

Community Preservation Act Committee Proposal Request Form for FY 2016

Date: December 10, 2014

CPA funding category

Check all that apply

- Community Housing
 Open Space
 Historic Preservation
 Recreation

Submitting Entity: Jewish Community of Amherst (JCA)

Contact Person: Karen Bell (JCA Administrative Director)

Contact Phone: 413-256-0160 x207

Contact Email: admindir@j-c-a.org

Overview of Proposal: – Please describe your project and your feasibility analysis

We propose to repair our steeple and belfry and restore them to their proper original vertical alignment. While repair and maintenance of these historically important building elements have always been part of our normal operations, straightening them is beyond the scope of our budget, so we look forward to making this possible with a CPA grant.

The JCA values the historic significance of its buildings, and has maintained them in the same form and detail as when we acquired them in 1976, including installation of interior support columns under the leaning steeple in 1989, and repair and preservation of the old buildings during major renovations and additions in 2001.

A lightning strike to the steeple this past August focused us on the affordability of repair, removal, or restoration of the leaning steeple and belfry. We expect some insurance funds for repair only, but we feel that any project related to the steeple should result in a permanent solution to the longstanding issue that the leaning steeple is a very undesirable aspect of our building. Hopefully with a CPA grant, insurance money, and financial help from individuals and other organizations interested in the proposed restoration, we can continue the proud heritage of our historic buildings.

Describe how your request meets the CPA criteria:

1. Description of funding needed including:

- a. Documentation of cost estimates – *Please see attached letter from Thayer Street Associates*
- b. Other sources of funding, e.g., grants, self-funding, fund-raising

Prior to the lightning damage to the steeple, the JCA began planning for a second mortgage to raise money for a number of necessary building repairs and safety upgrades including adding a handicap emergency egress from the sanctuary, repairing and restoring the granite steps in front of the sanctuary and painting the steeple.

Insurance likely will pay for the repair of the lightning strike damage, but this amount has not yet been determined. However, it is believed that insurance will pay only for cosmetic repairs of the damage that was a direct result of the lightning shrink and not for any additional structural repairs and restoration.

While fundraising specifically for the repair and restoration of the steeple will be considered, recent JCA fund raising campaigns may severely limit our ability to get additional donations at this time. Without a grant the JCA would not have the resources for a restoration project.

- c. Timeline on how CPA funds, if awarded, would be spent including over multiple years

The project to repair and restore the steeple should not take more than several months, once the project is scheduled. The project will need to be scheduled during a period when the sanctuary and the school classrooms, which are under the sanctuary, will not be in use. Thus, the project would have to be scheduled during the summer season. It would be expected that the project could be completed within the first summer after the CPA funds are available and the project is scheduled.

2. Urgency of the Project:

The lightning strike has compromised structural integrity of the steeple and opened up the interior to weather. Temporary fixes are being made to make the fixture weather tight as we work toward a permanent solution.

3. Estimated timeline from receipt of funds to Project completion: *See 1c above*

4. Acquisition or preservation of threatened resources:

The JCA wholly owns the property for which the CPA funds are being requested.

5. Population(s) to be served by the Project:

Jewish Community of Amherst, Town of Amherst.

6. How will the CPA investment in your property, facility or project be maintained over time?

Normal ongoing maintenance of the steeple as well as the entire JCA facility is a regular component of the annual JCA budget. Steeple maintenance will primarily entail periodic painting. Once restoration has been completed no further structural work is anticipated in the foreseeable future.

7. How the Project is prioritized by requesting Town committees or commissions?

8. Other information regarding the Project deemed necessary for CPAC.



THAYER STREET ASSOCIATES, INC.
General Contractors • Residential/Commercial/Institutional/Historical

Karen Bell, Administrator
 Jewish Community of Amherst
 742 Main Street
 Amherst, MA 01002

12/10/14

Dear Karen et al,

Following the lightning strike on the steeple this summer we were contacted by the Community to put together a price for the necessary repairs to bring the steeple back to a pre strike condition. In the course of discussion we were asked to consider what would be required to remove the steeple since it is an eyesore in it's present "leaning" condition. This precipitated further discussion to the point that people realized that there were historical and sentimental ties with the church building itself in it's current form. At this juncture we were again asked to put together the present proposal to correct the lean.

This proposal represents a substantial undertaking to bring the steeple back to a vertical position. Our proposal includes all the the various aspects required to successfully complete this undertaking. You can see from the attached "budget estimate" how we have broken down the work.

The first category needs a little explanation as it's name does not well represent it's components.

General Conditions includes the following items:

| | |
|------------------------------|----------|
| 1. Permit | \$1,530 |
| 2. Structural Engineering | \$12,000 |
| 3. Architectural Design | \$5,000 |
| 4. Staging | \$25,000 |
| 5. Crane | \$20,000 |
| 6. Sign | \$850 |
| 7. Fencing & temp facilities | \$3,000 |

The rest of the categories are much more representative of their area of work. I have included a 5% contingency on the bottom given the fact that there is much investigation to do to accurately determine our existing conditions and to deal with the hidden surprises that the church holds for us. Please don't hesitate to ask any questions that you might have.

Thank you very much for asking us to help out with this project!

Vern

Vern Harrington, Pres.

Thayer Street Associates, Inc.

8 Coates Ave., South Deerfield, MA 01373 • (413) 665-4018 • fax (413) 665-1142 • thayerstreetassociates.com



THAYER STREET ASSOCIATES, INC.

General Contractors • Residential/Commercial/Institutional/Historical

JCA - Steeple Restructuring

12/10/14

| \$204,216 | | LABOR | MATRL | SUBS | TOTAL |
|---------------------------|-----------|---------------|---------------|---------------|----------------|
| GENERAL CONDITIONS | A | 0 | 67,380 | 0 | 67,380 |
| Destructive Investigation | B | 12,500 | 800 | 0 | 13,300 |
| EXCAVATION | C | 0 | 0 | 0 | 0 |
| CONCRETE | D | 0 | 0 | 0 | 0 |
| MASONRY | E | 0 | 0 | 0 | 0 |
| Restructure / Jacking | F | 38,000 | 14,200 | 0 | 52,200 |
| IRONWORK | G | 0 | 0 | 0 | 0 |
| ROOFING | H | 650 | 1,000 | 0 | 1,650 |
| WINDOWS | I | 0 | 0 | 0 | 0 |
| PLUMBING ROUGH-IN | J | 0 | 0 | 0 | 0 |
| HVAC | K | 0 | 0 | 2,000 | 2,000 |
| ELECTRIC ROUGH-IN | L | 0 | 0 | 1,800 | 1,800 |
| EXTERIOR TRIM | M | 2,880 | 1,500 | 0 | 4,380 |
| SIDING | N | 5,800 | 1,200 | 0 | 7,000 |
| INSULATION | O | 0 | 0 | 0 | 0 |
| WALL & CEIL FINISH | P | 0 | 0 | 1,800 | 1,800 |
| DOORS | Q | 0 | 0 | 0 | 0 |
| INTERIOR TRIM | R | 4,000 | 1,500 | 0 | 5,500 |
| CABINETS | S | 0 | 0 | 0 | 0 |
| TILE AND GLASS | T | 0 | 0 | 0 | 0 |
| SPECIALTIES | U | 0 | 0 | 0 | 0 |
| SPECIAL CONSTRUCTION | V | 0 | 0 | 0 | 0 |
| PLUMBING FINISH | W | 0 | 0 | 0 | 0 |
| ELECTRICAL FINISH | X | 0 | 0 | 0 | 0 |
| APPLIANCES | Y | 0 | 0 | 0 | 0 |
| PAINTING | Z | 0 | 0 | 5,200 | 5,200 |
| FLOORING | AA | 0 | 0 | 0 | 0 |
| LANDSCAPING | BB | 0 | 0 | 500 | 500 |
| TRASH REMOVAL | CC | 2,500 | 1,000 | 0 | 3,500 |
| EQUIPMENT & FURNISH | DD | 0 | 0 | 0 | 0 |
| SUBTOTAL | ST | 66,330 | 88,580 | 11,300 | 166,210 |

| | | | | | |
|---------------------|------|-------|-------|-------|--------|
| SUPERVISION | SUP | 2,653 | 1,772 | 339 | 4,764 |
| CONTINGENCIES | CON | 3,317 | 4,429 | 565 | 8,311 |
| OVERHEAD | OH | 6,633 | 8,858 | 1,130 | 16,621 |
| PROFIT | PRO | 3,317 | 4,429 | 565 | 8,311 |
| INFLATION/ESCALATIO | INFL | 0 | 0 | 0 | 0 |
| LAND COSTS | LAN | 0 | 0 | 0 | 0 |
| CLOSING COSTS | CLO | 0 | 0 | 0 | 0 |
| OTHER COSTS | OTH | 0 | 0 | 0 | 0 |
| SALES TAX | ST | 0 | 0 | 0 | 0 |

| | | | | | |
|--------------|------------|---------------|----------------|---------------|----------------|
| TOTAL | TOI | 82,249 | 108,068 | 13,899 | 204,216 |
|--------------|------------|---------------|----------------|---------------|----------------|