

Report on Design/Planning Charrette

1st Presbyterian Church – Springfield
(Lincoln's Church)

June 2020

DIMENSION **IV**[®]

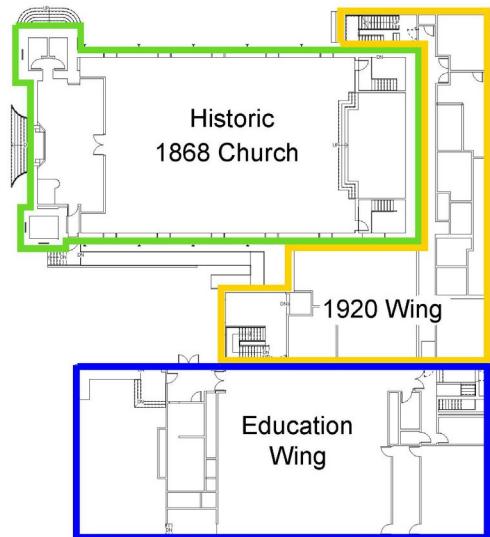
Report on Design/Planning Charrette

1st Presbyterian Church – Springfield (Lincoln’s Church)

Dimension IV, a Division of Idea House, Inc. was retained by 1st Presbyterian Church – Springfield at the end of 2019 to provide a multi-session Design/Planning Charrette.

Paraphrasing from Wikipedia, a design charrette is an intense period of planning/design activity in which a group of stakeholders and designers draft a solution to a problem. Charrettes often take place in multiple sessions and serve as a way of quickly generating a design solution while integrating the aptitudes and interests of a diverse group of people.¹ The general idea of a charrette is to create an innovative atmosphere in which a diverse group of stakeholders can collaborate to “generate visions for the future”².

The primary goal for the Charrette was to visualize the potential of the facility to meet more broadly the requirements of the American Disabilities Act (ADA) for universal accessibility. A secondary goal of the Charrette was to restate and revise as appropriate how the facility can best meet the current and anticipated future mission and goals of the congregation. A final goal of the Charrette was to have an earnest discussion of the existing conditions of the current facilities and explore feasible options for appropriate changes to improve universal accessibility and meet the mission and goals of the congregation.



The existing facility consists of 3 major constructions.

- 1868 Historic 1868 Church (Corner of 7th and Capitol)
- 1920 1920 Wing (west and north)
- 1967 Education Wing (north to alley).

Over the facility’s 150 plus year history, there has been other smaller remodeling, renovation, and revision. To date, universal accessibility is only marginally met.

The facility has fourteen distinct floor levels on the 3 floors. The basement(s) have three different public floor levels (plus additional different levels for mechanical, storage and other spaces). None of the basement areas are accessible from the main floors. Similarly, the second floors have two different public floor levels plus the choir loft. Like the basements, the second floors are not accessible from the main floors. Finally, the

main (first) floors have five different public floor levels. The 1868 Church has two public floor levels. The public floor level of the Sanctuary is accessible from the exterior ramp on the north side of the church. The Chancel is the other public floor level of the Church and is not accessible. The 1920 Wing and Education Wing are accessible from the garden entrance. This part of the facility has three public floor levels that are barrier-free to each other; though the actual accessible routes are not always direct.

There is no accessible route directly from the west parking lot to the main first floors. Barrier-free access from the west parking lot requires a person to move south to Capitol Drive, then east to Seventh and enter the facility via the ramp to the Church ramp or the garden entrance to the 1920 Wing and Education Wing.

Through the years, the mission and goals of the Church have changed and adapted to the requirements of its time. Today, 1st Presbyterian Church – Springfield fulfills the mission and goals of the Congregation through its Christian ministries.

Finally, the Charrette offers a forum for the earnest discussion of the facilities existing conditions, especially the conditions highlighted of the 1920 Wing that were highlighted in the 2019 Building Study by Melotte Morse Leonatti Parker Architects. The report concluded with the recommendation of demolishing the 1920 building. With that in mind, the Charrette revisited the report and recommendation with an eye toward identifying feasible options for appropriate changes.

This Report is organized into six parts:

- Universal Accessibility
- Priorities: Meeting the Mission
- Renovation Plan
- Scope Plan
- Budget
- Appendices

UNIVERSAL ACCESSIBILITY

The primary goal of the Design Charrette was to reconcile the various floor levels of the existing facility with the three existing grades at the garden, parking lot and Capitol Avenue entrances / access points. Not including stair landings within the facility; there are at least 14 different floor levels and 2 additional ground elevations when the parking lot and access from Capitol are considered. If this facility were to be built today, the majority of the functions on these 14 different floor levels would be accessible to at least one grade entrance; if not two or all three of the grade level access points.

Currently, only 4 of the different floor levels, all related to the grade elevation at the Garden entrances off 7th Street, are accessible. The main church floor is accessible because of the handicap ramp on the north side/Garden side of the church. Also, the prominent first floor level of the Education Wing that includes the Commons and kitchen

is accessible from the Garden entrance. Additionally, the floor level of the Lounge located on the east side of the Education Wing and the first-floor level of the 1920 Wing are accessible from the prominent first floor level of the Education Wing via internal ramps. None of the other floor levels are currently accessible.

Of the 10 different floor levels that are currently not accessible, some of the floor levels may not warrant special renovation to become accessible.

- Mechanical Room. The mechanical room floor level in the basement of the Education Wing could be reasonably excluded from accessibility because of the nature of the use of the room.
- Choir Loft. The Choir loft in the Church could also be exempted from accessibility because of its context. Full accessibility to the Loft would be disruptive to the historic aspects of the church; a very expensive change and some aspects of providing music to church services can be provided from an alternate, and more accessible location. For example, a choir could use the main floor of the church.
- Men's Toilet. There is a men's toilet room and storage space at the east end of the church basement. Renovation to make this level accessible would be complicated and expensive in this historic structure. Additionally, the area of these spaces is limited and duplicates similar spaces that are or will be accessible elsewhere. These circumstances mitigate the need for accessibility for this area and provide grounds to exempt the area from renovation for accessibility.
- Tower Landing. The intermediate landing in the northeast tower of the church has been suggested as a good storage location for use by the ushers. If accessibility is necessary for the users of this space, it will be more sensible for the church to abandon a storage use on this landing than it would be to make this space accessible.
- Raised Platform. The raised platform at the east end of the large basement space of the Education Wing is small and could be made accessible if necessary. Short of using the main floor of that basement area to accommodate accessibility, it would be simple enough to have a portable ramp to accommodate special situations. The need for accessibility to the raised platform will have to be determined by the architect of record when the project is designed and built.
- Chancel. The Chancel at the west end of the church is 28" above the floor of the main church floor. A minimum of a 30' ramp would be required to make the Chancel floor accessible. The alternate is to have a chair lift to that elevation. Both should be carefully considered as both will be challenging design problems to integrate either into this historic space. The need for accessibility to the raised platform will have to be determined by the architect of record when the project is designed and built.

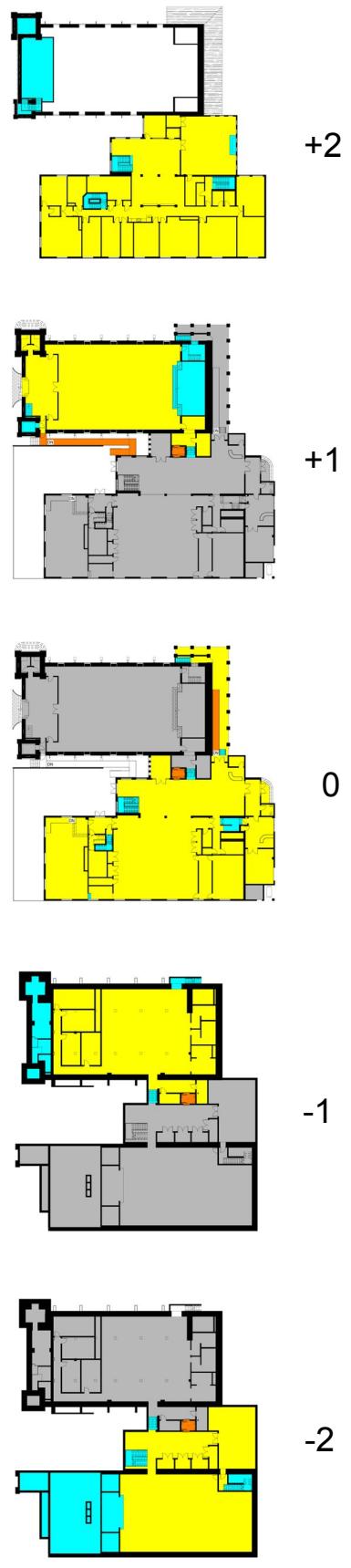
The remaining 4 other floor levels should be accessible. These include the basement of the Church, the basement of the Education Wing, the second floor of the Education wing and the second-floor elevation of the 1920 Wing.

The uses of these 4 floor levels combined with the uses on the 4 main first floor levels that are currently accessible represent the extent of what needs to be accessible by modern building code requirements. Providing elevator access to multiple similar levels of a single story requires a two-sided elevator and is limited to only 2 levels per story: one level accessible by the front of the elevator and the other accessible by the opposite side of the elevator. If there are additional levels in a story that need to be accommodated, an additional elevator, chair lift or ramp is needed.

An analysis of the 8 levels that need to be accessible for the 1st Presbyterian Church shows that at least 2 levels will need to be either connected with a ramp, chair lift or additional elevator to a floor that is accessible by elevator or that one or both of these floor level changes need to be eliminated in the renovation. Following the recommendation of the 2019 Building Study, demolition of the 1920s Wing eliminates 2 level changes that would not connect conveniently with an elevator stop. A single, two-sided elevator properly located will make the remaining 6 levels accessible. (The lounge floor level on the eastern end of the Education Wing is currently connected to the main first floor by a ramp.)

The last critical consideration for accessibility is the specific location of the elevator. Given the configurations of the Historic 1868 Church and the Education Wing, the factors influencing the location of the elevator are

- Grade elevation at Entrances. The best location of the elevator will maximize the floor area at an elevation that will allow Garden and Parking lot grades to be accessible entry points to the main floor of the facility.
- Proximity to Church. The best location will maximize the floor area of the main accessible entry points of the facility by placing the elevator as close as possible to the Historic 1868 Church.
- Safety. The best location will minimize/eliminate dead ends.
- Maneuverability. The best location will provide sufficient maneuverability to move a casket from grade to the main floor of the church.



Initially, it appears the best location for the elevator will be within 20' of the current basement level access point of the church with approximately 8' of space between the face of the elevator door and the existing foundation wall of the church basement as illustrated here.

The rest of this analysis in this summary is based on the recommendation of the 2019 Building Study, the demolition of the 1920s Wing and the proposed location of a two-sided elevator to make the 5 major floor levels accessible.

PRIORITIES: MEETING THE MISSION Feed Body and Soul

The last half of the first session of the Charrette Process focused on existing conditions at 1st Presbyterian Church – Springfield; the goals, needs and other considerations for renovation of the facilities and the congregation's priorities in meeting these needs, goals and other considerations.

The starting goal for embarking on the Charrette process (the beginning if you will), was the need for greater accessibility throughout the entire facility. Accessibility, or lack thereof, was deemed to be the most essential need and the driving force for any work that will be done going forward with the facility. As such, accessibility was a continual touchpoint in the charrette sessions as other needs, goals and considerations were discussed.

Worship Services in the Historic Church were a smaller discussion item during the Charrette but as a foundational activity of the Church (the end all and be all); Worship services (and through association, Celebrations in the Church) are given similar prominence in this report and are also included as an essential part of Meeting the Mission.

Added to these two key priorities for the Church are seven other priorities:

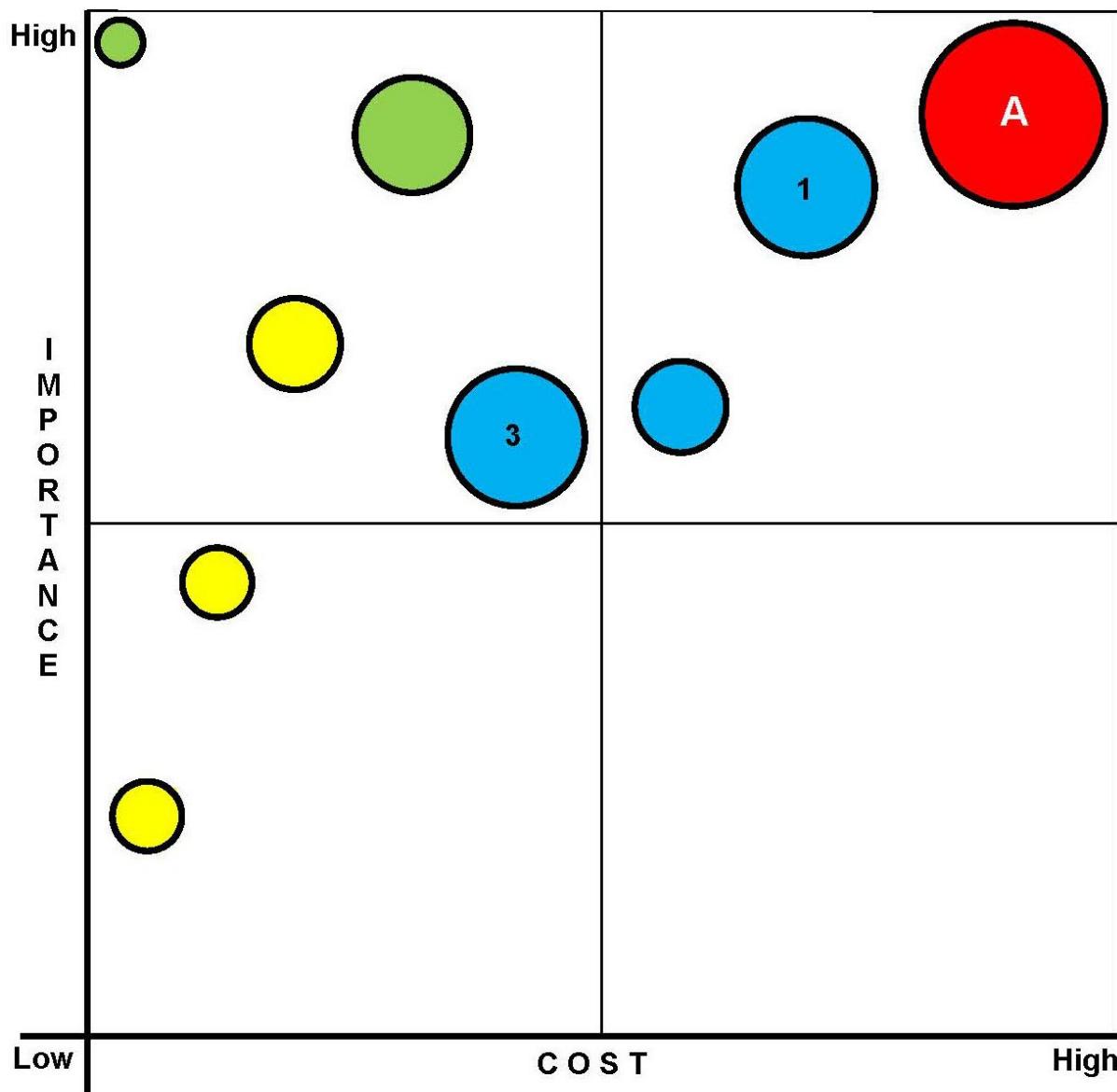
A ACCESSIBILITY (Big Red)

1. Community (*Large Blue, Upper Right Quadrant*)
2. Kitchen (*Medium Green*)
3. Social Service Desk (*Large Blue, Upper Left Quadrant – near middle*)
4. Food Pantry (*Small Blue, Upper Right Quadrant*)
5. Family (*Medium Yellow, Upper Left Quadrant*)
6. Created Arts (*Small Yellow, Lower Left Quadrant – lower and to left*)
7. Meeting (*Small Yellow, Lower Left Quadrant – but near middle*)

W Worship / Celebration (*Small Green, Upper Left Quadrant, Upper left*)

At the end of the first Charrette session, these top priorities were mapped to show the impactful change of each of the priorities could generate against the speculative importance of the priority and estimated cost to implement the priority. The “impact” is shown by the relative size of the circle, subjectively assigned, in comparison to the other

priorities. Priorities more important are higher on the chart; those more expensive to implement are to the right.



IMPACTFUL CHANGE OF PRIORITIES MAPPED AGAINST IMPORTANCE AND COST

ACCESSIBILITY (A) - Need

Throughout the Charrette process, the recurring question was how the Church can be more welcoming; more inclusive. Physically, but also symbolically, the most impactful change, and by extension, the most important change the building can undergo will be to become as universally accessible as possible. This is the greatest need for 1st Presbyterian Church – Springfield. It is addressed in the first part of this report.

Community (1) – Partnership Goal

Community is the fellowship with others because of sharing common attitudes, interests, and goals³. If expanding accessibility is the greatest need for 1st Presby†erian Church – Springfield, the greatest goal is to strengthen community by reinforcing and maximizing the Church’s relationships with its Community Partners. This happens with the development of a welcoming and inclusive built environment. The atmosphere must embody a friendly, safe, and secure place to gather for friendship and fellowship; to provide support for neighbors and equity in our society.

Through community and community spaces, through incubation and opportunity, 1st Presby†erian Church – Springfield can nurture its relationships and find solutions for issues of the day.

Physically, community at 1st Presby†erian Church – Springfield may manifest in a micro view as space for meeting, informal gathering, display, celebration, and worship. This is also an opportunity to manifest community in a macro view by renovation of the facility to a green and sustainable standard or to incubate organizations outreach and advocacy.

Kitchen (2) – Need / Update

From a practical standpoint, an upgraded kitchen is an impactful change that will better support various programs and events at the church. Community gatherings are better attended when food is part of the equation. The existing kitchen is good, but it needs more refrigeration space, a new dishwasher and ice machine and replacement of the commercial stove with good residential equipment.

Whether the kitchen is available to prepare and cook for an event or simply serve refreshments as a Coffee Bar, it will continue to be the pivot point for functions in the Commons and elsewhere in the facility. It will permeate the Community Building of the congregation at all levels.

Social Service Desk (3) – Ministry Consideration

As part of Samaritan Ministries, the Social Service Desk provides the other highly impactful connection for meeting the needs of the community. This includes the Nurse Parish Program with its newsletter, med monitor and blood pressure screening.

And while the 1st Presby†erian Church – Springfield will not have capacity to house homeless individuals and families, the Social Service Desk can be part of the advocacy and coordination of those in need with places that provide. Renovated and expanded facilities for the Samaritan Ministries will provide more capacity for social service.

Food Pantry (4) – Ministry Consideration

As part of Samaritan Ministries, the Food Pantry provides food to those in need. Renovated and expanded facilities for the Samaritan Ministries will provide more and better capacity for storage, processing, fulfilling pickups, and delivery food to and from the building. This change may not be as impactful as some of the other changes; but if the program continues; it will be appreciated by those who use it.

The renovation allows the opportunity to expand storage to the basement of the new construction as well as convenient use of the kitchen if the Pantry preps dinners for the warming center.

Family (5) – Family Consideration

A pressing need for families at the Church is a dedicated space for younger children during Worship. If the space were available, a kid's space may also be used by certain groups for meetings and other church functions.

A dedicated space for younger children would communicate a family friendly, caring congregation. Though this is in the middle range of being impactful renovation, it is an important consideration with a most cost of inclusion.

Created Arts (6) – Partnership Goal

The terminology “Created” Arts is specifically selected to distinguish the action of the art being “created” by someone for the sake of their expression, as opposed to being creative for the sake of uniqueness. The congregation especially wants to keep connections to Music and music programs for adults and youth. Programs may include events, rehearsal, and practice as well as education for youth.

The renovation combined with additional accessibility will create more opportunities music and other created arts within these facilities.

Meeting (7)– Need / Update

(Matthew 18:20)

Meeting, and meeting space in general, are building blocks for community and discourse. Freshly thinking the existing office and classroom space; adding in the Fellowship Hall and modernizing some if not all the spaces with modern technology may be just the mix to incubate new social partners.

This is also one of the more easily understood changes. Plus the changes will be mostly to rooms that are currently classrooms or offices already. The improvements should increase the demand as people become more familiar with the changes.

Worship / Celebration (W) – Worship Consideration

This consideration is ranked as the least impactful change and as having little new cost associated with it. This is not to imply that the Worship priority is not impactful. Rather, Worship and the Church facilities were originally conceived and still operate today with less change than some of the other spaces.

In 1868, congregation members would have come to Church on a Sunday morning to sit in a pew for worship. The same description would be accurate today.

For purposes of this review, consideration of Worship is not limited to just the historic building and sanctuary; but also, the outdoor garden, the Chapel with labyrinth and supporting spaces for worship such as Deacon's space and the Fellowship Hall.

Somehow, the baptismal font should also be a part of this change.

Church Services/ Concerts

As a historic Church, a small amount of space for Docent storage also needs to be provided.

Should the overall work of the Charrette need to be phased for budgeting reasons, the final order in which any new work would be completed over a number of years may not follow the progression (from **A** to 1 through 7 and ending with **W**) shown here. From an "importance" and "impact" viewpoint however, completing the Accessibility, Community Partners, Kitchen and Worship work first would deliver the most important goals and needs first at the most reasonable cost for what is accomplished.

RENOVATION PLAN

The Charrette Process focused on how to achieve better accessibility for the facility. Each of the three main constructions of the facility have individual floor elevations, none match with any of the other floor elevations. The first floor of each construction is at a different level from the two other constructions by 1 to 4 feet. The second floor of the 1920 and 1967 building are separated by a foot. The seven different floor levels (two in the Church, and 3 each in the Education Wing and the 1920 Wing.) The elevator can only accommodate 5 floor level changes.

The key factors to providing better accessibility are:

1. Locate elevator between Church and Education Wing.
2. Locate elevator closer to Church than Education Wing (to maximize first floor space as close to the grade level entrances as possible.)
3. Eliminate 2 floor levels of one of the main constructions.

Though the 2 floor levels of the 1920 Wing could be raised to the Education Wing floor heights, the efficiency in construction would be poor at best.

Therefore, the starting point for the renovation of the facility to be more accessible would be to demolish all the 1920 Wing. This may or may not include demolition of the east elevation and a small part of the floors of the Education Wing at this area (area of the east stairs). That decision can be finalized after more study by the Design Architect selected for the Project.

Accepting the demolition of the entire 1920 Wing to create the best construction situation going forward determines the plan of action to be followed for the final design.

Remedial / Repair Work

The 2019 Building Study identified 5 aspects of remedial work that must take place at the beginning of construction as follows:

- Abate asbestos from 1920 Wing	\$ 50,000
- Stabilize North Church Steel before Demo	\$ 200,000
- Demolish the 1920 Wing	\$ 250,000
- Relocate Utilities from 1920 Wing Crawl Space	\$ 450,000
- Tuck point newly exposed West wall of Church	\$ 175,000
- Abate for Church and Education Wing? (Unknown)	\$ 75,000
- Miscellaneous other Demolition for renovation (Estimated)	\$ 100,000
- Contingency (20%)	\$ 125,000
	Remedial Work \$1,425,000

In the process of the remedial work, at least 7 toilets (3 men, 3 women, 1 neutral) are lost. Additionally, there is a major water problem along the north wall of the Education

Wing Basement; windows not demolished may need to be replaced for better thermal performance, there are moisture and mold problems and outdated lighting in areas of minor remodeling that should be addressed in a major renovation.

Beyond the listed information, the relocation of the existing utilities is based on limited information. Until the utilities are fully exposed, it may be difficult to map specific new routes to re-connect the new utilities to existing lines that may not be demolished in the Church or Education Wing.

Minimal Infill

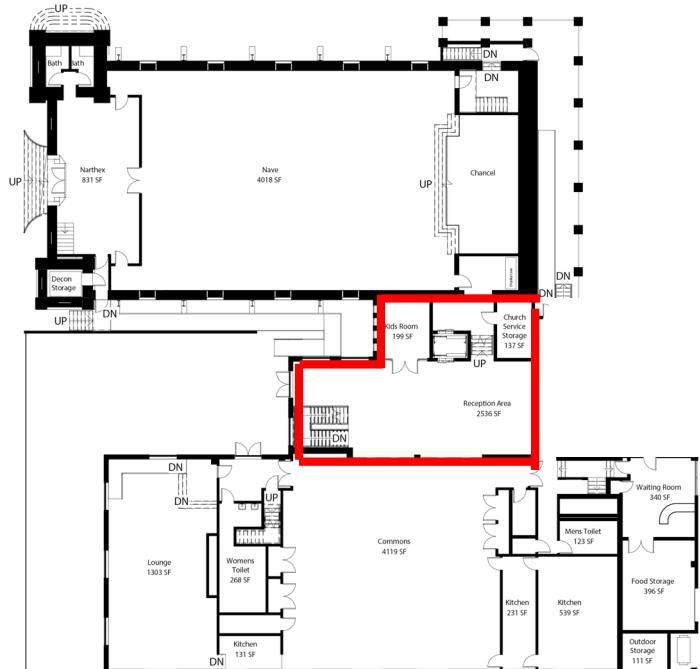
The minimum amount of infill construction is about 5,600 square feet, evenly divided between a new basement, first floor and second floor. (Each floor would be approximately 1,863 SF.) The west side of the infill would align with the west wall of the Church and extend until it hit the south wall of the Education Wing. This location allows good connection of the first floor to the Education Wing; though this smaller configuration just misses the east-west hallway into the kitchen. This size also presumes the existing east wall of the center section, while being replaced would use the foundation of the original construction and be the limit of construction in the east direction.

This minimal approach does not infill under the second floor of the Education Wing. If that were infilled for Samaritan Ministries, it would add another 1,000+ SF to the work.

This reduction in size eliminates 1,000 to 2,000 square feet of new construction. As a minimum approach, it would also greatly impact the established Program for this project.

The main entrance from the parking area would be moved significantly east and greatly reduce the open area shown in the proposed plan. Samaritan Ministries would move into this first floor area or into the basement. The Chapel would be significantly smaller and the second-floor gallery would mostly disappear.

The basement and second floor be identical footprints to the first floor in this minimized approach.



Optimum Infill

The Optimum Infill is the result of the Charrette Design. The new construction / infill totals almost 8,700 square feet. The modestly renovated / remodeled areas are a total of 18,000 square feet. Another 20,000 square feet would be remodeled at a very low level, mostly finish changes.

Note, the modestly renovated / remodeled areas and the low-level remodeling can be done in the limited plan shown above. It is expected that there would be several adjustments to accommodate changes caused by the smaller new construction restricting access or other considerations made with the bigger footprint of the optimum plan.

The Optimum Infill plans are shown on the following pages in the section titled

Net Change

SCOPE PLAN

The Scope Plan represents a compilation of the various parts of the Building Program with constraints of the site and limitations in what is known at this time. The main purpose of the scope plan is not to finalize the design but rather to come to a point where it is agreed that this is about how big the plan will be. What you see represents reasonably well the extent of what should be built.

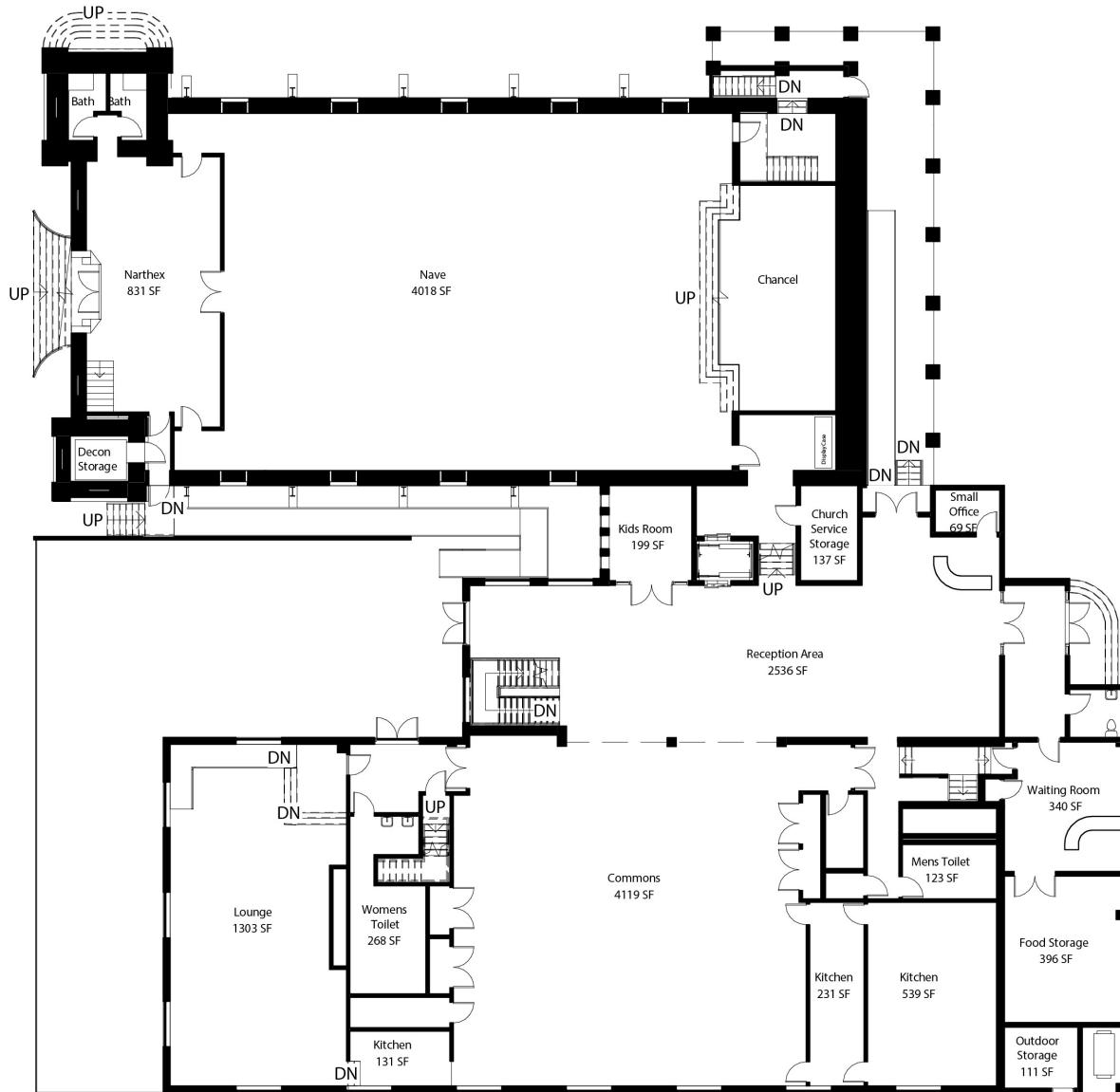
The scope (size) is established so that a square foot estimate can be made of the average cost for this much work to be done. That square foot cost is not necessarily material specific. For example, the building will have a roof. But there was little consideration to this point if the roof is a membrane roof or a metal roof. The heating system is not designed; but the estimate is based on an average cost of many different heating systems for the size of a building.

At this level, moving walls or doors around won't impact the budget. Likewise, changing floor materials; moving toilets around or wanting different lights will have a minimal impact on what is reported in the estimated cost.

On the other hand, moving the main entrance, not building under the second floor of the Education Wing or raising the ceiling height of the second floor by 8' would cause the estimate to change.

Regardless, the Scope plan provides a good foundation for discussion about the project. In this case, the Scope plan has also allowed for several interior (and exterior) renderings to be generated to help show the concept in a more understandable image.

The plans follow on the next several pages, starting with the grade level entry, Fellowship Hall and Kitchen. That plan will also include one elevator stop up to the main floor of the Church. The next plan will be the first elevator stop down to the Church basement and the second elevator stop down to the basement of the Education Wing. The last plan shows the second elevator stop up which gets to the second floor of the infill, the Chapel and the offices and meeting rooms.



Main (1st) Floor

The bottom 2/3rds of the plan is the Garden Grade Level (East) entrance from 7th Street. The bulk of this floor is accessible. The Lounge at the lower left hand corner is accessible from the existing ramp. The Commons wall is opened up to the new Reception Area. To the right of the kitchen, the space below the second floor of the Education Wing is filled in for the Samaritan Ministries.

The entrance from the parking lot is on the right; there is a covered outdoor ramp that makes this entrance also accessible.

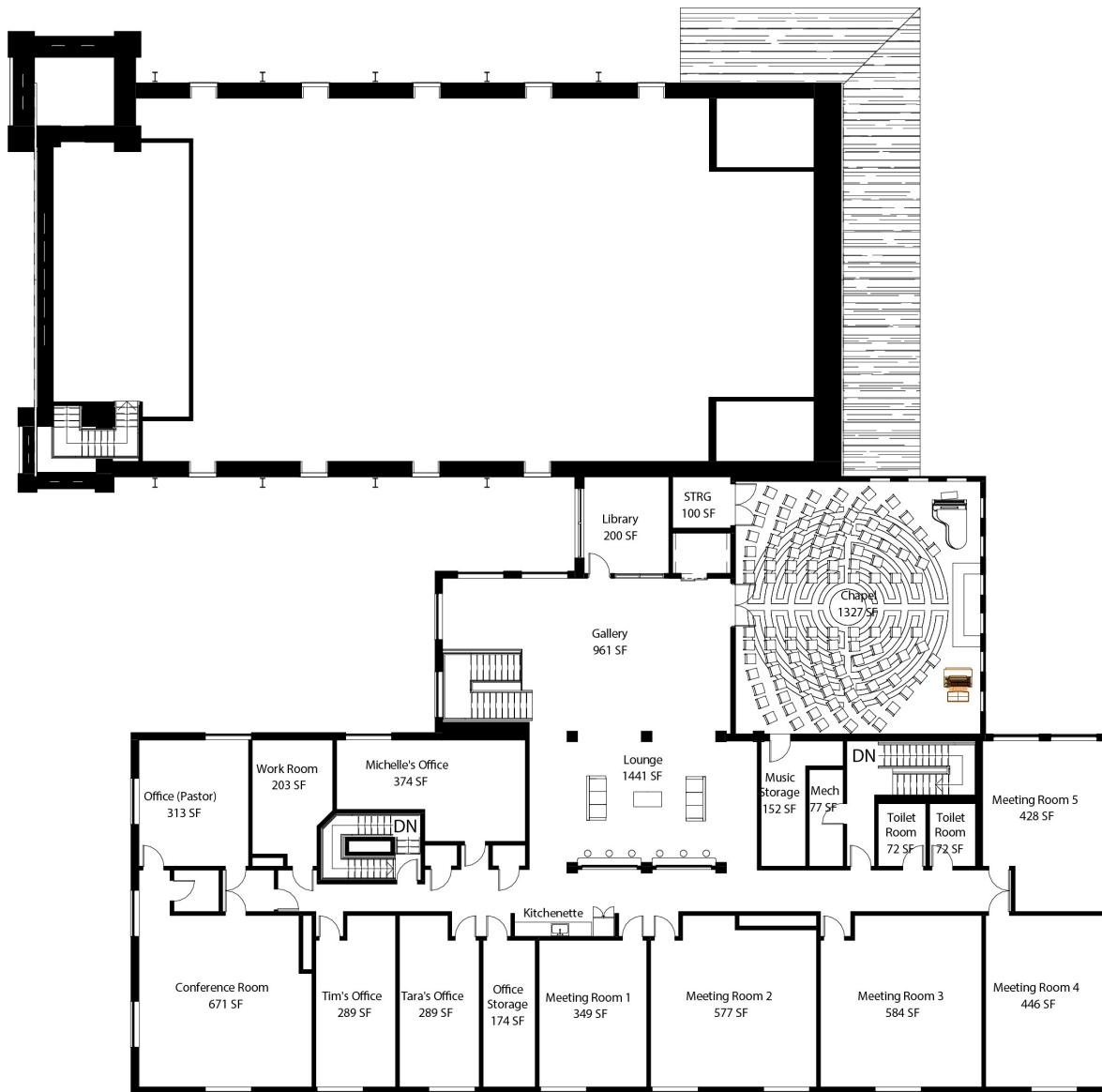
The top part of the plan is the main floor of the church. It is accessible by the outdoor ramp or the elevator just to the right of the Kids' Room.



Basement Floors

The bottom 2/3rds of the plan is the basement under the 1st floor Grade Level and parking lot entrances. The new infill space is mostly transition space and Tom's Workshop. The basement of the Education Wing is shown unchanged. There is a new footing and foundation to the right showing the outline of the Samaritan Ministries above.

The top part of the plan is the basement floor of the church. It is largely unchanged.



Second Floor (and upper portion of Church)

The bottom 2/3rds of the plan is the second floor over the 1st floor Grade Level and parking lot entrances. The new infill space has the Gallery, Library and Chapel. A Lounge is added to the Education Wing. The offices and classrooms are modified for better utility. The basement of the Education Wing is shown unchanged. There is a new footing and foundation to the right showing the outline of the Samaritan Ministries above.

The top part of the plan is upper part of the church. The larger rectangle to the left is the Choir Loft. The space is unchanged. The gray upside down "L" on the right side of the Church is a roof cover over the basement exit stair at the top right corner and the cover over the handicap ramp to the right.

Disclaimer

BUDGET

Remedial / Repair

Accessibilitlty

Optimum

Disclaimer

RECOMENDATION

Footnotes:

- 1 "Goven Partick Charrette"
- 2 From "The Design Charrette", Rob Roggema, Editor
- 3 Oxford Languages

APPENDICES

Appendix 1 – Charrette Information

- 1.1 The Charrette Process
- 1.2 1st Session
- 1.3 2nd Session(s)
- 1.4 3rd Session(s)

Appendix 2 – Existing Materials Provided by Owner

- 2.1 Asset Mapping
- 2.2 First Presbyterian Church Building Study (2019)
- 2.3 Drawings of Church Renovation
- 2.4 Drawings of Education Wing

Appendix 3 – Select Photos

Appendix 4 – Other Materials