

Save the Bell Tower Proposal to FLC Leadership Team and Supporting Details August 4, 2021

Summary of Proposal

- We have secured an alternate professional engineering study, and a competitive construction bid based on that study.
- **We have the funds to complete the restoration and reinforcement of the bell tower.**
- The funds raised include all anticipated costs, such as worship at the Transept, debt service, and the cost to hire a project manager so Pastor Brian can be freed up for ministry work.
- We have a plan to fund the subsequent phases (ADA compliant welcome center, elevator, and interior space improvements).
- **Repair work to start by the end of August.**
- Professional fundraising efforts by Ignite Philanthropy scheduled to start by mid-August.

Request: FLC Leadership Team to approve Buckeye to seek permits based on the new engineering report, and engineer to create necessary additional drawings in support.

Sources as of 7/31/2021

First Lutheran Cash	\$	300,000
200 households Donations & Pledges	\$	113,150
30 First Lutheran Connected Households	\$	27,450
Cincinnati Preservation Association	\$	100,000
Jacob G. Schmidlapp Trust	\$	50,000
OTR ADOPT	\$	50,000
Greater Cincinnati Foundation	\$	50,000
Anonymous Foundation	\$	50,000
Anonymous Foundation	\$	50,000
Anonymous Household	\$	25,000
Anonymous Household	\$	25,000
Anonymous Household	\$	20,000
Anonymous Real-estate Pledge	\$	500,000
Federal Historic Tax Credits*	\$	372,000
Total Capital Sources	\$	1,732,600

**Investor has offered .65 on the dollar. This is based on .60 on the dollar to account for any additional costs, etc. This assumes \$3.1MM in QREs, which is comprised of \$1.4MM from the façade restoration and \$1.7MM from this project.*

Uses 7/5/2021 – Phase 1, 2A, 2C

Buckeye Stabilization & Restoration Estimate	\$	1,415,005
Buckeye Roof Restoration and Turrets	\$	144,846
Engineering Fees	\$	60,000 <i>(estimated from JCA)</i>
Construction Loan Interest	\$	12,000 <i>(estimated)</i>
The Transept	\$	8,589 <i>(21 weeks for July 11 – Nov 28)</i>
Project Manager/Owner's Rep	\$	54,400 <i>(32 weeks from Aug 9 until mid-March)</i>
Misc. Soft Costs	\$	25,000
Total Established Uses	\$	1,719,840

Total Sources and Uses – Phase 1, 2A, 2C

Sources for Phase 1, 2A, 2C	\$	1,732,600
Uses for Phase 1, 2A, 2C	\$	1,719,840
Excess funding available for Phases 3, 4	\$	12,760

Hopeful sources of near-future funding

City of Cincinnati Closeout funds (Sept 2021)	\$	500,000
Sacred Spaces Grant (awarded Oct 2021)	\$	250,000

Topical Reports

Historic Development of Engineering Reports and Bids

September 16, 2020	Original survey report by Randy Wilson with THP
January 22, 2021	Engineering report by THP
February 26, 2021	Original bid for \$2,959,966 from HGC/SSRG
June 4, 2021	Competitive bid for \$2,489,477 from Buckeye
June 30, 2021	Alt. engineering report by Paula Dombrowski of Julie Cromwell & Associates
June 30, 2021	Bid for \$1,415,005 from Buckeye, based on JCA June 30 report

June 30 Alternate Engineering Report (attached)

- JCA is a structural engineering and consulting firm (juliecromwell.com). JCA has recently been engaged on many local projects, including the historic US Playing Card Factory, repurposing of OTR beer vaults two levels below grade, the historic building that will house the OTR Stillhouse, and FC's West End Stadium. Before starting her own firm, Julie Cromwell worked as a project engineer on the Music Hall renovation.
- Paula Dombrowski is the Director of Forensics and Restoration at JCA. Among other credentials, she is a Professional Engineer and a Registered Exterior Wall Consultant with more than 25 years of experience. Paula also worked on the Music Hall restoration, was engaged in the remediation of historic Old St. George Church, and performed engineering and structural work for extensive renovations to a 1931 movie/vaudeville house that was repurposed as a performing arts theatre in Erie, PA.
- The JCA engineering report identifies a significant divergence in approach from the THP report, based on an unsupported underlying assumption made by THP. The JCA report notes that the THP report assumes (without evidence) that the restoration of the tower must comply with the relatively recent seismic requirements in the building code. The JCA report quotes the relevant portions of the building code that make it clear that FLC is exempt from the seismic measures described in the THP report.
- This information has been shared with FLC architect Alan Elgersma, who has spoken with THP and JCA.
- Based on this engineering report, the scope of work identified in the June 30 Buckeye bid will result in a safely restored tower that will reasonably stand for another 126 years with proper maintenance and evaluation.
- Notably, none of the following neighborhood buildings performed the seismic stabilization work called for by THP when restoring their buildings: Music Hall (except where seismic exception did not apply because of adding to the load), Old St. George, Prince of Peace, U.S. Playing Card Factory, and the Transept. (We are unsure about others.)

June 30 Revised Bid from Buckeye (attached)

- New proposal based on new engineering report (Buckeye) – June 30, 2021 - \$1,415,005 plus an additional \$144,000 for the recommended roof repairs. The new total for this phase of work is \$1,559,005.
- Feb 26 HGC/SSRG proposal and June 4 Buckeye proposal were for 1, 2A, 2B, 2C

- June 30 revised Buckeye proposal is for 1, 2A, 2C. The elevator shaft work in 2B would be moved to Phase 3. Approximately \$210,000 of HGC/SSRG's bid for Phase 2B was for the elevator shaft.

Timing of Work and Location for Worship:

Buckeye anticipates the following timeline:

- August 2021 – Begin work
- Fall 2021 – Stabilization and safety measures in place to allow use of the building on Sundays. The actual date will be determined between Buckeye, the engineer, and the City, based on safety measures implemented. Buckeye is willing to work with FLC to allow return to Sunday worship as soon as is safe and reasonable.
- February 2022 – Construction complete enough to allow for use of the building seven days/week.
- March 2022 – Phase 3 construction work begins, which will have limited impact on use of the building, except for things like creating elevator openings.
- TBD – Phase 4 construction work begins, which will result in some disruptions inside the building but should not result in total displacement from the building.

For the time we must remain out of the building, services can be held in Washington Park or the Transept (located across the park at 1205 Elm Street). The Uses schedule above budgets for 21 weeks of worship (space rental and keyboard rental) at the Transept, beginning with the first weekend in that space.

Preserving Pastor Brian and Our Ministry Efforts:

- Everyone has been through the wringer over the last year, but none more so than Pastor Brian. His ability to service FLC and be the primary manager of the restoration project is not the best use of his time and talent.
- This proposal includes the overhead cost to hire a Project Manager (PM) to act as an owner's rep during Phases 1, 2A, and 2C.
- The PM will report to Pastor or his designee.
- The PM will be responsible for making sure the project moves forward in a timely manner, and will include visual inspections of the work, meeting with contractors and engineers as appropriate, reviewing invoices and recommending them for payment, etc.
- While continuing to be out of the building will impact FLC's work and ministry, the hiring of a PM will significantly free up Pastor to focus on ministry instead of the building.

Fundraising

- Ignite Philanthropy is ready to engage and assist in overall project fundraising help. Ignite anticipates initiating fundraising efforts on August 15 and is honoring the proposal offered to FLC in early 2020. Their fees will be included in the total amount to be raised.
- Estimate of amounts to be raised with the help of Ignite:
 - Phase 1, 2A, 2C: \$500,000 to offset real estate pledge (only if City money not received).
 - Phase 3: Estimated \$1,200,000 (including the \$200k elevator shaft work that was in Phase 2B) for elevator and new welcome center.
 - Application for \$250,000 Sacred Spaces grant submitted to National Trust, has high likelihood of success as long as Bell Tower is preserved. This is a 2:1 matching

grant, so in order to be received the community/Ignite team will need to raise another \$500,000 match, resulting in a total \$750,000 benefit.

- Phase 4: Estimated \$500,000 for Sanctuary updates, estimated \$200,000 for Lower Level updates, and estimated \$100,000 for miscellaneous interior work.

Tax credits

- A tax credit investor has been identified, and has given us a written offer. This proposal is based on the parameters of his offer.
- Kristen Myers, Jeremy Neff, and Craig Webb are all attorneys within the congregation. They have met with the pro bono tax credit attorney to understand the implications of the tax credit process and the nuances.
- While there will be administrative requirements placed on the church for a period of five years, they believe it is worth the hassles of the administration for the benefit received.
- The team is recapturing \$1.4 million in qualified rehabilitation expenditures from FLC’s previous restoration work on the façade and gallery space, and including those expenditures with this application. This will result in an additional \$168,000 in tax credit equity to the project.

Summary of Anticipated Timing, Phases, and Fundraising Status

Aug 2021 – March 2022:

- Phase 1 Initial Tower Stabilization Work [FUNDING IN PLACE]
- Phase 2A Restoration and Reinforcement of the Tower Structure [FUNDING IN PLACE]
- ~~Phase 2B Seismic Stabilization of the Tower (including elevator shaft)~~
- Phase 2C Tower Façade Restoration [FUNDING IN PLACE]

Beginning March 2022:

- Phase 3 New Accessible Entry and Elevator Buildings (including elevator shaft work previously part of 2B) [FUNDING TO BE RAISED]

Time TBD:

- Phase 4 Interior Renovations (sanctuary, lower level, misc.) [FUNDING TO BE RAISED]