



Mass Avenue Steeple, Tower, and Entrance Project - Phase One

Timeline of Progress to Date

Project broken into three phases to organize fundraising and construction efforts

Phase 1 – Interior work and prep for exterior work

Phase 2 – Exterior façade and tower restoration

Phase 3 – Exterior groundwork and landscaping

Congregational vote to use endowment funds to proceed with phase 1 on Nov. 14

4 Bids were received. Cost ranged from \$1.4-2M as compared to \$800K expectation

Project management team formed and grant writer hired

Detailed planning work on Phase 1 including drawings, inspections, exact scope of work, etc.

Project presented to congregation

Bid documents created

Use of endowment approved by investment committee

Sept

Nov

Jan

Mar

May

July

Sept

Nov

2020

2021

Congregation votes to proceed

Fundraising materials created and grants applied for

\$100K CHC grant received

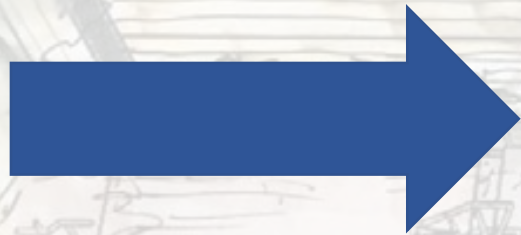
Phase 1 scope reworked in response to bid results

Cambridge Historical Commission approves project design

Fundraising groundwork – grants researched, special gifts group formed

New phase 1 plan presented to the congregation (this meeting!)

Why Were the Bids Higher than Expected?



During the phase 1 planning, significant extra work was added due to city requirements and cost-effective construction sequencing:

- i. Fire suppression and upgraded alarms
- ii. Falling ceiling repair and work to permanently solve the problem
- iii. Move back wall of meetinghouse so Narthex can be code-compliant



Due to pandemic related shortages, many material and labor costs have gone up significantly; in some cases, more than 2x

Where Do We Go From Here?



Delay Project

- Pros:
- Increased time for fundraising
 - Costs may decline
- Cons:
- No current indication costs will decline
 - Would lose momentum, time, and money already invested
 - Risk significant delay or never restarting

Use Initial Plan

- Pros:
- Simplest option
 - Least expensive in the short-term
- Cons:
- No significant improvements until later phases
 - more expensive long-term

Modify Phase 1

- Pros:
- Most cost-effective
 - Significant building improvements much sooner
 - Will make later phases easier to achieve
- Cons:
- More expensive short-term
 - Will need to self-finance more than anticipated
 - May need to move quickly

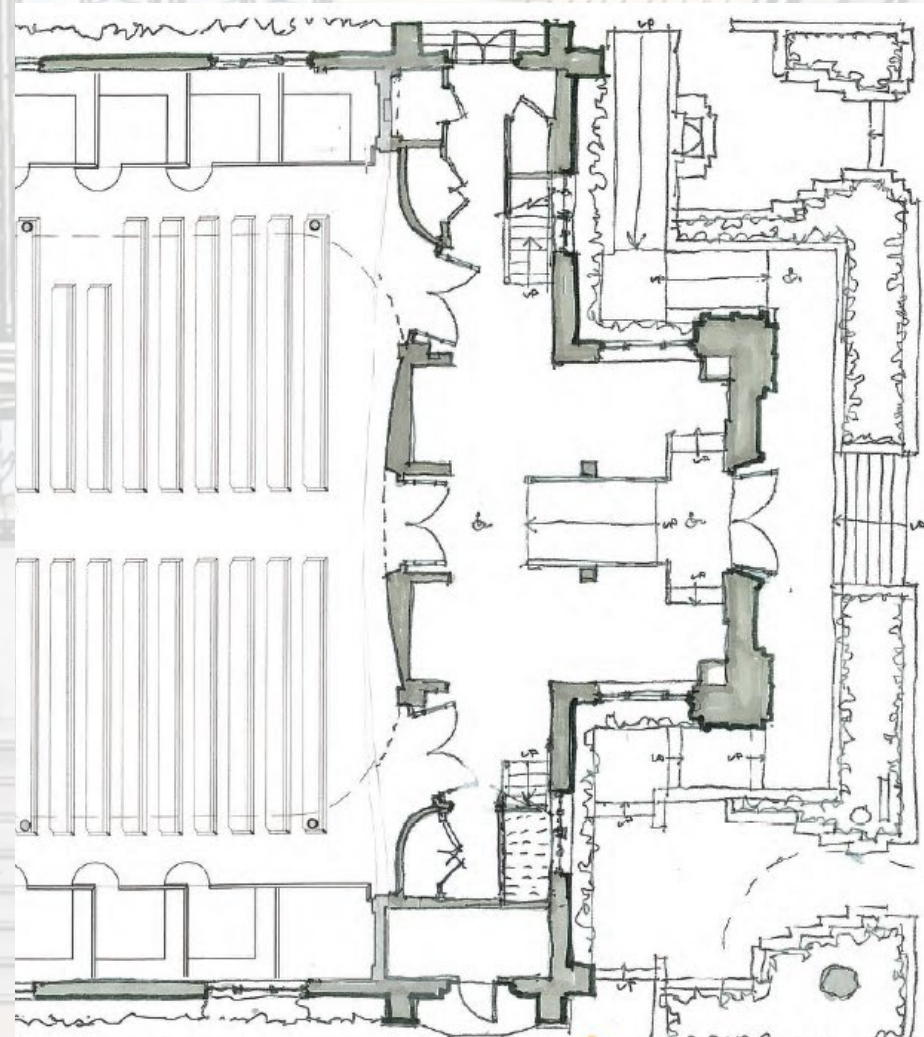
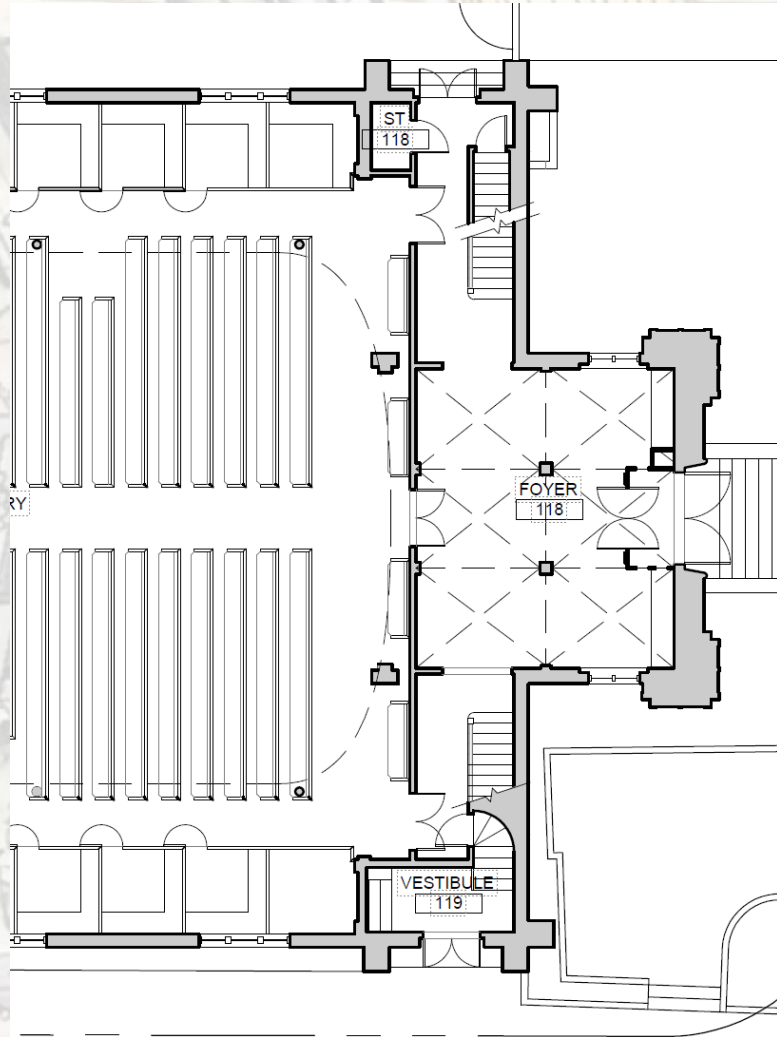
Key Points of Modified Phase 1

- ✓ Sprinkler system added and fire alarm upgraded
- ✓ Plaster ceiling issues permanently fixed
- ✓ Necessary prep work done to integrate interior space with new exterior design
- ✓ Interior elements (e.g. the organ) protected from ongoing damage/exposure
- ✓ Wooden ramp constructed outside to immediately address accessibility issues. Can be removed when phase three is complete
- ✓ Pews removed and floor recarpeted to create a flexible, multi-use, accessible space

At the Conclusion of Phase 1 We Will Have:

- An accessible and inviting front entrance with ADA compliance no longer dependent on a temperamental elevator
- A more spacious and functional narthex with storage and optional meeting areas
- A significant improvement in fire safety (prevention, suppression, and egress)
- An end to plaster falling from the ceiling
- A much more useful main meeting area, for ourselves and as a community resource
- Increased desirability for rental and event space
- Critical interior elements protected from ongoing environmental damage
- Visible progress in the building project which will aid us in future fundraising
- A self-contained endpoint from which we can pause if necessary

Current Entrance Vs Phase 1 Complete



Project Finances

Original endowment contribution		\$1,100,000
Additional contribution for sprinklers and ceiling repair		\$400,000
Cambridge Historic Commission grant		\$100,000
Special gifts from congregation (\$240K raised so far)	+	\$300,000
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Total project budget		\$1,900,000
Current favored bid		\$1,559,000
Additional work not in bid	-	\$200,000
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Project margin		\$141,000

Project Schedule

Select and inform contractor

New phase 1 plan presented to the congregation (this meeting!)

Begin congregational discussions on interior design

Interior design chosen

Move in!

Nov

Dec

Jan

Feb

Mar

April

May

Begin ordering material and permitting

Congregational vote to use endowment funds to proceed with phase 1 on Nov. 14

Construction period

A faded architectural sketch of a building interior. The drawing shows a central window with a decorative frame, flanked by columns. The perspective is from a low angle, looking up towards the ceiling. The sketch is rendered in light lines and washes of color, giving it a soft, artistic appearance.

Questions?