



**E. PROJECT INFORMATION**

What type of project is proposed? Check One:  Construction/Restoration  Program

Provide a brief description of the project:

- a. Windows: Repair and clean-up rest of the stain glass panels. Repair or replace and paint window frames on all stain glass windows. Fabricate and install exterior impact rated storm panel covering on stain glass windows. Repair or replace the Jealousy type window in the women rest rooms. Repair concrete piers supporting the rear pulpit bay. Repair the west side stairway. Paint the church.

If a Construction/Restoration Project, please provide information that fully describes the physical boundaries of the proposed project as follows:

map(s)

deed(s)

boundary survey

Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program, please fully describe the population served by the program and the address of the program facility location on a separate sheet of paper. Please attach authorization from the property owner for the proposed program facility location.

Facility location authorization

**F. OWNERSHIP AND LEGAL STRUCTURE**

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership, interest, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity who requested the appropriation. Attach additional information if necessary.

Owner: The Local Church, Newman United Methodist; represented by its Board of Trustees and the United Methodist Church. The Board of Trustees: Donald G. Carey, President; Frank Leggett, Vice President; Ruth Thurston; S. Donzell Leggett; Ruth Ashe, Louise Whitehead; Cozell Mingo and Adell Carey. Newman UMC church has/carries liability insurance and its Tax I.D. Number: 85-8012665048C-7

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe if necessary or explain if facility or programs have limitations to access. Attach additional information if necessary.

The facility is open to everyone and nothing is charged for use or entry to the church.

**G. PREAPPLICATION MEETING**

A pre-application meeting with the City Planner and Historic Preservation Planner is required prior to application submittal. Please provide the following pre-application meeting dates:

9/12/2011 NUM Planning Department,  
9/26/2011 Historic Preservation Planner.

**H. PROJECT BUDGET**

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2012 relative to their project request.

1. Is funding requested for multiple phases (Over more than one funding cycle?)  
[X] yes [ ] no
2. Project Cost for 2012 \$ 85,810.00  
Total Project Cost \$ 236,141.00 (if multiphase, for all years)
3. Amount of TIF Funding Requested for 2012 \$ 80,810.00  
Total Amount of TIF Funding Requested \$ 231,141.00  
(if multiphase, for all years)
4. Total Amount of matching funds provided for 2012. \$ 5,000.00  
Total Amount of matching funds provided \$ 15,000.00.  
(if multiphase, for all years) Additional grants including matching grants will be requested from Federal, State, Public and Private organizations.  
Describe the source and amount of matching funds: Newman UMC, Key West
5. Attach a detailed budget for the project describing each key element and estimated cost (if Multiphase, for all years).  
[X] Detailed budget attached.

**I. PROJECT SCHEDULE**

Please provide a schedule for approvals, construction and implementation of proposal, including multiyear phasing if relevant.

[X] Schedule attached

**J GREEN FEATURES**

Although not specifically required by Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, it is important to encourage the concept of going green within the context of implementation of a community redevelopment. Going Green in this instance means conscious attempts to reduce overall negative environmental impacts by individuals, businesses and government. Community redevelopment activities including the appropriation and use of tax increment when reasonably feasible should consider a focus on conserving the earth's resources, energy efficient

activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority in funding.**

[X] Green Features respond attached.

**K. CERTIFICATION (See attached certification)**

By making this application, Applicant certifies that he or she has read Section 163.340(9), Florida Statutes (the definition of "community redevelopment") and the City's Community Redevelopment plan (including any amendment or restatement thereof), and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of key west guidelines and procedures).

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriations is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statutes – False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

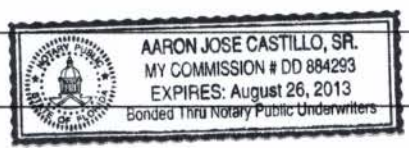
Applicant's Signature: Donald A. Carey Date: 9/27/11

Subscribed and sworn to (or affirmed) before me on Sept 27, 2011 (date) by

DONALD G. CAREY  
Please Print Name of Affiant

He/She is personally known to me or has presented Personally Known to me as identification.

[Signature]  
Notary's Signature and Seal



\_\_\_\_\_  
Name of Acknowledger printed or stamped

\_\_\_\_\_  
Title or Rank

\_\_\_\_\_  
Commission Number, if any

*Newman United Methodist Church*  
*410 Truman Avenue*  
*Key West, Florida 33040*  
*Beverly Green Mingo, Pastor*



01 September 2011

Bahama Village Redevelopment  
Advisory Committee  
Old City Hall  
510 Green Street  
Key West, FL 33040

Newman United Methodist Church has served Bahama Village and the Key West community for 124 years. We were established August 15<sup>th</sup> 1886 and the church building completed in 1888 at this location, 410 Truman Avenue. The unnamed 1910 hurricane that hit Key West destroyed the church building. It was completely rebuilt in 1918.

Newman's stained glass windows are among the finest examples of hand blown antique glass in the country and uniquely contribute to the architecture of Bahama Village and Key West. Unfortunately, they are in need of repair and restoration due to age and storm damage. We wish to obtain an TIF Community Redevelopment Grant to repair and restore the stain glass, provide impact windows to protect them, and paint the outside of the church, including repair of deteriorated portions of the exterior walls.

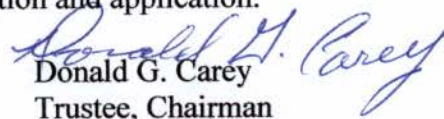
We have obtained cost estimates from three general contractors, two stain glass specialists, and an architect for doing the work. Averaging the construction estimates, the cost will be \$ 236,141.00 It is our intention to spread this cost over three phases, as follows:

Phase I \$ 88,141.00 Restore lost stain glass windows and repair bell tower  
Phase II \$ 85,810.00 Install protective storm sash.  
Phase III \$ 62,190.00 Repair concrete and paint building

We thank the RDA for granting us the \$ 88,141 to do Phase 1 of this project. The request for proposals were sent, contractors selected, money obligated and work began on the project. At this time work on the bell tower and rotted wood on the building is completed. The work on the crossing windows is scheduled for completion in early October and Phase 1 of this project will be completed. Please see Phase 1 photos in Section 5.

We have raised five thousand dollars for the building fund since our last report and we are seeking other grants, including matching grants in order to complete the project, but in order to be successful we must have the balance of Phase 2 budget of \$ 80,810.00.

We thank the Bahama Village Redevelopment Advisory Committee for the opportunity to come before you and make this presentation and application.

  
Donald G. Carey  
Trustee, Chairman

**Section E**  
**Project Information**

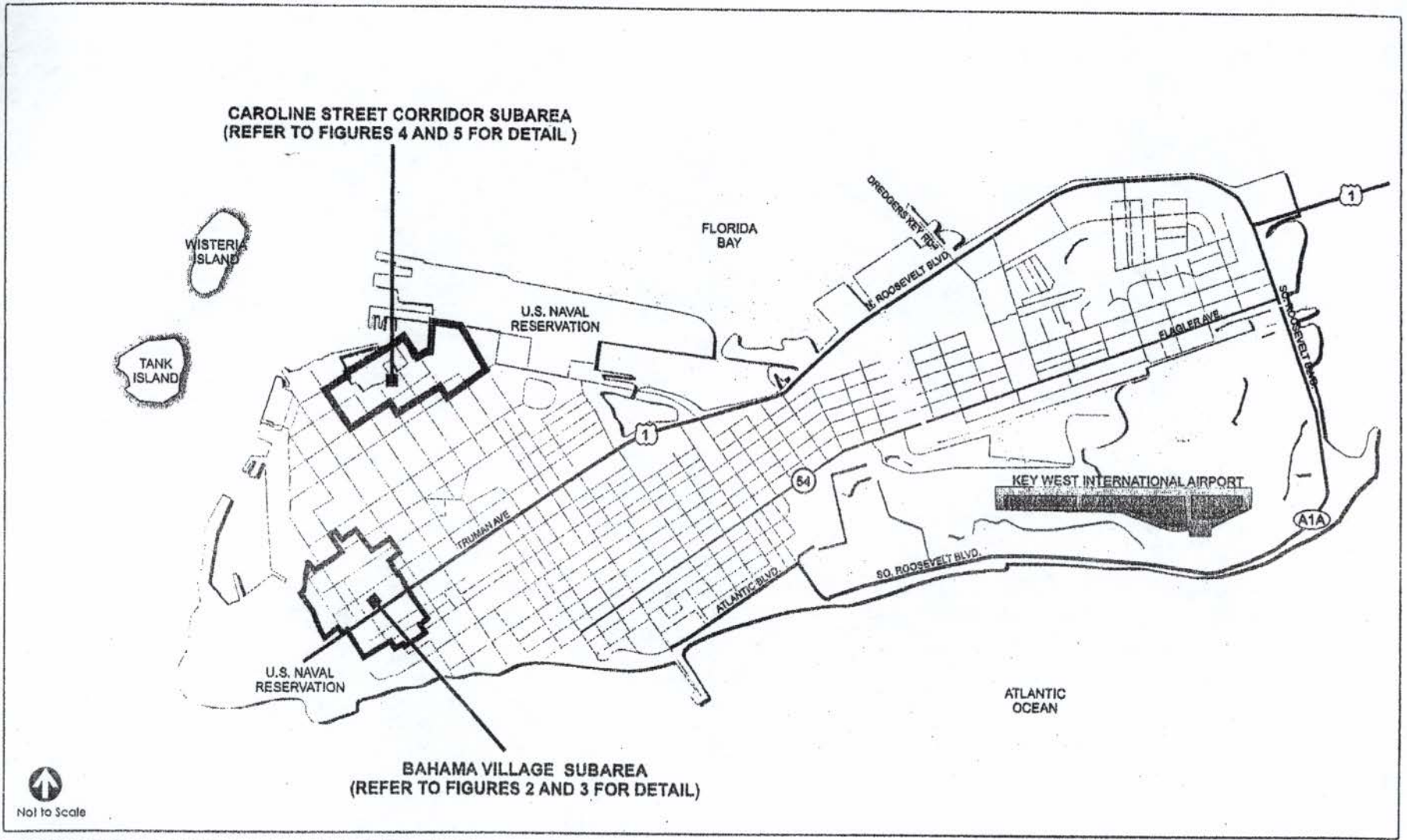


Figure 1  
Location Map  
Community Redevelopment Area  
Caroline Street Corridor and Bahama Village Community Redevelopment Agency

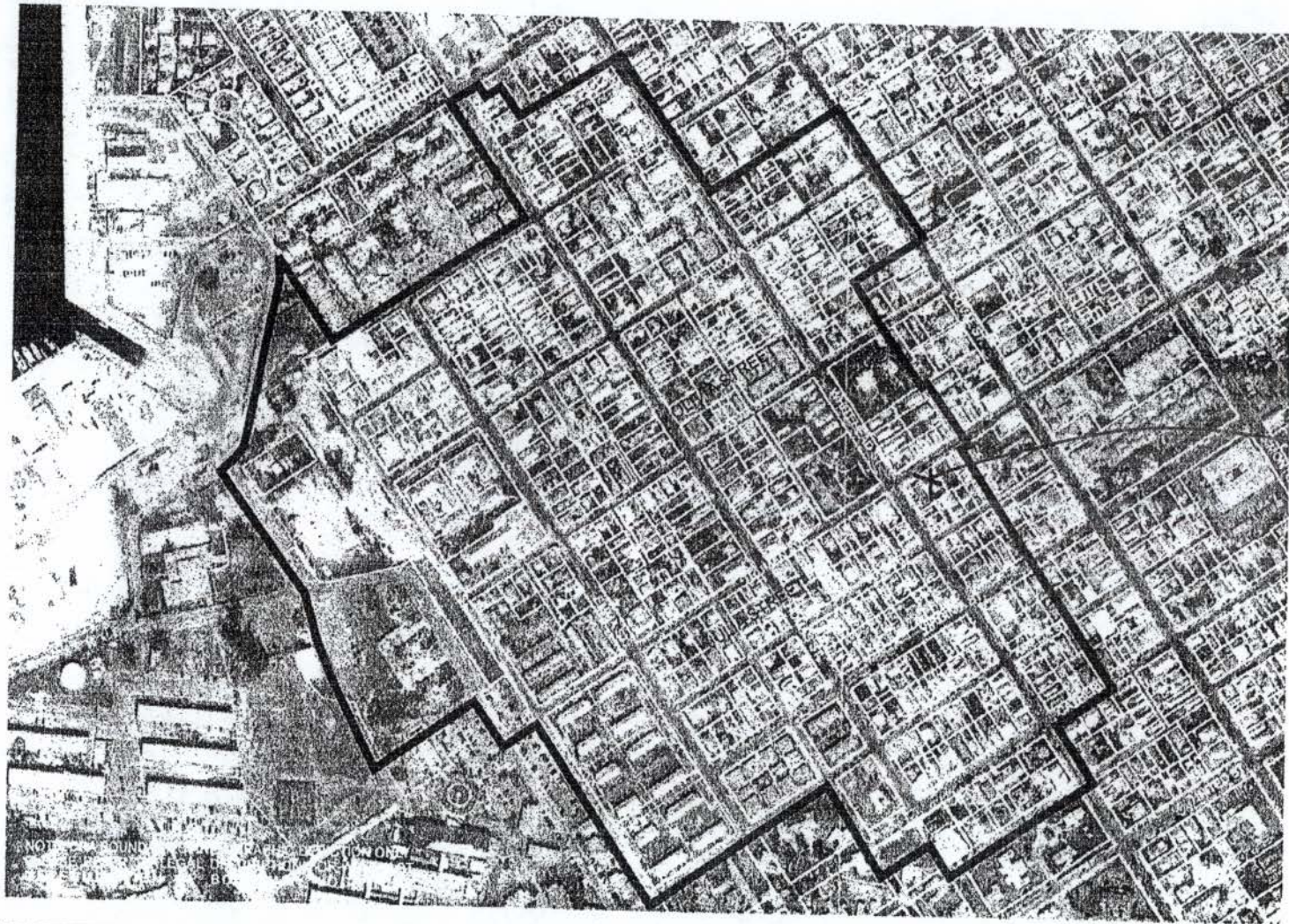


NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY;  
PLEASE REFER TO LEGAL DESCRIPTION FOR AN EXACT  
DETERMINATION OF BOUNDARY LOCATIONS



LEGEND  
 — Approximate Boundaries of Subarea

Figure 2  
 Detail Location Map  
 Bahama Village Subarea  
 Community Redevelopment Area  
 Caroline Street Corridor and Bahama Village Community Redevelopment Agency



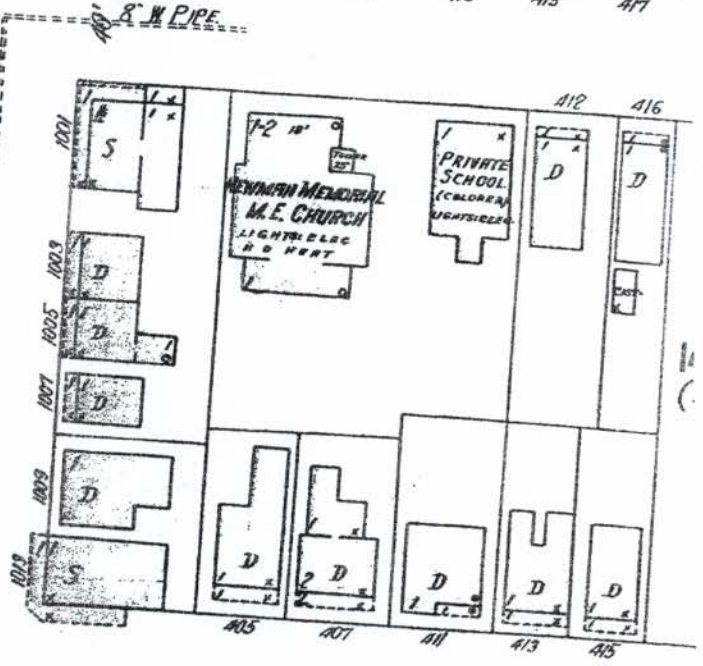
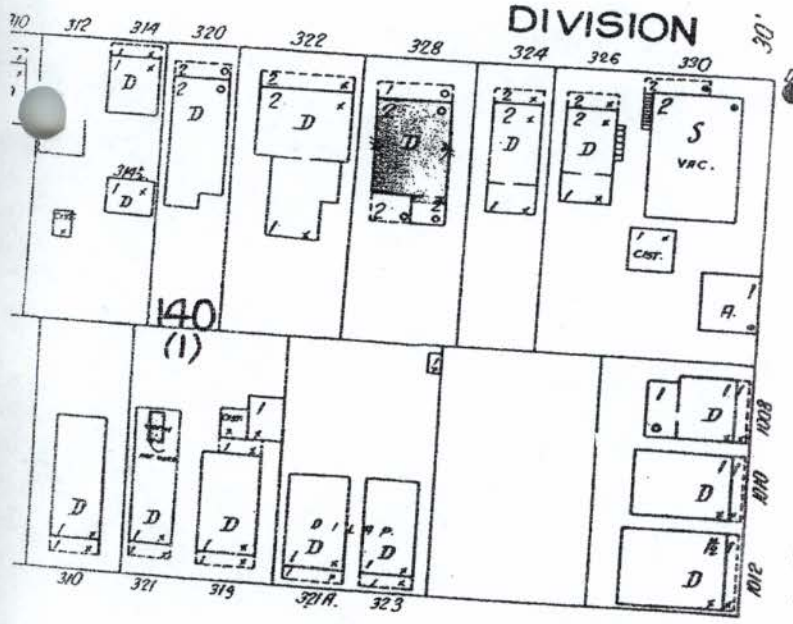
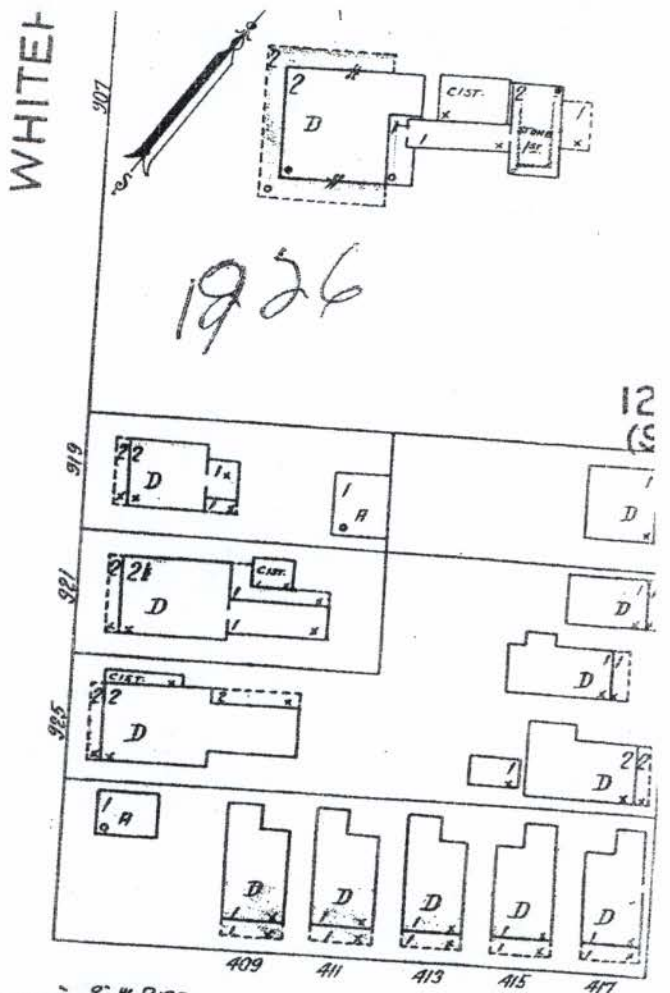
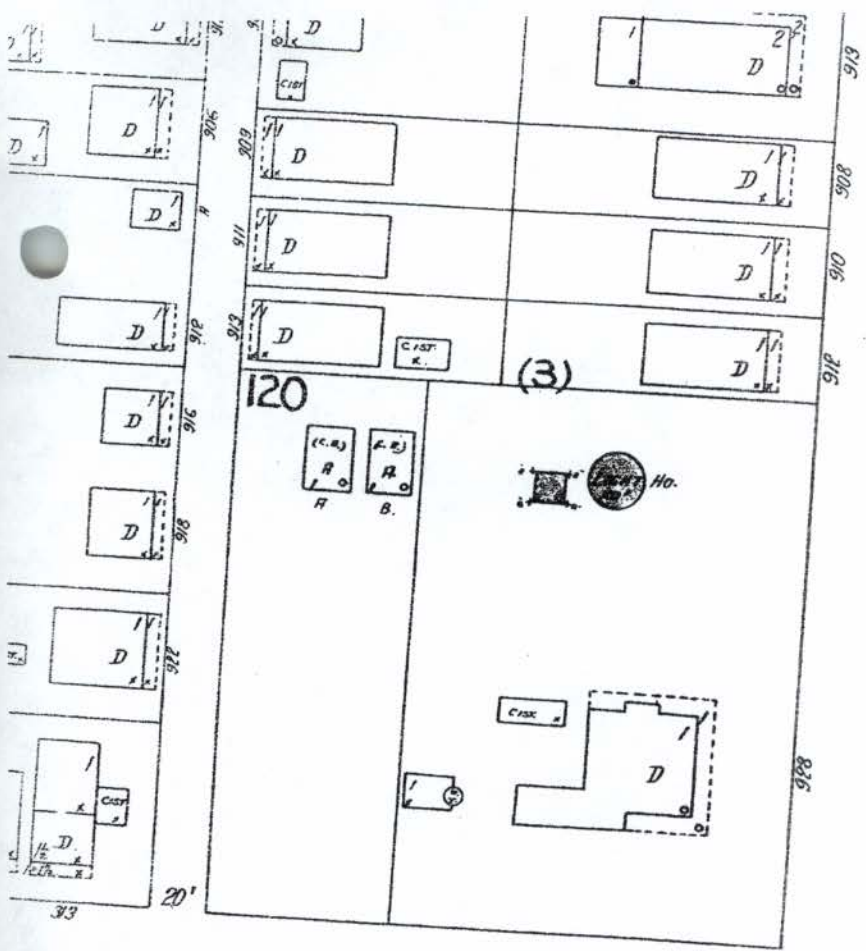
New Hope  
Church



LEGEND  
— Approximate Boundaries of Subarea

Figure 3  
Aerial Detail Location Map  
Bahama Village Subarea  
Community Redevelopment Area

Caroline Street Corridor and Bahama Village Community Redevelopment Agency



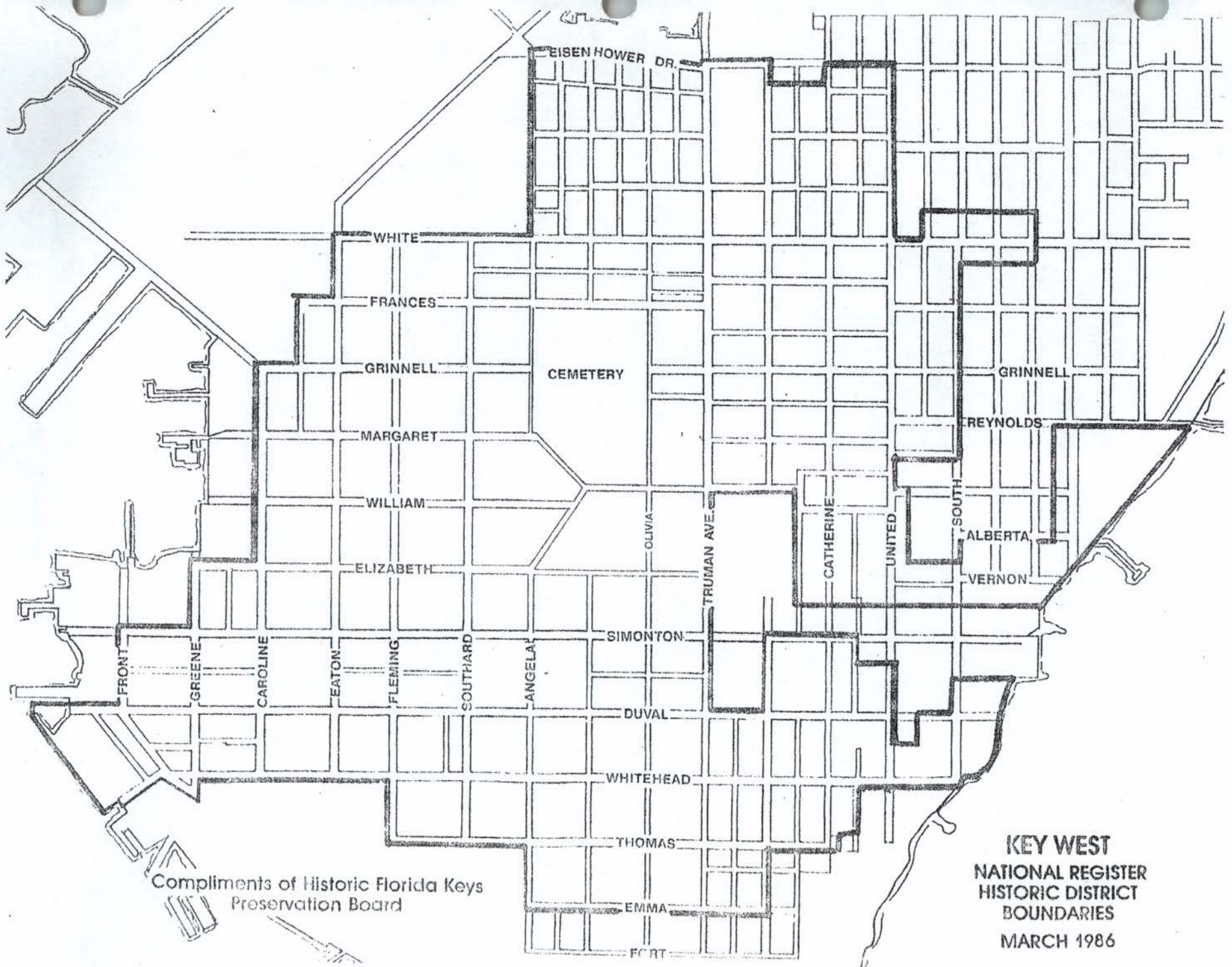
DIVISION

JULIA

WHITE

25





Compliments of Historic Florida Keys  
Preservation Board

**KEY WEST  
NATIONAL REGISTER  
HISTORIC DISTRICT  
BOUNDARIES  
MARCH 1986**

SITE INVENTORY  
 KEY WEST NATIONAL REGISTER DISTRICT  
 TRUMAN AVENUE



Photo No.	Address/Name Block & Lot	Use	Style/Fabric Porch/Gallery	Classification
	326 1, 2	Residential	1-story Frame Vernacular, Drop Siding, Porch North	C
	400 3, 4	Commercial	1-story Masonry Vernacular, Stucco	N
29	<del>404</del> 404/Newman Methodist Church 3, 3	Religious	1½-story Gothic Revival, Weather- board	C
	409 9, 15	Residential	1-story Frame Vernacular, Weather- board	A
8	411 9, 15	Residential	1-story Frame Vernacular, Weather- board, Porch South	C
	412 3, 1	Residential	1-story Frame Vernacular, Weather- board, Porch North	A
8	413 9, 15	Residential	1-story Frame Vernacular, Weather- board, Porch South	C
8	415 9, 15	Residential	1-story Frame Vernacular, Weather- board, Porch South	C
	416 3, 1	Residential	1-story Frame Vernacular, Drop Siding	A
8, 9	417 9, 15	Residential	1-story Frame Vernacular, Weather- board, Porch South	C
8	419 9, 4	Apartment	2½-story Frame Vernacular, Weather- board, Gallery South	A
	423 9, 3	Residential	1-story Frame Verna- cular, Drop Siding, Porch South, Enclosed	A
	500 2, 3	Commercial	1-story Masonry Vernacular, Brick	N

Newman United Methodist Church  
Key West - Florida

4

3



5

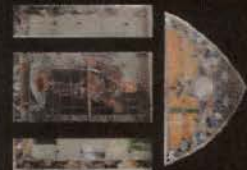


6

2



7



8

16



9

15



10



14



13



12

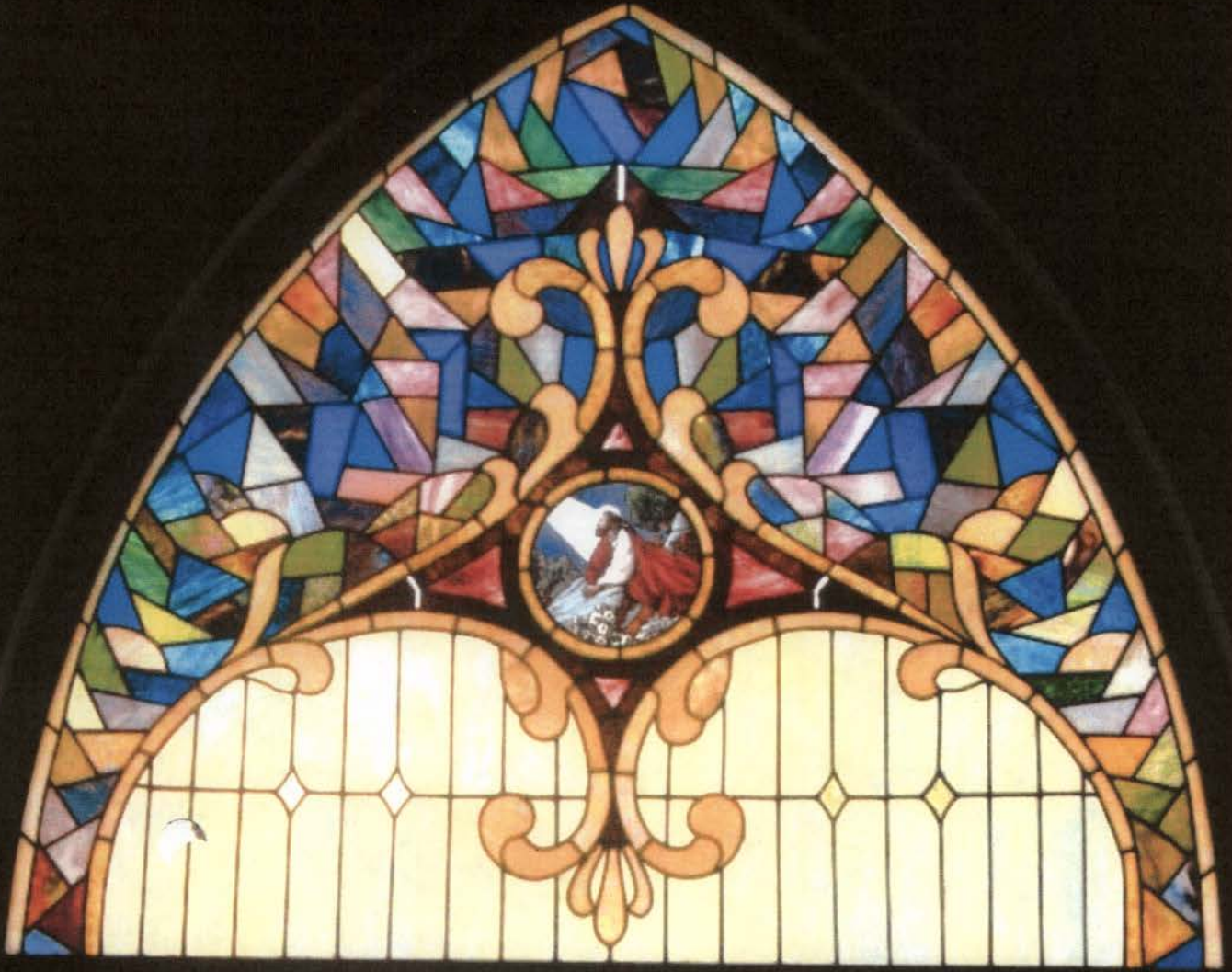


11

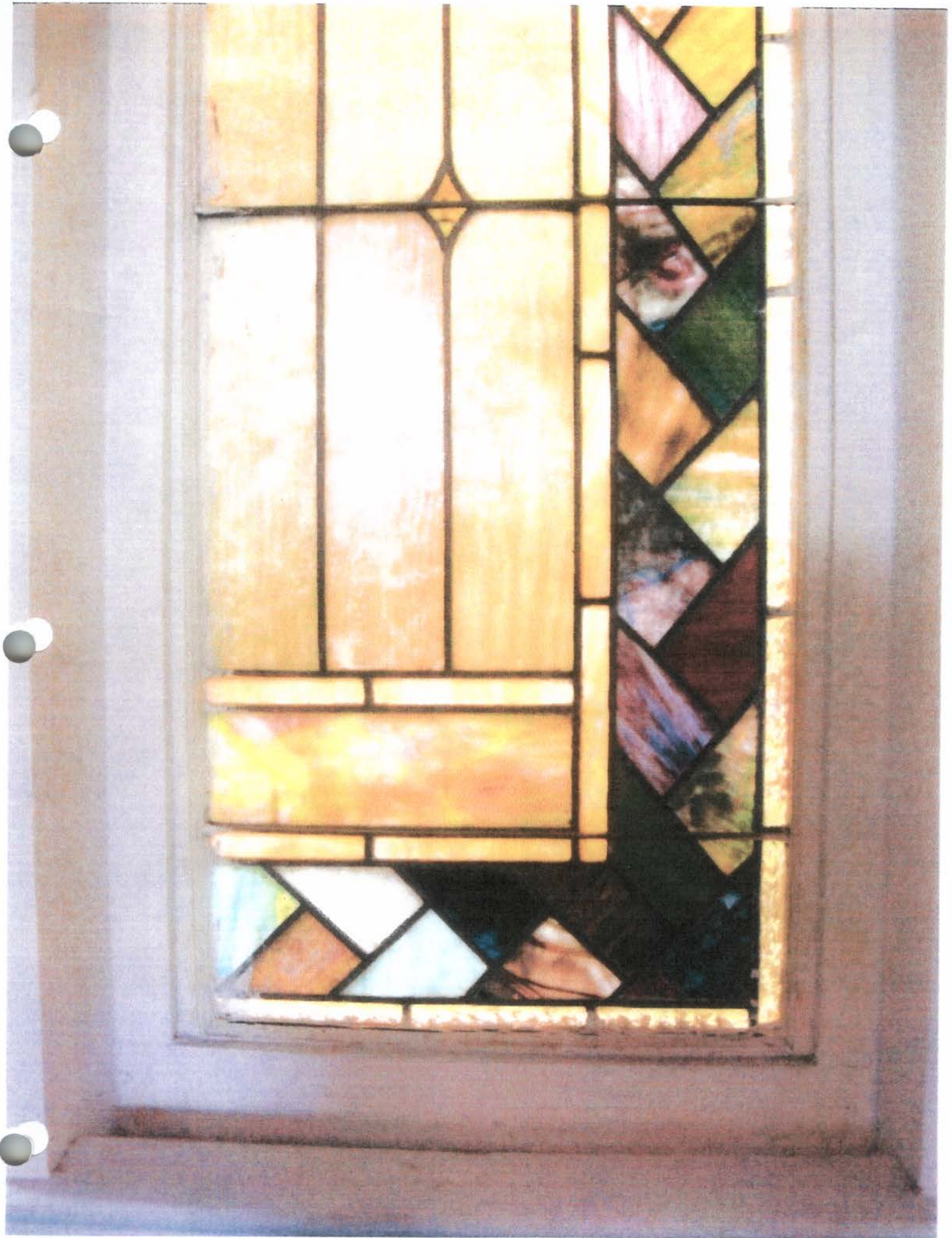
*Conrad Schmitt Studios Inc.*

Excellence in Artistry Since 1889





NEWMAN METHODIST CHURCH

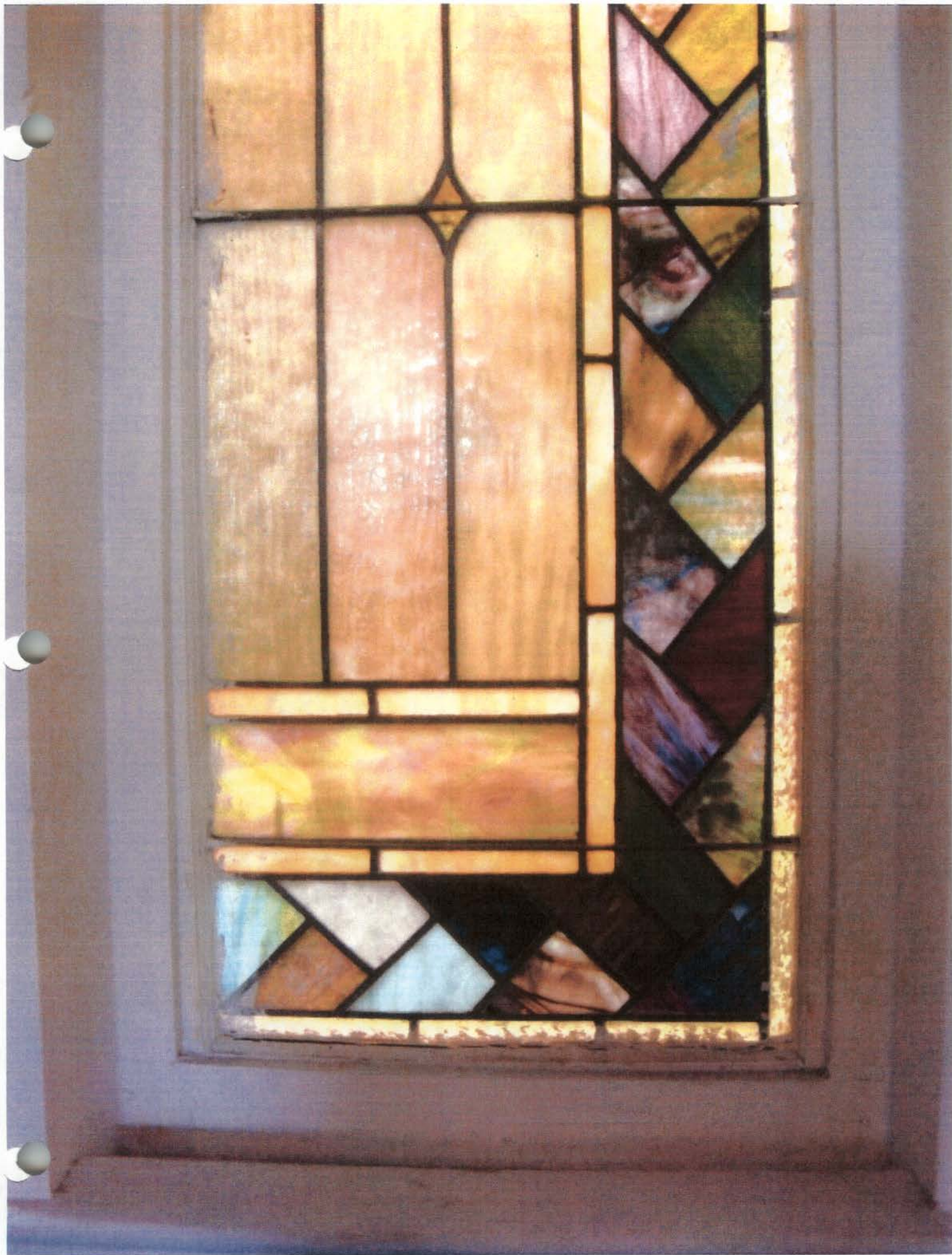




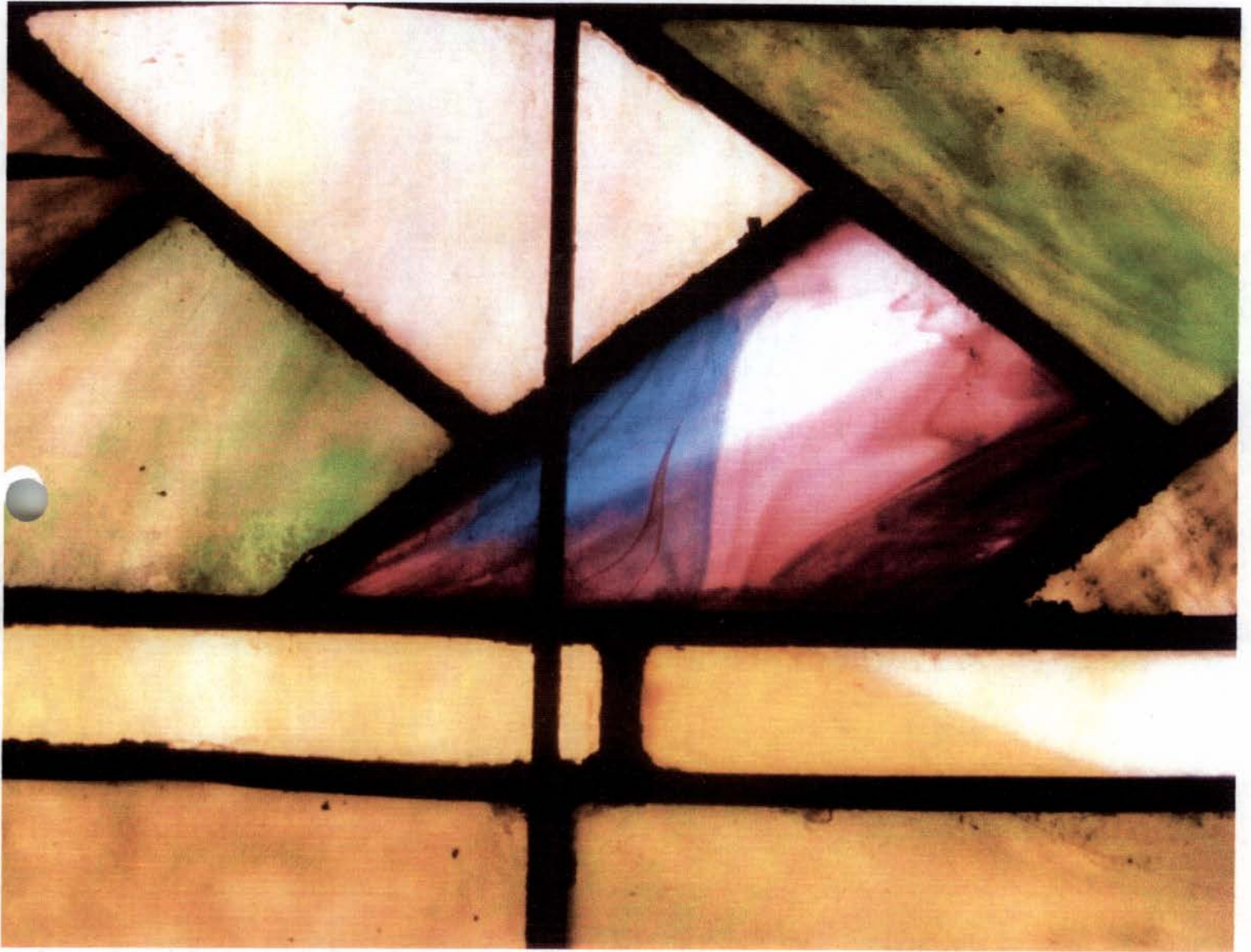


WEST PLANNING DEPT  
SEP 29 2011  
MONROE COUNTY







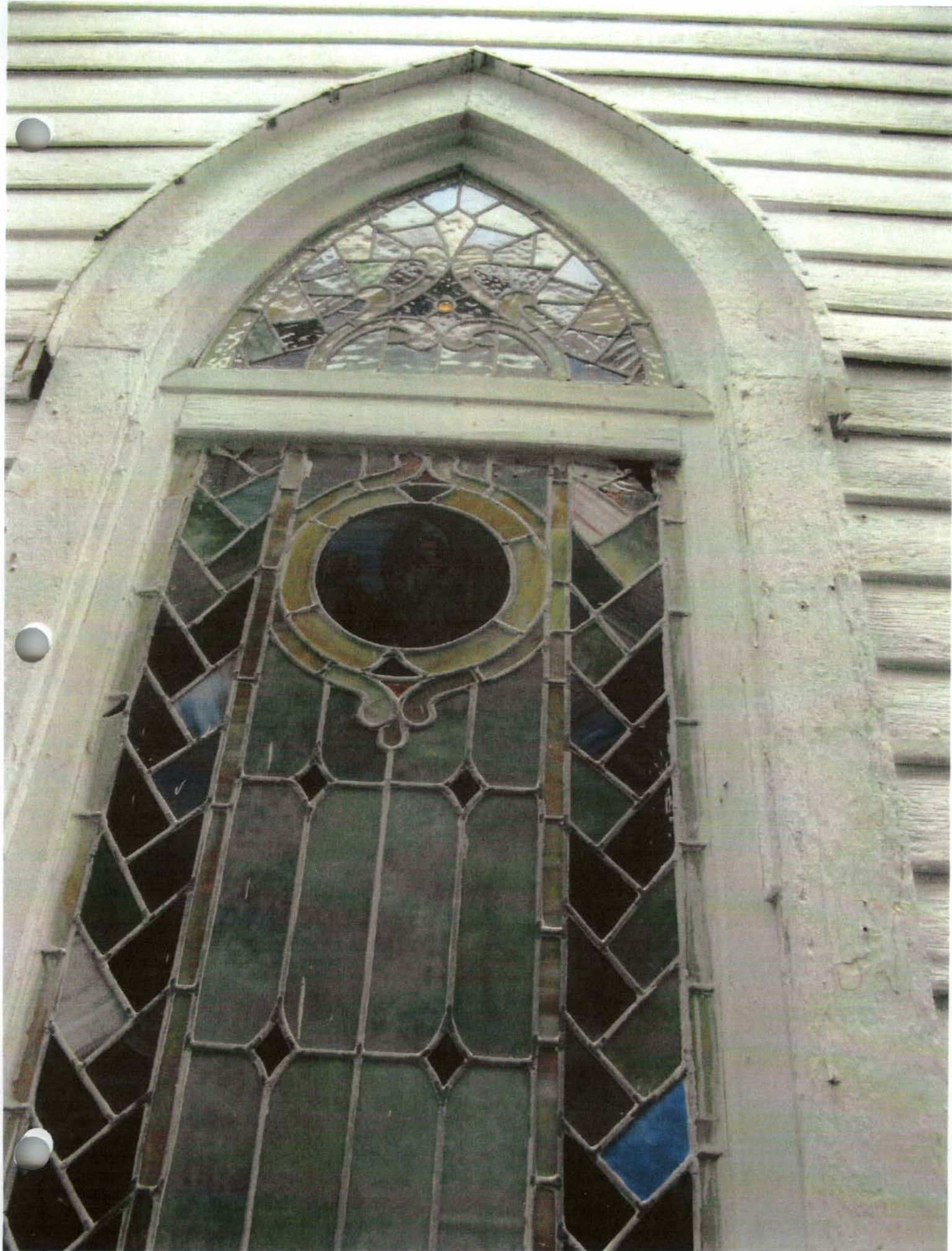


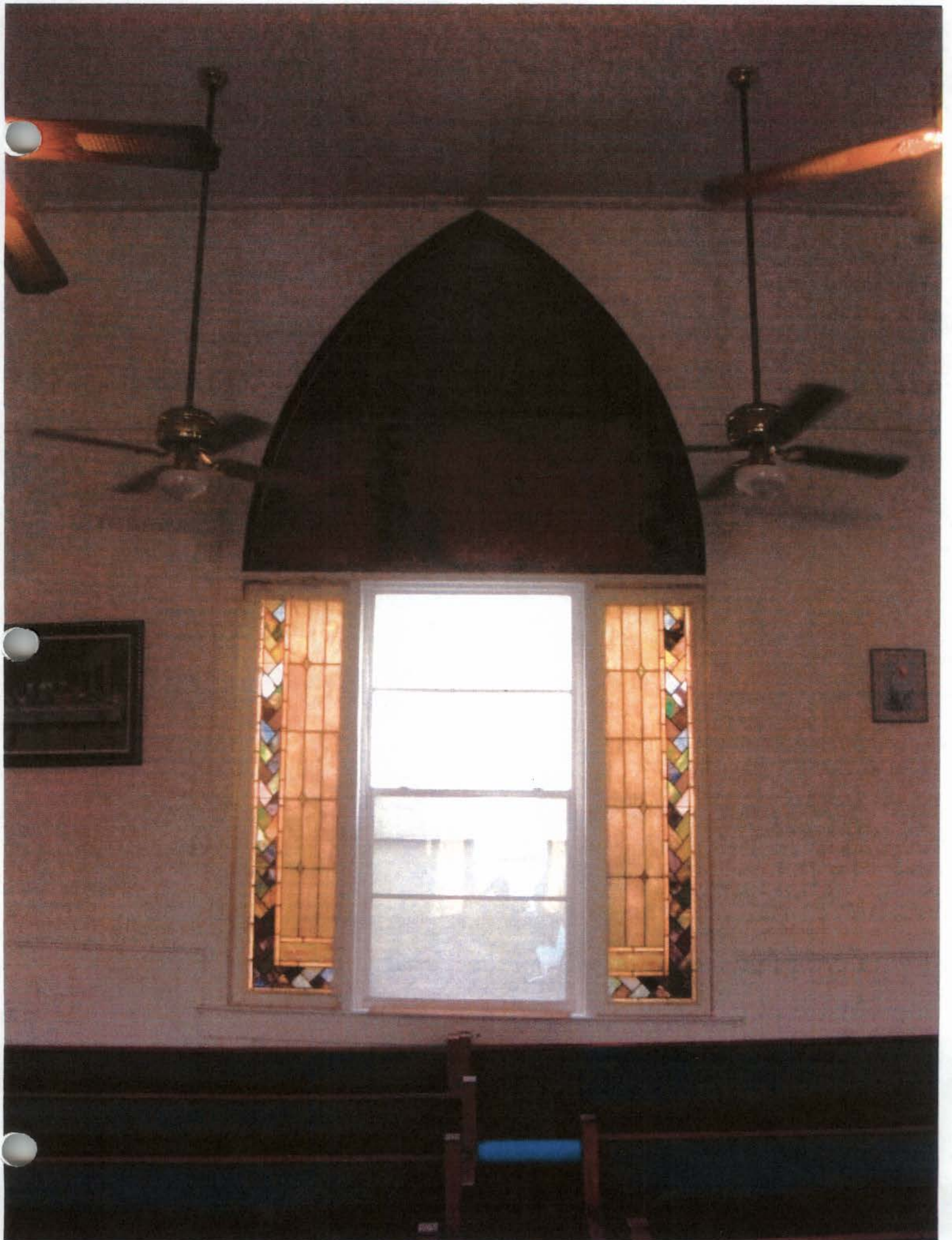








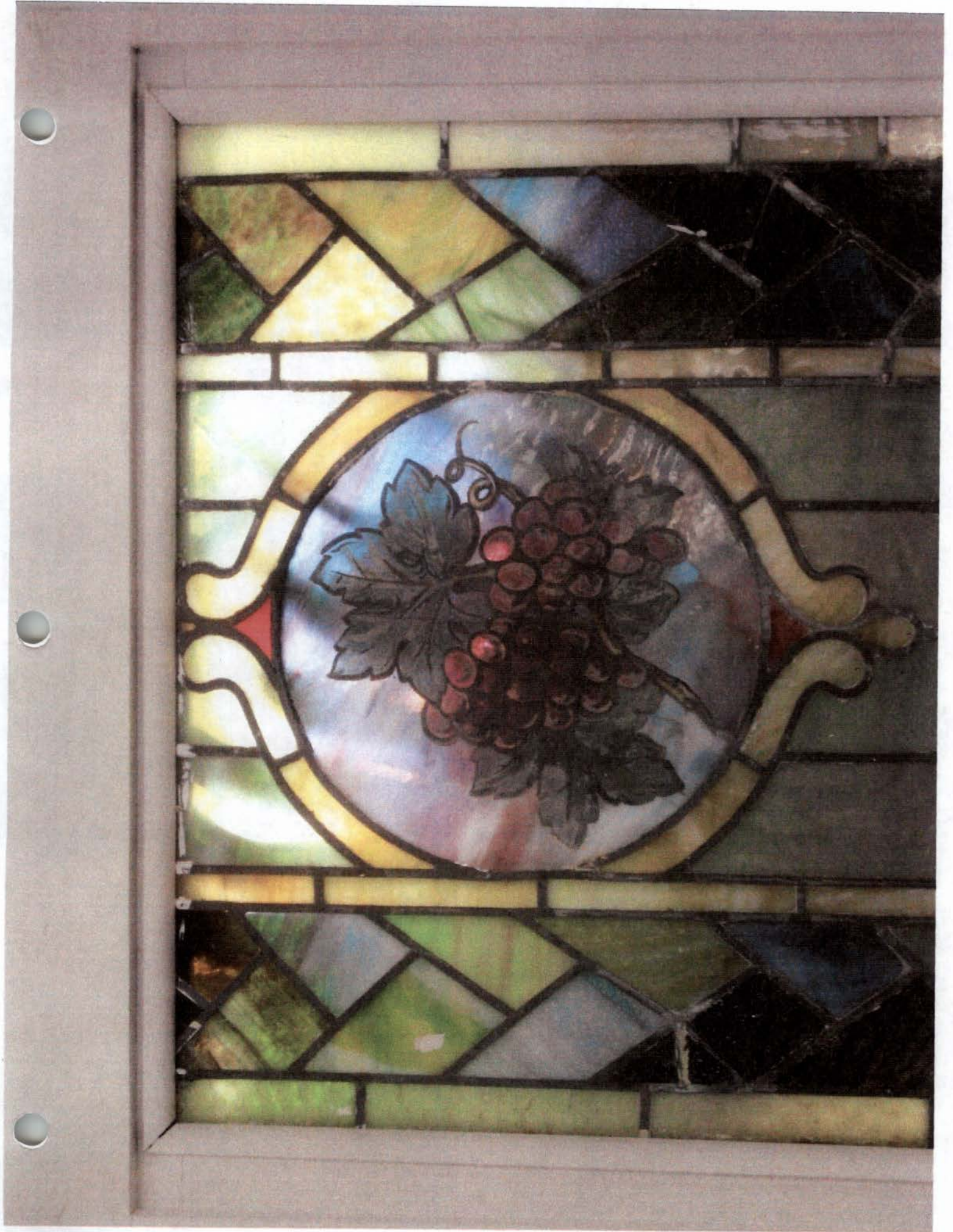


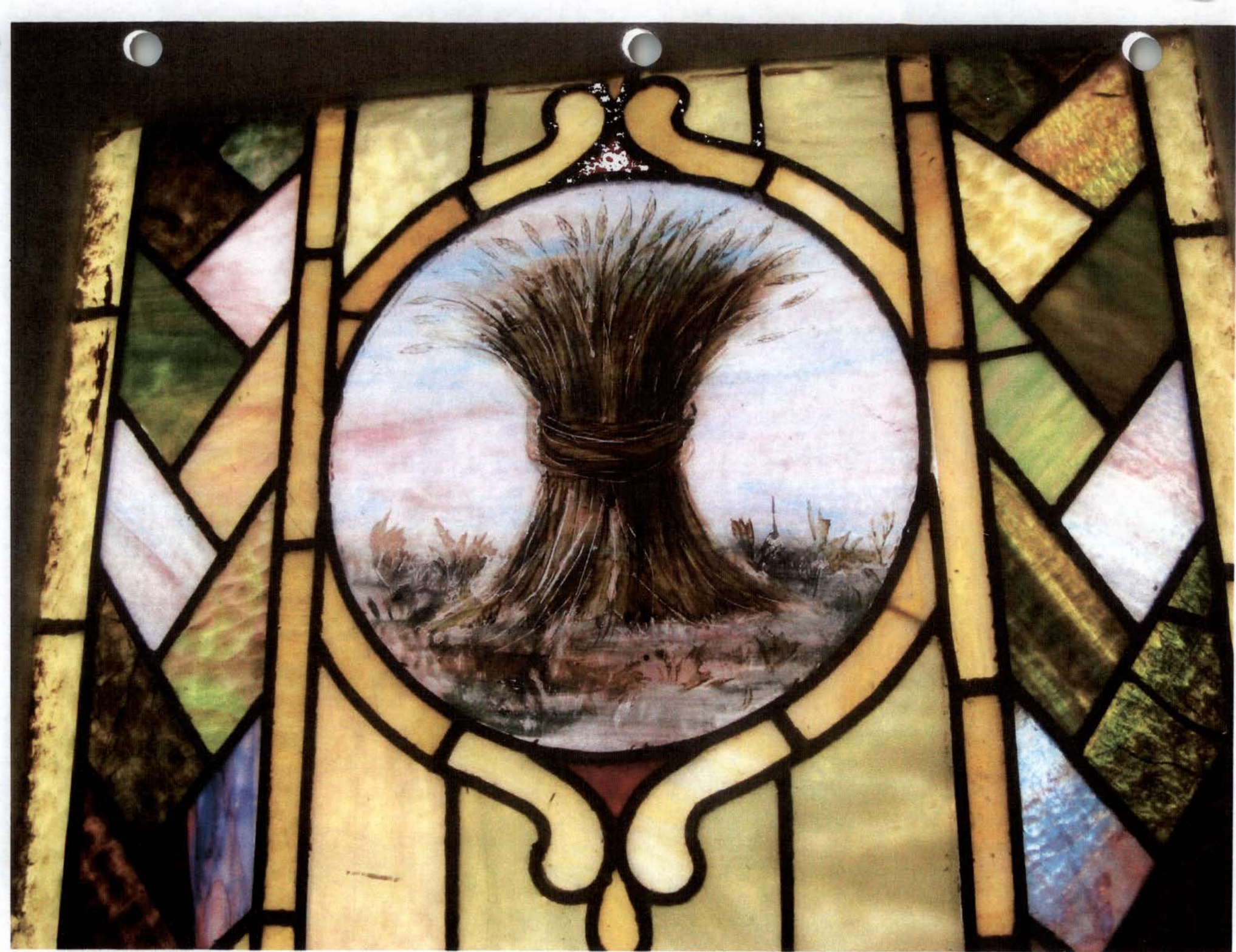












# Old church gets a nip and a tuck

## Ceiling and roof needed overhaul

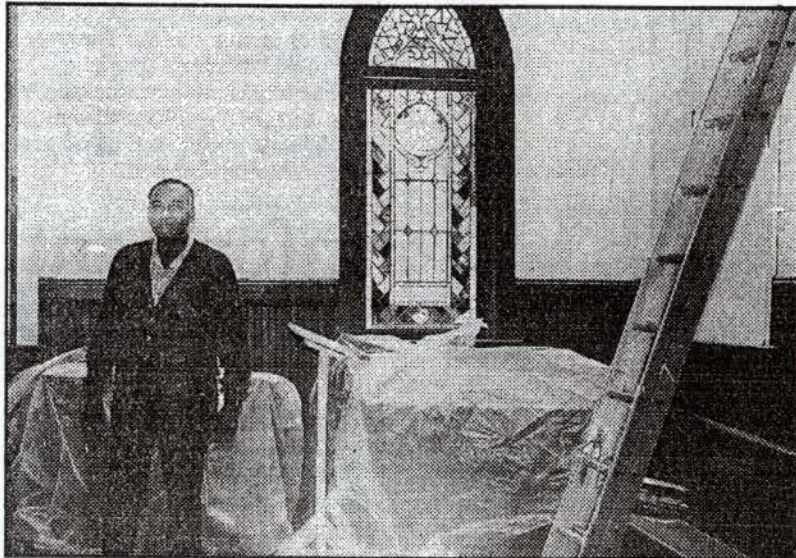
By **NANCY KLINGENER**  
Herald Staff Writer

The white wooden church has stood as a sentry on Truman Avenue for more than a century, sheltering its congregation and offering hope to Key West's faithful.

Now the Newman United Methodist Church is getting some long-needed care — restoration work on the roof and ceiling.

"Work is coming along on schedule," said Betty Burney, a former member of the church. "I wrote the grant with the help of God."

The A-frame church, which has been a place of worship for some of the oldest families in Key West, has beautiful, prominent stained-glass windows. On Sundays, the sounds of praise flood the Old Town neighborhood in a weekly ritual of instrument-playing and singing.



**NANCY KLINGENER** / Miami Herald

**GUIDING HAND:** Donzel Leggett, treasurer and lifelong member of the congregation, is helping to oversee the church's restoration.

"Visitors from everywhere stop and take pictures of the church," Burney said.

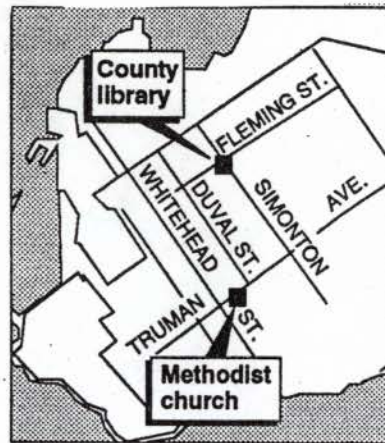
Sharon Wells, historian with the Historic Florida Keys Preservation Board, said the restoration is needed to preserve a corner of old Key West.

"I think it's one of the most wonderful spaces in Key West, in terms of the light and the windows and the ambience of the structure itself," Wells said. "It's certainly

worthy of all the support of the community."

The money from the restoration came from community fund raising, and restoration was finally started when the state contributed a \$20,000 matching grant for historic preservation.

"Before, we tried to raise money by having conch fritter sales, barbecue sales," said Donzel Leggett, treasurer and lifelong member of the church. "We weren't able to



The Miami Herald

really do anything until we got this grant."

The Old Island Restoration Foundation gave the church \$1,000 and First United Methodist Old Stone Church has been helpful in many ways, Burney said.

Last July, members of a fellow Methodist church in Orlando came to Key West for eight days and built new floors for the choir and pulpit area.

The Newman United Methodist Church will be 106 years old this year, Leggett said. It is a small church with a small congregation — 66 total with about 25 active members, Leggett said.

"When I was a young boy in Sunday school, this church used to be almost full," he said. "People just don't go to church like they used

*'It's certainly worthy of all the support of the community.'*

**SHARON WELLS**  
Historic Florida Keys  
Preservation Board

to." The congregation has continued to use the church almost every Sunday since the restoration started, more than a month ago. The pews and pulpit are draped with protective plastic, and are uncovered for services.

Leggett said he expects the project, by Atlantic Builders, to be finished by the end of this month. But the church still needs serious work. The floor should be replaced and the casings around the stained-glass windows must be rebuilt. Even the bell tower is sagging and coming apart.

That extra work would take another \$50,000, Leggett estimates.

*Herald Staff Writer Ozzie Osborne contributed to this report.*

# High road to southernmost parish

*United Methodist bishop travels to the Keys to praise parish leaders who stood firm during Hurricane Georges*



Bishop Henderson and his wife Dorothy laugh with church treasurer Donzel Leggett about parish's status as the southernmost United Methodist Church in the country.

**S**heets of plywood cover what once were intricate stained-glass windows on the Newman United Methodist Church on Truman Avenue, but Georges could not spoil the mood during a visit from Bishop Cornelius Henderson.

Henderson, who has jurisdiction over the United Methodist Churches of Florida, made a trip through the Keys on Thursday with his wife Dorothy.

He was surveying damage to churches and commending pastors on their leadership in the chaotic aftermath of the storm.

"Your commitment to this ministry is quite commendable," Henderson told Pastor Willie Anderson.

The praise was mutual.

"The bishop is so down to earth, he'll hug you hello and goodbye."

Members of the church's congregation also stopped by to meet the bishop.

Virgil Matthis, 84, still rides his bike to services, and Donzel Leggett is the church treasurer.

His family has been a part of the Keys for several generations, and his grandfather's name appears on the cornerstone of the old church.

Bishop Henderson and his wife were overwhelmed by the history of the old church and thrilled to hear that they were standing in the southernmost United Methodist Church in the country.

The visit ended with the presentation of a check for more than \$1,000 to assist with damage repair as well as food and supplies for the congregation, still suffering the effects of Georges.

Henderson expects more funding

*Story by MANDY BOLEN/Photos by MIK*



Newman United Methodist Church treasurer Donzel Leggett

NFL: Titans cornerback and Miami native proudly declares ...

# 'I'M A CONCH'



ROB O'NEAL/The Citizen

Tennessee Titans cornerback Samari Rolle spoke Sunday morning at Newman United Methodist Church in an address to some members of the Key West High School Class of 2004. He said he considered himself lucky to have spent much of his youth in Key West.

## Samari Rolle has fond memories of times in Key West

BY DAVE O'NEIL

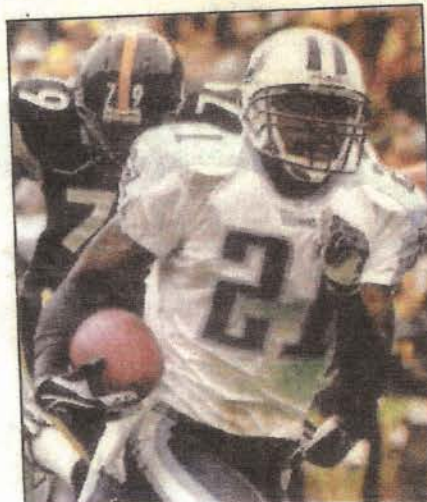
Citizen Assistant Sports Editor

### KEY WEST

Tennessee Titans cornerback Samari Rolle is in on a secret. He knows what keeps Key West so warm.

And it's not the island's relatively short distance from the earth's equator.

"Teammates and guys from around the league view Key West as a hot, crazy, little party town," said Rolle, a seven-year NFL veteran and, before that, a four-year starter at Florida State. "It's been much more. I've



Grace Leggett-Rolle, late grandmother Janice Leggett and grandfather Donzel Leggett all are native Conchs.

Offering members of the graduating class advice for the future, Rolle looked back on memories he had of certain seniors. He mentioned that he remembered a time when Key West senior Dexter Butler — who played shortstop for the Conchs baseball team — couldn't talk.

From the time he could use words, though, Butler said he did plenty of talking about Rolle.

"I remember watching games on TV when he was playing with the

Nine  
Kinglaussen 3 1 0 0 1 1  
Perisho pitched to 2 batters in the 8th.  
HBP—By Penny (Folien), WP—Williams.  
Umpires—Home, Darren Spagnardi; First, Ph  
NBA FINALS  
(Best-of-7)  
CONFERENCE FINALS  
(Best-of-7)

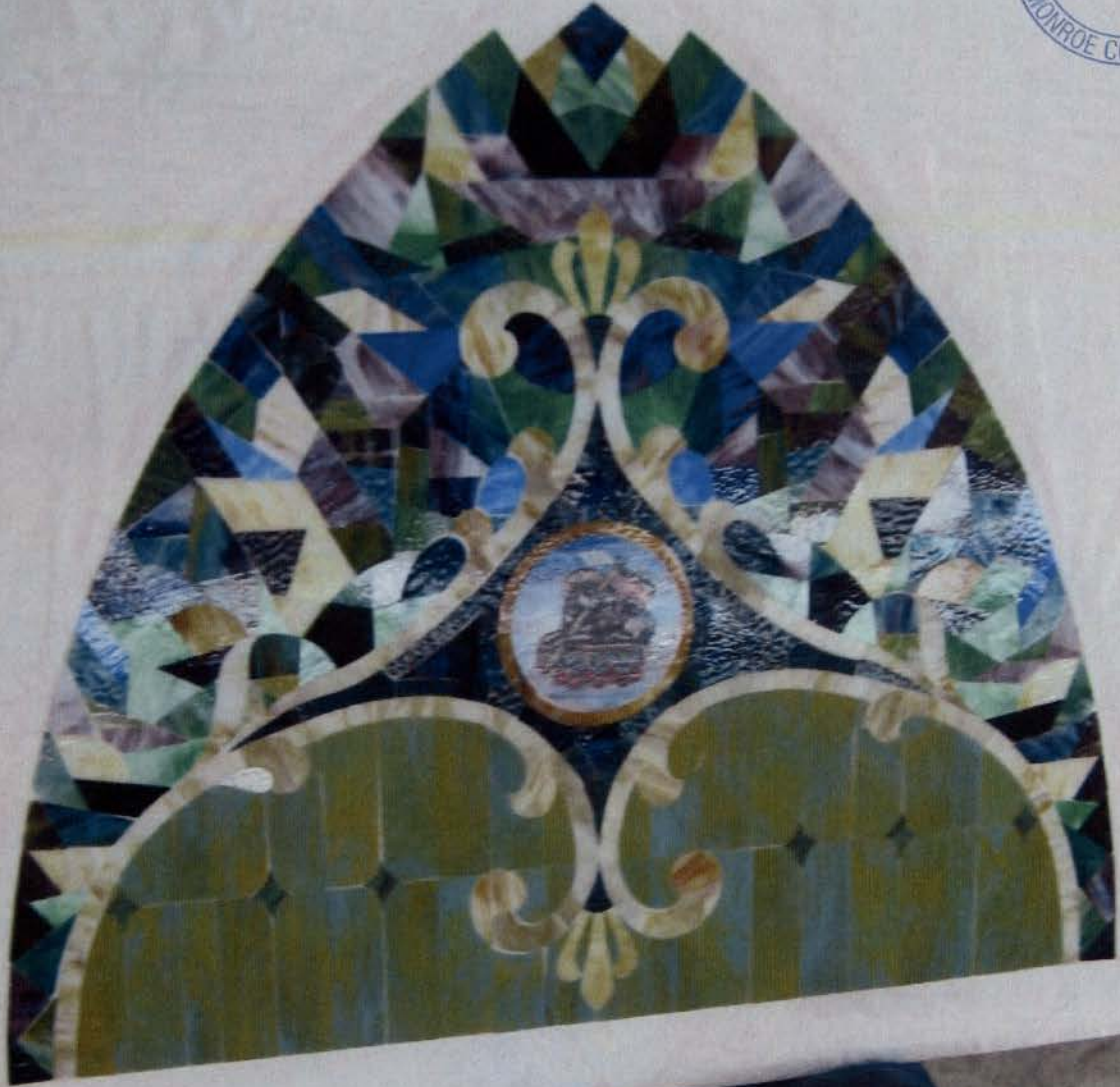
40, (24) Dave Blaney, 400-  
\$55,555.  
41, (38) Jimmy Spencer, Chen  
\$55,500.  
42, (33) Hermie Sadler, Cherr  
un, \$55,450.

# **WORK IN PROGRESS**

- **PHOTOGRAPHS AT STAINED  
WINDOW FACTORY**
- **ARCHITECT'S PHASE 1 DRAWING**

**SECTION 5**

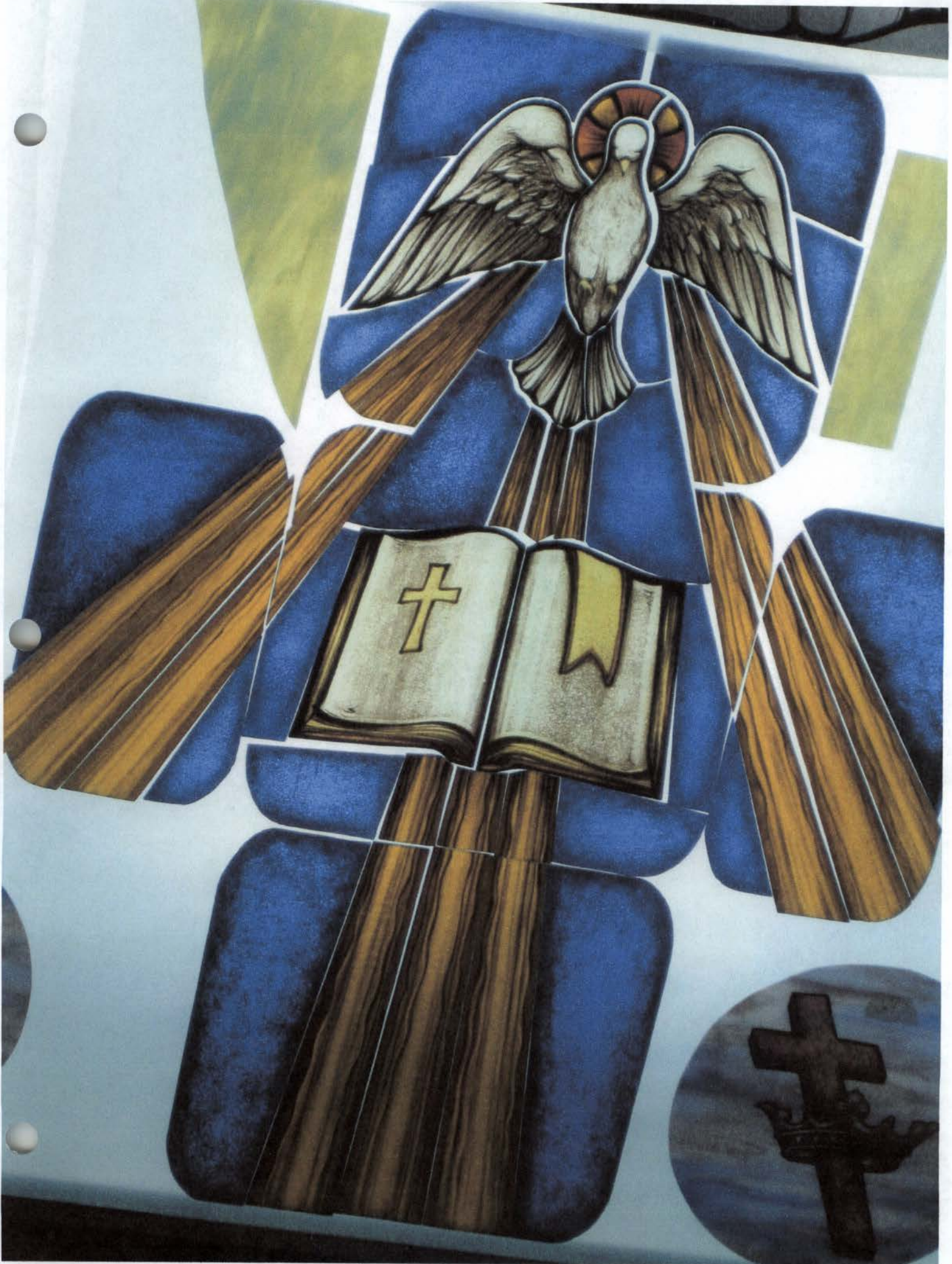
KEY WEST PLANNING DEPT  
SEP 29 2011  
MONROE COUNTY







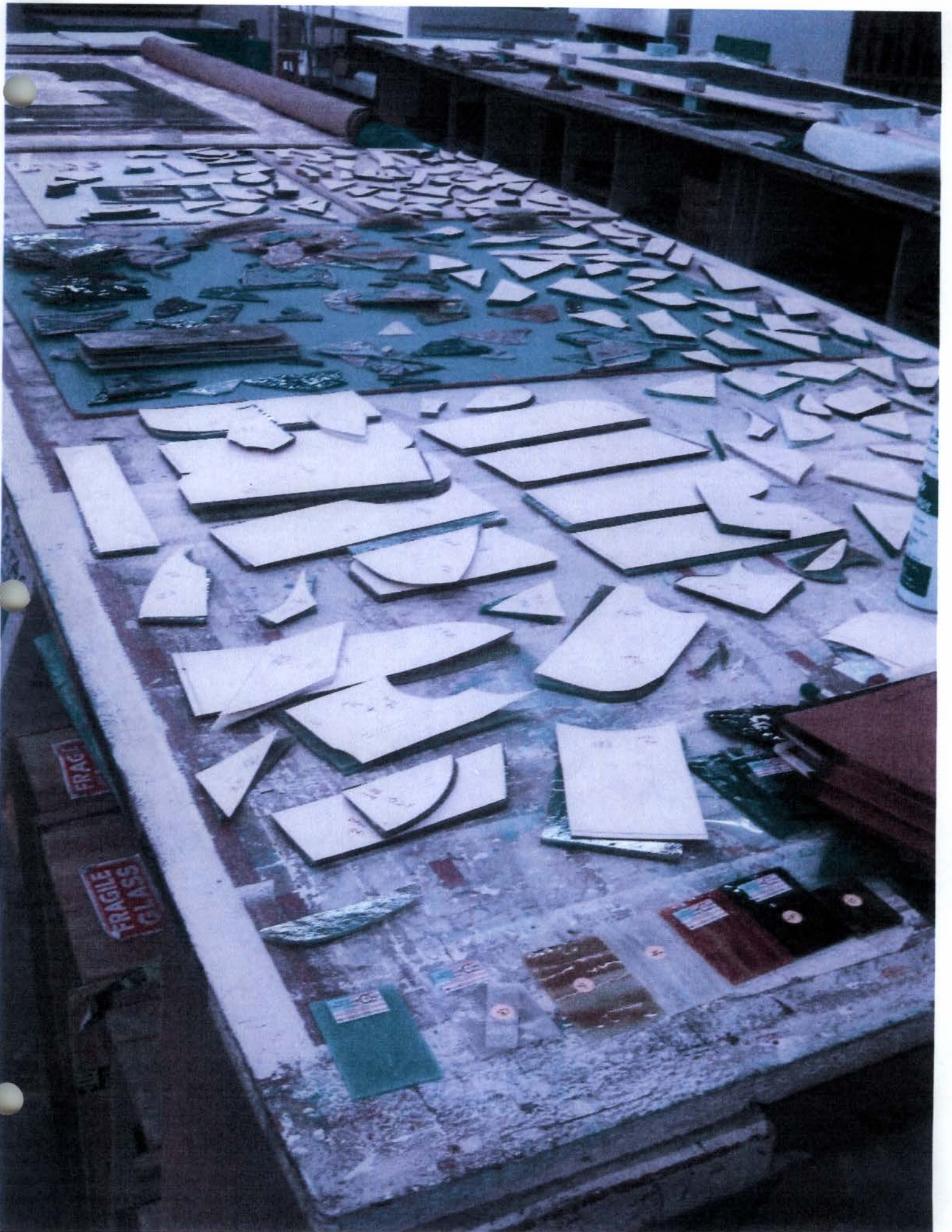


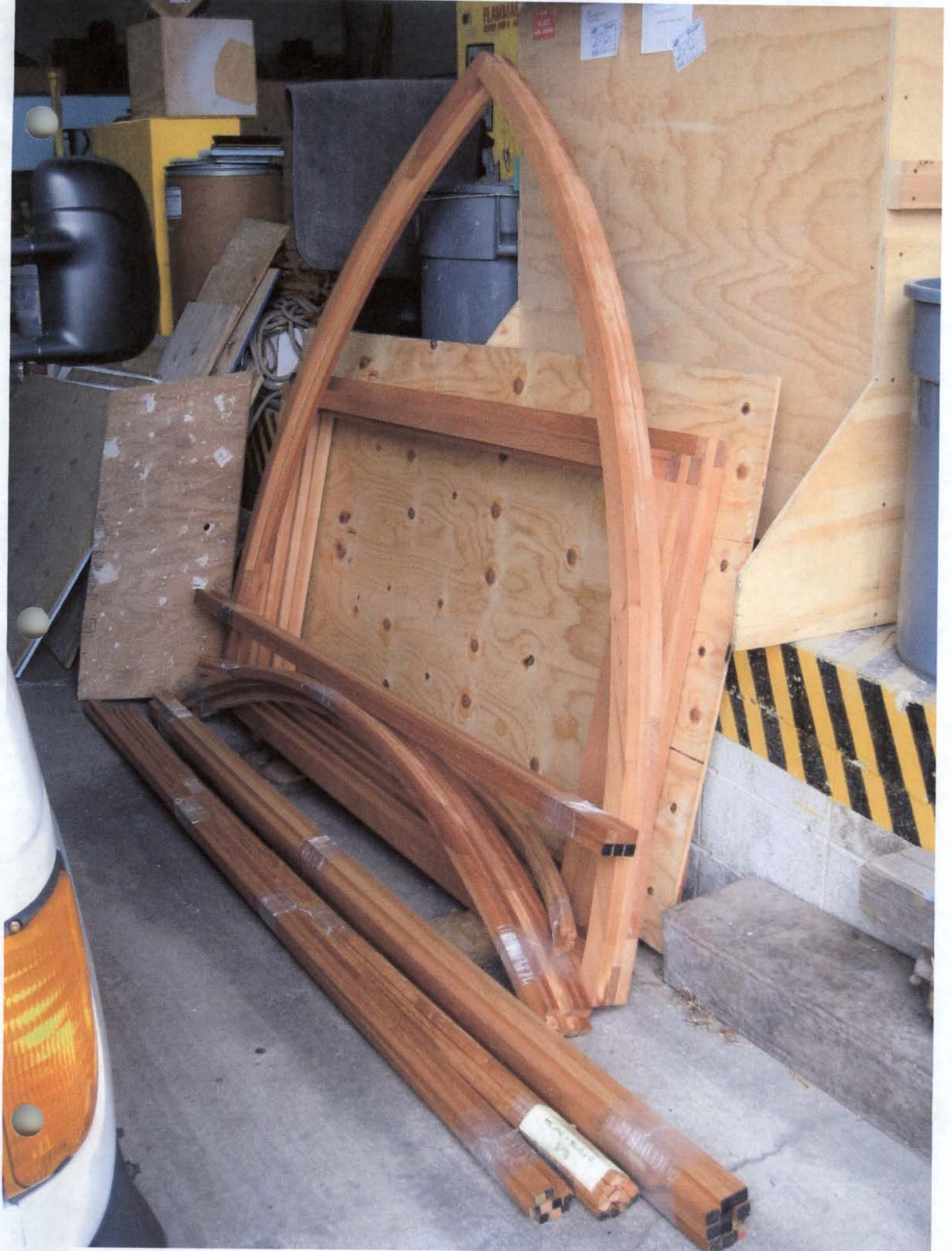


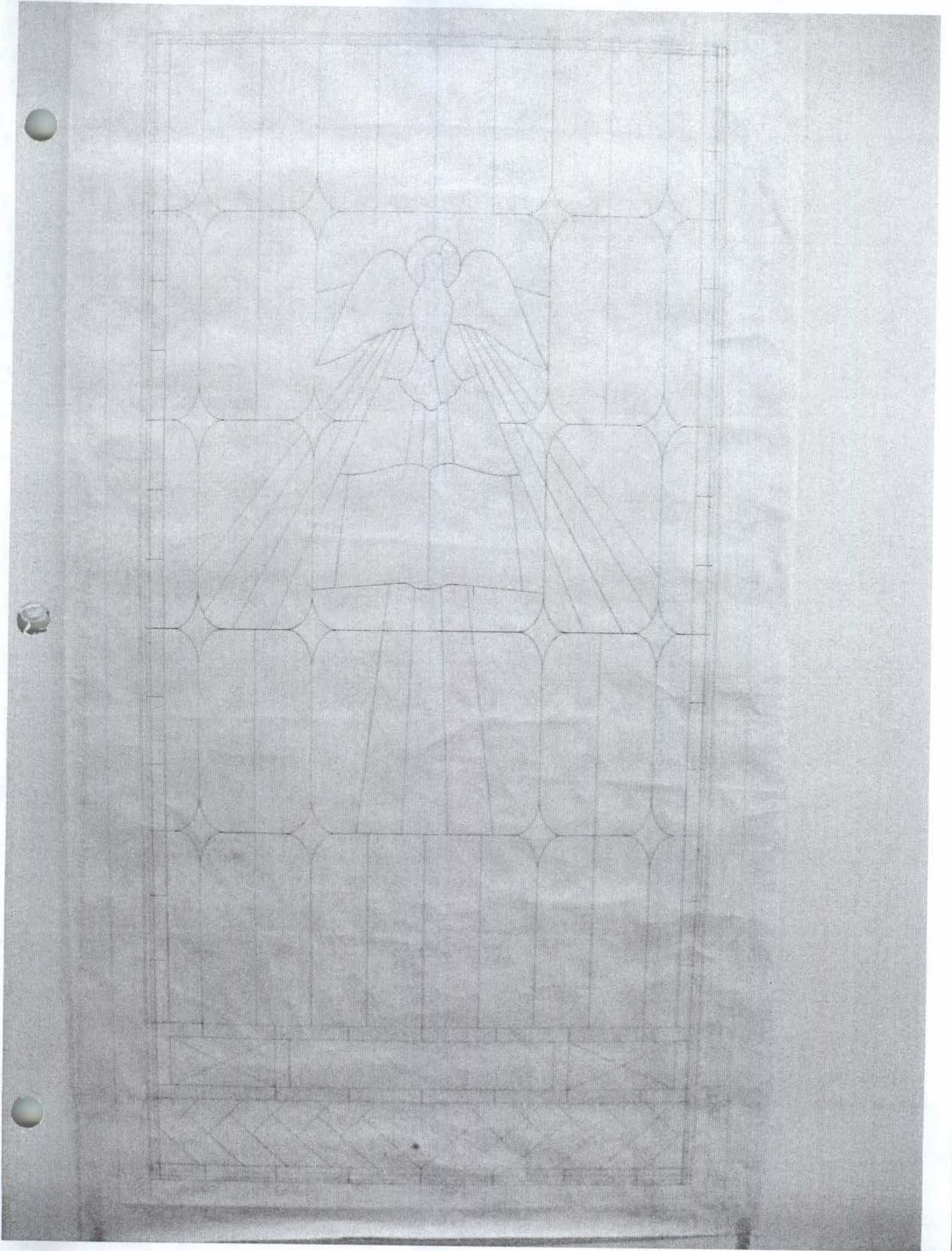


#12











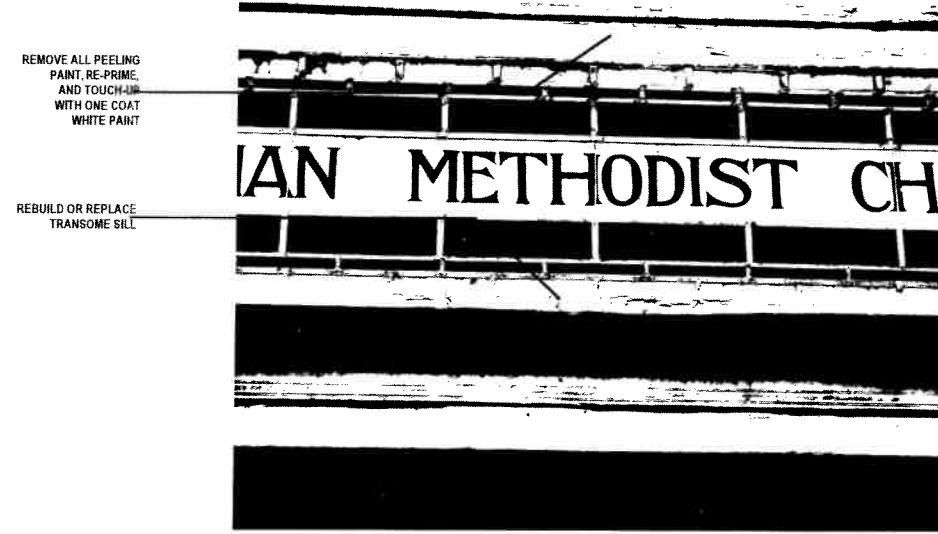
TRUMAN AVENUE VIEW (FRONT OF CHURCH)



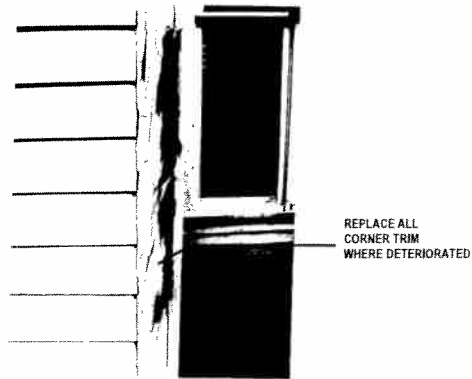
VIEW FROM TRUMAN STREET LOOKING SOUTH



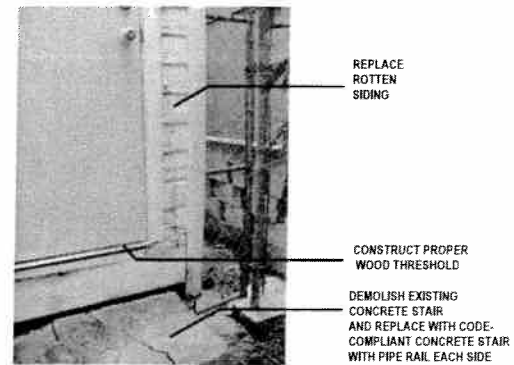
EAST ELEVATION



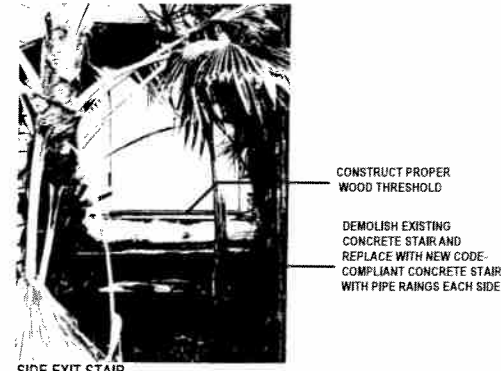
FRONT TRANSOM WINDOW SILL



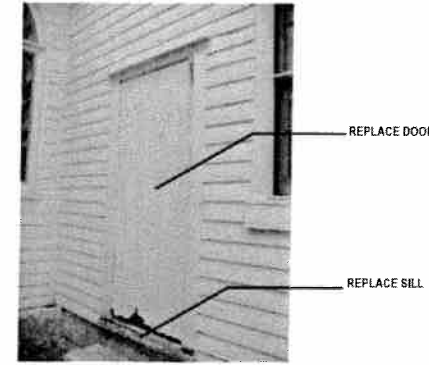
BELL TOWER CORNER TRIM



WEST SIDE EXIT



SIDE EXIT STAIR



REAR EXIT

SHEET NOTES:

1. Drawings and specifications are to be used together. Contractors and workers shall consult both when questions concerning the letter and/or intent of the design arise.
2. All work shall be done in accordance with all applicable local, state, and national building and life safety codes. The General Contractor and all Subcontractors shall be familiar with these codes and shall build accordingly.
3. Where a conflict or ambiguity exists between a Contractor's understanding of a code and the drawings and specifications, it is the Contractor's responsibility to cease work on the item in question and notify the architect in a manner that will allow a timely resolution.
4. In general, interior dimensions are taken from the face of stud or furring strip. Nominal dimensions are noted for standard lumber sizes but actual sizes are given where lumber is to be milled to a non-standard dimension. Exterior dimension lines are taken from face of concrete (e.g. not from the face of the stucco finish).
5. Drawings shall not be scaled without permission of the Architect. Where errors or inconsistencies exist regarding dimensions on the drawings, the General Contractor shall notify the Architect for a resolution before proceeding.
6. "V.I.F." means that it is the General Contractor's responsibility to measure or otherwise confirm a site condition that cannot be accurately determined before construction begins, and to notify the Architect if it differs from what is on the drawings before proceeding with the affected work.
7. "Contractor Shall Verify" means that the Contractor shall inspect the area of the work to be verified and report to the Architect in writing his findings before proceeding.
8. The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service and are Copyright © 2011 by Michael Miller, Architect, AR10013216.
9. The site and floor plans are laid out according to the survey provided by the owner. The Contractor shall verify any inconsistencies between the drawings and field conditions before proceeding with the affected work.

CONFORMS TO FLORIDA BUILDING CODE 2004  
ASCE 7-05 CATEGORY C 150 MPH WIND LOADING

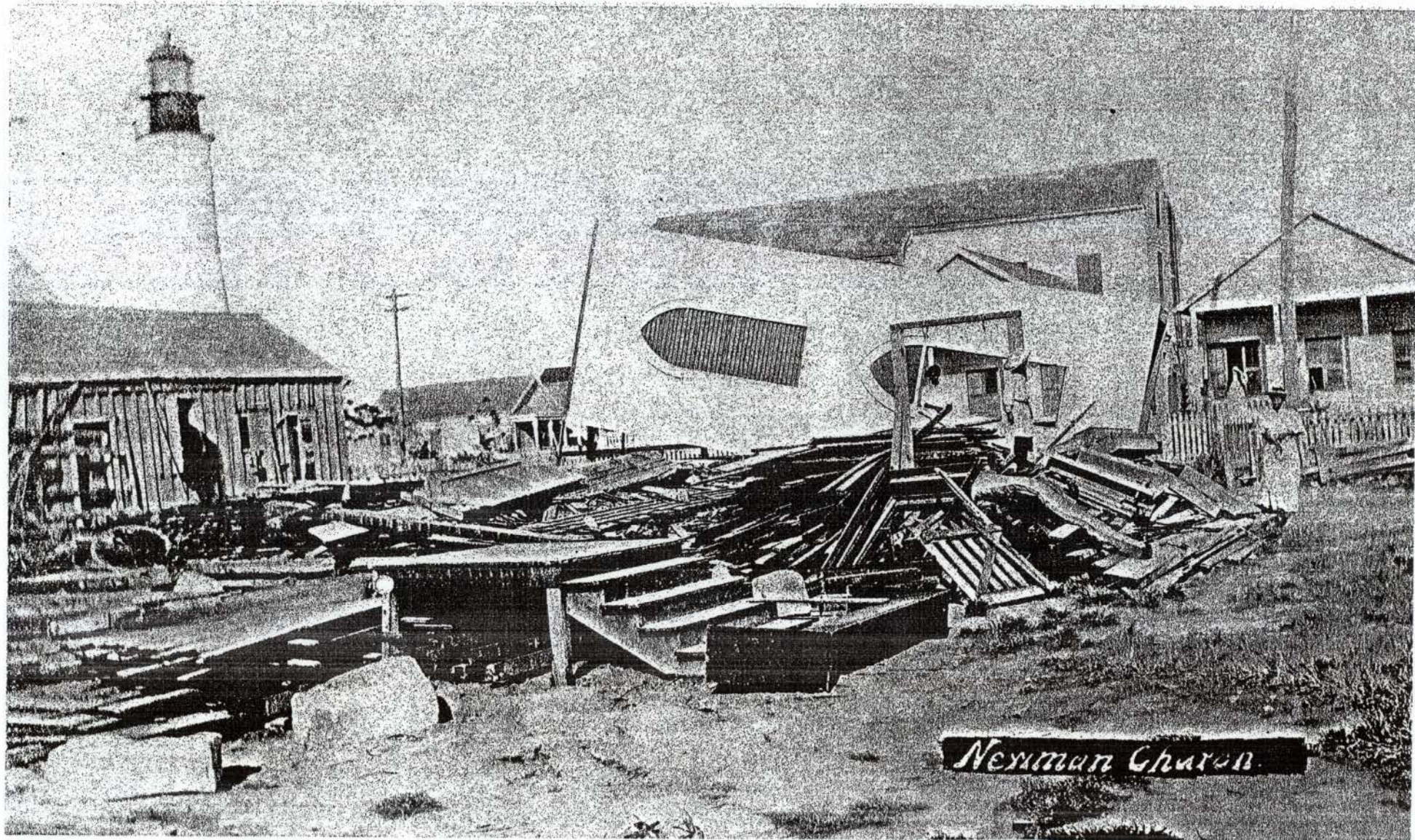
**MICHAEL MILLER . ARCHITECT**  
517 DUVAL STREET  
KEY WEST, FLORIDA  
34902-2941-7087  
mm@architectofcolor.com

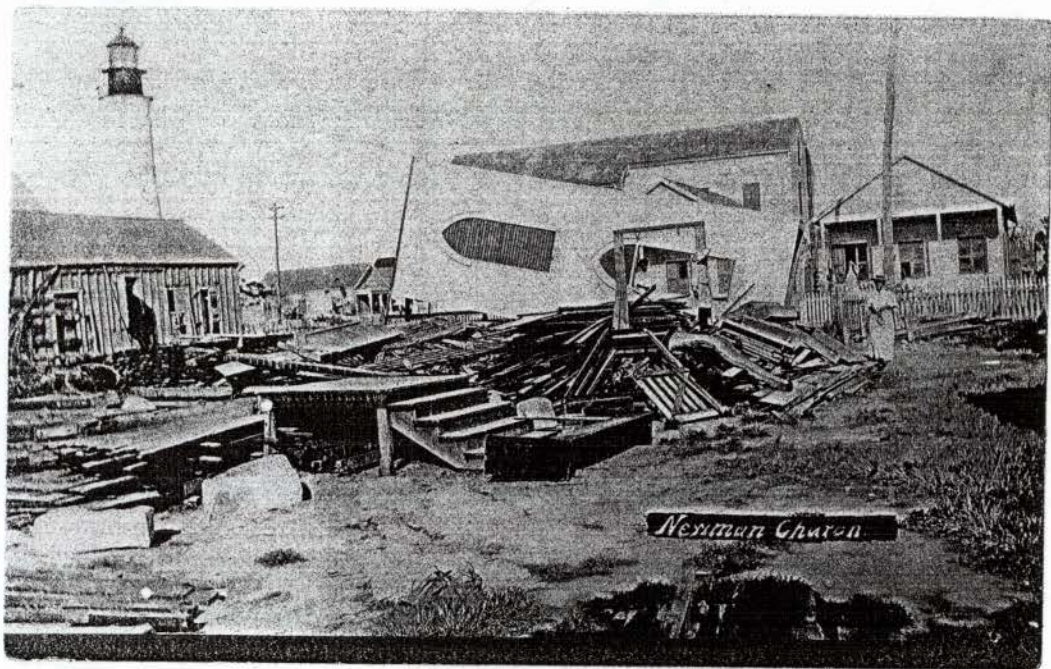
**NEWMAN  
METHODIST  
CHURCH  
REPAIR AND  
REHABILITATION**  
416 TRUMAN AVENUE  
KEY WEST, FLORIDA

DATE: 2-9-11
SCALE: AS NOTED
DRAWN BY: MM
CHECKED BY: MM
PROJECT NO: 1008

**PHOTOGRAPHS  
AND DETAILS**

**A1**





Нейтат Статон

**Section F**  
**Ownership & Legal Structure**

**City of Key West  
Planning Department**

**Verification Form**

*(Where Authorized Representative is an Entity)*

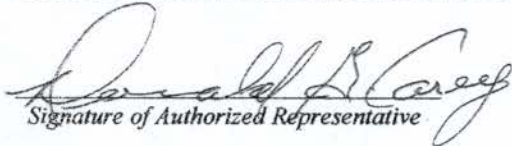
I, DONALD G. CAREY, in my capacity as CHAIRMAN TRUSTEE BOARD  
*(print name)* *(print position; president, managing member)*

of NEWMAN UNITED METHODIST CHURCH  
*(print name of entity serving as Authorized Representative)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

410 TRUMAN AVENUE, KEY WEST, FL 33040  
*Street Address of subject property*

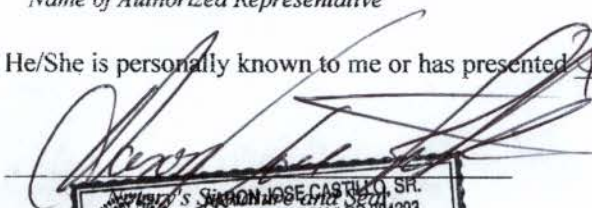
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this Sept 27, 2011 by  
*date*

DONALD G. CAREY  
*Name of Authorized Representative*

He/She is personally known to me or has presented Personally known to me as identification.


*Name of Acknowledger typed, printed or stamped*

**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, DONALD G. CAREY as  
*Please Print Name of person with authority to execute documents on behalf of entity*

CHAIRMAN TRUSTEE BOARD of NEWMAN UNITED METHODIST CHURCH  
*Name of office (President, Managing Member) Name of owner from deed*

authorize DONALD G. CAREY  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

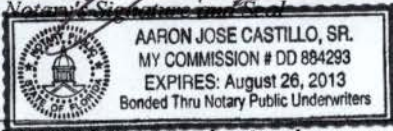
*Donald G. Carey*  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this Sept 27, 2011 by

Donald G Carey  
*Name of Authorized Representative*

He/She is personally known to me or has presented personally known to me as identification.

*Aaron Jose Castillo, Sr.*  
*Notary Signature*



*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*

24010

THIS INDENTURE, Made the 27<sup>th</sup> day of April in the year of our Lord one thousand nine hundred and fifty-one ELUVEN The Board of Home Missions and Church Extension of the Methodist Episcopal Church, formerly known as the Board of Church Extension of the Methodist Episcopal Church, of the County of Philadelphia, and State of Pennsylvania, of the first part, and David Edwards, Audley Cash, Idalene Cleare, Donzell Leggett, Agnes Albert, Nathaniel Clarke, Alfonso Dean, Roosevelt Sands and Lorraine Saunders, as trustees of the Newman Methodist Church, Key West, County of Monroe, State of Florida of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar and other legal consideration to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said parties of the second part, and their successors and assigns forever, all that part and parcel of land lying and being in the County of Monroe and State of Florida described as follows:

Situated on the Island of Key West, being a part of Tract Eleven (11) according to William A. Whitehead's plan of said Island, delineated in February 1829 but better known as Lots Two (2), Three (3), Six (6) and Seven (7) according to a Subdivision, made by Beverly B. Browne recorded in Monroe County Records, Book I page 671, of Lot number Three (3) in square Number Three (3) of Tract number Eleven (11) according to C. W. Tift's map or plan of said Tract and the Island of Key West drawn in July 1874, said lots be-

nine (169) feet, two (2) inches to Julia Street; thence at right angles in a Southwesterly direction along Julia Street, one hundred (100) feet, thence at right angles in a Northwesterly direction and parallel with Whitehead Street one hundred and sixty-nine (169) feet two (2) inches to Division Street at place of beginning

---

In trust, that said premises shall be used, kept, and maintained as a place of divine worship of the Methodist ministry and members of The Methodist Church; subject to the Discipline, usage, and ministerial appointments of said church as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated. This provision is solely for the benefit of the grantee, and the grantor reserves no right or interest in said premises.

---

TOGETHER with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right title, interest, dower and right of dower, property, possession, claim, and demand whatsoever in law and in equity, of the said party of the first part, of, in and to the above granted premises, and every part thereof, with the appurtenances.

---

TO HAVE AND TO HOLD the above mentioned and described premises, with the appurtenances, to the said parties of the second part, their successors, and assigns forever, and the said grantor and its successors, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said parties of the second part, their successors, and assigns, against the said party of the first part and

IN WITNESS WHEREOF, the said Grantor has caused its corporate seal to be hereto affixed, duly attested by its proper officers the day and year first above written.

Sealed and Delivered

In the presence of us:

*John Linwood Owens*  
*Joan McLane*

THE BOARD OF HOME MISSIONS AND  
CHURCH EXTENSION OF THE METRO-  
DIST EPISCOPAL CHURCH

By: *G. Stanley Lynch*  
Vice-President

Attest: *F. L. Federsen*  
Asst. Recording Secretary

On the 27<sup>th</sup> day of April Anno Domini 1951, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in Philadelphia, personally appeared F. L. Federsen, who being duly sworn according to law, says that he was personally present at the execution of the within Indenture and saw the common or corporate seal of the said Corporation duly affixed thereto; that the seal so affixed is the common or corporate seal of the said Corporation; that the said Indenture was duly sealed and delivered by G. Stanley Lynch, Vice-President of the said Corporation as and for the act and deed of the said Corporation for the uses and purposes therein mentioned, and that the names of this Depoent as Assistant Recording Secretary as of G. Stanley Lynch as Vice-President of the said Corporation, subscribed to the within Indenture in attestation of its due execution and delivery, are in their and each of their respective handwritings.

Sworn and subscribed before me, the day and year aforesaid. Witness my hand and Notarial seal.

## *History Of Newman M. E. Church*

Just after the session of the AME Zion Annual Conference of Florida in January 1886. A telegram was received in Key West announcing the re-appointment of Reverend Robert Meachim in charge of the Zion AME Church. The re-appointment did not meet the approval of a portion of its members, for Reverend Meachim had served them one year, unsatisfactory to them, and they did not desire his return. But a part of the law abiding members, who always bowed to whatever the conference did, accepted him at his arrival, which amazed the former group, and hence the disagreement. Matters began to look serious, and at times such actions not becoming Christians prevailed to its highest pitch against the former. Sometime the latter part of June 1886 disagreements became so prevalent in the church between Reverend Meachim and the dissatisfied portion of the members that he and his family were ostracized and assaulted, and various charges were forwarded to the presiding Elder, Reverend Darly, against him.

Reverend Darly, Presiding Elder, arrived at his appointed time for the purpose of inquiring into the preferred charges. An investigation was held at Zion, and the charges were not substantiated. The Presiding Elder, for the sake of peace, requested that Reverend Meachim and a minister in charge of a church in New York exchange appointments. An agreement was reached between the ministers, but the minister from New York did not show up.

Reverend Vesta received the appointment at Zion and was placed in charge, but Reverend Meachim's re-appointment was cancelled by the Presiding Elder and he had no church. Friends of Reverend Meachim seeing the injustice did to him, knowing that his appointment was revoked, knowing that he and his family were ordered to vacate the parsonage (forth with), that the charges presented against him were not proven, that he and his family were dealt with unfairly, knowing that he couldn't leave Key West because of the quarantine laws at this time of year, and not wishing to see him and his family put into the streets and made to suffer (as was intended by his opposers), voluntarily hired a house for them and assisted in the family's support for the time being.

Such actions on the part of Reverend Meachim's friends did not meet the approbation of his successor (Reverend Vesta) and they were sneered at, reprimanded, and so badly treated, that to have peace, for the purpose of serving God, they were compelled to withdraw from Zion, and ask for their church papers as members in good standing. Although the persons making this were official members in good standing, their request were denied.

On the evening of August 15<sup>th</sup> 1886 at 8:00 P.M. by appointment (after consultation since June) a group of concerned persons met at the residence of brother Rome Dupont to discuss what course to pursue in organizing a society for the purpose of serving God. Reverend Robert Meachim was elected Chairman Protem, and James A. Roberts was elected Secretary. The meeting was called to order by the chairman, prayer was offered by Brother Rome Dupont, one of Zion's songs was sung, and the purpose of the meeting was stated by the chairman. Brother James A. Roberts stated that he had communicated with Reverend Jeffery Grant, Pastor in Charge of Ebenezer M.E. Church of Jacksonville, Florida, and received an answer from him, and that he had also communicated with

## *History Of Newman M. E. Church*

Reverend Benjamin Dilworth, Presiding Elder of the Jacksonville District, and also received an answer from him which he considered very encouraging.

That he had also written to Reverend Solomon and Reverend P. Swensanger. By motion Brother Roberts was requested to read the letters and the propositions contained in them. By motion he was authorized to answer them, accepting the proposition of Reverend Grant (Viz) that this society after forming could attach themselves to Ebenezer M.E. Church as part of that body for the present. After different discussions the Secretary was authorized to enroll the names of those who desired to form this new society as probationers of Ebenezer M.E. Church, and the following named persons being present gave him their names:

James Dupont	James Roberts
Dennis McGee	Robert Meachim
John A. Sweeting	John Williams
Prince St. Clare	Edward B. Scott
Rosalie M. Roberts	Fannie E.A. Dupont
Frank Lancaster	Mary Lancaster
Laura Lewis	Emma Jane Outin
Emaline Abbott	Annie Duncomb
James Duncomb	Felecia Walton
Amelia Warner	Acey Walten
Percilla Curry	Mary Small
James Mingo	Charity Buttin
Ellen Johnson	Julia Kelly
James Sweeting	Estella Meachim
Estella A. Meachin	Margret Seabrooks
Andrew Cornish	

After the enrollment of names, by motion it was resolved that this society hold prayer and class meetings as often as possible at the different members residences, and Brother Rome Dupont was elected a committee of one to intercede into getting the Douglass School House for the purpose of holding Services. After singing a hymn and prayer by Brother Dennis McGee the meeting adjourned to meet again at Brother Frank Lancaster residence on the evening of August 18<sup>th</sup> 1886.

On the evening of August 18<sup>th</sup>, 1886 the Class and Prayer Meeting was held at Brother Lancaster residence and after class, the benediction was pronounced and the meeting brought to a close, to meet again at the residence of Sister Laura Gooden. On the evening of August 28<sup>th</sup>, 1886 a prayer meeting was held at Sister Laura Gooden's residence and on the following Thursday Night a prayer meeting was held at the residence of Brother Rome Dupont, and he reported that he had seen the Superintendent of Instructions and had permission for the society to hold its services at the Douglass School House on Sundays and have evening services in each week Tuesdays and Thursdays, and that no expense would be attached, only to pay for gas.

## *History Of Newman M. E. Church*

On Sunday, September 4<sup>th</sup> 1886 the new society met in the Douglass School House at 10:00A.M., for divine services. Reverend Robert Meachim giving his services as Pastor and after the services the following named persons attached themselves to the society by enrolling their names:

Amanda Dupont  
Laura E. Gooden  
Jeremiah Saunders

Henrietta E. Johnson  
Savalila Gooden  
Phyllis Pinder

This made a total of thirty seven (37) members. Brother James A. Roberts announced that at 3:00 P.M. he would like the members of the society to meet with him with their children to organize a Sabbath School. The benediction was pronounced and the service was closed.

At 3:00 P.M. the meeting for organizing the Sabbath School was held and James A. Roberts was elected Chairman, Fannie E.U. Dupont, Secretary; and the following officers and teachers were elected:

James A. Roberts, Superintendent  
Amanda Dupont, Assistant Superintendent  
Fannie E.U. Dupont, Secretary  
Amelia Warner, Treasurer

### Trustees

Dennis McGee      John A. Sweeting  
Frank Lancaster

### Teachers

Rosalie M. Roberts      Acey Walton  
Savalila Gooden      Estella Meachim  
Laura E. Gooden

### Classes

1<sup>st</sup> Class: Rosalie M. Roberts, Teacher.  
Victoria Small, Edith Walton, Sarah C. Roberts, Henrietta Ingram and Victoria McGuire

2<sup>nd</sup> Class: Acey Walton, Teacher.  
Minerva Sweeting, Flora Sweeting, Rebecca Flowers, Carrie Barranger.

3<sup>rd</sup> Class: Savalila Gooden, Teacher.  
Solomon Sweeting, Richard Sweeting, Meachim S. Seabrooks, Charles Outin, Alonzo Small and William Lewis.

4<sup>th</sup> Class: Laura E. Gooden, Teacher.  
Florine Johnson, Rachel Gibson, Elizabeth Williams, Anna E. Wish, Florida Gibson and Gladys Warner.

Making a total of 7 officers, 6 teachers and 24 scholars for a grand total of 37.

## *History Of Newman M. E. Church*

The little band continued to increase in number under the faithful and untiring efforts of Reverend Meachin, and after the session or service new names were added to the membership roll. The school also progressed under the management of its officers and valiant corps of teachers, and they inscribed "Onward" on their banners.

Services, Prayer, and Praise Meetings were held continuously in the Douglass School House, and Reverend Jephtha St, Bullon a Baptist Minister gave his services to the society whenever Reverend Meachim was indisposed. The kindness of Reverend Bullon we shall never forget.

Sometime in the early part of January 1887, Reverend Saveranger, Presiding Elder of the Palatka District of Florida arrived in the city for the purpose of organizing this society into a church, and on the evening of 9 January 1887 the members met in the Douglass School House and was organized, and was placed on record as full members of the Methodist Episcopal Church, and the following named officers were elected for the conference year:

Dennis McGee, Lay Preacher

### Trustees

Rome Dupont	James A. Roberts
Dennis McGee	Frank Lancaster
John A. Sweeting	

### Stewards

John Williams	Dennis McGee
Edward B. Scott	Mary Lancaster
Elizabeth McGuire	

### Class Leaders

Rome Dupont	John A. Sweeting
Felicia Walton	Rosalie M. Roberts
Amanda Dupont	Mary Lancaster

### Superintendent Sabbath School

James A. Roberts

### District Stewart

Henrietta E. Johnson

### On Missions

Mary Lancaster	Felecia Walton
Fannie E.U. Dupont	

## *History Of Newman M. E. Church*

### On Church Extension

William H. Wood  
Amelia Warner

Laura E. Gooden



### On Church Music

Acey Walton  
Fannie E.U. Dupont  
James A. Roberts

Rosalie M. Roberts  
Amelia Warner

### On Conference Claimants

John Williams  
Edward Scott  
Annie Duncomb

William H. Wood  
Laura Lewis

The church was formed as part of the Florida Conference of the Methodist Episcopal Church. Reverend Steven A. Huger became the pastor in 1888 and under his pastorate the first church building was built. The membership increased rapidly and the building was soon ready for holding services. In 1905 it became part of the new South Florida Conference of the Methodist Episcopal Church.

The 1910 unnamed hurricane that struck Key West destroyed the first church building. The foundation for rebuilding the church was laid in 1912 during the pastorate of Reverend W. Pericles Pickens and rebuilt in 1918 under Reverend Daniel W. Demps. The church is located on Division Street, between Duval and Whitehead Streets. It first comprised four lots; at present one lot has been sold to Mrs. A.L. Albert. For a number of years a Mission School was conducted in connection with the Church and hundreds of youth received helpful instruction. Mrs. Edith Kemp and Miss Corrine Jefferson were the teachers. Newman in 1940 was switch to the Central Jurisdiction, Methodist Church. The two conferences united in 1952 as the Florida Conference, Central Jurisdiction Methodist Church. In 1969 it became part of the United Methodist Church.

The church is referred to as Key West in the appointments until 1965, when the name Newman appears.

# Ministers Of Newman United Methodist Church

Robert Meacham	1886-1887
Stephen A. Hager	1888-1890
Yorkester K. Meeks	1891-1893
Peter McGray	1894-1895
Pearl A. Daniels	1896-1897
Fillmore M. Spicer	1898-1900
H.W. Austin	1901-1902
Pearl A. Daniels	1903
James F. Elliot	1904-1908
W.T. Collier	1909
J.M. Trammel	1910
John B.B. Williams	1911
W. Pericles Pickens	1912-1914
Daniel W. Demps	1915-1925
Thomas A. Hager	1926
John A. Simpson	1927
Norvin J. Garinton	1928
William Smith	1929
A.B. Jackson	1930
F.W. Wooten	1931
A.T. McGaskill	1932-1933
Norvin J. Garinton	1936
Samson Wendell Wheeler	1937
E.A. Robinson	1938
John A. Simpson	1939-1940
R.R. Bailey	1941
H.R. Monroe	1942-1944
J.G. Marray	1945-1949
LeRoy Dell	1950-1952
A.R. Smith	1953-1957
W.B. Habert	1958-1959
George W. Bethel	1960-1969
William H. Butler, Sr.	1969-1971
William E. Clarke	1971-1979
John L. Day	1979-1983
Eugene J. Sheppard	1983-1984
Theodore Livingston	1984-1996
Willie Alexander	1996-2002
Theo H. Jackson	2002-2003
Wayne G. Finn	2003-2005
Denzil Southwood-Smith	2005-2007
Beverly Green Mingo	2010

2011 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS  
 MONROE COUNTY TAXING AUTHORITIES  
 P O BOX 1176 KEY WEST FL 33041-1176

**DO NOT PAY**  
**THIS IS NOT A BILL**

Situs Address: 410 TRUMAN AVE KEY WEST

Legal Description: KW PT SUB 3 PT LOT 3 SQR 3 TR  
 11 00-324 G54-305/307

The **taxing authorities which levy property taxes** against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

5 - 81647

NEWMAN CHURCH  
 410 TRUMAN AVE  
 KEY WEST FL 33040-3102



**2011 Real Estate**

Full Parcel ID: 00027260-000000

Alternate Key: 1028037

**SUMMARY OF YOUR PROPERTY VALUATION**

MARKET VALUE	2010	2011
	679,716	740,426

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected below, contact your county property appraiser at: **KEY WEST (305) 292-3420 MARATHON (305) 289-2550 PLANTATION (305) 852-7130**  
 If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed on or before: **5PM SEPTEMBER 13, 2011**

Taxing Authorities	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	679,716	740,426	679,716	740,426	0	0
Public Schools	679,716	740,426	679,716	740,426	0	0
Municipality	679,716	740,426	679,716	740,426	0	0
Independent Special District	679,716	740,426	679,716	740,426	0	0
Hospital Authorities	679,716	740,426	679,716	740,426	0	0
Other Independent Districts	679,716	740,426	679,716	740,426	0	0

Assessment Reductions	Applies To	Amount	Exemptions	Applies To	Amount
Save Our Homes Benefit	All Taxes	0	First Homestead	All Taxes	0
10% Non-Hx Cap Benefit	Non-School Taxes	0	Additional Homestead	Non-School Taxes	0
Agricultural Classification	All Taxes	0	Limited Income Senior	County Taxes	0
Working Waterfront	All Taxes	0	Limited Income Senior	City Taxes	0
Other	All Taxes	0	Blind, Widow, Disabled, Other	All Taxes	740,426

**NOTICE OF PROPOSED AD VALOREM ASSESSMENTS**

Real Estate	Column 1*		Column 2*		Column 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	Last Year's Actual Tax Rate	Your Property Taxes Last Year	Your Tax Rate This Year IF NO Budget Change is Adopted	Your Taxes This Year IF NO Budget Change is Adopted	This Year's PROPOSED Tax Rate	Your Taxes This Year If PROPOSED Budget Is Adopted	
Taxing District: 11KW TAXING AUTHORITY							
COUNTY							
GENERAL REVENUE FUND	1.0971	.00	1.1537	.00	1.1454	.00	SEPTEMBER 7, 2011 5:05PM MURRAY NELSON GOVT CTR 102050 DVS HWY KEY LARGO (305) 292-4470
F & F (LAW ENF, JAIL, JUDICIAL SYSTEM)	2.2060	.00	2.3207	.00	2.1964	.00	
HEALTH CLINIC	.0414	.00	.0438	.00	.0502	.00	
CITY OF KEY WEST	2.9132	.00	2.8915	.00	2.8627	.00	SEPTEMBER 8, 2011 6:00PM OLD CITY HALL 510 GREENE ST KEY WEST (305) 809-3822
PUBLIC SCHOOLS: BY STATE LAW	1.9440	.00	2.0065	.00	1.8170	.00	SEPTEMBER 6, 2011 6:00PM MARATHON HIGH SCHOOL 350 SMBRERO BCH RD MARATHON (305) 293-1400 EXT 53345
BY LOCAL BOARD	1.8795	.00	1.9399	.00	1.7480	.00	
WATER MANAGEMENT DISTRICT							SEPTEMBER 8, 2011 5:15PM B-1 BLDG 3301 GUN CLUB RD WEST PALM BEACH (561) 686-8800
SO FL WATER MANG DIST	.2549	.00	.2604	.00	.1785	.00	
OKEECHOBEE BASIN FND GLADES PROJ	.2797 .0894	.00 .00	.2847 .0910	.00 .00	.1954 .0624	.00 .00	
INDEPENDENT SPECIAL DISTRICTS MOSQUITO CONTROL DIST	.4596	.00	.4836	.00	.4836	.00	SEPTEMBER 13, 2011 5:30PM FKMCD ADMINISTRATION 5224 COLLEGE RD KEY WEST (305) 292-7190
VOTER APPROVED DEBT PAYMENTS							

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
 fax (305) 292-3501  
 Website tested on  
 Internet Explorer

**Our Website is currently undergoing maintenance. (GIS Mapping functionality is being upgraded and requires Adobe Flash 10.3 or higher.)**

## Property Record View

**Alternate Key: 1028037 Parcel ID: 00027260-000000**

### Ownership Details

**Mailing Address:**  
 NEWMAN CHURCH  
 410 TRUMAN AVE  
 KEY WEST, FL 33040

### Property Details

PC Code: 71 - CHURCHES  
 Millage Group: 11KW  
 Affordable Housing: No  
 Section-Township-Range: 06-68-25  
 Property Location: 410 TRUMAN AVE KEY WEST  
 Legal Description: KW PT SUB 3 PT LOT 3 SQR 3 TR 11 00-324 G54-305/307

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

### Exemptions

Exemption	Amount
10 - RELIGIOUS	740,426.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	50	89	4,430.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1  
 Total Living Area: 2776  
 Year Built: 1909



Exterior Wall:

Interior Finish Nbr	Type	Area %
1018	AB AVE WOOD SIDING	100

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	243 SF	0	0	1983	1984	2	50

### Appraiser Notes

NEWMAN CHURCH
---------------

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	05-1366	05/10/2005	12/14/2005	12,000	Commercial	build ramp & double door at ramp
	96-4321	11/01/1996	12/01/1996	9,000		MECHANICAL
	96-4348	11/01/1996	12/01/1996	2,000		ELECTRICAL

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	257,933	894	481,599	740,426	740,426	740,426	0
2010	257,933	933	420,850	679,716	679,716	679,716	0
2009	257,933	972	498,375	757,280	757,280	757,280	0
2008	275,129	1,011	553,750	829,890	829,890	829,890	0
2007	186,688	1,050	553,750	741,488	741,488	741,488	0
2006	186,688	1,089	398,700	586,477	586,477	586,477	0
2005	193,257	1,128	332,250	526,635	526,635	526,635	0
2004	193,252	1,166	332,250	526,668	526,668	526,668	0
2003	193,252	1,205	110,750	305,207	305,207	305,207	0
2002	193,252	1,244	110,750	305,246	305,246	305,246	0
2001	193,252	1,283	110,750	305,285	305,285	305,285	0
2000	225,143	413	97,460	323,016	323,016	323,016	0
1999	185,049	426	97,460	282,935	282,935	282,935	0
1998	123,615	438	97,460	221,513	221,513	221,513	0
1997	123,615	450	88,600	212,665	212,665	212,665	0
1996	93,669	462	88,600	182,731	182,731	182,731	0
1995	93,669	474	88,600	182,743	182,743	182,743	0

1994	93,669	486	88,600	182,755	182,755	182,755	0
1993	93,669	499	88,600	182,768	182,768	182,768	0
1992	83,107	0	88,600	171,707	171,707	171,707	0
1991	83,107	0	88,600	171,707	171,707	171,707	0
1990	83,107	0	67,558	150,665	150,665	150,665	0
1989	90,563	0	66,450	157,013	157,013	157,013	0
1988	82,096	0	57,590	139,686	139,686	139,686	0
1987	80,945	0	40,978	121,923	121,923	121,923	0
1986	81,262	0	39,870	121,132	121,132	121,132	0
1985	80,024	0	35,617	115,641	115,641	115,641	0
1984	0	11,476	35,617	47,093	47,093	47,093	0
1983	0	11,476	18,315	29,791	29,791	29,791	0
1982	0	11,476	13,545	25,021	25,021	25,021	0

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 34,254 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176

**Section H**  
**Project Budget**

Attachment 1

**PHASE 2 PROJECT BUDGET**

Newman United Methodist Church  
Stained Glass Restoration  
9-26-11

**A. Construction Costs\***

1.	Storm Glazing	
	a. Fabricate and install impact glazing on all existing windows not already protected (7 windows)	\$29,796.00
2.	Stained Glass Repair	
	a. Repair glass, rebuild sash, and provide storm sash for main center panel of the large window behind the pulpit and alter. Repair Jesus figure and replace missing glass; recondition and strengthen entire window.	\$42,802.00
3.	Contingency 5.3%	\$3,847.00
4.	Building Permit 2.4%	<u>\$1,742.00</u>
	Construction Cost	<u>\$78,187.00</u>

**B. Architectural Fee**

Provide specifications; negotiate and administer construction contract; provide all design review; administer city approvals, including HARC.

10% of construction cost,  
excluding building permit cost

\$7,623.00  
Total Project Cost \$85,810.00

\*See Conrad Schmitt Proposal

**ATTACHMENT 4**

**PHASE 2 FUNDING SOURCES**

Newman United Methodist Church  
Stained Glass Restoration

9-26-11

<b>A.</b>	<b>Key West Community Redevelopment Area Tax Increment Appropriation 2012 Allocation</b>	<b>\$80,810.00</b>
<b>B.</b>	<b>Newman Methodist Church Contribution</b>	<b><u>\$5,000.00</u></b>
	<b>Total</b>	<b>\$85,810.00</b>

## PROJECT COSTS AND PHASING PLAN

Newman United Methodist Church  
Stained Glass Restoration, Walls  
and Tower Repair and Building Painting

9-30-10

### A. Construction Costs\*

1.	Stained Glass		
	a.	Replace missing stained glass panels	\$65,334
	b.	Clean and repair all other stained glass windows	\$15,000
2.	Storm Sash		\$73,342
3.	Paint Church Exterior and repair portions of Tower and exterior walls		<u>\$46,285</u>
		Subtotal	\$199,961
4.	Contingency 8%		<u>\$15,997</u>
		Subtotal	\$215,958
5.	Building Permit 2.4%		<u>\$5,183</u>
		Total Construction Cost	\$221,141

### B. Architectural and Engineering Costs

Includes all Design, Drawings, Specifications, City Approval Work, Bidding, and Construction Administration			<u>\$15,000</u>
		Total Project Cost	\$236,141

## PHASING

### A. Phase 1 Costs

1.	Replace missing stained glass panels		\$65,334
2.	Repair and paint portions of exterior walls and tower		\$10,000
3.	Contingency, Building Permit and Architectural and Engineering Fees (17 %)		<u>\$12,807</u>
		Total for Phase 1	\$88,141

### B. Phase 2 Costs

1.	Fabricate and install protective aluminum storm sash		\$73,342
2.	Contingency, Building Permit and Architectural and Engineering Fees (17%)		<u>\$12,468</u>
		Total for Phase 2	\$85,810

**C. Phase 3 Costs**

1.	Repair concrete piers and stairs at West wall	\$4,800
2.	Repair and paint the entire building	\$46,818
3.	Contingency, Building Permit and Architectural and Engineering Fees (17%)	<u>\$6,940</u>
	Total for Phase 3	\$62,190
	<b>Total Project Cost</b>	<b>\$236,141</b>

\* Budget Estimates-See Individual Contractors Estimates

**PHASE 2 ESTIMATES**

**MICHAEL MILLER**  
ARCHITECT

September 26, 2011

Donald Carey  
**Newman United Methodist Church**  
416 Truman Avenue  
Key West, FL 33040

RE: Phase 2 Restoration Proposal

Dear Mr. Carey,

I am pleased to have the opportunity to propose architectural services for your Phase 2 restoration program. I understand that the work consists of completing the stained glass window restoration and protective storm sash installation. It is also my understanding that you will finance your project with City TIF grant funding as well as from other funding sources.

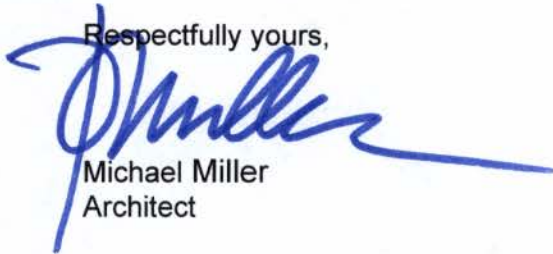
I have read the Bahama Village Redevelopment Advisory Committee outline of procedures and understand the scope of the work scope of your total restoration program of three phases, described in your 2011 Application for TIF funding, which includes restoring the missing windows at the church crossing, refurbishing the other stained glass windows, installing storm sash to protect all windows, and repairing and painting the exterior of the building.

My services for this phase will consist of the preparation of specifications; soliciting and negotiating a construction contract on behalf of the church, administering city approvals, including HARC; administering the construction contract, including reviewing and approving the contractor's pay applications, review of the contractor's window designs, shop drawings and glass samples, and observing and reporting on the installation.

For these services I will charge 10% of the construction cost. Upon signing our contract I will require a \$2,500 retainer. Thereafter, I will bill every two weeks or according to a schedule we agree upon. For any extra work outside the scope of services described here I will charge on an hourly basis according to the enclosed Terms and Conditions. I propose our contract to be an American Institute of Architects AIA A105-2007.

Thank you for this opportunity. The Newman Church is in possession of some of the finest antique stained glass in the country and I feel privileged to have the opportunity to be part of its restoration

Respectfully yours,



Michael Miller  
Architect

# TERMS AND CONDITIONS

## I. CONTRACT

Full service contracts shall be an appropriate AIA (American Institute of Architects) Owner-Architect Contract for architectural Services.

## II. HOURLY CHARGES

Unless the work is contracted for a fixed price, hourly billings will be as follows.

1. Principal Architect: Consultation, Design, Inspections, for Contractor Payment, Representation before Governmental Agencies, Presentations, Negotiations on the Clients Behalf, and other Principal Architect's work. \$150/hour
2. Project Architect/Senior Designer: Design, Design Coordination, Project Administration, Municipal Coordination, Presentations and other Project Architect's or senior designer's tasks. \$85/hour
3. Architect/Designer: CAD, Drafting, Design measurements, models, product research, field work, and other Junior Architect's tasks other skilled draftsman's tasks. \$60/hour
4. Drafter/Model-maker: Drafting, models, office work, general assistance with architectural work. \$40/hour

## III. REIMBURSABLE EXPENSES

The following expenses in connection with project work will be reimbursable: Printing of blueprints and specifications, photo-processing, postage, shipping, long distance fax and telephone; governmental fees paid on the owner's behalf; auto travel beyond fifty miles at \$.55/mile round trip, commercial transportation, lodging and meals for trips requested by the client. Any other non-overhead expenses must be approved by the owner in advance. Expenses other than transportation, lodging, and meals will be have a 15% administrative charge added.

## IV. CONSULTANTS

Structural, electrical, mechanical, and air conditioning engineering are included in lump sum contracts unless otherwise stipulated. If the contract is cost-plus (hourly) and we require the work of these or any other consultants we will inform you in advance, and upon your approval will hire them, direct them, coordinate their work with our own and other consultants. Their cost will be added to our billings plus a 15% administration markup. Engineering consultants shall fall under the Architect's contract.

**V. OWNER'S RESPONSIBILITIES**

Prior to the commencement of design work the owner must provide a written budget, a current certified land survey with legal description, and an elevation certificate.

**VI. CONSTRUCTION CONTRACT**

The project construction contract shall be an appropriate AIA (American Institute of Architects) contract between the Owner and general Contractor.

**VII. ARCHITECT'S RIGHT TO APPROVE CHOICE OF GENERAL CONTRACTOR**

Whether through preparation of a bidder list or in advising the client of the qualifications and track record of General Contractors he is considering, the architect reserves the right to refuse a General Contractor from contracting and performing any work under the terms of the contract proposed herein.

**VIII. ARCHITECT'S AUTHORITY DURING CONSTRUCTION**

Michael Miller, Architect, otherwise called "the architect" herein will be the sole representative of the owner on the construction site. By delegating his or her authority solely to the architect, the owner agrees to communicate with the contractor and/or his men only through the architect.

**IX. RETAINER**

A non-refundable retainer will be required of the client prior to the commencement of work.

**X. PAYMENT TERMS**

We will bill as follows:

- A. The retainer will be due upon notification to proceed with work.
- B. Every two weeks for hourly charges.
- C. According to a schedule for Lump Sum work.

Payment will be due within ten calendar days of receipt of invoice. After ten days an 18% per annum finance charge will be added to the bill. Payment of the retainer will constitute acceptance of the terms and conditions.

9/26/11

**SCOPE B:**

Conrad Schmitt Studios, Inc. proposes to provide all necessary labor, materials, transportation, and insurance to complete the following scope of work, specifically and exclusively for window # 8.

**SCOPE**

- Travel to job site and remove existing rectangular stained glass window and sash depicting Jesus as located at the center of window #8.
- Takes sizes and templates for stained glass and sashes.
- Crate and ship/transport to Conrad Schmitt Studios.
- Document window photographically and replace all broken and previously replaced glass in poor condition including the face of Jesus.
- Glaze and assemble panel using restoration quality lead.
- Cement panels using a combination of boiled linseed oil, turpentine and whiting.
- Attach flat reinforcing bars to the interior face of the panels.
- Create new sash using South or Central American Spanish Cedar.
- All glue joints to use Resorcinol or equivalent.
- Mechanical connections will use stainless steel fasteners.
- The new sash will allow the protective glass for this panel to be set with in the sash as was done at the windows covered in Phase I.
- Travel to jobsite and install stained glass into frames as provided by other.

**Quote:** This scope of work will be completed for and additional Forty-Two Thousand, Eight-Hundred and Two Dollars (\$ 42,802.00)

**This quote includes a 4% premium that will be paid to a general contractor as licensed by the city of Key West to execute all permitting and payments.**

**The project schedule is attached and will serve as a basis for project progression.**

**Note: A discount of \$ 6,540.00 can be credited to the Optional Addition Scope presented here if the removal portion of the stained glass and frame can be executed concurrently with the installation of the Phase I stained glass and sashes and the Phase II protection glass scope and Phase II Optional Addition installation are executed concurrently as well.**

**Terms:** Conrad Schmitt Studios requests a 10% percent down payment with the signed contract, payments as work progresses, and the balance due within 10 days of completion.

Respectfully Submitted,



Kevin Grabowski  
Conrad Schmitt Studios, Inc.

I have read and agreed to the proposal as listed above as well as the Conrad Schmitt Studios, Inc. General Terms and Conditions of Contract.

Accepted By \_\_\_\_\_

Date \_\_\_\_\_

2405 South 162nd Street ■ New Berlin, WI 53151 USA

Phone: 262-786-3030 ■ 800-969-3033

Fax: 262-786-9036 ■ [www.conradschmitt.com](http://www.conradschmitt.com)

**SCOPE B:**

Conrad Schmitt Studios, Inc. proposes to provide all necessary labor, materials, transportation, and insurance to complete the following scope of work, specifically and exclusively for window # 8.

**SCOPE**

- Travel to job site and remove existing rectangular stained glass window and sash depicting Jesus as located at the center of window #8.
- Takes sizes and templates for stained glass and sashes.
- Crate and ship/transport to Conrad Schmitt Studios.
- Document window photographically and replace all broken and previously replaced glass in poor condition including the face of Jesus.
- Glaze and assemble panel using restoration quality lead.
- Cement panels using a combination of boiled linseed oil, turpentine and whiting.
- Attach flat reinforcing bars to the interior face of the panels.
- Create new sash using South or Central American Spanish Cedar.
- All glue joints to use Resorcinol or equivalent.
- Mechanical connections will use stainless steel fasteners.
- The new sash will allow the protective glass for this panel to be set with in the sash as was done at the windows covered in Phase I.
- Travel to jobsite and install stained glass into frames as provided by other.

**Quote:** This scope of work will be completed for and additional Forty-Two Thousand, Eight-Hundred and Two Dollars (\$ 42,802.00)

**Total Project Price A & B: \$ 72,598.00**

**This quote includes a 4% premium that will be paid to a general contractor as licensed by the city of Key West to execute all permitting and payments.**

**The project schedule is attached and will serve as a basis for project progression.**

**Note: A discount of \$ 6,540.00 can be credited to the Optional Addition Scope presented here if the removal portion of the stained glass and frame can be executed concurrently with the installation of the Phase I stained glass and sashes and the Phase II protection glass scope and Phase II Optional Addition installation are executed concurrently as well.**

**Terms:** Conrad Schmitt Studios requests a 10% percent down payment with the signed contract, payments as work progresses, and the balance due within 10 days of completion.

Respectfully Submitted,



Kevin Grabowski  
Conrad Schmitt Studios, Inc.

I have read and agreed to the proposal as listed above as well as the Conrad Schmitt Studios, Inc. General Terms and Conditions of Contract.

Accepted By \_\_\_\_\_

Date \_\_\_\_\_

2405 South 162nd Street ■ New Berlin, WI 53151 USA

Phone: 262-786-3030 ■ 800-969-3033

Fax: 262-786-9036 ■ www.conradschmitt.com

Newman United Methodist Church  
Key West - Florida

4

3



5



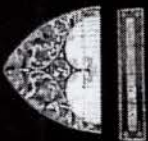
6



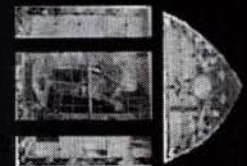
2



7



1



8



16



9



15



10



14



13



12



11

*Conrad Schmitt Studios Inc.*  
Excellence in Artistry Since 1889

# GENERAL TERMS AND CONDITIONS OF CONTRACT

## CONRAD SCHMITT STUDIOS, INC.

### **Compliance Obligations**

All agreements are contingent upon fires, strikes, accidents, and other causes beyond our control. We will not be responsible for any hidden, latent, or undisclosed defects within our work areas. Leptat® glass is an organic process; all etched glass will vary in its final texture and effect. Removal of historic stained glass may appear to cause additional glass breakage as internal hairline cracks may be present in original glass but unforeseen.

### **Warranty**

We warrant the adhesion of our applied paints only, but do not warrant the adhesion of previously applied paints, be they calcimine, latex, oil or other. The warranty does not include any damages caused by moisture of any sort, including humidity, nor does it include problems caused by lack of proper insulation, vapor barriers, or proper air circulation; or any discoloration of any metal composition leaf other than 22.5 kt or higher gold leaf. The entire warranty is null and void if the temperature is not maintained between 60° and 80° Fahrenheit, fluctuates more than 10° in any 24 hour period, or if the relative humidity is not maintained between 40% and 60%. Interior surfaces may not reach the dew point. There will be absolutely no warranty and client/customer is still responsible for full and complete payment if relative humidity and temperature exceed materials manufacturers and suppliers' recommendations and CSS is required to proceed. All surplus paint materials will be the property of the owner for future repairs and touch-ups.

Should the work quoted herein be associated in any way with fire damage or major moisture concerns, there will be no warranty for workmanship unless Conrad Schmitt Studios is contracted to either strip all ornamental surfaces and fiberglass or strip flat surfaces. Fiberglassing over expanding and contracting surfaces, such as wood board and batten or tongue and groove, or acoustical materials, is not warranted against future cracking or delamination. This warranty is for one (1) year from the date of substantial completion for defects in craftsmanship. Material suppliers may offer product warranties.

### **State Lien Law**

State Lien Law is effective where applicable. Conrad Schmitt Studios hereby notifies buyer that persons or companies furnishing labor or materials for the construction on buyer's property may have lien rights on buyers land and buildings if not paid. Those entitled to lien rights, in addition to the assigned contractor, are those who contract directly with the buyer or those who give the buyer notice within sixty (60) days after they first furnish labor or materials for construction. Accordingly, buyer may receive lien notices from those who furnish labor or materials for the construction and should give a copy of each notice received to its mortgage lender. Builder agrees to cooperate with the lender to see that all potential lien claimants are paid. Notice of intent to file a lien is automatically filed at 45 days on all properties not paid for within the contract date.

Using staff to perform paid or unpaid services outside this contract voids any and all written, expressed or implied warranties.

### **Additional Terms and Conditions**

- The designs, cartoons, patterns, or specifications provided as instruments of service are and shall remain the property and copyright of Conrad Schmitt Studios whether or not the project for which they were made is executed.
- In works or fine art such as art glass, stained glass, sculpture, mosaics, pictures, murals, banners, tapestries or any like project, Conrad Schmitt Studios shall be entitled to sign and date the work and shall be afforded due recognition in any and all photographs or publications which show the work, including but not limited to the fabricator's own brochures, portfolio, website and publication.

- Orders for articles, materials or contractor's services will not be placed in work until signed confirmation of purchase agreement is received, together with any required deposit.
- Orders approved under this contract are non-cancelable.
- Prices do not include sales, use or applicable tax.
- Copyright remains the ownership of Conrad Schmitt Studios, even after artworks have been delivered and/or installed.
- If Conrad Schmitt Studios is required to render services not contemplated by this agreement or incurs extra drawing or other expenses due to changes ordered by client or other cause, Conrad Schmitt Studios shall be paid for such extra services and expenses the reasonable value or cost thereof.
- CSS is not responsible for any fees above and beyond this contract including but not limited to late penalties and clean-up charges.
- If Conrad Schmitt Studios is required to perform plaster restoration, owner agrees to have plaster and plaster substrate tested for asbestos prior to start of work and provide results to CSS if levels exceed OSHA limits.
- While fiberglassing walls is a wall preparation system, seams and texture may remain visible upon completion.
- Paint drips and chips that have been painted over by others in the past will not be sanded, patched or repaired unless specifically spelled out in the contract.
- A signed Certificate of Completion is required for all Conrad Schmitt Studios, Inc. projects. Prior to leaving the project site, CSS will submit in writing a Request for Punch List. We require that this be returned to CSS in writing prior to departure. CSS will complete the items on the punch list, per the contract terms. Upon completion, a final Certificate of Completion will be requested for signature. Failure to sign the Certificate of Completion may result in an additional charge for remobilization.
- Artistic Design Approval: The products and services specified herein are works of art and as such, require a degree of interpretation by the artist. The client will have the opportunity to review and approve the artwork at various phases in the process. Any adjustments to previously approved artwork will be subject to additional charges for time and materials as required. Any additional charges will be presented to the client for approval prior to undertaking the requested adjustment(s).
- This contract supersedes any and all other contract language.

### **Indemnification**

Conrad Schmitt Studios does release and agree to save and hold the owner, and their members, officers, agents and employees, harmless from any and all causes of action, suites at law or equity, or claims or demand or from any liability of any nature arising out of the performance of the work and obligations contained herein on the part of Conrad Schmitt Studios, his/her agents, and/or employees if such claims, demands or liability arises from acts occurring before the work is completed and installed.

Owner agrees that if scaffold is under Conrad Schmitt Studios contract, owner will sign a Hold Harmless and Indemnity Agreement. Furthermore, if client is desirous of other trades using scaffold, those other trades or individuals will be required to sign a Hold Harmless and Indemnity Agreement prior to working on or below scaffold.

Upon completion of the installation of the work, the owner shall indemnify and hold harmless Conrad Schmitt Studios against any and all claims, demands or liability arising thereafter in connection with the work, the site, the area or this agreement.

*This proposal is valid for 90 days, unless otherwise stated in the proposal. The scope, terms and warranty of this contract are limited to that as written herein. Previous verbal agreements and/or verbal agreements during the course of this contract are not valid unless approved in writing by all parties as signed on the proposal page.*

# PHASE 1 ESTIMATES

**MICHAEL MILLER**  
ARCHITECT

September 26, 2009

Donald Carey  
**Newman United Methodist Church**  
416 Truman Avenue  
Key West, FL 33040

Dear Mr. Carey,

I am pleased to have the opportunity to propose architectural services in connection for your plans to restore your stained glass windows and to refurbish the exterior of your church. It is my understanding that you will finance your project with City TIF grant funding as well as from other grants.

I have read the Bahama Village Redevelopment Advisory Committee outline of procedures and understand the scope of the work scope of construction, which includes restoring the missing windows at the church crossing, refurbishing the other stained glass windows, installing storm sash to [protect the windows, and repairing and painting the exterior of the building.

Please note that because the Advisory Committee has requested that the architect collect bids I have included this phase of work in my proposal.

The enclosed proposal details my services, which in summary consist of Pre-design Inspections and Recommendations; Drawings and Specifications, Municipal Reviews; Bidding and Negotiation of the Construction Contracts, Construction Administration.

Thank you for this opportunity. The Newman Church is in possession of some of the finest antique stained glass in the country and I feel privileged to have the opportunity to be part of its restoration. If you have any questions about the proposal please call me at your convenience. If you find it acceptable I am available to sign a contract and begin work immediately.

Respectfully yours,



Michael Miller  
Architect

# PROPOSAL FOR ARCHITECTURAL SERVICES

For

## NNEWMAN UNITED METHODIST CHURCH

410 Truman Avenue  
Key West, Florida

Michael Miller Architect

September 26, 2010

### I. PROJECT

Restoration of Stained Glass Windows and Repair and Painting of Exterior Walls.

### II. SCOPE OF WORK

Stained Glass Specifications, Analysis of the Structural Conditions, Drawings and Specifications, Municipal Reviews; Bidding and Negotiation of the Construction Contracts, Construction Administration.

#### A. PREDESIGN

##### 1. Inspection and Measurement of the Existing Building

The building will be measured and photographed. Measured drawings will be prepared for use during the design and construction phase of work. Specific problems and opportunities will be identified and recommendations made.

Archival Work: Because the stained glass is historic we will conduct research with the intent of identifying the type and source of the glass, and then locate specialists to quote the restoration. We will also try to locate photographs that show the original design of the panels that are missing.

##### 2. Analysis of Existing Conditions and Recommendations

Analysis and construction recommendations of the existing exterior walls, including the conditions of the siding, trim, roof eaves, windows, concrete piers, and paint.

##### 3. Construction Budgeting

Solicitation of budget costs from at least two stained glass specialists, three General Contractors, and three painting contractors.

#### B. DESIGN AND CONSTRUCTION DOCUMENTS

##### 1. Design Drawings:

Preparation scale drawings showing locations of the proposed work.

##### 2. HARC Approval

Preparation of the application and all documents required drawings for getting HARC approval. Presentation before the commission.

**3. Working Drawings and Specifications**

Preparation of technical drawings and specifications needed to obtain construction bids and a building permit.

**C. Bidding**

**1. Prepare Bid List or Advertise Bids:** Select preferred contractors to bid or negotiate a price, or (if public moneys are involved) advertise in the paper for qualified bidders.

**2. Prepare Bid Documents:** Bid packs will consist of:

a. The Working Drawings and Specifications.

b. Instructions to Bidders.

c. Bid Form.

**3. Administer Bidding :** Distribute bid documents to each bidder, conduct a pre-bid conference on site, answer questions during the bid period, issue addenda if necessary, and receive bids.

**4. Analyze Bids:** Review all bids and put together an "apple to apple" comparison; make recommendation to the VFW building committee of a winning bid.

**5. Contractor Selection and Commencement of Construction**

a. Negotiation of Owner-General Contractor Contract

- 1) Negotiate AIA (American Institute of Architects) Contract as desired by owner, establish contingencies, allowances, labor rates, and unit prices. Owner counsel must review contract.
- 2) Verify contractor's general liability and workman's compensation insurance coverage.
- 3) Verify bonds, if any.
- 4) Sign contract and disburse down payment (if any).

b. Architect's Right To Approve Selection of General Contractor

Whether through preparation of a bidder list or in advising the client of the qualifications and track record of General Contractors he is considering, Michael Miller, Architect reserves the right to refuse to allow a General Contractor from contracting and performing any work under the terms of the contract proposed herein.

**D. Construction Administration**

**1. Scope of Construction**

a. Stained Glass

- 1) Restoration of the four large panels at the crossing windows, including the removal and disposal of the existing clear glass panels, removal of the damaged transom at the East crossing window and its transportation to the artisans studio (workshop), the design of the missing stained glass panels, including preparation of full scale drawings for the architect's and owner's approval, fabrication of the new panels, shipment of them to Key West, and re-installation into the existing window frames.
- 2) Reconditioning and repair of all other stained glass panels.
- 3) Removal of two modern panels at the pulpit and trade out with antique panels at sides of the church entrance.

b. Storm Sash Fabrication and installation of Florida Building Code-compliant protective aluminum storm sash over all stained glass windows.

c. Carpentry

- 1) Provision of temporary plywood paneling over crossing windows while new stained glass panels are fabricated.
- 2) Repair of existing window frames where needed.
- 3) Repair or replacement of deteriorated siding, trim and roof soffits.

d. Concrete: repair of piers supporting the pulpit apse and the West door exit.

e. Paint: Paint the entire exterior of the building.

**2. Scope of Architectural Services**

The responsibilities of the Architect during the construction period are described in detail in the AIA Owner-Architect Contract (if used) and the AIA Owner-General Contractor Contract, but in general consist of the following:

- a. On-Site Meetings with General Contractor: Conduct weekly meetings with the General Contractor to monitor quality of workmanship, adherence to the specifications and schedule. Use of AIA Owner-General Contractor contract and General Conditions.



- b. Stained Glass Design and Installation Approval: Observation and review of artisan's work. Inspection at his studio if needed; approval of shop drawings and installation.
- c. Review of all Contractors Payment Requests: Review and approve of contractor's payment applications.
- d. Administer Change Orders: Prepare contract documents for change orders (if any).
- e. Inspections: Conduct inspections of work in progress and final inspections, obtain final lien releases, and approve General Contractor's final payment.

### III. ARCHITECTURAL CONTRACT AND FEE

#### A. Architectural Contract

The contract will be the American Institute of Architects (AIA) B102™-2007 Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services or as agreed to by the parties.

#### B. Architectural Fee

The following fee proposal is architectural services covering the full scope of the project as described in Section D of this proposal.

Retainer	\$2,500.00
Item B.1 Inspection of the Existing Building, preparation of Measured Drawings, and recommendations:	\$2,500.00
Item B.2 Drawings	\$1,500.00
Item B.3 HARC Application and Hearing	500.00
Item B.4 Specifications	\$1,500.00
Item B.5 Bidding	\$1,500.00
Item B.6 Construction Administration	\$5,000.00
	\$15,000.00

Billing shall be made every two weeks.

#### C. Hourly Rates

Where work is requested and no fixed fee is requested or if an hourly rate is more practical the following rate schedule will apply:

- 1. Consultation, design, inspections, for GC payment requisitions, representation before municipal agencies, contract negotiation and other Principal Architect's work.

\$130/hour



- |    |   |           |
|----|---|-----------|
| 2. | Assistance with inspections, design coordination, special research, project administration and other assistant architect's of designer's tasks. | \$75/hour |
| 3. | Skilled computer aided design work, design, measurements, technical research and other professional tasks.                                      | \$55/hour |
| 4. | Drafting, office work, assistance with technical work, model-making, general assistance with office architectural tasks.                        | \$40/hour |

#### IV. REIMBURSIBLE EXPENSES

The following expenses will be reimbursable and in addition to the fee: Printing of drawings and specifications for the client, municipal agencies, contractors, and anyone else other than for in-house purposes; photo-processing, postage, shipping, long distance fax and telephone; governmental fees paid on the owner's behalf; auto travel beyond fifty miles round trip at \$.50/mile round trip, rental car, air fare and all other commercial transportation; lodging and meals at \$200 per diem or as arranged in advance. All other non-overhead expenses must be approved by the owner in advance.

#### V. CONSULTANTS

If consultants such as structural, mechanical, electrical, and air conditioning engineers are required as part of the Architect's responsibilities for design and construction oversight we will retain these consultants either on an hourly basis or, if the architectural contract is a fixed price, as an included service as part of the architectural fee. If the architectural fee is hourly the consultant's fees will be included on our billings with a 15% administrative markup.

#### VI. PAYMENT TERMS

- A. Payment will be due within five working days of receipt of invoice. Billings will be every two weeks.
- B. \$2,500.00 non-refundable retainer will be due upon notification to proceed with work.
- C. According to a schedule for Lump Sum work.

Late payments will be assessed an 18% finance charge after 30 days from the date of billing.

#### VII. OWNER'S RESPONSIBILITIES

Prior to the commencement of design work the owner must provide a written budget, a current certified land survey with legal description. Before the start of construction the owner must have his attorney review and approve the Owner-Contractor agreement.

September 20, 2010

RE: Newman United Methodist Church – Key West, Florida

Dear Members of the Congregation,

Recently, you have begun the challenging process of exploring the restoration of storm-damaged windows at your church. The task ahead of you leaves some particularly tough decisions to make as you attempt to reconcile concerns over budget, long-range planning, conservation, preservation and aesthetics. Please anticipate a budget as follows:

*Budgetary Estimates for Newman United Methodist – Key West Florida*

***Stained Glass:***

***Design and Full Size Drawings – Orange sections. Windows #4 & 12 (CSS Floor Plan): \$ 6,534.00***

***Fabrication and Installation – Orange sections, Windows #4 & 12 (CSS Floor Plan): \$ 58,800.00***

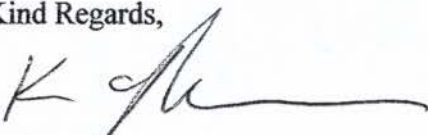
***Protective Glass and Frames:***

***Anodized Aluminum Frames with clear safety laminated protective glass – Installed: \$ 73,342.00***

Our studio has 119 years of experience in developing glass projects and executing flawless restorations that leave our clients enthusiastically satisfied. We are very proud of our sterling reputation and are honored to be considered for this restoration campaign.

We remain committed to helping you in any way we can and look forward to answering any questions you may have.

Kind Regards,



Kevin Grabowski  
Conrad Schmitt Studios, Inc.

*"...I want to thank you and the artisans at Conrad Schmitt Studios for the superb restoration of the 1914 Tiffany stained glass windows at Santa Gertrudis. Not only was the restoration executed flawlessly, but the project was completed on time and on budget, accomplishments rarely met in such detailed architectural work. The professionalism of your company and the skills of your craftsmen are unmatched in the restoration business..."*

—Bruce S. Cheeseman  
Archivist and Historian  
King Ranch  
Kingsville, Texas

*"Now that things are settling down, I wanted to write to you and most sincerely thank you and your colleagues at Conrad Schmitt Studios for all the wonderful artistry which you provided in the restoration of our Cathedral. Not only is the work of the highest quality, but it was an enormous pleasure to work with all of those from your studios involved in this project. Their professionalism and immense pride in their work was a joy to be around, and sometimes much in contrast to others involved in the project."*

—Trish Pugh Jones, Executive Director  
Cathedral Heritage Foundation  
Cathedral of the Assumption  
Louisville, Kentucky

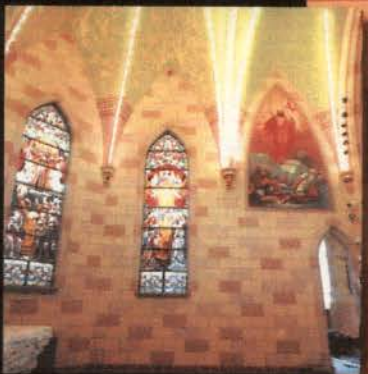
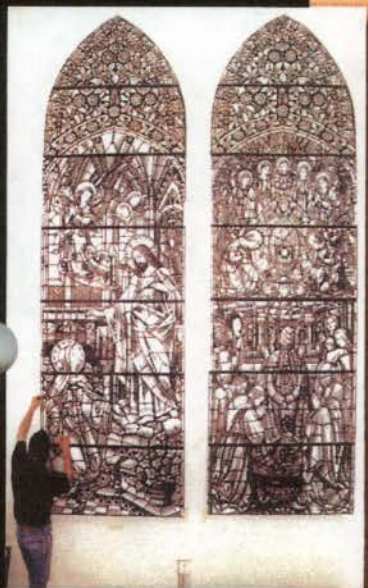
*“I can’t thank you and all of your amazing craftsmen for the spectacular work you did on our Trinity windows. Each week, I am personally inspired by them and hear so often from those who enter the Sanctuary that they are deeply touched by their beauty and message too.”*

— Pastor Dan Meyer  
Christ Church  
Oak Brook, Illinois

*"I have been meaning all weekend to say how much I love the windows - and so many people have commented in glowing terms. What a blessing to our church for generations to come!"*

—Fr. Norbert  
St. John the Baptist  
Costa Mesa, California

# Timeless Artistry and Craftsmanship



Founded in 1889, Conrad Schmitt Studios is one of the oldest and largest art glass studios in the United States. A longtime member of the Stained Glass Association of America, CSS has hosted the SGAA's annual conference three times.

Dozens of meticulously crafted new stained glass windows are created by CSS artists each year in a variety of styles for public and private settings. Priceless stained glass windows by Louis Comfort Tiffany, John La Farge, Mayer of Munich, Innsbruck Studios, the Tyrolean G.T.A. and others are conserved and re-leaded to preserve them for future generations.

In addition to its expertise with art glass, the Studio has decorated and restored churches and public buildings throughout the United States.

Conservation, Restoration and Replication of Interiors and Fine Art:

- Decorative Plaster and Painting
- Murals and Mosaics
- Stained and Art Glass
- Sculpture and Statuary

Revival of a Fire-Ravaged Church

Photos by Tiffany Studios/Indpls., Gary Yohler  
Counter-clockwise from upper left:

Sacred Heart of Jesus Church in Indianapolis suffered a devastating fire in April, 2001, losing much of its historic interior, including four Mayer of Munich stained glass windows and eleven murals.

Based on examination of the remains and of photographs taken prior to the fire, a CSS artist creates patterns or "cartoons" to guide the replication of the turn-of-the-century Mayer windows.

The completed stained glass windows are installed, along with the re-created murals. The Studio also provided work on fourteen nave windows and restored the decorative painting throughout the church. Interestingly, the still extant 1936 decorative painting scheme had been the work of Alphonse Schmitt, a son of Conrad Schmitt.

A replicated window takes its place in the restored interior of Sacred Heart of Jesus Church, where the space and spirit of the parish have been renewed.



Conrad Schmitt Studios Inc.

Excellence in Artistry Since 1889

2405 S. 162nd Street, New Berlin, WI 53151 ■ 800-969-3033 ■ Fax: 262-786-9036

www.conradschmitt.com ■ Email: studio@conradschmitt.com

Rowe Studios Art Glass  
4768 SW 72<sup>nd</sup> Avenue  
Miami, FL 33155  
Friday, September 24, 2010

Mr. Michael Miller  
Michael Miller Architecture and Design  
517 Duval Street, Suite 200  
Key West, FL 33040

Dear Michael,

Attached is a basic proposal for the restoration of the stained glass panels in the Newman Church in Key West. We would endeavor to restore all of them to their previous beauty and extend their life by another 100 years.

I have to guess a bit as to both the actual amount of glass involved, and the condition, so the prices are definitely subject to change, but should be pretty close to accurate.

I apologize for the delay in getting this to you, our main telephone line and DSL were shorted out somewhere on the ATT lines, and it took them much longer than expected to return service, so I haven't had access to your file or pictures until today.

While I don't have any pictures on restoration projects we have done in the past, I can tell you that we restored 8 large panels for the Wolfsonian Institute in the mid-1990's, rebuilt all the panels in the Miami Beach Community Church in 2000, replaced a large panel for the Church of the Little Flower in Coral Gables in 2006 after extensive hurricane damage, and restored hundreds of panels for private customers over the years since we started doing glass in 1974.

If any further clarification is necessary, please feel free to contact me.

Good luck with obtaining the grant funding for this extensive project.

Sincerely,

Lynne Rowe  
Rowe Studios Art Glass

ROWE STUDIOS ART GLASS  
4768 SW 72<sup>nd</sup> Ave.  
Miami, FI 33155  
305-666-5164

PROPOSAL

Newman Church – Key West

Complete Restoration:

1. Design and fabricate 2 Crossing windows; \$20,000-\$24,000  
Rectangular - 40" x 77" in same style as existing one.  
Cost per panel depends on actual design selected,  
Estimated at \$10,000-\$12,000 each.  
Design proposals will be submitted for approval. We require a \$500 non-refundable drawing fee in advance. This will also act as part payment for the initial deposit, and included in the cost of the job.
  
2. Arched panels above Crossing windows – 78"x76":  
Design and build complete new panel \$8,500  
Rebuild damaged panel \$6,300
  
3. Remove all panels, including those undamaged, for transport to Miami for complete rebuilding. \$3000  
This includes travel time from Miami to Key West and return, removal of panels and installation.
  
4. Disassemble and rebuild all panels, matching lead profiles and glass.  
This includes replacement of any damaged pieces. This price is based on the estimate of approximately 235-250 square feet of stained glass panels. (This will need to be confirmed) \$24,500
  
5. Initial inspection to determine actual amount of time/work/materials. \$300

One alternative is to remove only the damaged panels and leave the others intact. It is impossible to quote an estimate until all panels have been inspected. However, if the panels are weak due to both age and weather, we may need to remove them, reglaze them on site, and reinstall. Generally the cost for this is \$50 per square foot plus \$45 per hour for the labor of removal and reinstallation.

All of the work will be done using matching lead profiles and glass for a seamless transition from old to new.

# **townsend construction & development**

## **PROPOSAL**

Date:09.20.10

Good Until:

**Proposal Submitted by:** **Townsend Construction & Development**  
17161 Starfish Lane  
Sugarloaf Shores, FL 33042  
CGC 023787  
Tel/Fax: 305 745-6681

**Proposal to:** **Donald Carey**

**Project Name:** **Restoration of Newman Methodist Church**  
**Key West, FL. 33040**

**DESCRIPTION OF WORK TO BE PERFORMED:** This proposal is an estimate of the work necessary to correct rotted areas of the exterior and paint exterior according to a letter from Michael Miller, Architect, dated 9.9.10.

Note: Church to have only one finish coat of paint.

We propose to furnish the materials and labour to complete the work in accordance with the above specifications for the sum of: Forty-Five thousand dollars. \$45,000.00

All materials to be as specified and all work to be completed in a manner consistent with standard industry practice and local building codes. Any change to the above description of work or to the specified materials involving extra costs will be considered a change and will be executed upon written change order. The Owner shall maintain property insurance for the project to its full insurable value. Contractor will provide Workers Compensation insurance as required by State law.

Contractor's signature: \_\_\_\_\_ President Date: \_\_\_\_\_

# Florida Keys Construction Company, Inc.

State License: CBC048932

14 September 2010

Michael Miller:

Thank you for the opportunity to participate on this project. I have prepared an Excel spreadsheet, meant to help in the budgeting process. While I feel it is quite accurate to the overall project, it should give you a good idea what can and or should be done.

I have prepared this worksheet based on the following thought processes:

Due to the condition of existing lumber, in particular: edges, joints, rot, and multiple types of lumber which do not match, I have bid this with all new siding and trim to the Truman face (North) the parking lot face (East), and the Pulpit face (South). New siding available will not match existing.

The tower, the West face and each of the smaller faces will be repaired with wood salvaged from that removed.

I have also repaired and stuccoed all exposed concrete foundation and the small North West set of stairs.

Any additional work would be billed at \$75.00 an hour per Carpenter/Helper team and Materials would be billed at material cost plus overhead (10%) and Profit (15%)

  
Mark Mayer  
Florida Keys Construction Company

15730 Old State Rd 4A,

Sugarloaf, Florida 33040

786 417 0140 305 745 2195

Surveys:		ea	350	0						Supplied by \$	-
Arch. Fees		L.S	cost							by owner	
Plan Process		L.S	0							by owner	
Permits		L.S	24	85						\$	2,040.00
Bonds		L.S	0							Billed at cost to Owner	
Temp. Toilet		mo.	125	2						\$	250.00
Project Mgt		wk	8	800						\$	6,400.00
Demolition Labor		3	8	17.5	4					\$	1,680.00
Demolition Labor		2	6	17.5	1					\$	210.00
Plywood Panel labor		2	8	17.5	1					\$	280.00
Plywood Panel labor		2	24	17.5	1					\$	840.00
Scaffold labor		3	18	17.5	1					\$	945.00
Scaffold labor		2	2	17.5	1					\$	70.00
Carp. Labor		3	8	17.5	14					\$	5,880.00
Carp. Labor		2	30	17.5	1					\$	1,050.00
Dumpsters		ea	750	3						\$	2,250.00
Concrete:											
Found	1	1	1	5.5	160	1	1.075	946	1	\$	946.00
Steel:											
Found			0.59	50	0	1.5	1.5	1.07		\$	125.00
Lumber:											
Siding	1/2 x 6		32	20	3.04	1	1	1945.6	1	\$	1,945.60
Siding	1/2 x 6		10	12	3.04	1	1	364.8	1	\$	364.80
Siding	1/2 x 6		6	10	3.04	1	1	182.4	1	\$	182.40
Siding	1/2 x 6		31	30	3.04	1	1	2827.2	1	\$	2,827.20
Siding	1/2 x 6		42	20	3.04	1	1	2553.6	1	\$	2,553.60
5/4 x 6				1	3	1	1.25	21.67	1.075	\$	87.36
5/4 x 6				1	15	1	1.25	21.67	1.075	\$	436.79
5/4 x 6				1	40	1	1.25	21.67	1.075	\$	1,164.76
5/4 x 6				1	17	1	1.25	21.67	1.075	\$	495.02
5/4 x 6				1	20	1	1.25	21.67	1.075	\$	582.38
2 x 4 pt	Panel	frame	28	8	1.25	1.075				\$	301.00
Ply, Panels			14.5	32	0.9375	1.25	1.075			\$	584.53
Tyvek			1	1	2.75	1.1	116.56	1.075		\$	379.04
Rough Hardware		SS Nails	2.05	556	1.075					\$	1,225.29
Equip. Rental		Scaffold	6	260	1.075					\$	1,677.00
Doors, Ext.		ea	1	250	1.075				ALLOWPG1	\$	268.75



# **Section I**

## **Project Schedule**

Attachment 2

**PHASE 2  
CONSTRUCTION SCHEDULE**

Newman United Methodist Church  
Stained Glass Restoration

9-26-11

	Date	Duration	Completion
A. Receive Funding	2/1/12		
B. Sign Construction Contract		2 wks	2/15/12
C. Contractor on site to measure, prepare templates, remove glass and ship to factory		4 wks	3/15/12
D. Prepare stain glass design work and glass samples; submission to architect for approval		4 wks	4/15/12
E. Fabricate window and sash and ship to Key West along with impact glass		6 wks	6/1/12
F. Installation		2 wks	6/15/12

**Section J**  
**Green Features**

## Attachment 3

### PHASE 2 GREEN FEATURES

Newman United Methodist Church  
Stained Glass Restoration

#### Phase 2

**A. INSULATED WINDOWS**

The addition of storm sash to the church's stained glass windows performs the same function as insulating glass, increasing the R-value of the building's exterior walls. In addition, the new storm sash will add a combination of caulk expandable sealant, and weather stripping to the windows thus sealing frame and sash gaps and preventing air leaks. A buttoned-up church won't leak energy. This will increase air conditioning efficiency and reduce utility bills.

**B. WATER BASED PAINT**

In painting the new storm sash with a water based paint such as Benjamin Moore's ECO Spec Zero VOC will be specified. This will reduce the overall VOC (Volatile Organic Compounds) that pollute the environment.

#### Phase 1

**A. INSULATED WINDOWS** (See above)

The new crossing windows will be fitted with storm sash over the entire windows.

**B. COMPACT FLUORESCENT LIGHTS**

The church has replaced its incandescent light bulbs with energy efficient compact fluorescent light (CFL) bulbs, which in addition to saving energy, have a useful life that can be five times as long as incandescent bulbs.

**C. WATER BASED PAINT**

The exterior siding and trim repairs were painted with a low VOC water based paint. This is reducing the overall VOC (Volatile Organic Compounds) that pollute the environment.

**D. PROGRAMMABLE THERMOSTAT**

Newman Church air conditioning and heating units now have programmable thermostats for the purpose of saving energy. The thermostats will cut the units off when they reach the preset temperature, saving energy and energy cost.

**E. INSURANCE PREMIUM DISCOUNTS**

With impact windows the church will be able to obtain premium discounts, reducing the effective price or cost of installing the windows.

**F. 24-HOUR HURRICANE AND BURGLARY PROTECTION**

Installed impact windows provide 24 hour hurricane protection, avoiding the hassles of putting up and taking down storm panels. It also helps protect the building against burglaries.

USA -> For Architects and Designers -> Paint Products and Specifications

- Eco Spec® WB Silver »
- Product Specifications »
- Technical Information »
- LEED-Qualified Paints »
- Product Guide »
- Green Promise® »
- Equal Is Not Equal »
- Eco Spec® WB Paint »
- Super Spec HP® Maintenance Coatings »
- Aura® Interior Paint »
- Aura® Exterior Paint »
- Natura® Zero-VOC Paint »
- Advance® Waterborne Interior Alkyd »
- Regal® Select »
- Waterborne Ceiling Paint »
- Interior Paints & Other Products »
- Exterior Paints & Other Products »
- ARBORCOAT® Waterborne Exterior Stain »
- The New Standard »

## Paint Products and Specifications

We make it easy to find the right paint for your client. Choose from the following areas to find a wide range of specifications, including paint MSDSs, TDSs, and additional paint information designed to help you choose the right product to meet your needs.

### Featured Products

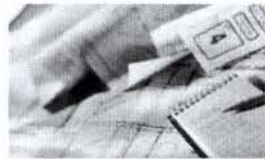
#### Eco Spec®<sup>WB</sup> Silver

Eco Spec®<sup>WB</sup> Silver is a zero-VOC interior commercial paint that contains an antimicrobial additive with silver to provide a mildew- and odor-resistant coating. It is durable, washable, and dries quickly for same-day return to service.

[Learn More »](#)



### Paint Products & Specifications Catalog



#### Product Specifications

Get detailed specification information about all Benjamin Moore products.

[Get Specs »](#)



#### Aura® Exterior Paint

Quite simply the finest paint we've ever made. Now for exteriors.

[Learn More »](#)



#### LEED-Qualified Paints

Benjamin Moore offers a wide range of environmentally friendly paints and other coatings that qualify for LEED® credits.

[View Products »](#)

**FIND YOUR LOCAL STORE**

Enter ZIP/Postal Code

**Product Search**

Lookup product information including product features, MSDS and TDS files.

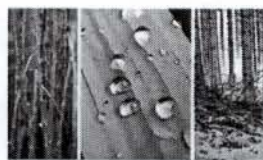
**SEARCH NOW »**



#### Product Guide

Find the best paints and stains for every project in the *Benjamin Moore Product Guide*.

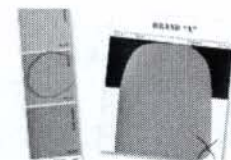
[Download Now \(3MB\) »](#)



#### Green Promise®

The Green Promise designation is our assurance that our environmentally friendly paints and stains meet the strictest industry standards.

[Learn More »](#)



#### Equal Is Not Equal

Benjamin Moore colors simply can't be matched by our competitors.

[See Why »](#)



#### Eco Spec® WB Paint

With its exclusive formula, Eco Spec<sup>WB</sup> delivers superior performance with



#### Super Spec HP® Maintenance Coatings

...with a long-lasting, durable finish.



#### Aura® Interior Paint

Quite simply the finest paint we've

wo delivers superior performance with improved hide, and even less odor than before.

[View Products »](#)



#### Aura® Exterior Paint

Quite simply the finest paint we've ever made. Now for exteriors.

[Learn More »](#)

high performance coatings from our product catalog.

[Learn More »](#)



#### Natura® Zero-VOC Paint

Natura Interior paint has zero VOCs and is virtually odorless without sacrificing style or performance.

[View Products »](#)

ever made®.

[Learn More »](#)



#### Advance® Waterborne Interior Alkyd

Low-VOC Advance® waterborne alkyd paint has the performance of traditional alkyds and creates a high-end, lacquer-like finish.

[Learn More about Advance »](#)



#### Regal® Select

Regal® Select has been infused with new technology to deliver outstanding durability, beauty, and fade resistance.

[Learn More about Regal Select »](#)



#### Waterborne Ceiling Paint

Developed specifically for ceilings, low-VOC Waterborne Ceiling Paint is ultra-flat and available in any color.

[Waterborne Ceiling Paint »](#)



#### Interior Paints & Other Products

Browse our complete product catalog of paints, stains, primers, and faux finishes for your interior painting projects.

[Learn More »](#)



#### Exterior Paints & Other Products

Browse the full-line of Benjamin Moore exterior products from paints to stains to primers.

[Learn More »](#)



#### ARBORCOAT® Waterborne Exterior Stain

The next generation of super-premium waterborne exterior stains, low-VOC ARBORCOAT finishes outperform conventional alkyds.

[Learn More »](#)



#### The New Standard

Our competitors add VOCs when they tint their paints, but our Green Promise paints retain low or no VOCs in any color.

[See Why »](#)

[^Top of Page](#)

Newsletter Sign-Up:

UNITED STATES - ENGLISH

#### Company Info

[About Us](#)  
[Contact Us](#)  
[Careers](#)  
[Press](#)  
[Site Help](#)  
[Site Map](#)  
[For Retailers](#)  
[FAQs](#)

#### Tools

[Search](#)  
[Color Gallery](#)  
[Personal Color Viewer®](#)  
[Paint Calculator](#)  
[Store Locator](#)  
[My Favorites](#)  
[Color Palette Download](#)  
[Locate a Rep](#)

#### Online Store

[Shipping Policy](#)  
[Return Policy](#)  
[Track My Order](#)  
[Shop Now](#)  
[Store Help](#)

#### Product

[Aura® Interior Paint](#)  
[Natura® Zero-VOC Paint](#)  
[ben® Interior Paint](#)  
[Interior Paints & Other Products](#)  
[Exterior Paints & Other Products](#)  
[Color Samples](#)  
[Green Promise®](#)

#### Connect With Us

[Email](#)  
[Facebook](#)  
[Twitter](#)  
[YouTube](#)  
[Flickr](#)

# **Request for Additional Information**



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

---

October 25, 2011

VIA US MAIL

Donald G. Carey  
United Methodist Church  
410 Truman Avenue  
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation  
Newman Rehabilitation Building Program  
Request for Additional Information and Clarification**

Dear Mr. Carey:

The City is in receipt of your timely submitted application for the Newman Rehabilitation Building Program. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

- Clarify how the contingency plan was developed;
- Clarify the architectural fee; and
- Please, clarify that the budget numbers provided reconcile.

This additional information is requested by November 2, 2011.

Your project presentation is scheduled before the Bahama Village Redevelopment Advisory Committee at their regularly scheduled meeting on Thursday, November 3, 2011, starting at 5:30 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period. The Bahama Redevelopment Advisory Committee is expected to meet on December 1, 2011, to recommend funding allocations.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Donald Leland Craig, AICP  
Planning Director

Xc: Mark Finigan, Assistant City Manager  
Shawn Smith, City Attorney  
CRA Files

# **Amended Application Information**



## MICHAEL MILLER ARCHITECTS

November 1, 2011

Donald Carey  
Newman Methodist Church  
410 Truman Avenue  
Key West, Florida

RE: Clarifications to TIF Grant Proposal requested by the City

Dear Mr. Carey,

In answer to the questions posed by the city planner in his letter dated October 25, I offer the following explanation from my point of view as your architect:

- Item 1: There was no contingency plan, only an intuited percentage based on the risks associated with the tasks at hand. As a practical matter all contingencies in phase one were paid for out of Church funds.
- Item 2: The architectural fee was based on an initial estimate of 10% for the entire restoration project. This would vary depending on the phase due to startup work in Phase One (measurements, drawings, etc.) that would not be repeated in Phase Two or Three, and the construction to done. On some phases architectural administration would be more intense than others.
- Item 3: The budget numbers are in error for the Phase 3 totals. I have revised the Project Cost and Phasing Plan to correct this and in addition have better correlated the scope of work described in Items A and B of the overall plan with those in each Phase. Please note that some of the tasks described in the overall plan are spread over two phases (e.g. The painting and repair of the exterior walls). Also note that I have updated the plan to include the funds contributed by the church (\$13,222 in Phase 1) and have dropped all contingency moneys from those included in the TIF Grant request. The church will fund all foreseeable contingency risks.

I trust this will assist you in your meeting with the city planner.

Sincerely yours,



Michael Miller  
Architect



**PROPOSED GRANT FUNDED  
PROJECT COSTS AND PHASING PLAN**

Newman United Methodist Church  
Stained Glass Restoration, Walls  
and Tower Repair and Building Painting

9-30-10  
Revised 11-2-11

**SUMMARY**

**A. Construction Costs\***

1.	Stained Glass	
	a.	
	Replace missing stained glass panels at Crossings and Protect with Impact Glass	\$66,316*
	b.	
	Clean and repair and protect all other stained glass windows	\$72,598
2.	Repair and Paint Exterior of Building	\$75,465
3.	Repair Concrete Piers and Stairs at West Wall	<u>\$4,800</u>
		Subtotal \$218,279
4.	Building Permit 2.4% (Ph2 & 3 only; Ph 1 Incl.)	<u>\$3,125</u>
		Total Construction Cost \$221,304

**B. Architectural and Engineering Costs**

Includes all Design, Drawings, Specifications, City  
Approval Work, Bidding, and Construction Administration (10.5%) \$23,059  
Subtotal \$244,363  
Phase 1 Newman Church Contribution (\$13,222)

**Total Project Grant Request \$231,141**

\* Including actual Phase 1 costs.

**PHASING PLAN**

**A. Phase 1 Costs (Actual)**

1.	Replace missing stained glass panels at Crossings and Protect with Impact Glass (Actual Cost; Conrad Schmitt plus Keys Construction Paid out of Grant)	\$66,316
2.	Repair and paint portions of exterior walls and tower	<u>\$21,647</u>
		Subtotal \$87,963
3.	Building Permit (incl.)	
4.	Architectural and Engineering Fees (15.2%)	<u>\$13,400</u>
		Subtotal \$101,363
		Newman Church Contribution* <u>(\$13,222)</u>

**Total Grant Request for Phase 1 \$88,141**

\* \$2,500 Architect's retainer, discretionary  
change orders and contingency Items.



**B. Phase 2 Costs**

1.	Fabricate and install impact glazing on all Existing unprotected windows (7 Windows)	\$29,796
2.	Repair glass, rebuild sash, and provide storm sash For main center panel of large window behind pulpit and alter. Repair Jesus figure and replace missing glass.	<u>\$42,802</u>
	Subtotal	\$72,598
3.	Building Permit (2.4%)	\$1,742
4.	Architectural and Engineering Fees (8.9 % of Construction Cost)	<u>\$6,470</u>

**Total Grant Request for Phase 2 \$80,810**

**C. Phase 3 Costs**

1.	Repair concrete piers and stairs at West wall	\$4,800
2.	Repair and paint the entire building	<u>\$52,818</u>
	Subtotal	\$57,618
3.	Building Permit (2.4%)	\$1,383
4.	Architectural and Engineering Fees (5.5%)	<u>\$3,189</u>

**Total Grant Request for Phase 3 \$62,190**

**Total Project Grant Request \$231,141**

