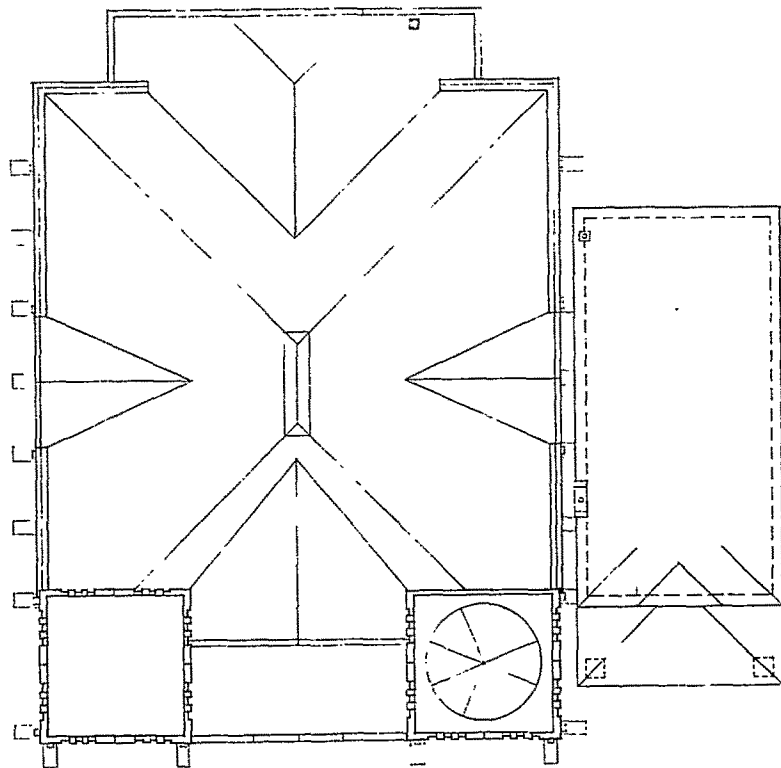
CHURCH MEZZANINE FLOOR & HOUSE ROOF PLAN



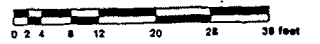


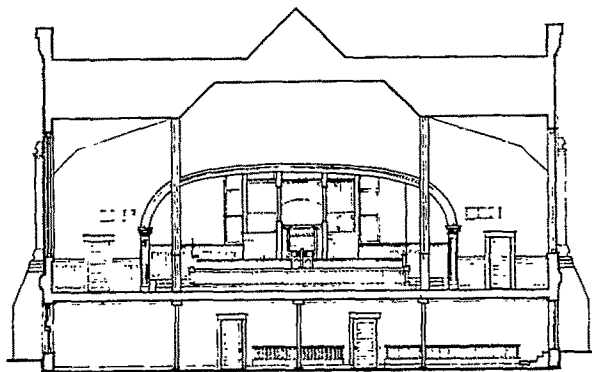
CHURCH REFLECTED CEILING PLAN





CHURCH & HOUSE ROOF PLAN

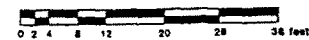




CHURCH TRANSVERSE SECTION A-A



CHURCH LONGITUDINAL SECTION B-B



PART II : COST ESTIMATES

A. OVERVIEW OF THE RENOVATION CONCEPTS

Three distinctly different concepts were developed in order to establish the broad range of possible renovation alternatives, and associated costs.

Concept Alternative 1:

The first concept represents a minimalist approach. The scope of work in this alternative includes only those items which must be accomplished in order to reasonably extend the useful life of the existing facility. In many respects, this alternative addresses the largely cosmetic issues of appearance only. It consists of major maintenance, together with more fundamental improvements only where absolutely required to halt ongoing deterioration. Attention would be paid to items damaged by water and termites, plus solutions to roofing problems and foundation problems which have caused the evident water related damage. Additionally, attention would be paid to 'clean-up, fix-up, paint-up' to improve the appearance of the facility both inside and out.

A key point in Concept Alternative 1 is that a cost limit equal to 50% of the current assessed value of the existing improvements on the site would be adhered to. By City of Tampa ordinance, improvement projects costing less than 50% of current value do not require that the work address all code deficiencies.

Concept Alternative 2:

Renovation Alternative 2 goes substantially beyond Alternative 1. In this concept all deficiencies and problems would be comprehensively addressed, both cosmetic and non-cosmetic. This includes the resolution of all code problems. By definition this concept is substantially more expensive than the first alternative, and involves the upgrading of the buildings major systems such as the electrical, heating and air conditioning, and plumbing; and the correction of structural deficiencies relative to current code requirement.

Concept Alternative 3:

Renovation Alternative 3 involves the careful restoration of the facility to a state determined to be representative of its historic architectural significance. This option reflects an approach that recognizes that the St. Paul A.M.E. church is a historic structure which can be successfully nominated to the "National Register of Historic Places."

This approach requires careful documentation to determine architectural attributes of historical significance; and very careful attention in the architectural design of the restoration

to insure historic correctness. Beyond this, there would likely be significant additional cost of renovation/restoration construction (in comparison to Concept 2) to meet the strict requirements of historical accuracy.

B. COMPONENTS OF THE COST ESTIMATE SUMMARIES FOR EACH RENOVATION ALTERNATIVE

In order to summarize and more easily understand the cost estimates, the work has been organized into the following general categories. Each general category consists of a set of specific line items of cost. Detailed breakdowns by line items are found in the Appendix.

A. General Conditions

This includes all costs associated with the General Conditions to the Construction Contract, include job mobilization, site office and support, job signs, security, temporary services and utilities, and the like.

B. Inspections

This includes the cost of specialized engineering inspections related to structural conditions, including subsurface and soils tests and foundation evaluations. It also includes and other required testing procedures normally required in the construction contract.

C. Demolition and Removal

This includes all costs for the removal and disposal of all materials and assemblies to be replaced in the existing facility.

D. Site Work

This includes all required improvements to utilities (water and sanitary sewer) and drainage exterior to the building. It also includes any site grading required, and any landscaping that may be included.

E. General Construction

This is a broad category which incorporates a number of construction items. It includes repair or replacement of interior walls and framing; floors and ceilings; architectural woodwork, trim and cabinet work; stairs; and all other items not specifically enumerated in other categories.

F. Windows and Doors

For windows, this category includes repair of existing stained glass windows, including exterior plexiglass protection if called for; repair or replacement of other windows; and the repair or replacement of window frames, sills, trim, casing, and caulking.

For doors, it includes the reworking of rough openings (if required) and the repair or replacement of frames, doors, trim, thresholds, and hardware.

G. Exterior Renovation

This work includes all items related to the restoration of exterior masonry consisting of cleaning, regrouting, tuck pointing, and caulking of joints; and the replacement of masonry units (bricks and cut stone) where required.

H. Roof

This comprises all work related to the replacement of the roof including sheathing, underlayment, shingles; plus all flashing, gutters, rain leaders, and related work.

I. Finishes

This covers all interior finishes including flooring, carpet, painting of walls, ceiling, and all trim; doors and windows, and all wallpaper. It also includes any exterior painting that is required.

J. Furnishings

This includes all furniture items including the repair or replacement of pews, liturgical items, lecterns, office furniture, and chairs, including the mezzanine seats.

K. Equipment

This includes all kitchen equipment required. Office equipment such as photocopy machine, et al. are not included.

L. Structural

This includes all structural repairs that may be needed to the foundation, exterior bearing walls, floor systems and roof system.

M. HVAC (Heating, Ventilation and Air Conditioning)

This includes all components of the environmental control systems such as: condensing units, airhandlers, supply ducts and devices, return air ducts and devices, thermostats and the like.

N. Plumbing

This includes all required piping for water supply and waste removal, all drainage within the building structure, and connections to the city services. It also includes all plumbing fixtures required plus toilet room partitions and accessories. It also includes any modifications to the existing gas services and piping within the building.

O. Electrical

This includes all required electrical work including a new service (if required), panel boards, disconnects, internal wiring, convenience outlets, and all light fixtures both inside and outside.

P. Contingency

This is a sum equivalent to 10% of the 'hard cost' (items C through O) as a 'safety factor' to cover the cost of unforeseen work items. Contingencies are used in the budgeting of all construction projects but are especially important in renovation projects.

Q. General Contractor's Markup

This includes the General Contractor's overhead plus profit on the project. It is normally either a lump sum or a percentage of the total project cost.

R. Fees and Permits

This includes the cost of all professional fees for architecture and engineering; building permits, and any required special fees.

Figure 1 is a matrix which generally summarizes the extent of work in each of the above components for each of the three (3) renovation concept alternatives. The following section provides a more complete description of the scope of work for each alternative, and a summary of the costs estimated by component of construction.

Figure 1: COMPARATIVE 'SCOPE OF WORK' MATRIX

		1	2	3
COMPONENTS OF CONSTRUCTION	GENERAL CONDITION			
	INSPECTIONS			
	DEMO/REMOVAL			
	SITework			
	GENERAL CONSTRUCTION			
	WINDOW/DOOR			
	EXTERIOR			
	ROOF			
	FINISHES			
	FURNISHINGS			
	EQUIPMENT	—		
	STRUCTURAL	—		
	HVAC	—		
	PLUMBING			
	ELECTRICAL	—		
	CONTINGENCY			
	MARKUP			
FEES/PERMITS				

Key:

Major reconstruction/replacement

Significant reconstruction/replacement

Minor reconstruction/replacement

Little or No reconstruction/replacement —



C. RENOVATION ALTERNATIVE 1:

Work in Alternative 1 is intended only to improve the outward appearance of the facility and fix the evident damage (and causes) related to moisture and termites.

To stay within the "50% of value" cost guidelines, patching of damaged materials and finishes is favored over more comprehensive replacement. This is especially true for floors, walls, ceilings, and the like.

Very little, if any, structural changes would be made. This assumes that a more detailed inspection would reveal no major structural deficiencies in existing foundations, floors walls, and root structure. The HVAC system would be essentially unchanged, except for the replacement of "package" units in the church hall and offices in the basement. No improvements would be made in the main sanctuary.

Similarly, the electrical system would not be substantially changed. Some existing light fixtures would be replaced; some wiring would be replaced; and a new service would be brought in with panel boards, disconnects and the like. However the electrical services would not be comprehensively overhauled.

The church's exterior would remain substantially as is, with only a minor amount of masonry regrouting, and tuck pointing in the problem areas.

Some changes to the roof geometry would be made to improve water runoff and to arrest ongoing water infiltration problems which have led to the moisture damage in the interior. New roofing (both shingles and built up roof) would be installed, along with flashing, gutters and downspouts.

Sitework would include new foundation drainage (again, to halt moisture infiltration in the basement), but no other site improvements would be made.

The parsonage would remain in place, but would not be renovated since any work on the parsonage would result in the total project cost in this alternative to exceed the "50% of current improvement value" role.

SUMMARY COST ESTIMATE:
RENOVATION ALTERNATIVE 1

GENERAL CONDITIONS	\$ 24,870
INSPECTIONS	2,000
DEMOLITION & REMOVAL	22,000
SITE WORK	11,750
GENERAL CONSTRUCTION	52,870
WINDOWS AND DOORS	8,130
EXTERIOR RENOVATION	4,750
ROOF	37,620
FINISHES	50,105
FURNISHINGS	12,500
EQUIPMENT	4,000
STRUCTURAL	2,000
HVAC	14,000
PLUMBING	5,000
ELECTRICAL	24,000
CONTINGENCY	24,870
GENERAL CONTRACTOR'S MARKUP	<u>32,830</u>
	SUB-TOTAL 333,290 (a)
FEEES AND PERMITS	<u>24,870</u>
	TOTAL <u>\$358,160</u>

NOTES:

- (a) This amount (e.g., estimated construction contract amount) is 47.4% of the current assessed value of improvements of the site. In this case, the renovation can be done without remedying every code deficiency in the church structure.

D. RENOVATION ALTERNATIVE 2

In Alternative 2, the objective is to meet all current code standards and to significantly extend the useful life of the church structure by not only addressing obvious problems, but also by comprehensively addressing the underlying causes of these problems.

In Alternative 2, damaged or deteriorated materials and assemblies would be extensively replaced rather than patched.

All elements of the church's structure would be brought up to code standards. Particular attention would be given to floors, roof systems, and the supporting columns. These would be "beefed up" as needed to meet current design loading criteria.

Other significant code issues to be resolved would include: reworking and expanding the public rest rooms, reworking the fire exit stairs to meet egress requirements, reworking the kitchen to meet fire protection requirements, and providing rated protection over structural numbers to meet fire code criteria. The work would address code requirements for handicapped access also.

Climate control would be brought up to current standards. The existing units would be replaced with three separate central systems to provide heating and cooling throughout the facility, including the main sanctuary.

The current electrical system would be completely replaced with an entire new system, including the complete rewiring of all power outlets and light fixtures as well as a new service. All current code requirements would be met.

Additional work would be done to the exterior masonry involving regrouting, tuck pointing and cleaning over major portions of the exterior walls.

A completely new roof system would be installed once needed changes in the roof geometry were made. Roof drainage problems would be addressed by including internal drains at key locations (where water currently collects) that cannot be solved using external gutters and downspouts.

Foundation drainage problems would be addressed with a new underground perimeter system as in Alternative 1. Additionally, significant landscape improvements would be made to enhance appearance.

The parsonage would be demolished in Alternative 2. This is required since its proximity to the church violates fire code separation requirements.

SUMMARY COST ESTIMATE:
RENOVATION ALTERNATIVE 2

GENERAL CONDITIONS	\$	73,430
INSPECTIONS		10,000
DEMOLITION & REMOVAL		49,000
SITE WORK		12,510
GENERAL CONSTRUCTION		228,330
WINDOWS AND DOORS		44,610
EXTERIOR RENOVATION		12,600
ROOF		49,260
FINISHES		80,930
FURNISHINGS		31,080
EQUIPMENT		8,000
STRUCTURAL		30,000
HVAC		64,000
PLUMBING		16,000
ELECTRICAL		108,000
CONTINGENCY		73,430
GENERAL CONTRACTORS MARKUP		<u>100,970</u>
	SUB-TOTAL	\$ 992,150
FEEES AND PERMITS		<u>99,210</u>
	TOTAL	<u>\$1,091,360</u>

E. RENOVATION ALTERNATIVE 3:

This Alternative represents the careful restoration of the church exterior and significant portions of the interior to historical "correctness" in line with the assumption that the church will be successfully nominated to the National Register of Historic Places.

The historic restoration concept also embodies the comprehensive code-mandated improvements defined in Alternative 2 related to structure, HVAC, electrical, fire protection, and handicapped access.

In addition to these comprehensive code improvements, careful attention would be paid to the restoration of exterior surfaces including the cleaning, regrouting and tuck pointing of all masonry walls. Further, all stained glass would be carefully restored and protected. Interior materials, finishes, millwork, and other details in the main sanctuary would be restored with care.

In Alternative 3, the parsonage would also be demolished to satisfy code requirements. This demolition is acceptable from a historical perspective because the parsonage does not have the historical quality or uniqueness of the church, and because the church's appearance would be greatly enhanced if it were freestanding.

SUMMARY COST ESTIMATE:
RENOVATION ALTERNATIVE 3

GENERAL CONDITIONS	\$ 92,370
INSPECTIONS	12,000
DEMOLITION & REMOVAL	56,000
SITE WORK	14,500
GENERAL CONSTRUCTION	325,140
WINDOWS AND DOORS	79,740
EXTERIOR RENOVATION	42,070
ROOF	50,870
FINISHES	84,670
FURNISHINGS	50,690
EQUIPMENT	8,000
STRUCTURAL	30,000
HVAC	75,000
PLUMBING	25,000
ELECTRICAL	122,000
CONTINGENCY	92,370
GENERAL CONTRACTORS MARKUP	<u>132,510</u>
	SUB-TOTAL
	\$1,292,930
FEEES AND PERMITS	<u>145,050</u>
	TOTAL
	<u>\$1,437,980</u>

F. ESTIMATES FOR A NEW FACILITY

For comparative purposes, the consultants have investigated the general costs for the construction of a new facility. It is assumed that this would occur on a different site located elsewhere in the city. This scenario would allow the congregation to sell the existing property and reinvest the proceeds in a new site and facility.

The following table summarizes the estimate costs for facilities of three distinct qualities.

	<u>HIGHER QUALITY</u>	<u>AVERAGE QUALITY</u>	<u>MINIMUM BUILDING</u>
Church (15,300 s.f.)	\$1,652,400 (\$108/s.f.)	\$1,285,200 (\$84/s.f.)	\$ 841,500 (\$55/s.f.)
Parsonage (2800 s.f.)	210,000 (\$75/s.f.)	168,000 (\$60/s.f.)	134,400 (\$48/s.f.)
Fees/permits	<u>149,000</u>	<u>116,300</u>	<u>78,100</u>
Total	\$2,011,400	\$1,569,500	\$1,054,000

It is assumed for the purpose of these estimates that the facility size would be similar to the current church and parsonage.

The higher quality type would involve exterior brick, extensive stained glass windows and expensive, carefully detailed interior materials and finishes. It is important to note that, while this would involve generally the best available materials and craftsmanship, this facility would not have the high degree of brick detailing and related construction which give the existing church its character and architectural allure. To create design and architectural detailing today that is similar to the old church would require craftsmen with superior skills and experience. Such craftsmen are rare today, particularly in west central Florida, and extraordinarily expensive in any case. Consequently, the "high quality" new facility would likely have significant architectural character, with interior and exterior design elements having visual quality and appeal; but would fall short of the character inherent in the existing church structure.

The average quality facility would likely involve stucco or similar exterior and only a modest amount of stained glass and intricate architectural detailing. Interior finishes would be good commercial/institutional quality, but would not necessarily have a great deal of visual appeal. Furnishings and finishes would be reasonable, but certainly not ornate or necessarily exciting.

The minimum building would be very basic with little if any exterior or interior decorative elements and no significant architectural detailing. Stained glass windows would be minimal. Furnishings and finishes would likewise be minimal, with the emphasis on serviceability rather than design or visual qualities.

A final note of significance is that costs of site acquisition is not included in the above general estimates. The price of property would have to be included in the overall cost consideration for a new facility.

**PART III : SUMMARY AND EVALUATION OF
RENOVATION ALTERNATIVES**

Summary and Conclusions

Figure 2 presents a comparative summary by construction category for the three renovation alternatives. Clearly, there is a large difference in costs between the minimum renovation (alternative 1) and the code renovation (alternative 2). Likewise, the historic restoration is significantly more expensive than the mid-range code renovation.

By reviewing the scope of work and corresponding costs, it is possible to draw some conclusions regarding the cost-benefits of each alternative.

We believe that alternative 1 is the least cost-effective because it involves significant costs to gain only a modest extension in the useful life of the church structure. Even with the alternative 1 investment, additional expensive improvements (similar to alternative 2) will be needed to insure serviceability of the structure for an additional several decades.

Clearly, if the goal is to keep the church facility serviceable for a long time period, alternative 2 is preferable to alternative 1.

Alternative 3-(historic restoration) may be the most preferable despite its cost. This is true in part because grant funds in significant amounts are available yearly at the state level to assist in the funding of restoration of historic structures. It is likely that most, if not all, of the cost difference between alternative 2 and 3 could be funded in this way. Essentially, the church congregation would bear the cost equal to the code renovation, with the additional required funds provided through outright grants.

State programs for historic restorations also provide planning funds to cover the cost of professional fees for architectural services and the requisite historic research needed for nomination of structures to the National Register of Historic Places.

We believe, based on recent experience, that the church can be successfully nominated to the National Register. With this in mind, the church could obtain at least some of the required planning funds for additional research, nomination preparation, and architectural services. Once this grant-funded planning phase is completed, the congregation can apply for (and probably receive) substantial additional state funds to cover major portions of the construction cost for the historic restoration.

COMPARATIVE COST SUMMARY (FIGURE 2)

	<u>1</u>	<u>2</u>	<u>3</u>
A. General Conditions	\$ 24,950	\$ 73,430	\$ 96,370
B. Inspections	2,000	10,000	12,000
C. Demo/Removal	\$ 22,000	\$ 49,000	\$ 56,000
D. Site Work	11,750	12,510	14,500
E. General Const.	52,870	228,330	325,140
F. Windows/Doors	8,130	44,610	79,740
G. Exterior	4,750	12,600	42,070
H. Roof	37,620	49,260	50,870
I. Finishes	50,100	80,930	84,670
J. Furnishings	12,500	31,080	50,690
K. Equipment	4,000	8,000	8,000
L. Structural	2,000	30,000	30,000
M. HVAC	14,000	64,000	75,000
N. Plumbing	5,000	16,000	25,000
O. Electrical	24,000	108,000	122,000
P. Contingency	24,870	73,430	96,370
Q. G.C. Markup	<u>32,830</u>	<u>100,970</u>	<u>132,510</u>
Subtotal (construction contract)	\$333,290	\$992,150	\$1,292,930
Fees/Permits	\$ 24,870	\$ 99,210	\$ 145,050
TOTAL (total project cost)	\$358,160	\$1,091,360	\$1,437,980

Based on these findings, the Center recommends that the St. Paul AME congregation and leadership strongly consider the restoration of the existing facility over all other renovation or new construction options. Additionally, it is recommended that further work be done to ascertain the specific conditions, timetables, requirements relative to obtaining available state grants to support the restoration of the church.

In making these recommendations, the Center has considered the issues from the congregation's standpoint, but also from a broader perspective relative to the community. We believe that the existing St. Paul AME church facility represents a very significant architectural asset and important cultural symbol to the entire Tampa community. As such, we think it critical to pursue the preservation and enhancement of this community asset. The loss of the AME church facility would be a loss to the entire community.

APPENDIX A-1:

RENOVATION ALTERNATIVE 1: MINIMUM RENOVATION

	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>
A. GENERAL CONDITIONS		(10% OF ITEMS C THROUGH O)		\$24,870
B. INSPECTIONS		ALLOWANCE		\$ 2,000
C. DEMOLITION & REMOVAL		ALLOWANCE		\$22,000
D. SITE WORK				\$11,750
1. Excavation:	CY	100	44.	4,400
2. #2 Stone:	CY	80	22.50	1,800
3. Drain Pipe:	LF	300	7.50	2,250
4. Irrigation:	SF	1500	1.00	1,500
5. Sod/Topsoil:	SF	1500	1.20	1,800
E. GENERAL CONSTRUCTION				52,870
1. Frame Walls:	SF	1000	1.80	1,800
2. Wood Platform: (Church Hall)	SF	320	4.	1,280
3. Repair Wood Floor: (Choir.)	SF	244	5.	1,220
4. Repair Wood Floor: (Mezzanine)	SF	295	5.	1,480
5. Repair Wood Rail: (Choir)	LF	30	10.	300
6. Millwork:	SF	261	10.	2,610
7. Molding:	LF	200	2.80	560
8. Wood Cornice:	LF	365	8.	2,920
9. Drywall Ceiling:	SF	7000	.81	5,670
10. Drywall (Walls):	SF	5000	.81	4,050
11. Entry Steps:	LS	1	1500.	1,500
12. Exit Steps:	LS	1	900.	900
13. Exit Stairs:	LS	2	4000.	8,000
14. Stairs (Towers):	LS	2	2500.	5,000
15. Water Proofing:	SF	3000	2.	6,000
16. Concrete Floor: (Rest rooms)	SF	400	6.70	2,680
17. Portico Columns:	EA	6	150.	900
18. Miscellaneous:		ALLOWANCE		6,000
F. WINDOWS & DOORS				\$ 8,130
1. Windows (Church Hall):	EA	16	220.	3,520
2. Doors and Frames:		5	250.	1,250
3. Door Hardware:	EA	6	120.	720
4. Entry Doors (Church Hall):	EA	8	330.	2,640

	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>
<u>G. EXTERIOR RENOVATION</u>				<u>\$ 4,750</u>
1. Tuckpoint Masonry (12%):	SF	1000	4.40	4,400
2. Caulking	ALLOWANCE			350
<u>H. ROOFING</u>				<u>\$37,620</u>
1. Built up Roofing:				
Porch	SF	380	\$ 2.80	1,060
Towers	SF	720	3.	2,160
2. Roof Shingles (Sanctuary) (100%)	SF	6,620	1.90	12,580
3. Insulation	SF	6,620	1.80	11,920
4. Flashing	ALLOWANCE			2,000
5. Valley	EA	8	800.	6,400
6. Gutters/Dn. Spouts	ALLOWANCE			1,500
<u>I. FINISHES</u>				<u>\$50,100</u>
1. Paint	SF	15,300	1.40	21,420
2. Plaster Patching	SF	1,350	4.50	6,070
3. Plaster Cracks	LF	250	1.61	400
4. Carpet	SY	262	20.	5,240
5. Vinyl Floor	SF	9,670	1.15	11,120
6. Millwork (Paint)	SF	870	.86	750
7. Wood Rail (Choir)	LF	30	2.	60
8. Wood Rail (Mezzanine)	LF	55	2.	110
9. Doors (Finish)	EA	6	27.	160
10. Chairs (Finish)	EA	154	25.	3,850
11. Wood Floor (Mezzanine)	SF	1,474	.625	920
<u>J. FURNISHINGS</u>				<u>\$12,500</u>
1. REPAIR DAMAGED PEWS	ALLOWANCE			12,500
<u>K. EQUIPMENT</u>				<u>4,000</u>
<u>L. STRUCTURAL</u>				<u>2,000</u>
<u>M. HVAC</u>				<u>14,000</u>
<u>N. PLUMBING</u>				<u>5,000</u>

O.	ELECTRICAL	ALLOWANCE	24,000
P.	CONTINGENCY	(10%: ITEMS C THROUGH O)	24,870
Q.	GC MARKUP	(12%: ITEMS C THROUGH P)	32,830
		SUB TOTAL	\$333,290
		(Construction Contract)	
R.	FEES & PERMITS	(10%: ITEMS C THROUGH Q)	24,870
		TOTAL	358,160
		(Total Project Cost)	

APPENDIX A-2:

RENOVATION ALTERNATIVE 2: CODE RENOVATION

	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>
A. GENERAL CONDITIONS	(10%: ITEMS C THROUGH O)			\$73,430
B. INSPECTIONS	ALLOWANCE			\$10,000
C. DEMOLITION & REMOVAL				\$49,000
1. Church	LS			32,000
2. Parsonage	LS			17,000
D. SITE WORK				\$12,510
1. Excavation:	CY	100	44.	4,400
2. #2 Stone:	CY	80	22.50	1,800
3. Drain Pipe:	LF	300	7.50	2,250
4. Irrigation:	SF	1500	1.00	1,500
5. Sod/Topsoil:	SF	1300	1.20	1,560
6. Plant Materials	Allowance			1,000
E. GENERAL CONSTRUCTION				228,330
1. Frame Walls:	SF	1000	1.80	1,800
2. Repair Wood Floor: (Choir.)	SF	244	5.	1,220
3. Repair Wood Floor: (Mezzanine)	SF	295	5.	1,480
4. Wood Platform: (Church Hall)	SF	546	5.	2,730
5. Wood Ceilings	SF	13,240	5.	66,200
6. Trim & Cabinets	LS			9,870
7. Wood Rail: (Choir)	LF	30	10.	300
8. Wood Rail: (Mezzanine)	SF	50	25.	1,250
9. Wood Cornice:	LF	365	8.	2,920
10. Millwork	SF	261	10.	2,610
11. Drywall:	SF	3,400	.809	2,750
12. Drywall Ceiling:	SF	2,128	.992	2,110
13. Water Proof: (Interior)	SF	2,200	1.9	4,180
14. Water Proof: (Exterior)	SF	750	2.	1,500
15. Fire Stairs (NE/NW):	LS	2	7,000.	14,000
16. Stair Towers:	LS	2	10,000.	20,000
17. Wheel Chair Lift:	LS	1	80,000.	80,000
18. Porch & Entry Ramp:	LS			4,010
19. Hall Ramp:	SF	250	4.	1,000
20. Replace Portico Columns:	EA	6	150.	900
21. Miscellaneous Work:	LS			7,500

	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>
F. WINDOWS & DOORS				\$44,610
1. Restore Stained Glass:	SF	980	25.50	24,990
2. Window Frames:	SF	490	5.	2,450
3. Windows and Trim:	EA	18	315.	5,670
4. Doors and Hardware:	EA	20	575.	11,500
G. EXTERIOR RENOVATION				\$12,600
1. Tuckpoint Masonry (30%):	SF	2680	4.40	11,800
2. Caulking	ALLOWANCE			800
H. ROOFING				\$49,260
1. Built up Roofing:				
Porch	SF	380	\$ 2.50	950
Towers	SF	720	3.	2,160
2. Roof Shingles (Sanctuary) (100%)	SF	6,620	3.	19,860
3. Insulation	SF	6,620	1.8	11,920
4. Flashing	ALLOWANCE			2,000
5. Rain Leader Valley	EA	8	800.	6,400
6. Gutters	LF	250	9.	2,250
7. Downspouts	LF	520	7.15	3,720
I. FINISHES				\$80,930
1. Paint (General)	SF	15,300	2.20	33,660
2. Paint Porch Floor	SF	372	.62	240
3. Repair Plaster	SF	1,350	7.01	9,150
4. Repair Plaster Cracks	LF	250	1.61	400
5. New Plaster	SF	3,000	1.60	4,800
6. Carpet	SY	262	20.	5,240
7. Vinyl Floor	SF	11,172	1.60	17,880
8. Chairs	EA	2,720		7,700
9. Wood Floor	SF	154	.625	1,700
J. FURNISHINGS				\$31,080
- Pews	LF	560	55.50	31,080
K. EQUIPMENT				8,000
- Kitchen	Allowance			8,000
L. STRUCTURAL				30,000
	ALLOWANCE			
M. HVAC				64,000
	LS			

	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>
<u>N.</u>	<u>PLUMBING</u>			<u>16,000</u>
-	Bathrooms/Kitchen	LS		12,500
-	Interior Drainage	LS		3,500
<u>O.</u>	<u>ELECTRICAL</u>	<u>LS</u>		<u>108,000</u>
<u>P.</u>	<u>CONTINGENCY</u>	<u>(10%: ITEMS C THROUGH O)</u>		<u>73,430</u>
<u>Q.</u>	<u>GC MARKUP</u>	<u>(12.5%: ITEMS C THROUGH P)</u>		<u>100,970</u>
		SUB TOTAL		\$992,150
		(Construction Contract)		
<u>R.</u>	<u>FEES & PERMITS</u>	<u>(10%: ITEMS A THROUGH Q)</u>		<u>99,210</u>
		TOTAL		1,091,360
		(Total Project Cost)		

APPENDIX A-3:**RENOVATION ALTERNATIVE 3: RESTORATION**

		<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>
A.	GENERAL CONDITIONS		(10%: Items C Through O)		\$96,370
B.	INSPECTIONS				12,000
C.	DEMOLITION&REMOVAL		Allowance		56,000
D.	SITWORK				14,500
1.	Excavation	CY	100	44.	4,400
2.	#2 Stone	CY	100	20.50	2,050
3.	Chain Pipe	LF	300	7.50	2,250
4.	Irrigation	SF	1,500	1.	1,500
5.	Sod/Topsoil	SF	1,500	1.20	1,800
6.	Plant Material		Allowance		2,500
E.	GENERAL CONSTRUCTION				325,140
1.	Frame Walls	SF	1,700	1.8	3,060
2.	Wood Floor(Choir)	SF	1,220	6.5	7,930
3.	Wood Floor(Mezzanine)	SF	5,780	5.	28,900
4.	Wood Platform	SF	546	5.2	2,840
5.	Wood Ceiling	SF	13,240	7.	92,680
6.	Trim & Cabinets	LS			13,170
7.	Wood Rail(Choir)	SF	30	20.	600
8.	Wood Rail(Mezzanine)	SF	50	25.	1,250
9.	Wood Cornice	LF	365	8.	2,920
10.	Base Molding	LS			470
11.	1/4 Round	LF	3,000	.90	2,700
12.	Millwork	SF	870	10.	8,700
13.	Drywall	SF	3,400	.809	2,750
14.	Drywall	SF	2,128	.992	2,110
15.	Drywall Ceiling	SF	5,160	.809	4,180
16.	Water Proof (Interior)	SF	750	2.	1,500
17.	Water Proof (Exterior)	SF	2,200	1.9	4,180
18.	Fire Stairs(NE/NW)	EA	2	7,500.	15,000
19.	Stairs(Towers)	EA	2	16,142.	32,290
20.	Wheel Chair Lift	LS	1	80,000.	80,000
21.	Porch & Entry Ramp	LS			4,010
22.	Hall Ramp	SF	250	4.	1,000
23.	Replace Portico Columns	EA	6	150.	900
24.	Misc. Work	LS			12,000

		<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>
F.	WINDOWS & DOORS				79,740
1.	Restore Stained Glass	SF	980	50.	49,000
2.	Window Frames	LF	580	5.	2,900
3.	Plexiglass Protection (Stained Glass)	SF	980	5.	4,900
4.	Windows	EA	18	422.	7,600
5.	Doors & Frames	EA	26	590.	15,340
G.	EXTERIOR RENOVATION				42,070
1.	Restore & Clean Masonry (100%)	SF	8,925	4.4	39,270
2.	Caulking Allowance				2,800
H.	ROOF				50,870
1.	Built Up Roofing:				
	Porch	SF	380	4.3	1,630
	Towers	SF	720	4.3	3,090
2.	Sanctuary: Shingle Roofing (100%) Roofing Felt (100%) Sheathing (100%)	SF	6,620	3.	19,860
3.	Insulation	SF	6,620	1.8	11,920
4.	Flashing	LS			2,000
5.	Rain Leader Valley	EA	8	800.	6,400
6.	Gutters	LF	250	9.	2,250
7.	Downspouts	LF	520	7.15	3,720
I.	FINISHES				84,670
1.	Paint	SF	15,300	2.75	42,075
2.	Pain Porch Floor	SF	372	.63	240
3.	Repair Plaster	SF	1,350	7.01	9,460
4.	Repair Plaster Cracks	LF	250	1.61	400
5.	New Plaster	SF	3,000	1.6	4,800
6.	Carpet	SY	20	20.	6,550
7.	Vinyl Floor	SF	5,672	1.6	9,075
8.	Chairs	EA	154	50.	7,700
9.	Wood Floor	SF	7,000	.625	4,370
J.	FURNISHINGS				50,690
-	Pews	LF	740	68.5	50,690
K.	EQUIPMENT				8,000
-	Kitchen	LS			8,000
L.	STRUCTURAL				30,000
M.	HVAC	LS			75,000

		<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>
N.	PLUMBING	LS			25,000
1.	Bathrooms/Kitchen	LS			15,500
2.	Interior Drainage				7,500
3.	Misc.				2,000
O.	ELECTRICAL	LS			122,000
P.	CONTINGENCY	(10%: ITEMS C THROUGH O)			92,370
Q.	G.C. MARKUP	(12.5%: ITEMS C THROUGH P)			132,510
				SUB TOTAL	1,292,930
				(Construction Contract)	
R.	FEES & PERMITS	(12.5%: ITEMS A THROUGH P)			145,050
				TOTAL	\$1,437,980
				(Total Project Cost)	

CREDITS

CREDITS

The following people provided valuable assistance towards the completion of this project.

John Diaz	Florida Builders Supply
Eric Derricotte	Otis Elevator
Dale Erickson	Castro Aguirre and Associates
John Howey	John Howey Associates Architecture & Planning Inc.
Lennon Martin	Kal-Mar Construction .
David Monini	City of Tampa
Jack Neggent	Castro Aguirre and Associates
Bob Scott	E.M. Scott General Contractors Inc.