

EXECUTIVE SUMMARY

King's Chapel, located in the City of Boston, is an integral part of America's cultural heritage as well as a stable presence of spiritual activity. The ongoing preservation and improvements at the historic church will ensure its longevity for future generations. The Master Plan for King's Chapel continues the legacy of stewardship by addressing the updating and improvement, maintenance, repair, and conservation of this culturally significant building, while balancing the current needs of a contemporary congregation.

The recommendation presented in these Phasing and Construction Options represents the considered judgement of the Master Plan Task Force and choices from among the options presented over the course of the study. The recommendation has been informed by the Society's participation at critical points during the process.

Scope of Work

The King's Chapel Master Plan Task Force was formed in Fall 2006 and worked in conjunction with design firm Goody Clancy, and construction firm Shawmut Design and Construction, to evaluate options for improvements to the church and establish an integrated preservation plan for maintenance, repairs, and improvements. The Master Plan is based upon this collaboration as well as the research and investigation documented in the Historic Structures Report and the Condition Assessment Report prepared by Goody Clancy in 2005-2006 on behalf of the Wardens and Vestry of King's Chapel.

The Task Force defined its goals for the Master Plan as *ministry enhancements*, *stewardship*, and *fiscal planning*. The goals are designed to keep the best interests of the church and the congregation at the forefront of every decision. The Task Force weighed all factors against these goals and did not exclude any option without careful consideration.

Cultural Significance

King's Chapel has been recognized by national, state, and local authorities as a site of cultural, spiritual, historical, and architectural significance. It has the distinction of being designated as National and Massachusetts State Historic Landmark and is listed on the National and Massachusetts State Registers of Historic Places. In addition, King's Chapel has been identified as one of sixteen sites exemplifying Colonial America that are connected along a path known as the Freedom Trail.

It is the responsibility of the stewards of King's Chapel to be diligent

in the preservation of all historic materials and adhere to the various guidelines established by governing agencies. As a result of its landmark status, all exterior and possibly interior alterations funded by the federal or state government will be subject to review by the Secretary of the Interior via the Massachusetts Historical Commission (MHC). Although King's Chapel is not a local landmark, it may still be subject to Boston Landmarks Staff review in conjunction with the MHC.

Ministry Enhancements

Ministry enhancements embrace all actions that improve the functionality of the historic church for the congregation. The Task Force assessed areas of the building that are currently inadequate, focusing on maintaining and improving the overall experience of worship and other uses of the sanctuary. The church has never undergone a major renovation to upgrade spaces for handicap accessibility and its growing need of auxiliary spaces. In order to make the church more accessible to its users, key areas in the main sanctuary and the basement, identified in Table 1.1, have been designated for possible improvement based on current Massachusetts State Building Code.

In addition to accessibility issues, the Task Force explored alternative options for secondary assembly and support spaces, which are all currently located at the Parish House. The historic building is not large enough to accommodate all program spaces. However, the relocation of some key functions, identified in Table 1.1, would help to integrate worship time with fellowship time. Working within the framework of the historic church, the Task Force focused on the underutilized basement as an area of potential for new assembly and support spaces.

Table 1.1: Improvements for Handicap Accessibility & Auxiliary Space

Handicap Accessibility	Auxiliary Space
Public Toilet Rooms	Public Toilet Rooms
Main Entrance	Multi-Purpose Space
Basement	Nursery
General Seating	Storage Room
	Coat Room

Stewardship

Stewardship is the thoughtful management of a site entrusted to one's care. It is the obligation of the stewards to routinely evaluate the integrity of the historic building materials and maintain the performance of the building systems. In Fall 2005, a survey was conducted on all ar-

chitectural elements on the exterior and interior and the findings were documented in the Condition Assessment Report. The various stages of deterioration of all materials were noted and recommendations for treatments were prioritized according to urgency. Those noted as emergency at the time have been dealt with.

Project Plan Development

Project plan development integrates the work identified as improvements and stewardship establishing a phasing and fiscal plan. The Task Force, with the assistance of Goody Clancy and Shawmut Design and Construction, organized the work into a logical sequence grouped into four phases based on priority and constructability. Gross construction costs (in 2007 dollar amounts) have been allocated to each phase.

Phasing Options and Project Budget

This section illustrates and summarizes the phasing and fiscal plan that the Master Plan Task Force agreed to at its final meeting of March 03, 2008. Costs shown are construction costs developed by Goody Clancy and Shawmut Design and Construction during 2005 to 2007. They represent probable costs in 2007 dollars to establish a sense of the financial scale of the overall Master Plan. Construction budgets have been increased to include an estimate of costs beyond construction such as professional fees, legal costs, and contingencies resulting in an overall Project Budget. The separate Project Budgets assume a 1.4 multiplier of construction cost, a factor based on Goody Clancy project experience.

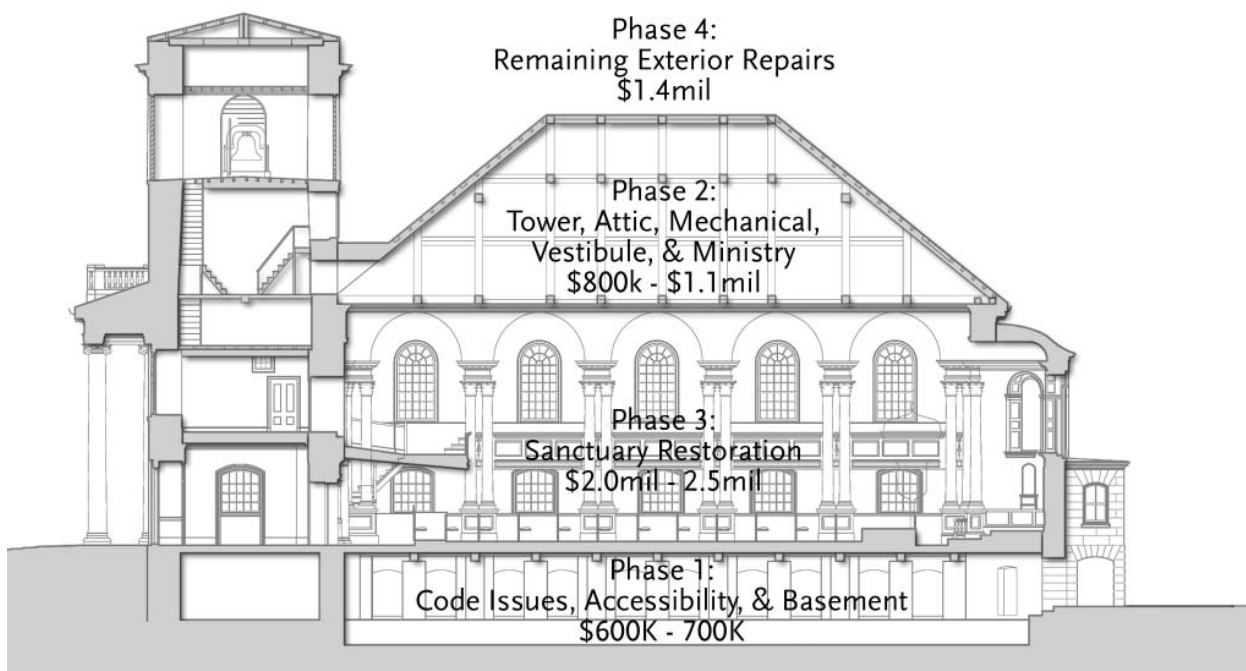


Fig. 1.1: Construction costs by phase.

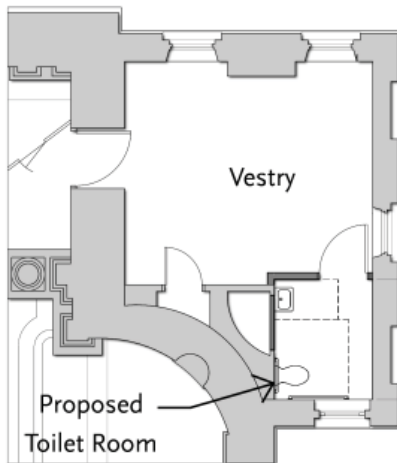


Fig. 1.2: Proposed design for a new handicap accessible toilet room in the Vestry.

Phase 1: Code Issues, Accessibility, and Basement

Construction Budget: \$600,000 - \$750,000

Project Budget: +/- \$950,000

Phase I involves all work that should be completed soon. It includes code compliance, accessibility, and the aesthetics of welcoming visitors. Currently, there are several items needing immediate attention. The building systems affected include electrical, plumbing and fire protection. These items were first identified in the Condition Assessment Report. Overall, the work is fairly minor. The complete report is located in Appendix C of the Condition Assessment Report.

Improvements to the main entrance (west elevation) for accessibility will address the resetting of the brick pavers. The work at the entrance logically includes the restoration of the wrought iron fence. In addition access improvements will address a minor reconfiguration of the boxed pews near the chancel and the renovation of the vestry toilet room for handicap access (Fig. 1.2).

Additional restrooms will be provided in the basement with improved access at the location of the existing stair (see attachment) and modifications to the existing exterior basement door (east elevation) to provide a second means of egress. A variance from the Commonwealth of Massachusetts will be required for this work, because the physical constraints of the building prevent full compliance with state accessibility codes.

Phase 2: Tower, Attic, Mechanical Systems, Vestibule & Ministry

Construction Budget: \$800,000 - \$1,100,000

Project Budget: +/- \$1,330,000

This phase sets the stage for the sanctuary restoration by installing the base system improvements and enhancing air movement through the building as an alternative to air conditioning.

The work at the tower and attic will address the louvers to improve functionality and the repair of structural components including the girt ends at the west elevation, truss head connections and the missing purlin below the north roof.

The improvements to the vestibule to make the space more welcoming include repairing or replacing the sandstone flooring, repairing and repainting the plaster walls, refinishing the decorative elements and upgrading the lighting and possibly installing glass inner doors to allow a more open and welcoming experience. In addition, the ministry spaces, such as the choir loft and robing room, are to be refurbished.

Phase 3: Sanctuary Restoration

Construction Budget: \$2,000,000 - \$2,500,000

Project Budget: +/- \$3,150,000

The scope of Phase 3 includes the restoration and repair of all interior finishes within the sanctuary including the appurtenances of worship (i.e. the chancel, pulpit, reading desks, pews, tablets, etc.) and the conservation of the organ case and clock spandrels. In addition, new work will include the installation of lighting and audio/visual equipment, and the replacement or refurbishment of all mechanical, electrical, and fire protection systems.

Phase 4: Remaining Exterior Repairs

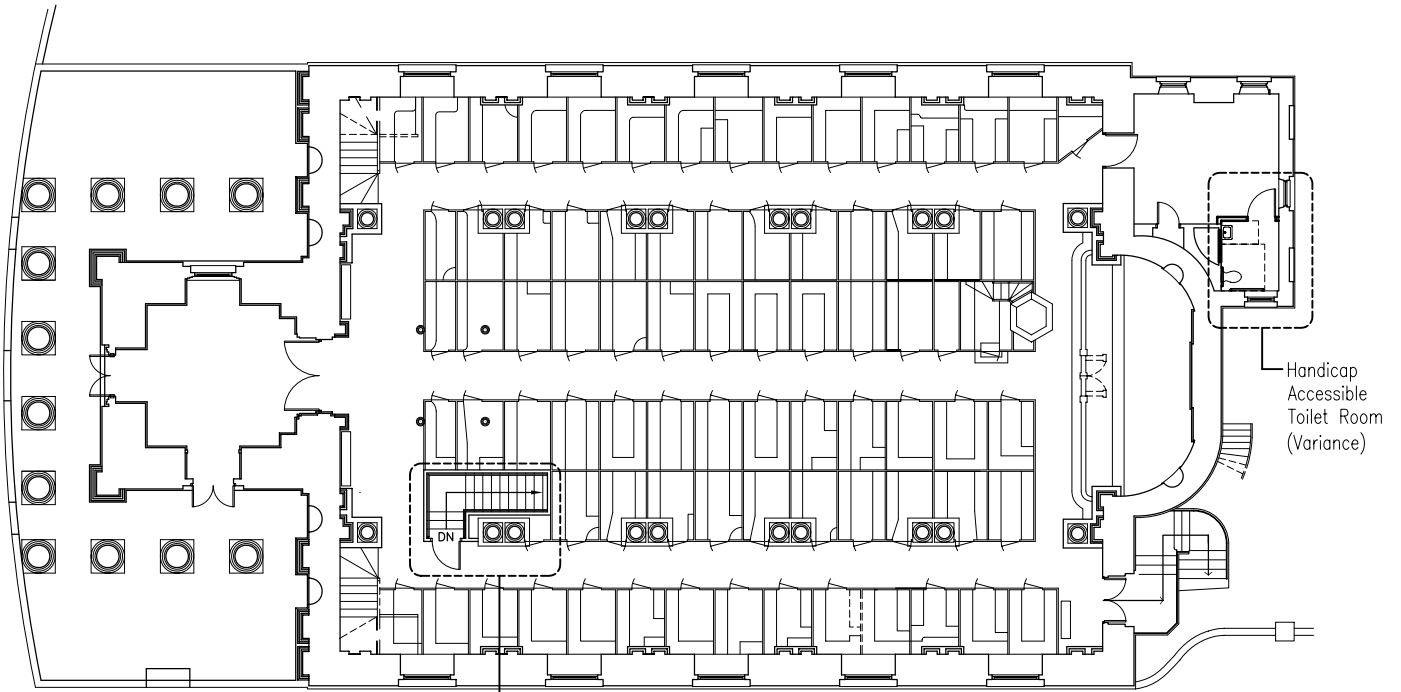
Construction Budget: \$1,400,000

Project Budget: +/- \$1,960,000

All exterior work remaining (that which has not already been completed as part of on-going maintenance) can be completed as one project including the complete structural repairs to the portico and columns, the restoration of windows, and trim and the roof repairs.

Total Project Budget: +/- \$7,500,000

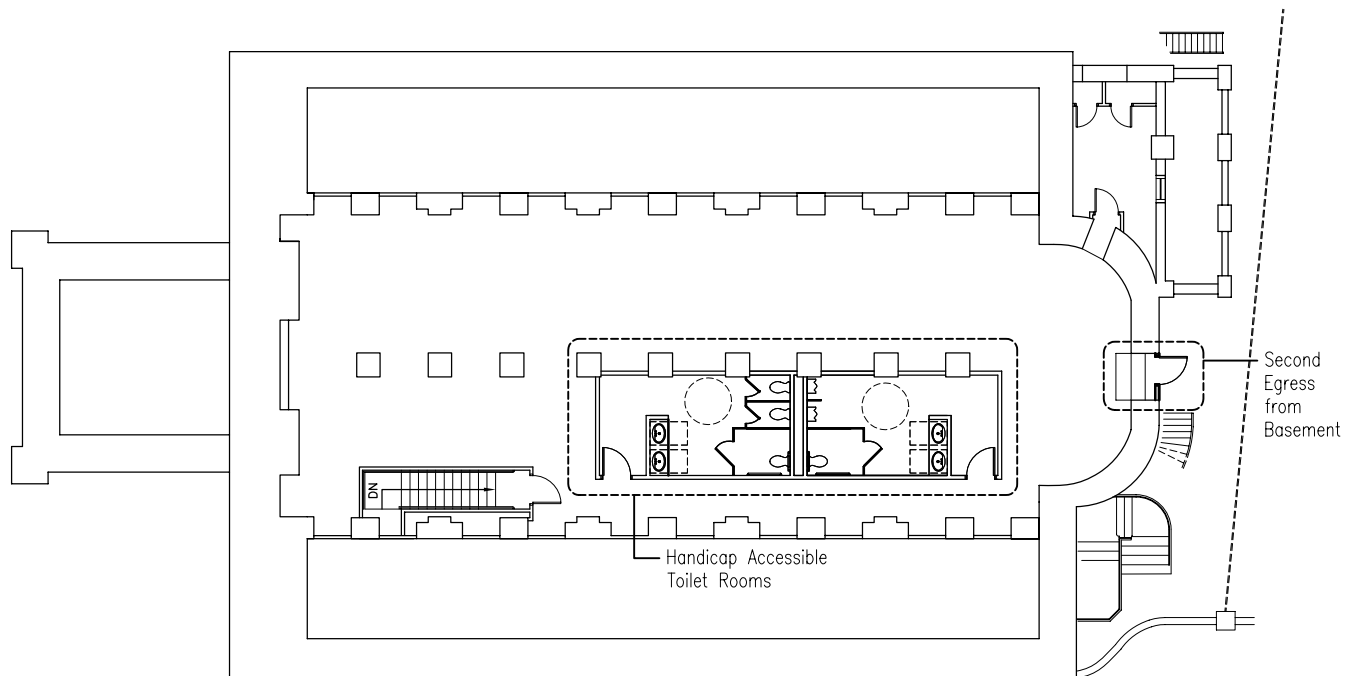
The overall Project Budget represents the best judgement of the Master Plan Task Force and the consultants on what is required to carry out an effective and prudent program to realize the goals of the Society and the desiderata identified during the planning process. This target number is, of course, subject to the increase of inflation and the decreases of project scope resulting from on-going interim Buildings and Grounds Maintenance and the Society's thoughtful decisions about what is necessary and fundable.



First Floor Plan Diagram
Not to Scale

Code Compliant Stair

Note: Existing Conditions
to be Verified in Field



Basement Plan Diagram
Not to Scale

Handicap Accessible
Toilet Rooms

Second
Egress
from
Basement

Note: Existing Conditions
to be Verified in Field

Stair and Restroom Locations