

SiSP DRAFT FINAL REPORT

ST PAULS EPISCOPAL CHURCH, 6 Park St, Vergennes, VT

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2017 ACTION PLAN

WHAT?	WHO?	WHEN?
1. Follow up with Boys and Girls club about using space for after school programs	Sara	ASAP
2. Present Vision and Cost estimates to Vestry to discuss funding strategy, financial options, etc	?	ASAP
3. Meet with Vergennes Partnership, City staff and committees about re-developing the front yard space in partnership with City.	Sara	ASAP, ongoing
4. Find the Tom Keefe report on building repairs	?	ASAP
5. Develop a list of building repairs and improvements required, with cost estimates	Tim	April-June
6. Help with Memorial Day event	?	April-May
7. Contact Caitlyn Corkins regarding Historic Preservation grants and the new window treatments	?	May
8. Follow up with City planner & recreation committee about potential playspace in rear yard	Sara	May / June
9. Request cost estimates for window refurbishing (new coverings, structural repairs as needed, internal lighting)	Alan	May/June
10. Organize for Vergennes Day event	?	June-July
11. Fall Stewardship Campaign – Recognition and Appreciation of helpers and volunteers	Bo	June-August prep Sep/Nov implement
12. Research, monitor, and apply for grants for front entrance improvements	?	Ongoing
13. Encourage each other, thank each other, give each other permission to take time	Everyone	Always

5 YEAR ACTION PLAN

WHAT?	CRITICAL STEPS	WHO?
1. Re-develop front yard space, usable park/outdoor space for public and congregation use	<ul style="list-style-type: none"> a) Develop concept and partnerships with City and committees, etc b) Coordinate grant applications with City etc c) Develop supporting funding strategy (match, donations, etc) d) Determine project management arrangements (potentially supported by city?) e) Design and build 	Sara
2. Re-develop rear yard space, potential playspace	<ul style="list-style-type: none"> a) Develop concept and partnerships with City and committees, etc b) Coordinate grant applications with City etc c) Develop supporting funding strategy (match, donations, etc) d) Determine project management arrangements (potentially supported by city?) e) Design and build 	Sara
3. Re-furbish windows with new coverings and internal lighting	<ul style="list-style-type: none"> a) Connect with grant officers to determine eligibility b) Request estimates c) Identify additional funding options / strategy (e.g. sponsor a window?; etc) d) Apply for grant e) 	?
4. Re-develop front entrance.	<ul style="list-style-type: none"> a) Develop a funding strategy including potential grants, internal funds, etc b) Grants and fundraising c) Determine preferred design options with architect d) Determine project management arrangements e) Design and build 	?

ABOUT THE SISP VISIONING PROJECT

St. Paul's Episcopal Church in Vergennes, Vermont has been involved in a three-year program with Partners for Sacred Places, a non-profit dedicated to helping "congregations and others with a stake in older religious properties make the most of them as civic assets in ways that benefit people of all faiths and of no faith."

St.Paul's core areas of service are food security and support of families. We use our facilities (and our congregation's time and talents) as much as possible in support of this service, and many community organizations use our spaces as well. A few assumptions underlie this project:

- A. That our central location on the city green is a significant asset;
- B. That there may be community programs that would use our facilities *as is*, if they knew about it;
- C. That even more community programs might use our facilities if they were improved; and,
- D. That a key to financing any major improvements *could be* a committed community partner.

With these assumptions in mind, our group of volunteers set out to accomplish the following goals:

- 1. Broadcast the message that our facilities are available and that we are actively seeking community partnerships;
- 2. Discover ways in which our church's assets might be used in partnership with the community-at-large;
- 3. Gather recommendations from both the community and our congregation regarding building upgrades to make our spaces more user-friendly;
- 4. Gather suggestions on new programs and groups the church might accommodate;
- 5. Identify potential partners and collaborators to share our buildings; and,
- 6. Make a plan for continued action towards these goals.



PROJECT SCHEDULE

- **2015-2016:** Asset Mapping and community outreach
- **August 2016:** Vergennes Day table and local heroes
- **September:** Prep for Outreach
- **Sept.21 through Oct.25:** Interviews and online survey reached over 30 people.
- **Oct.5:** Vergennes Partnership presentation
- **Nov.6:** Potluck/ Family Service/ Stewardship ingathering (stars on posters)
- **Nov.12:** Charrette.
- **January 2017:** Met with congregation during AGM to review charrette ideas.
- **Feb.2017:** Cost estimates and grant research
- **February 2017 and beyond:**
 - Vestry and SiSP, with help from congregation, will consider priority project ideas. Looking for 'low hanging fruit' and priority actions.
 - Community Workshop will finish report with grant-ready content
 - SiSP team will search and apply for grants and continue to reach out to Vergennes for partnership opportunities



ABOUT ST. PAUL'S

St. Paul's Episcopal Church has always been an active congregation in the "Little City" of Vergennes. Our congregation started meeting in 1811, and our historic church was built in 1834. During this early part of the 19th century, when Vergennes was experiencing some of the first fruits of growth and commerce, the congregation planted St. Paul's where it stands today, centrally located on the town green. Helping to define the architectural character and beauty of downtown Vergennes, St. Paul's has always stood firmly throughout the city's long history, during periods of both growth and decline. In fact, the St. Paul's bell has been ringing continuously throughout that history. Some of the very first residents in Vergennes would have first heard this same bell ringing from the old state house where the Vermont State Legislature met in 1798, the only year the Legislature convened in Vergennes.

Vergennes has changed quite a bit over two centuries, but St. Paul's central location on the town green and community-focused ethos has not. While our buildings are primarily an historic place of worship, they are also assets for service that can help fill needs in our community in new ways.

A Central Church on the City Green

St. Paul's historic campus comprises three buildings on the city green in Vergennes, in the heart of a bustling downtown full of retail stores, restaurants, apartments, and offices. Vergennes citizens and visitors gather on the green for concerts, parades, farmers markets, and civic conversation.

Church (app. 3000 sqft, movable pews, 150 to 200 person capacity)	<i>Built in 1834, the early Gothic Revival-style church, with brick body and a whitewashed clapboard bell tower, is the place of worship for the congregation. It dates to Vergennes' early days as a center of commerce for the surrounding communities.</i>
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Parish hall includes a kitchen, bathroom and multi-use room (app. 1200sqft, 50 person capacity)	<i>The brick federal Parish Hall (c.1835) was originally a law office but acquired in 1890. Since 1900, it has served as meeting space and occasional chapel. Its open interior, with full kitchen, is perfect for education and fellowship.</i>
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Rectory (meeting room is app. 400 sqft, the home is app 1800 sqft)	<i>Built in the 1790s, the Rectory was acquired by St. Paul's in 1890. The front portion is currently occupied by our clergy, while the rear ell includes a meeting room.</i>
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Front and rear yards	<i>Two outdoor spaces face the city green. The front corner yard is currently just a grassy area adjacent to the sunny west wall of the church. The rear yard is a fenced in area between the Parish Hall and Rectory.</i>
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Supporting Families

St. Paul's has always been a place for families to gather and worship. An active Sunday school in the 19th century took place in the church itself, and our large 19th century baptismal font was actually a gift from the Sunday school. Today, our Sunday school brings together young children whose families live in Vergennes and nearby communities.

We are very interested in supporting families throughout the community, beyond our congregation and worship. Our Parish Hall is well-suited to a number of programs, including educational gatherings and nutrition-based initiatives. This space is regularly used by Alcoholics Anonymous and a local Girl Scout troop.

A Church with a Mission: Food Insecurity

The Episcopal Church has a long history of service to local and global communities. St. Paul's is an inclusive church that accepts people wherever they are socially and spiritually. We are committed in supporting the people in our community, loving our neighbors as ourselves.

Locally, we focus on food insecurity, and welcome potential partners committed to this mission. The following list highlights some of our current efforts and their estimated public value:

- **Vergennes Community Food Shelf:** The food shelf is located at the United Church of Christ church in Vergennes and staffed by volunteers. St. Paul's supplies weekly volunteers and contributions, an annual public value of approximately \$29,000.
- **Community Garden:** The St. Paul's community garden is located in Vergennes, on the Northland Job Corps property. Each summer, about 15 volunteers tend the vegetable garden and send the harvest to the food shelf, an annual public value of about \$19,000.
Table of Grace: The Table of Grace is a free community meal for families in economic need and seniors who live alone. It is offered at the United Church of Christ church on the fourth Friday of each month. St. Paul's contributes an annual public value of roughly \$5,800.
- **Boys and Girls Club Snacks:** Once a week, St. Paul's volunteers provide afternoon snacks to the Boys and Girls Club in Vergennes during the school year. The food and time amounts to an annual public value of \$25,860.
- **Memorial Day Parade Fundraiser:** Memorial Day in Vergennes would not be the same without St. Paul's concession stand, which for over thirty years has served the crowd that assembles on the city green during Vermont's largest Memorial Day parade. The event is a fundraiser for St. Paul's local and global outreach efforts. Including the dozen volunteers and average funds raised, the annual public value is approximately \$3,062.

Our outreach dollars also directly support other local organizations, including the Addison County Open Door Clinic, the Boys and Girls Club of Vergennes, and the John Graham Shelter. Internationally, we give to Episcopal Relief and Development and Doctors without Borders.

The Sanctuary and front yard, Parish Hall to the left. (Photo taken from the City Green.)



The Sanctuary and front yard. (Photo taken from Main Street.)



The Sanctuary (left), access lane, and Opera House & City Hall (right).



The Rectory (left), back yard, and Parish Hall (right)



The Rectory (front)



The Rectory (side)



DIRECTION AND IDEAS

In September and October 2016 our volunteers interviewed about 30 community members and congregants. Interviewees included local community organizations and service providers, city staff and leaders, and regional planners. At a November 6th potluck, we asked the congregation to 'heart' their favorite ideas, which were listed on posters around the Parish Hall. The following pages are a summary of those ideas and the number of hearts that each one got

SUMMARY OF POTENTIAL USERS:

- Vergennes Residential Care residents, seniors in general, Bixby bridge players
- Vergennes Residential Care families
- Boys & Girls club, teens
- Food bank clients, etc
- Body Builders
- regular folks
- Vergennes Historical Society
- Girl Scouts, Vermont Adult Education, 4H Club, CSAC, Midd College, BBBS, Hunger Free VT
- Families
- Vergennes City Band
- Parents

GENERAL IMPROVEMENTS IDEAS

DIRECTION	HEARTS
Connect to the green / make outdoor space more part of the green	8
Improve accessibility (seniors, handicap, etc)	7
Create a place for teens	7
Create a place for families.	6
Create a place to help people in need	5
Improve the outward appearance / make more inviting	4
Create a place for parents who need help	4
Improve Sustainability (LEED, solar, etc)	3
Have a space that can touch Vergennes' community members' lives.	1
Be sensitive to all parishioners- "Don't throw out our history."	1
Create a place for seniors	1
Create an oasis in the middle of downtown	1
Don't change anything.	

SPECIFIC AREAS: PARISH HALL

Suggestions	HEARTS
Enlarge and redesign kitchen, to be a commercial-grade kitchen	12
Tear down and replace the Parish Hall with a bigger building, include additional classrooms, office etc. Bigger kitchen, bigger event space	10
Renovate and expand the Parish Hall (up or out), include additional classrooms, office etc. Bigger kitchen, bigger event space	8
Repurpose Chapel area and put a classroom in there.	7
Our Parish Hall could be more inviting (especially if we had some kind of porch).	4
Doors are not approved for fire safety. Doors should open out.	1
Side door should have better landing and egress and stay unlocked during event	1
Make better use of the wasted space behind Parish Hall.	1
Create better access to attic for potential storage	1
Make the space less noisy!	1
open ceiling to upper attic & include skylights to bring in more light.	
Improve access to sacristy by shallow stairs off new hallway near the current altar alcove.	
Rehab utilities	
Add hanging lights and fan.	
Move music to make space in parish hall room	
add storage	
Rebuild the floor entirely, (it is sitting on dirt!)	
A sound system for the parish hall area	
don't change a thing	

SPECIFIC AREAS: RECTORY

Suggestions	HEARTS
Renovate and expand the building for additional uses (current uses plus multi-purpose meeting and office spaces, etc)	10
Raze the building and replace with a multi-purpose building	9
Renovate the building to be used as a multi-purpose facility with classrooms, meeting rooms, office spaces, etc	8
Renovate the building as is and continue to use it as it is currently being used.	6
Sell rectory 'as is' to Boys & Girls Club, John Graham Shelter, or other non-profit or service agency	4

Raze the building and use grounds for community garden	
Do not change a thing.	

SPECIFIC AREAS: SANCTUARY

Suggestions	HEARTS
Need a better entrance (stairs from sidewalk, doorway, etc)	10
Pull out existing large altar from wall and remove the existing small wooden altar to open up the space for future potential recitals etc.	9
brighten up the Stained Glass Windows by replacing covers with new transparent covering. this would improve look of building, particularly those windows facing green.	8
Improve the backstairs up to the Sacristy (they are difficult and treacherous.)	3
Install an elevator for accessibility	3
Could be more accommodating to other groups if we moved or removed pews	2
Door to tower. Make it a glass door to allow more light into the church.	2
Redo floor	1
don't change a thing	

SPECIFIC AREAS: OUTDOORS / LANDSCAPE

Suggestions	HEARTS
Make outdoor space more inviting for sitting (a level area add benches, pergola, etc)	12
Farmer's market space	6
Create a toddler playground where young families can congregate (on the corner or in the Rectory backyard?)	5
Outdoor Lighting of stairs and lane, etc	5
Make the front of the church more inviting.	5
Contemplation / Meditation Space	3
the Rectory backyard could be more inviting	3
Storm water catch-area demonstration (Rain gardens)	1
Greater attention to landscaping--better grooming etc.	1
Community vegetable garden	

GENERAL PROGRAM IDEAS

Suggestions	HEARTS
Teen social space / activities: coffee house, etc	8
Kids pizza night / adults night out	8
Meeting spaces for various groups and events.	7
Exercise classes	6
Farmers Market "winter" home	5
Seniors social space / activities: art, cards, bingo, bridge	4
A public shower, public toilets, etc	3
Family education / training, life skills	3
A Learning Kitchen (for cooking classes, etc)	3
Do not encourage outside groups to use our spaces	2
Restaurant for "regular folks"	1
Day care. Daytime and/or for off -hours	1
Family drop in, play space for youth	1
Band rehearsals in May/June space for about 25 instrumentalists, and storage space for music, chairs, and some stands.	1
Memorials and celebrations for families	
Dance nights! Folk dancing, etc.	
A place where the history of the city is gathered	
Tai Chi or Yoga classes	
Office or meeting rooms	
Overflow space for Opera House	
Transportation assistance / bus stop / shelter	

BIG IDEAS

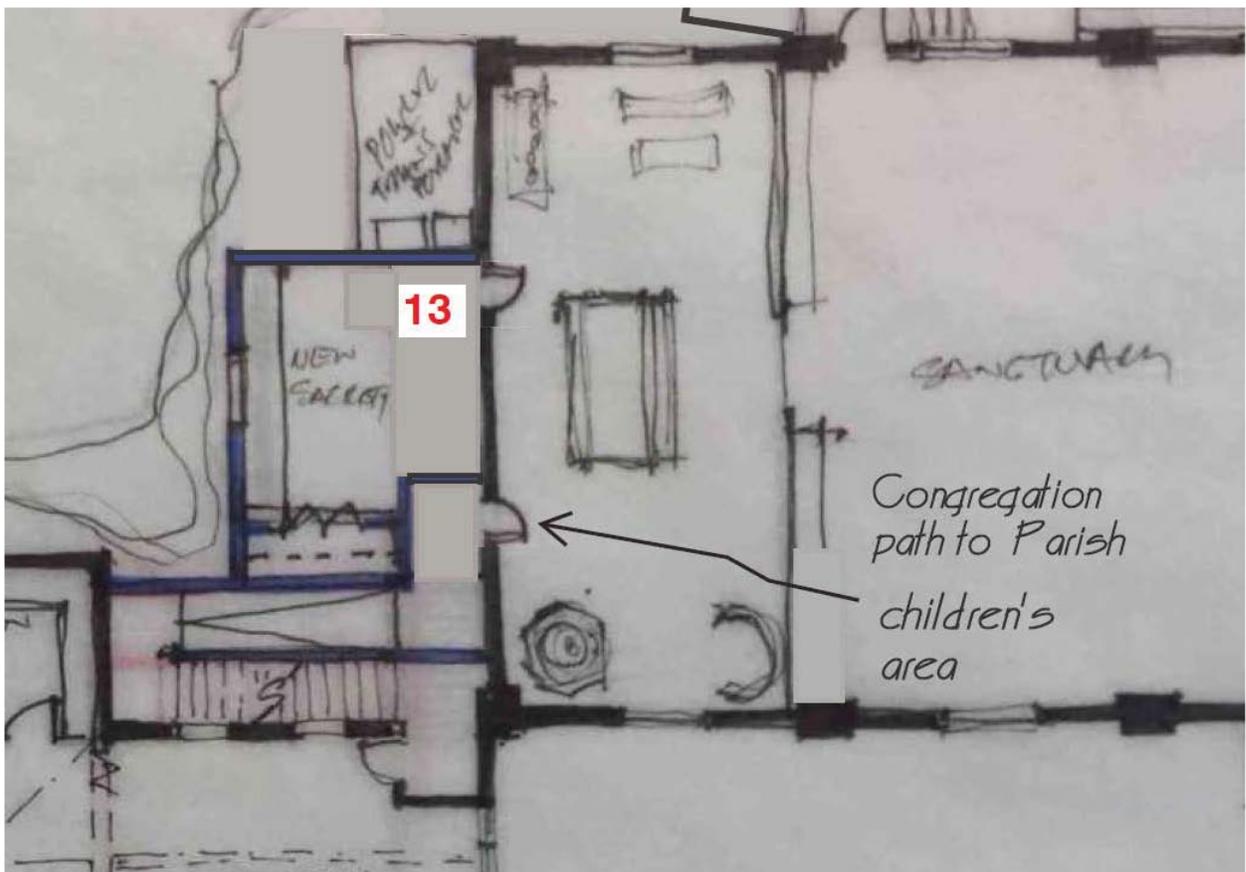
On November 12th we held a design workshop in the Parish Hall. The SiSP team, several members of the congregation, 2 volunteer architects, 2 volunteer landscape architects, Mayor Bill Benton, and several other members of the Vergennes community attended. With the designers sketching away, everyone talked and brainstormed ideas for how to improve the facilities, respond to the many ideas we heard, and re-imagine the buildings and outdoor spaces in ways that would better support our own activities and the potential needs of community partners. One of the volunteer architects spent a lot of extra time finishing this drawing after the charrette!

RECTORY: In general, no major changes were proposed for the residential portion of the Rectory.

SANCTUARY: Everyone felt that the main hall of the Sanctuary should remain a sacred space and not be significantly altered. The priority here (no surprise) was to redesign the front steps and entryway to be more graceful architecturally and to include an accessible option.

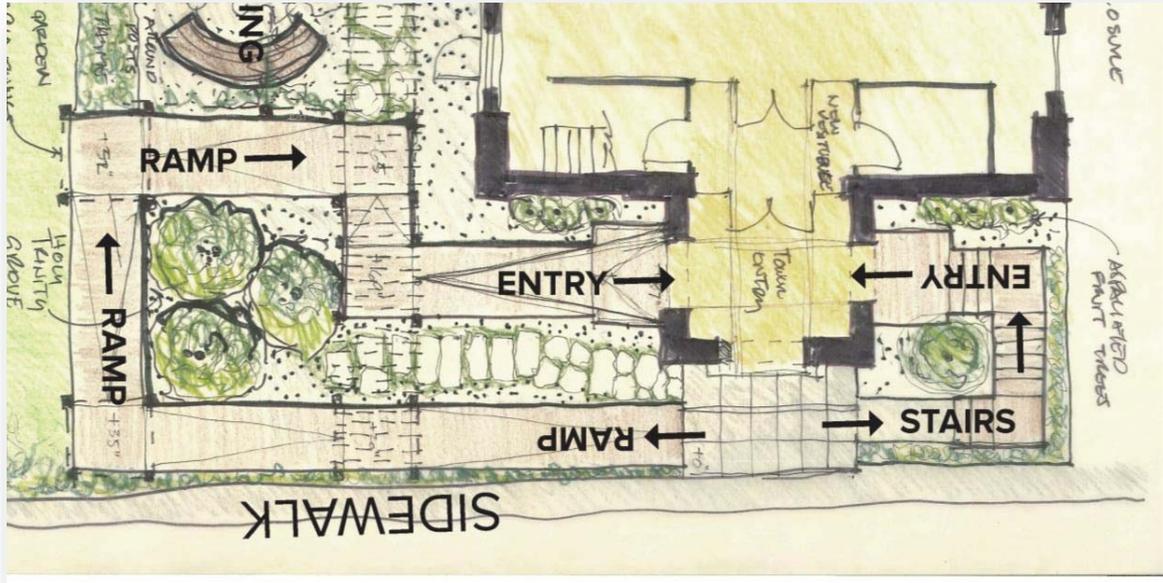
Ideas for the Sanctuary included:

1. Replace the cloudy window coverings with new, clear panels.
2. Improve the side access door entryway. Add either a vestibule or a full roof (across to the Opera House) to cover this entrance from weather.
3. Rebuild the front entryway. (Concepts are illustrated on the following pages.)
4. Reconfigure the access for parishioners between the Sanctuary and the Parish Hall. (Concept shown below.)



There were three ideas about the front entrance and stairs:

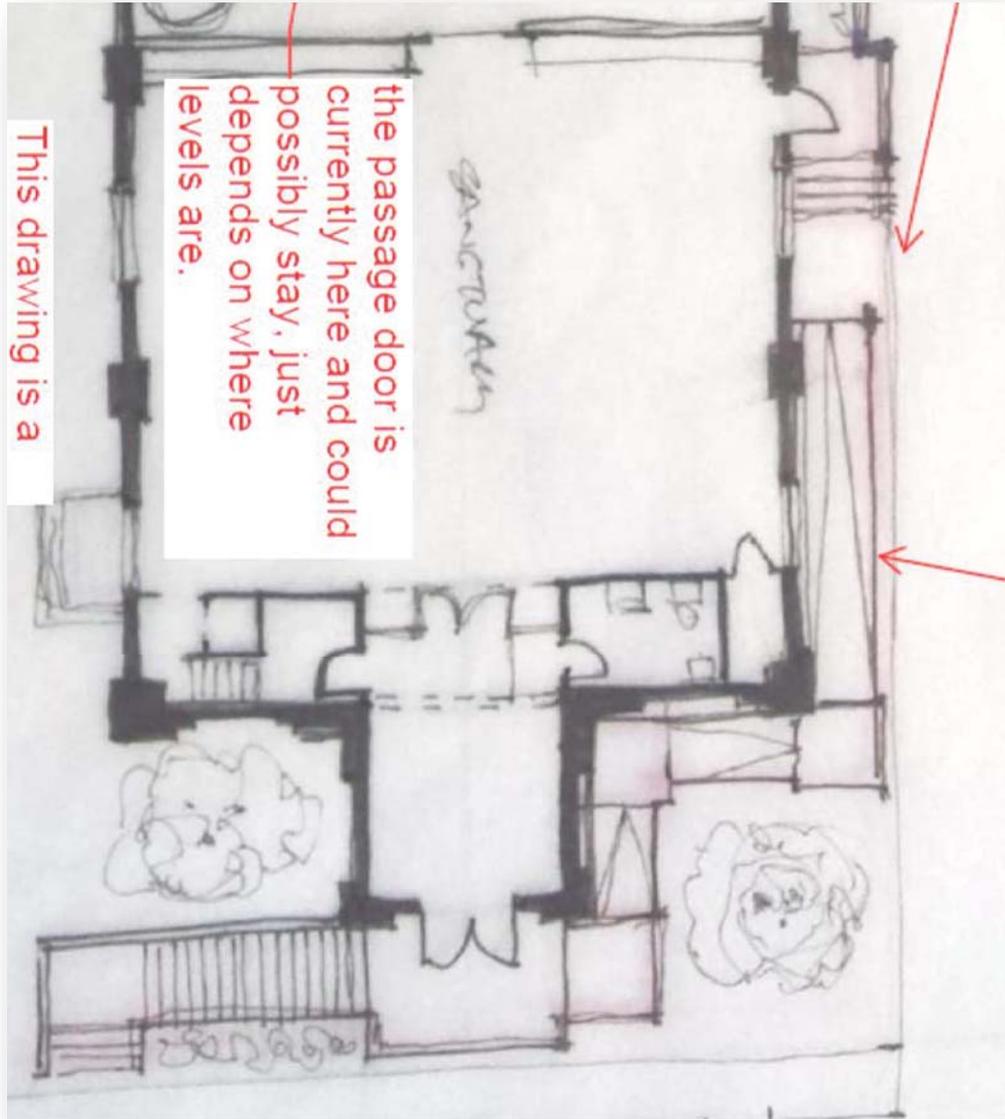
1. Remove the front landing completely and build stairs that wrap around the tower, with new entrances on the sides of the tower. One side (city green side) would be a ramp that extends out towards the city green and then wraps back around. **(COST ESTIMATE: \$130K)**



2. Rebuild the front landing with stairs that descend down to either side, similar to the historic photos of the stairs that used to be there. Accessibility could be achieved by building an elevator on the west side (city green side) of the tower, and cutting a new doorway into the side of the tower. **(COST ESTIMATE: \$175K)**



3. Maintain the entryway at the front of the tower. Rebuild the deck. Build a ramp starting near the side entrance door (north), wrapping around the building towards the front. Build an awning off the side of the building to protect this ramp and the side entrance from weather. Build a stairway down to the sidewalk from the front entrance deck to the south. **(COST ESTIMATE: \$68K)**



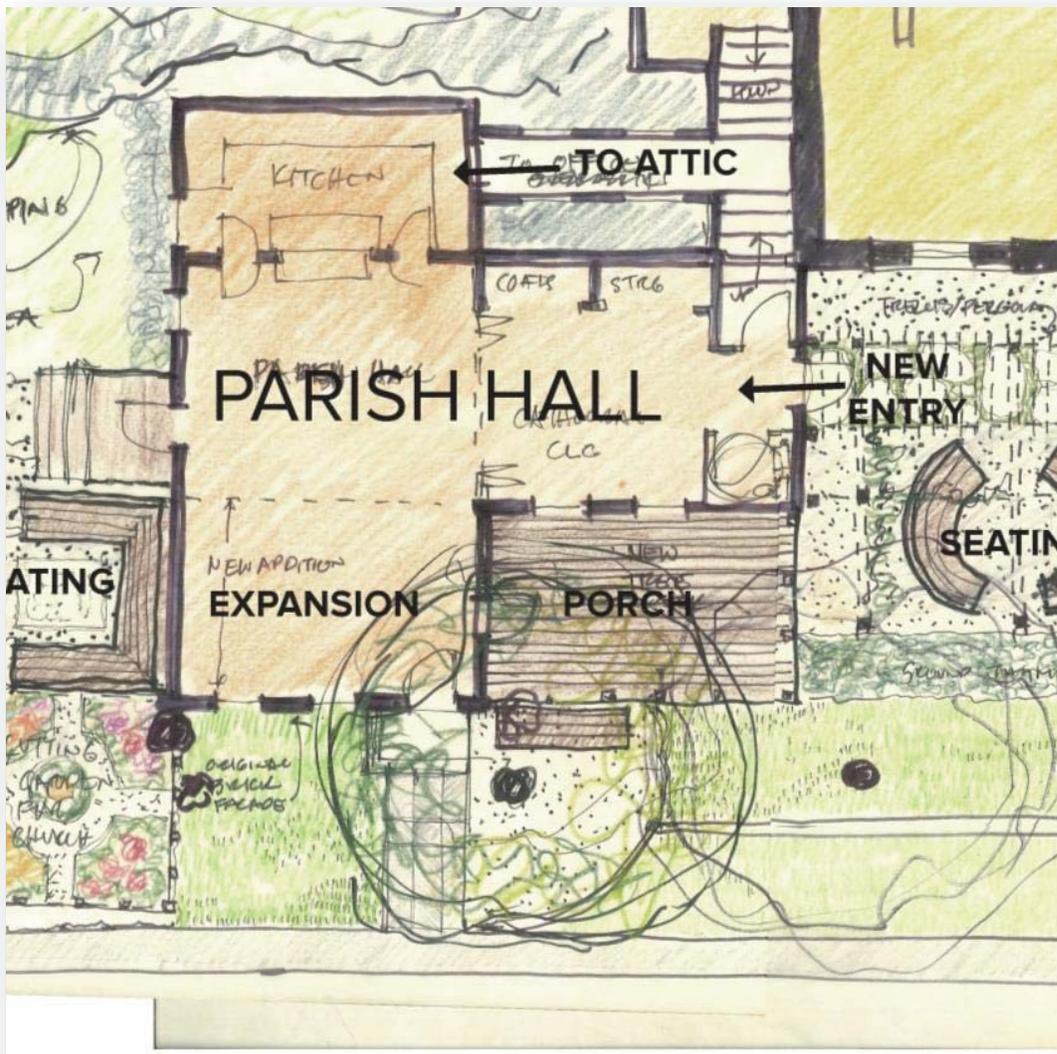
PARISH HALL (& OTHER OPTIONS FOR CREATING MORE SPACE)

The need to create better, more functional spaces was discussed as a big, long term, but valuable consideration. Two ideas emerged for addressing this:

1. Expand Parish Hall towards street. Carefully expand the Parish Hall by

- cutting off and moving the front façade towards the street by about 14 to 16 feet, creating a 30x24' room in front of the kitchen.
- The south portion of the hall could then include closet and storage spaces and a bathroom, with a new entrance on the south end of the building (facing Main Street).
- The attic could be finished and used as office space, with a hallway accessing the attic from the back stairs to the Sanctuary.

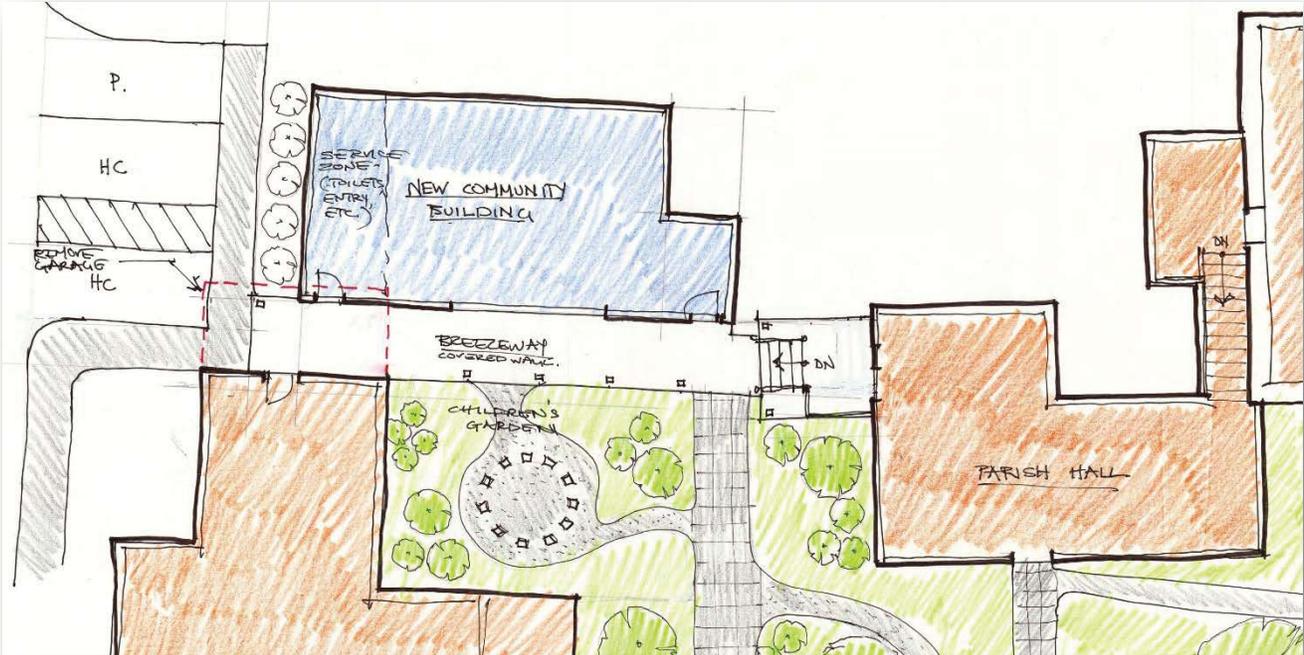
(COST ESTIMATE: \$505K)



2. Add a new building in the back. Keep the Parish Hall as is - possibly with some interior renovations - and

- build a new structure in the back up against (and maybe cut into) the ledge. This may allow for a 40x24 foot, up to 40x32 foot footprint, with a high ceiling or a second floor.
- The illustration below is very conceptual, but shows that the garage may need to be removed, and that the back yard space would be slightly smaller but could still be a nice functional outdoor space.

(COST ESTIMATE: \$600K)



3. Expand Parish Hall towards Rectory. Carefully expand the Parish Hall to the north by

- Adding an extension toward the Rectory that includes storage and a new bathroom'
- Redo the kitchen to include the space where the bathroom is
- The attic could be finished and used as office space, with stairs built behind the Parish Hall as part of the access to the Sacristy

(COST ESTIMATE: \$530K)



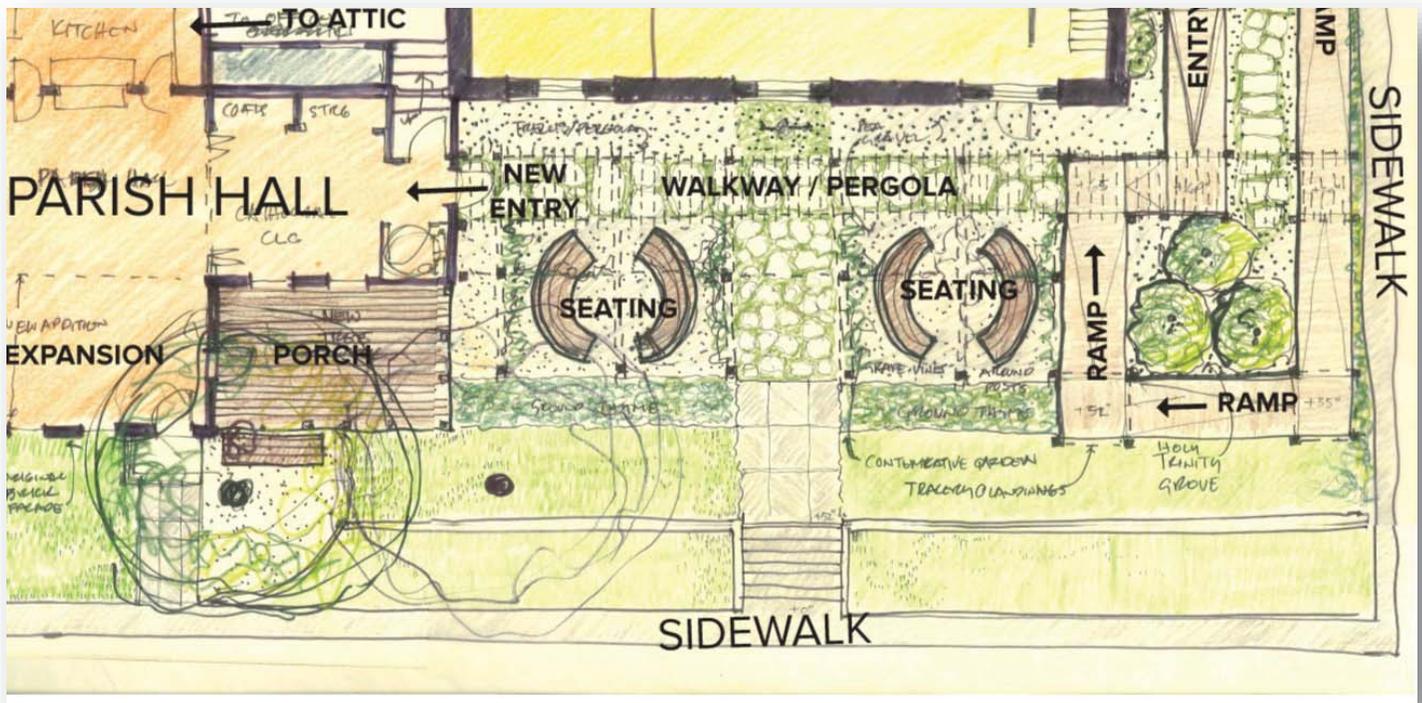
LANDSCAPE

The desire to make the church more inviting and accessible inspired a lot of conversation about the landscaping. Both the front corner and the back yard (between the Parish Hall and Rectory) were re-imagined as more functional and welcoming spaces.

The **cost estimate** for the ENTIRE landscape as shown is \$137K. As the front corner yard would require more substantial earthwork and retaining structures, \$100 to \$115,000 of this estimate would be towards the front corner yard.

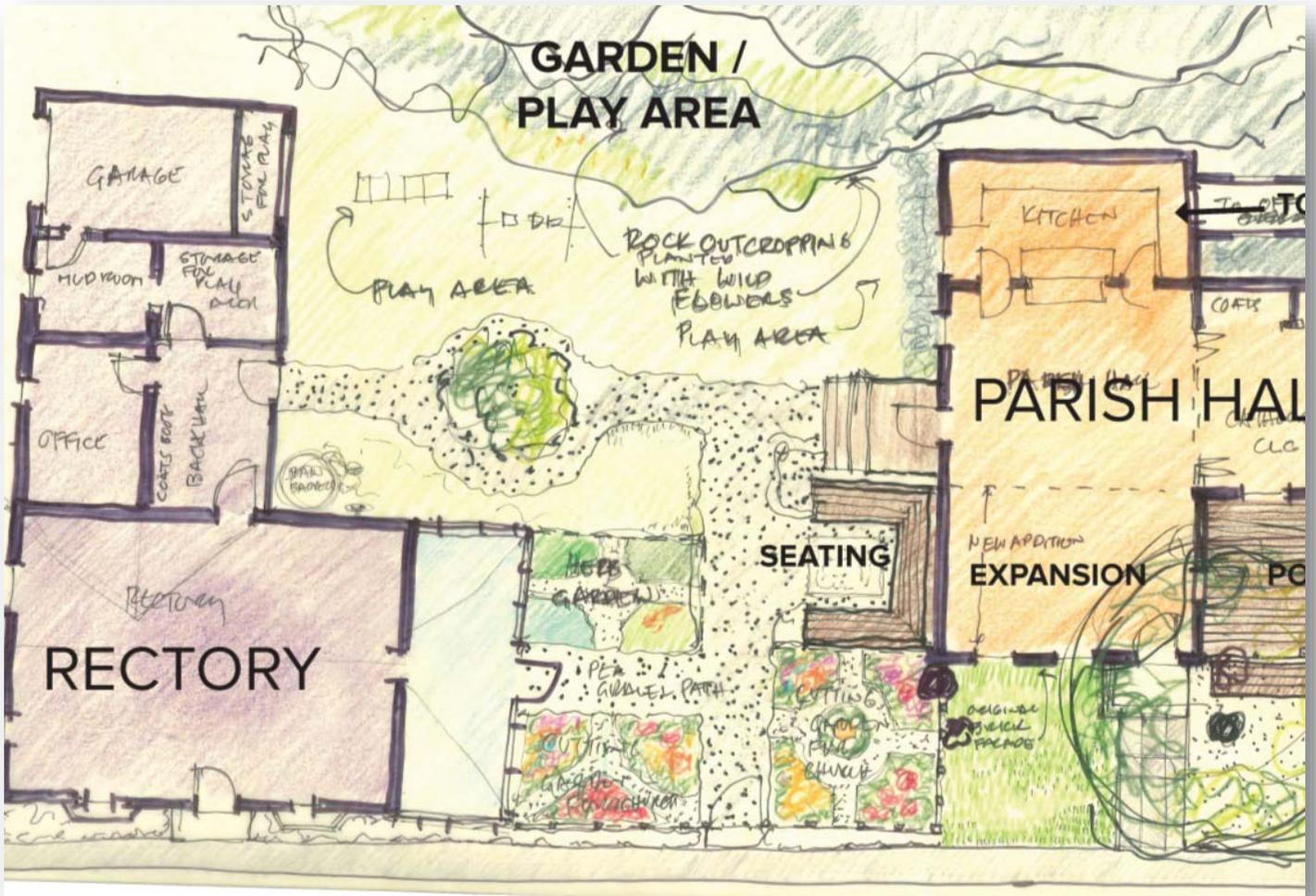
Ideas for the **front corner yard** included:

1. Regrade the slope to be more level. This would likely include a rebuilt retaining wall along the length of the area.
2. Add a covered walkway connecting the Parish Hall to the front of the Sanctuary.
3. Include seating areas and garden beds.
4. Add a porch to the Parish Hall that looks out over this area and the green.



Ideas for the **back yard** included:

5. Add seating and garden beds.
6. Build a tot lot / play area.
7. Build a storage closet into the back of the Rectory garage.



PROJECTS AND COSTS SUMMARY

PROJECT	ESTIMATE
1. Sanctuary windows: Replace the cloudy window coverings with new, clear panels.	Tbd
2. Side door access: Add either a vestibule or a full roof (across to the Opera House) to cover this entrance from weather.	\$5K
3. Sanctuary entrance: Rebuild the front entry	
<i>a. Option 1: Stair and ramp combo leading up to sides of tower.</i>	\$130K
<i>b. Option 2: Stair and lift combo, lift entrance into side of tower.</i>	\$175K
<i>c. Option 3: Ramp leading from lane-side of Sanctuary</i>	\$68K
4. Bigger, better auxiliary space:	
<i>a. Option 1: Expand the Parish Hall towards the green</i>	\$505K
<i>b. Option 2: Build a new structure behind the Rectory, with minor renovations to Parish Hall and Rectory</i>	\$600K
<i>c. Option 3: Expand the Parish Hall towards the Rectory</i>	\$530K
5. Front Yard: level ground, covered walkway, seating areas and garden beds.	\$100 – 120K
6. Rear Yard: tot lot, seating area, garden beds, tool and toy storage area . This estimate does not include play structures as may be envisioned for a playspace.	\$20 – 30K
7. Maintenance Requirements (to be developed at a later date)	tbd

Appendix 1: Full Site Plans and Cost Estimates

St Paul's Episcopal Church . Vergennes .Vermont
 Scheme 1 Conceptual Budget

April 3, 2017

1 RAMP SYSTEM		
117 LF Ramp, (6) Landings, 87" rise		\$82,000.00
2 TOWER ENTRY		
Remove existing stair and retaining wall		\$4,000.00
Relocate existing door to inner wall		\$4,000.00
Establish (2) new masonry openings		\$10,000.00
3 NORTH STAIR and LOWER ENTRY PLAZA		\$30,000.00
4 CANOPY OVER EXSTG NORTH RAMP and PLATFORM		\$5,000.00
5 INTERMEDIATE CONCRETE RETAINING WALL		
112 LF 6' wall, stairs, excavation, backfill and grading		\$33,600.00
6 PARISH HALL		
a. Renovate Activity Room including cathedral ceiling		\$57,600.00
b. Adjacent Room 16 x 20		\$32,000.00
c. South Addition 14 x 20		\$70,000.00
d. Open deck		\$11,760.00
e. Kitchen, renovated 20 x 10		\$50,000.00
f. 2nd Floor Attic Office bridge and interior stair		\$45,000.00
g. Attic Office and open area 20 x 28		\$70,000.00
		<hr/>
		\$504,960.00
7 SITE WORK		
a. Parish Gardens	congregation	\$0.00
b. Sanctuary Garden, grnd thyme&grape vines	congregation	\$0.00
c. Trees and shrubs	congregation	\$0.00
d. Trellis System		\$40,000.00
e. Benches		\$8,000.00
f. Ground Surface		\$50,000.00
f.1 Pea gravel area		\$4,000.00
f.2 Stone Pavers		\$1,000.00
		<hr/>
		\$103,000.00

Since this is the North Side and not all that visible it maybe possible to run a roof supported by brackets to give some protection from the precipitation from the eaves

There would need to be stone ledge would need to be removed in this area

This enclosed walkway is intended to provide an alternative way for the Sunday schoolers and the congregation to access the Parish without passing through the Altar

Given how high the grade is on this side I don't think the ramp would need to be this long. By code it is supposed to be protected from the weather

12g to 2nd flir

the passage door is currently here and could possibly stay, just depends on where levels are.

7a,c,f

12a

12b

12c

12e

12f

1

9

7c

7c

7b,c,d,e,f

5

10

11

7a

12e

12b

12c

12e

12f

1

9

7c

7c

7b,c,d,e,f

5

10

11

7a

12e

12b

12c

12e

12f

1

9

7c

7c

7b,c,d,e,f

5

10

11

7a

12e

12b

12c

12e

12f

1

9

7c

7c

7b,c,d,e,f

5

10

11

7a

12e

12b

12c

12e

12f

1

9

7c

7c

7b,c,d,e,f

5

10

11

7a

12e

12b

12c

12e

12f

1

9

7c

7c

7b,c,d,e,f

5

10

11

7a

12e

12b

12c

12e

12f

1

9

7c

7c

7b,c,d,e,f

5

10

11

7a

12e

12b

12c

12e

12f

1

9

7c

7c

7b,c,d,e,f

5

10

11

7a

12e

12b

12c

12e

12f

1

9

7c

7c

7b,c,d,e,f

5

10

11

7a

12e

12b

12c

12e

12f

1

9

7c

7c

7b,c,d,e,f

5

St Paul's Episcopal Church, Vergennes Vermont

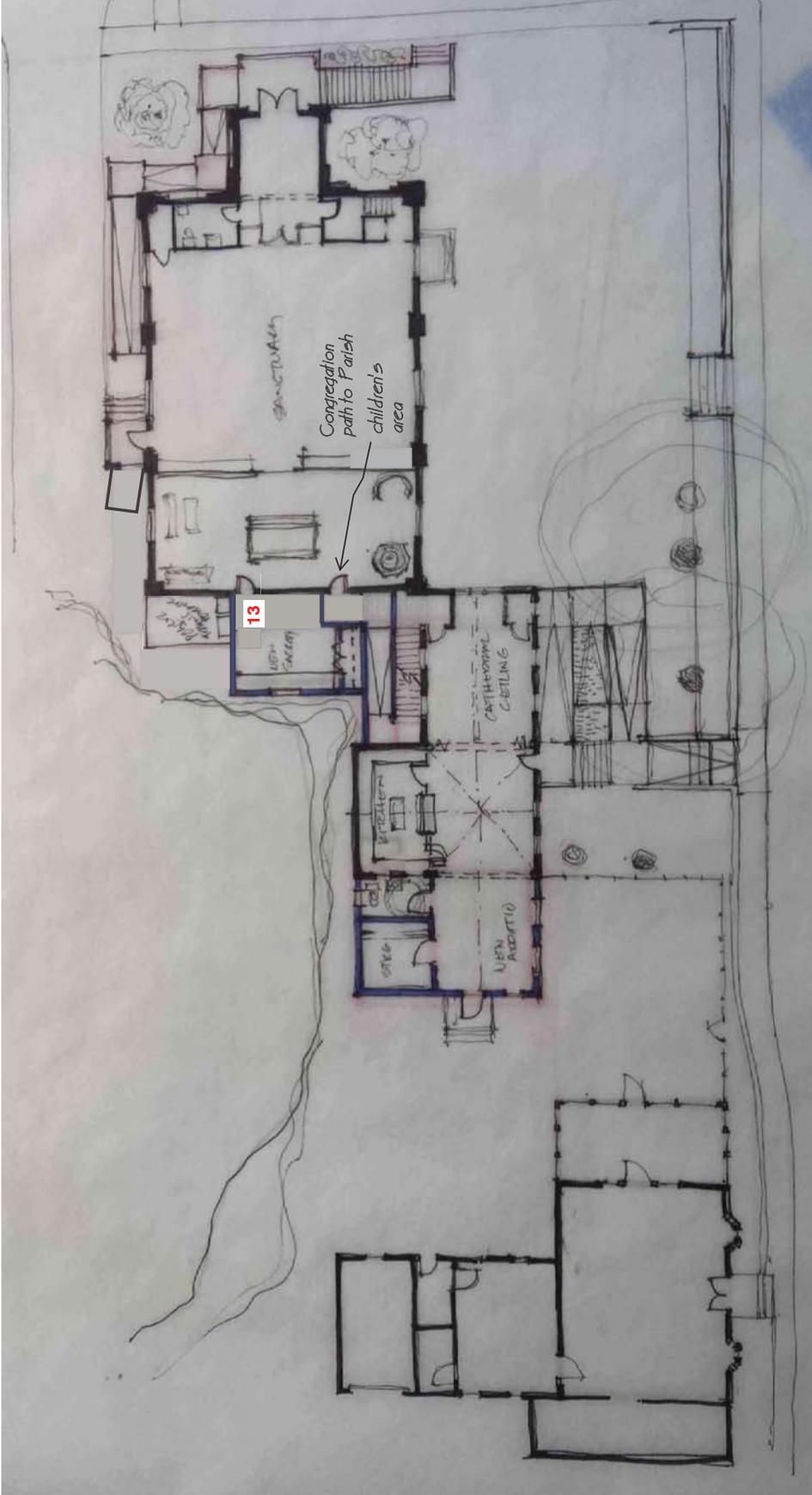
Scheme 2

Scale: Not to Scale

St Paul's Episcopal Church . Vergennes .Vermont
 Scheme 2 Conceptual Budget

April 3, 2017

8	ENTRY PLATFORM and NEW STAIR		
	Remove existing stair, retaining wall remains		\$1,000.00
	New stair and platform		\$25,000.00
9	NORTH RAMP SYSTEM 60LF		\$42,000.00
10	NEW NORTH ALTER ENTRANCE & CONNECTING CORRIDOR		\$25,000.00
	Sacristy remains		
11	SOUTH RAMP SYSTEM to PARISH HALL		\$40,000.00
12	PARISH HALL		
	a. Renovate Activity Room including cathedral ceiling		\$57,600.00
	b. Adjacent Room 16 x 20		\$32,000.00
	c. West Addition 20 x 28		\$140,000.00
	includes new bath and storage		
	e. Kitchen, renovated 20 x 10		\$50,000.00
	f. Connecting stair and ramp system		\$40,000.00
	g. Attic Office and open area 20 x 28		\$70,000.00
			<hr/>
			\$522,600.00
7	SITE WORK		
	a. Parish Gardens	congregation	\$0.00
	b. Sanctuary Garden, grnd thyme&grape vines	congregation	\$0.00
	c. Trees and shrubs	congregation	\$0.00
	d. Trellis System		\$40,000.00
	e. Benches		\$8,000.00
	f. Ground Surface		\$50,000.00
	f.1 Pea gravel area		\$4,000.00
	f.2 Stone Pavers		\$1,000.00
			<hr/>
			\$103,000.00



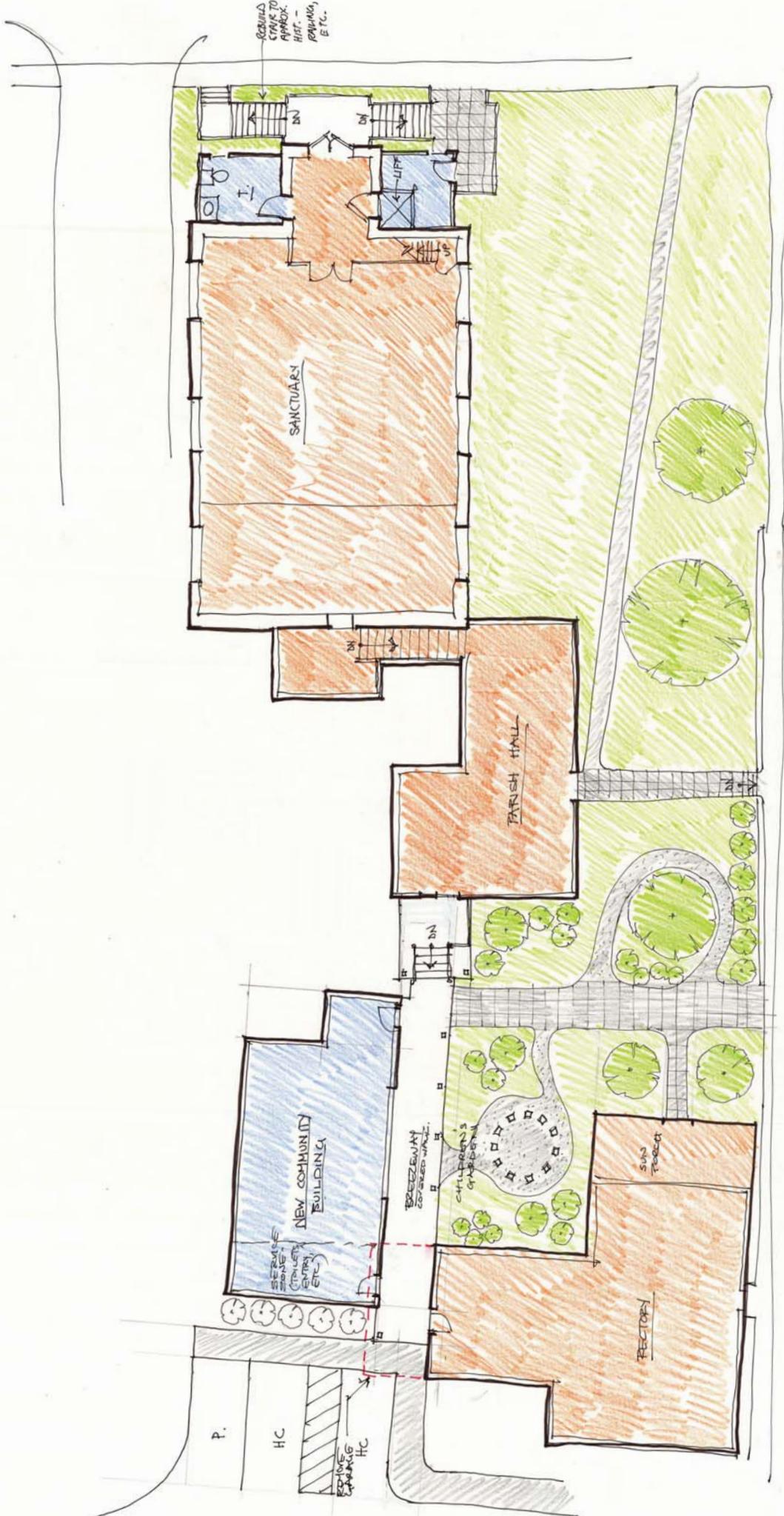
St Paul's Episcopal Church, Vergennes Vermont
Scheme 3
Scale: Not to Scale

St Paul's Episcopal Church . Vergennes .Vermont

Scheme 3 Conceptual Budget

Same as Scheme 2; deleted items 9,10. Add Item 13 April 3, 2017

4	CANOPY OVER EXSTG NORTH RAMP and PLATFORM		\$5,000.00
8	ENTRY PLATFORM and NEW STAIR		
	Remove existing stair, retaining wall remains		\$1,000.00
	New stair and platform		\$25,000.00
13	NEW SACRISTY & NORTH ALTER ENTRANCE		\$60,000.00
	South Alter entrance remains		
11	SOUTH RAMP SYSTEM to PARISH HALL		\$40,000.00
12	PARISH HALL		
	a. Renovate Activity Room including cathedral ceiling		\$57,600.00
	b. Adjacent Room 16 x 20		\$32,000.00
	c. West Addition 20 x 28		\$140,000.00
	includes new bath and storage		
	e. Kitchen, renovated 20 x 10		\$50,000.00
	f. Connecting stair and ramp system		\$40,000.00
	g. Attic Office and open area 20 x 28		\$70,000.00
			<hr/>
			\$520,600.00
7	SITE WORK		
	a. Parish Gardens	congregation	\$0.00
	b. Sanctuary Garden, grnd thyme&grape vines	congregation	\$0.00
	c. Trees and shrubs	congregation	\$0.00
	d. Trellis System		\$40,000.00
	e. Benches		\$8,000.00
	f. Ground Surface		\$50,000.00
	f.1 Pea gravel area		\$4,000.00
	f.2 Stone Pavers		\$1,000.00
			<hr/>
			\$103,000.00





St. Paul's Episcopal Church - Vergennes, VT
 Conceptual Total Project Budget Worksheet - Option 1
 February 28, 2017

BUILDING PROGRAM AREAS:

New Additions to Church	288 sqft.
New Construction (Independent Building)	1,100 sqft.
New Construction (Porch, Breezeway)	560 sqft.
Total Program Area	1,948 sqft.

TOTAL BUILDING AREA 1,948 sqft.

CONSTRUCTION COST:

New Additions to Church		
Enclosure (brick)	\$80,000	
Lift	\$25,000	
Stair & Railing	\$30,000	
 New Community Building		
Enclosure	\$302,500	
Breezeway	\$42,000	
Sitework (Ledge, Foundation Drainage, Parking & Paving)	\$35,000	
Landscaping (allowance - +/- 4,000 sf)	\$25,000	
 Parish Hall - Minor Renovations (Connect Breezeway, Minor Repair Allowance)	\$7,500	
 Rectory - Demo Garage & Siding/Repair on East Façade	\$15,000	
 Total Construction Cost Without Contingency	\$562,000	
Construction Contingency (on Construction)	15 %	\$84,300
Contractor Insurance	0.85 %	\$4,777 assumes P&P Bond

TOTAL CONSTRUCTION COST WITH CONTINGENCY \$651,077

DESIGN PROFESSIONAL FEES

Architecture + Permitting	\$42,320	6.5 %
MEP Engineering	\$13,022	2.0 %
Structural Engineering	\$6,511	1.0 %
Civil Engineering + Permitting	\$6,511	1.00 %
Landscape Architecture	\$8,138	1.25 %
Estimating	\$2,500	
Design Contingency - 5 %	\$3,543	

TOTAL DESIGN PROFESSIONAL FEES \$82,545

OTHER/ OWNER COSTS

		FEE	12.7%
Land Acquisition	\$0		
Geotechnical Engineering	\$3,500		
Boundary/Topographic Survey	\$2,500		
Hazardous Material Assessment and Abatement	\$1,200		
Financing			
Printing and Reproduction	\$500		
Legal	\$2,500		
Planning and Fundraising Consultant	\$0		
Independent Testing Inspection (Concrete, Air Sealing)	\$5,000		
Payment and Performance Bond	in construction cost		
Builder's Risk Insurance	\$3,000		
Permit Fees: Division of Fire Safety	\$5,209		
Utility Charges & Fees:	\$2,500		
Security and CCTV System	\$0		
Telephone System (Handsets and Hardware)	\$500		
Data System - Cabling	\$1,500		
Audio - Visual Equipment	\$2,500		
Moving, Storage & Miscellaneous Expenses	\$2,500		
Furniture, Fixtures and Equipment	\$5,000		
Window Treatment	\$2,000		
Signage	\$750		
Sub-total Owner's Costs:		\$40,659	
Owner Contingency 10% of Owner's Costs	10 %	\$4,066	

TOTAL OWNER COSTS \$44,724

TOTAL PROJECT BUDGET \$778,346

POSSIBLE FUNDING SOURCES

	Amount	Probability
Vermont Community Development Block Grant	\$0	
Church Fundrasing	\$0	
Efficiency Vermont Incentive	\$0	
Cultural Facilities Grant	\$0	
Subtotal	\$0	

OTHER FUNDING SOURCES

Historic Preservation Tax Credits	\$0
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TOTAL PROJECT BUDGET \$778,346

Appendix 2: GRANTS

Name of Grant	State Historic Preservation Grants*
Grantor	VT Agency of Commerce and Community Development
Description	State 50:50 matching grants for the repair and restoration of historic buildings listed or eligible for listing in the National Register of Historic Places.
Range	\$1,000 - \$20,000
Match	50%
Eligibility	Municipalities and non-profit organizations
Conditions	You are responsible for paying for the full amount of the project and the State will reimburse you once the project and required paperwork are completed.
Eligible Activities and/or Costs	Grants have been used to revitalize buildings such as town halls, museums, theaters, libraries, recreation centers, and other municipal buildings. If your municipality or non-profit organization owns a historic property, you may be eligible for a Historic Preservation Grant to assist with the cost of repairs, maintenance, and accessibility improvements. In order to qualify, the building must be at least 50 years old and listed in or eligible for the National Register of Historic Places.
Deadline(s)	Annually in October
Contact	Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov
Website	http://accd.vermont.gov/historic-preservation/funding/historic-preservation-grants

Name of Grant	Preservation Trust of Vermont – multiple grant programs
Grantor	Preservation Trust of Vermont
Description	Implementation and planning grants available to preserve and rehabilitate historic buildings.
Range	Varies - \$500 + Loans are also available
Match	
Eligibility	Municipalities and nonprofit organizations
Conditions	Most of these grants are designed for historically designated buildings.
Eligible Activities and/or Costs	- technical assistance and planning (architect, contractor, etc) - preservation, restoration, and interpretation of historic interiors - To contribute to the preservation or the recapture of an authentic sense of place. Funds may be used for professional advice, conferences, workshops and education programs. - Loans available, too
Deadline(s)	Varies
Contact	Paul Bruhn, (802) 343-0595 paul@ptvermont.org
Website	http://www.ptvermont.org/help/preservation_grants.php

Name of Grant	Robert Sincerbeaux Fund Grants
Grantor	Preservation Trust of Vermont
Description	hiring consultants to provide technical assistance for preservation project
Range	Up to \$500
Match	50%
Eligibility	Municipalities and nonprofit organizations
Conditions	Most of these grants are designed for historically designated buildings.
Eligible Activities and/or Costs	Eligible activities may include hiring a preservation architect or contractor to do a building condition assessment, organizational development, project planning, fundraising consultation, feasibility assessment, and other project development activities.
Deadline(s)	Rolling
Contact	Ann Cousins, ann@ptvermont.org Paul Bruhn, (802) 343-0595 paul@ptvermont.org
Website	http://www.ptvermont.org/help/preservation_grants.php http://www.ptvermont.org/help/RSF%20Information%201.12.12.pdf

Name of Grant	National Trust Preservation Fund
Grantor	Preservation Trust of Vermont
Description	Implementation and planning grants available to preserve and rehabilitate historic buildings.
Range	\$500 -\$5,000
Match	Required – not sure how much
Eligibility	Municipalities and nonprofit organizations
Conditions	Most of these grants are designed for historically designated buildings.
Eligible Activities and/or Costs	Matching grant funds may be used to obtain professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law as well as to provide preservation education activities to educate the public.
Deadline(s)	Varies
Contact	Paul Bruhn, (802) 343-0595 paul@ptvermont.org
Website	http://www.ptvermont.org/help/preservation_grants.php

Name of Grant	Cynthia Woods Mitchell Fund for Historic Interiors
Grantor	Preservation Trust of Vermont
Description	preservation, restoration, and interpretation of historic interiors.
Range	\$2,500-\$10,000
Match	
Eligibility	Municipalities and nonprofit organizations
Conditions	These grants are designed for historically designated buildings. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark.
Eligible Activities and/or Costs	Funds may be used for professional expertise, print and video communications materials, and education programs. Acquisition and construction/rehabilitation projects are ineligible.
Deadline(s)	Varies
Contact	Paul Bruhn, (802) 343-0595 paul@ptvermont.org
Website	http://www.ptvermont.org/help/preservation_grants.php

Name of Grant	Hart Family Fund for Small Towns
Grantor	National Trust for Historic Preservation
Description	to assist small town preservation and revitalization initiatives around the country.
Range	
Match	
Eligibility	Municipalities and nonprofit organizations
Conditions	
Eligible Activities and/or Costs	Award may be used for community revitalization, feasibility studies for endangered buildings and sites, architectural planning, landscape research and planning, development of heritage education programs, and co-sponsorship of workshops or conferences.
Deadline(s)	
Contact	Paul Bruhn, (802) 343-0595 paul@ptvermont.org
Website	http://www.ptvermont.org/help/preservation_grants.php

Name of Grant	Johanna Favrot Fund
Grantor	Preservation Trust of Vermont
Description	Projects that contribute to the preservation or the recapture of an authentic sense of place
Range	\$2,500-\$10,000
Match	
Eligibility	Municipalities and nonprofit organizations
Conditions	Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark.
Eligible Activities and/or Costs	Funds may be used for professional advice, conferences, workshops and education programs.
Deadline(s)	
Contact	Paul Bruhn, (802) 343-0595 paul@ptvermont.org
Website	http://www.ptvermont.org/help/preservation_grants.php

Name of Grant	National Trust Loan Fund
Grantor	Preservation Trust of Vermont
Description	<u>The National Trust Loan Fund (NTLF)</u> has more than 35 years of experience in supporting preservation-based community development projects across the country. As a certified Community Development Financial Institution, it has a mission of providing financial and technical resources to organizations that use historic preservation to support the revitalization of underserved and distressed communities.
Range	This is a LOAN.
Match	
Eligibility	Municipalities and nonprofit organizations, revitalization organizations, real estate developers
Conditions	Eligible borrowers include not-for-profit organizations, revitalization organizations or real estate developers working in certified Main Street communities, local, state or regional governments, and for profit developers of older and/or historic buildings.
Eligible Activities and/or Costs	NTLF specializes in predevelopment, acquisition, mini-permanent, bridge and rehabilitation loans for residential, commercial and public use projects.
Deadline(s)	
Contact	Paul Bruhn, (802) 343-0595 paul@ptvermont.org
Website	http://www.ptvermont.org/help/preservation_grants.php

Name of Grant	Cultural Facilities Grant Program
Grantor	Vermont Arts Council
Description	Matching state grants for community facilities used to provide cultural activities to the public and to enhance or expand the capacity of an existing building to provide cultural programming.
Range	\$1,000-30,000
Match	Must be matched on a 1:1 basis. At least 50% of the match must be in cash. Up to 50% of match can be in well-documented in-kind materials and/or labor.
Eligibility	Municipalities and nonprofit organizations – must have a Dun and Bradstreet number
Conditions	Applicants should provide a clear presentation of the project that is consistent with the organization's mission and demonstrates: <ul style="list-style-type: none"> • overall project quality • response to community needs and interests • expanded or improved use of an existing public facility for cultural activities • well-planned ongoing cultural activities open to the public • a prioritized plan for facility improvements • the preservation of significant historic features and consideration of community context when renovations are occurring in an historic building • compliance with the requirements of Section 504 of Rehabilitation Act of 1973 (504), the Americans with Disabilities Act of 1990 (ADA), and the ADA Amendment Act of 2008 (P.L. 110-325) • a reasonable and appropriate budget and grant request • strong fundraising efforts and a well-articulated case for need • maximized use of available funding and community resources
Eligible Activities and/or Costs	<p><i>Examples of projects eligible for funding include:</i></p> <ul style="list-style-type: none"> • improvements to wiring, heating, lighting, and plumbing • accessibility features such as elevators, lifts, assistive listening systems, ramps, and bathrooms • stage improvements such as curtains, lighting, and rigging • permanent display panels or exhibit cases • fixed equipment expenses • wireless/broadband for enhancing programming capacity <p><i>Cultural Facilities Grants do not fund:</i></p> <ul style="list-style-type: none"> • overhead, operating support, studies, surveys, engineering reports, or architectural fees • programming, temporary exhibits, performances, or activities • multi-year projects • routine maintenance, e.g., exterior or interior painting, carpeting • moveable furniture, rugs, or appliances • major structural repairs to foundations, roofs, windows, etc. • new construction unless directly connected to accessibility improvements
Deadline(s)	May 1, 2017 (annually, in the spring)
Contact	Michelle Bailey, (802) 828-3294 mbailey@vermontartscouncil.org
Website	http://www.vermontartscouncil.org/grants-and-services/organizations/cultural-facilities http://www.vermontartscouncil.org/uploads/Grants/Organizations/Cultural%20Facilities%20FY2018.upd.2.17.pdf

St.Paul's SiSP Visioning and Asset Mapping FINAL REPORT APRIL 24 2017

Name of Grant	Human Services and Educational Facilities Grant Program
Grantor	Department of Buildings and General Services
Description	Matching state grants for capital costs associated with the major maintenance, renovation, and development of facilities used for human services and health care, or educational opportunities.
Range	\$1,000-\$25,000
Match	1:1 – matching funds cannot be from state of Vermont sources. In-kind contributions of labor or materials or other types of in-kind contributions are not allowed as matching funds.
Eligibility	Municipalities and Non-Profit Organizations
Conditions	<ul style="list-style-type: none"> - Applicants cannot apply to multiple Building Community Grants Programs for the same project in the same calendar year. - Grants are for <i>Human services projects</i> (A facility-based project that provides or coordinates or organizes human services and health care within a community or community catchments area) or <i>Educational Facilities Projects</i> (A facility based project that provides or coordinates, as part of their overall program offerings, educational programs and/or educational opportunities to youth or adult learners). - Project demonstrates that the organization has strong support in the community. This can be illustrated through the success of local fundraising campaigns in achieving matching funding. In addition, letters of recommendation from community members are requested.
Eligible Activities and/or Costs	<ul style="list-style-type: none"> - priority given to projects with strong local support (demonstrated through strong local fundraising) - projects in a conceptual stage should not apply
Deadline(s)	Annually in October
Contact	Chrissy Gilhuly, (802) 828-3519 christine.gilhuly@vermont.gov Judy Bruneau, (802) 828-3519 or (802) 828-3314, Judy.Bruneau@vermont.gov .
Website	http://bgs.vermont.gov/sites/bgs/files/files/main/building-communities-grants/Fillable%20Human%20Services%20%20Educational%20Facilities%20%20Grant%20Application.pdf

Name of Grant	Downtown and Village Center Tax Credit*
Grantor	VT Agency of Commerce and Community Development
Description	State investment tax credit for qualified historic rehabilitation, façade, code and technology upgrades for properties constructed before 1983 located within a Designated Downtown or Village Center.
Range	10 – 50% of eligible expenditures
Match	
Eligibility	Properties within Designated Downtown or Village Center
Conditions	Find out if your building is located within a designated downtown or village center by entering the building's street address.
Eligible Activities and/or Costs	Federal and state tax credits support general rehabilitation, code compliance, and exterior improvements.
Deadline(s)	Annually in July
Contact	Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov
Website	http://accd.vermont.gov/historic-preservation/funding/tax-credits

Name of Grant	Accessibility Modification Grants
Grantor	Agency of Commerce and Community Development – Vermont Community Development Program
Description	
Range	\$5,000-\$75,000
Match	25% match required
Eligibility	Any Vermont town, city (except Burlington), incorporated village chartered to function as a general purpose unit of local government, or a consortium of such entities, is eligible for funding. The majority of projects are a coordinated effort between the municipalities, community groups and local or state non-profit organizations or small businesses.
Conditions	VCDP funds must primarily benefit persons of low and moderate income. In addition, assistance is provided to communities for threats of health and safety issues as urgent needs and slums and blight projects. All VCDP applications are submitted by Municipal Officials of their respective municipality.
Eligible Activities and/or Costs	Example: Bring municipally-owned buildings and libraries into compliance with state and federal accessibility requirements. Up to 12% of budget may be general administrative costs.
Deadline(s)	Quarterly; next deadline April 18 2017
Contact	claire.forbes@vermont.gov
Website	http://accd.vermont.gov/sites/accdnew/files/documents/CD-VCDP-2016-Accessibility-Modification-Grant-Instructions.pdf http://accd.vermont.gov/community-development/funding-incentives/vcdp/applicant-guidance

Name of Grant	Walter Cerf Community Funds
Grantor	Vermont Community Foundation
Description	The Walter Cerf Community Fund (WCCF) makes grants to address charitable needs in the state of Vermont. Priority interests are the arts, education, historic preservation, and social services. Within these issue areas, there is a strong desire to support work that addresses the needs of underserved populations. The WCCF prefers proposals that encourage cooperation, collaboration, and community building. We highly value the input of the Preservation Trust of Vermont and strongly encourage grantseekers for historic preservation projects to consult with the Trust before submitting an application.
Range	\$500-25,000
Match	The WCCF will rarely fund an entire project, but favors projects which have support from a variety of sources.
Eligibility	
Conditions	
Eligible Activities and/or Costs	Grant awards will range from \$500 to \$5,000 for operating or project support. In addition, one grant of up to \$25,000 will be awarded in Addison County or Brandon to an organization with a great idea that has the potential to expand their current work in new and remarkable ways. Nonprofit organizations working in Addison County or Brandon may apply for the larger grant and/or for the smaller grant. If you are going to apply for both please submit two separate applications.
Deadline	5:00 p.m. June 7, 2017
Contact	lbruno@vermontcf.org
Website	http://www.vermontcf.org/NonprofitsGrants/AvailableGrants/WalterCerfCommunityFund.aspx past application - http://www.vermontcf.org/Portals/0/Uploads/Documents/CerfApplication-2016.pdf

Name of Grant	Small and Inspiring Grants
Grantor	Vermont Community Foundation
Description	Grants to organizations statewide to support work that builds communities.
Range	\$500-2,500
Match	
Eligibility	This program will not fund capital campaigns. This program only considers requests for renovations or equipment that have a direct and short-term connection to enabling community-building
Conditions	
Eligible Activities and/or Costs	<p>This program will fund projects that:</p> <ul style="list-style-type: none"> • connect people to people in deep and meaningful ways that are grounded in acts of generosity • connect people to the environment around them in ways that encourage stewardship and respect • connect people with opportunities for positive social interaction and benefit
Deadline(s)	<p>February 1 - notification by end of April</p> <p>April 5 - notification by mid-June</p> <p>August 2 - notification by mid-October (check in July to confirm this deadline)</p> <p>October 18 - notification by end of December (check in July to confirm deadline)</p>
Contact	lbruno@vermontcf.org
Website	http://www.vermontcf.org/NonprofitsGrants/AvailableGrants/SmallInspiring.aspx

Name of Grant	Historic Preservation Program
Grantor	Vermont Housing and Conservation Board
Description	<p>The renovation of historic buildings reinforces Vermont’s traditional settlement pattern, keeps economic and cultural activity in town centers, and promotes continued community use. VHCB has assisted with the preservation of more than 57 outstanding historic buildings around the state. Historic buildings acquired and/or rehabilitated with VHCB funding are protected by a Historic Preservation Easement held by VHCB and the Preservation Trust of Vermont.</p> <p>Much of the housing developed with VHCB funding is in historic buildings in downtowns and village centers. Whenever possible, these buildings are rehabilitated to retain historic features. VHCB has also funded the adaptive reuse of buildings such as vacant schools or commercial buildings converted into affordable housing.</p> <p><i>I get the sense that this is administered in consultation with the Preservation Trust of VT – PVT holds easements on projects that receive this funding – but that is unsubstantiated.</i></p>
Range	
Match	
Eligibility	
Conditions	Funding is not available for the construction of buildings or recreational facilities. Funding for rehabilitation of buildings is limited to those eligible under the VHCB Policy on Historic Preservation.
Eligible Activities and/or Costs	
Deadline(s)	
Contact	Karen Freeman – kfreeman@vhcb.org
Website	http://www.vhcb.org/historic-preservation.html http://www.vhcb.org/pdfs/conspolicy/historicpreservation.pdf http://www.vhcb.org/conservation-applications.html

Name of Grant	Community Facility Loans and Grants
Grantor	USDA Rural Development
Description	USDA Rural Development's Community Facility Program, can assist rural communities (municipalities) and community-based non-profit organizations to develop or improve essential public community facilities, such as Police or Fire Stations, Fire Trucks, Rescue Vehicles, Theaters, Museums, Community Centers, Senior Centers, Youth Centers, Municipal Buildings, Libraries, Educational Facilities, Rehabilitation Centers, Assisted Living Facilities, Ambulatory Care Centers, Nursing Himes, Health Clinics, Communications Centers, Child and Adult Care Centers. Funding assistance provided with low interest fixed rate, long-term loans . In some cases, matching grants may be available. Do not undertake any construction prior to application.
Range	
Match	
Eligibility	Non-profit corporations and public bodies serving communities of less than 20,000 population
Conditions	
Eligible Activities and/or Costs	Funds can be used to purchase, construct, and / or improve essential community facilities, purchase equipment and pay related project expenses. Examples of essential community facilities include: <ul style="list-style-type: none"> - Health care facilities such as hospitals, medical clinics, dental clinics, nursing homes or assisted living facilities - Public facilities such as town halls, courthouses, airport hangars or street improvements - Community support services such as child care centers, community centers, fairgrounds or transitional housing - Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles or equipment - Educational services such as museums, libraries or private schools - Utility services such as telemedicine or distance learning equipment - Local food systems such as community gardens, food pantries, community kitchens, food banks, food hubs or greenhouses
Deadline(s)	Ongoing, but contact appropriate Rural Development office early in project development.
Contact	Jon Muise 802-689-3026 jon.muise@vt.usda.gov
Website	http://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program