

**Application for Tax Increment
Appropriation
2012 Allocation**

*Community
Redevelopment
Area*

**PHASE 2
RESTORATION PLAN**

For

**THE CORNISH MEMORIAL
A.M.E. ZION CHURCH**
701 Whitehead Street
Key West, Florida

September 28, 2011

CORNISH MEMORIAL AFRICAN METHODIST EPISCOPAL ZION CHURCH

Rev. Kevin W.H. Lewis, D. Min., Pastor

702 Whitehead Street
Key West, Florida 33040

(305) 294-2350 Office
(305) 292-8554 Residence

September 30, 2011

Bahama Village Redevelopment
Advisory Committee
Ms. Nicole Malo
City of Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

Dear Ms. Malo:

It is my joy and happy privilege to submit our application for a 2012 Bahama Village Redevelopment Grant for Phase 2 of our restoration program. Our estimate budget for this project is \$256,896.00 of which Cornish Church will contribute \$20,000.00. Therefore we request a redevelopment grant of \$236,896.00 for the completion of the following components of the program:

This is Phase 2 of the complete restoration of the church which is estimated to cost \$976,872.00 (See Total Project Estimate in Section 3 of this application, attached) We have completed Phase 1 toward the goal which was entirely funded by a 2009 TIF Grant. Phase 2 will consist of the following:

- | | |
|---|---------------------|
| 1. Replace existing substandard fellowship hall
bathrooms to be ADA and code compliant. | \$ 53,000.00 |
| 2. Bring existing substandard kitchen to code compliance | \$ 37,700.00 |
| 3. Stabilize the building with new steel structural members.
Jack and level the rear corner of the building where the
sill has failed. Stabilize the lateral leaning of the building. | \$ 85,200.00 |
| 4. Construct a ramp and wheelchair lift at the ground floor. | \$ 10,000.00 |
| 5. Repair/Replace rotten floor framing under sanctuary
pulpit/chancel area. Repair/Restore the balustrade around
the altar and choir lofts. Enlarge existing hall storeroom. | \$ 8,300.00 |
| 6. Modify the front row of pews to allow for additional
space for organ and piano. Enlarge fellowship hall storeroom.
Replace AC supply diffusers. Touch up paint. | \$ 5,900.00 |
| 7. Tent the church to control termite damage. | \$10,000.00 |
| 8. Repair the parsonage electrical system. | <u>\$18,665.00</u> |
| | \$228,765.00 |



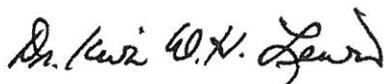
9. Architectural and Engineering Fees (8.6%)	\$ 20,131.00
10. Estimated City Permit and Impact fees.	<u>\$ 8,000.00</u>
TOTAL	\$256,896.00

Of this work, the bathrooms, wheelchair lift and ramp is required by law in order to comply with American Disabilities Act. The replacement of the parsonage electrical system will remove a serious fire hazard to the church, as the parsonage is less than five feet from the church. A fire in the parsonage would most certainly spread to the church.

The Cornish church will contribute \$20,000.00 to this work, as well as provide funds for other repairs to the parsonage including structural repairs, new roofing at the kitchen saw tooth, new bathrooms, and improved finishes and painting. We have attached conceptual drawings of the floor plans showing the bathrooms, kitchen, and other areas of improvement that we propose, as well as the Phase 1 Historic Structures Report and the required material specified in the application.

Our church congregation and I have been delighted and encouraged by the success of Phase 1 and feel grateful and privileged to have been the beneficiaries of this wonderful program created by the City of Key West. We thank you for your consideration of our Phase 2 request.

Sincerely,



Dr. Kevin W.H. Lewis, Pastor

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- PHASE 2 SCHEDULE
- GREEN FEATURES

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- CONCEPTUAL DESIGN DRAWINGS
- PHOTOGRAPHS OF AREAS TO BE RESTORED IN PHASE 2
- 2009 REPORT AND RECOMMENDATIONS ARCHITECTURAL CONDITIONS AT THE CORNISH MEMORIAL A.M.E. ZION CHURCH
- STRUCTURAL ENGINEER'S REPORT JUNE 2009

APPLICATION

SECTION **1**



Community Redevelopment Area Application for Tax Increment Appropriation 2012 Allocation

Applications for funding are accepted between Tuesday, July 5, 2011 and Friday, September 30, 2011. By law funding for the Community Redevelopment Agency occurs after January 1. The attached Community Redevelopment Agency Use of Tax Increment Funding Guidelines includes additional information to assist in the application process.

- A. CRA LOCATION: Which Community Redevelopment Area (CRA) subarea is the project located within? *Check one:*
 - Bahama Village Subarea
 - Caroline Street Corridor Subarea

B. PROJECT NAME: PHASE 2 RESTORATION OF THE CORNISH MEMORIAL A.M.E. ZION CHURCH

C. PROJECT LOCATION/ADDRESS: 702 WHITEHEAD STREET KEY WEST, FLORIDA

D. APPLICANT (*PLEASE EXECUTE ATTACHED AUTHORIZATION FORMS*)

Entity CORNISH MEMORIAL A.M.E.CHURCH

Authorized Representative KEVIN LEWIS

Role or Capacity of Authorized Representative PASTOR

Address 702 WHITEHEAD STREET

Telephone Number 294-2350

Cellular Number 292-8554

E-Mail Address drknlcc@aol.com

E. PROJECT INFORMATION

What type of project is proposed: *Check one:* Construction/Restoration Program

Provide a brief description of the project:

IMPROVEMENTS TO BRING THE CHURCH INTO ADA COMPLIANCE (BATHROOMS, RAMP, ETC.) STRUCTURE
TO PREVENT FURTHER DETERIORATION; KITCHEN REPLACEMENT FOR SAFETY AND CODE COMPLIANCE;
REPLACEMENT OF SUBSTANDARD ELECTRICAL WIRING; REPAIRS TO THE PULPIT AND CHOIR STRUCTURE

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

- map(s)
- deeds(s)
- boundary survey
- Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

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

Facility location authorization

F. OWNERSHIP AND LEGAL STRUCTURE

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

THE A.M.E. ZION CHURCH, INC.

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

FIRST FLOOR FELLOWSHIP HALL DOES NOT HAVE DISABILITY ACCESS

G. PREAPPLICATION MEETING

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

SEPTEMBER 29, 2011 Planning Department

SEPTEMBER 29, 2011 Historic Preservation Planner

H. PROJECT BUDGET

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

1. Is funding requested for multiple phases (over more than one funding cycle?)
 yes no

2. Project Cost for 2012 \$256,896

Total Project Cost \$976,872 (\$417,000 ALREADY) (if multiphase, for all years)

3. Amount of TIF Funding Requested for 2012 \$236,896

Total Amount of TIF Funding Requested TBD
(if multiphase, for all years)

4. Total Amount of matching funds provided for 2012 \$20,000

Total Amount of matching funds provided TBD
(if multiphase, for all years)

Describe the source and amount of matching funds GENERAL TREASURY OF CHH

5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)

Detailed budget attached

I. PROJECT SCHEDULE

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

Schedule attached

J. GREEN FEATURES

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

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

Green Features response attached

K. CERTIFICATION

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

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

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

Applicant's Signature: Dr. Kevin W.H. Lewis Date: Oct 3, 2011

Subscribed and sworn to (or affirmed) before me on Oct 3, 2011 (date) by

Dr. Kevin W H Lewis
Please Print Name of Affiant

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

Patricia A. Gallagher
Notary's Signature and Seal



Patricia A. Gallagher Name of Acknowledger printed or stamped

Notary Title or Rank

96452 Commission Number, if any

Section E
Project Information

ATTACHMENTS

- ✓ • **MAPS**
 - 1 COMMUNITY REDEVELOPMENT
AREA LOCATION MAP
 - 2 COMMUNITY REDEVELOPMENT
AREA DETAIL LOCATION MAP
 - 3 COMMUNITY REDEVELOPMENT AREA
BAHAMA VILLAGE SUBAREA DETAIL LOCATION
 - 4 SANBORNE MAPS OF 1887, 1899, AND 1912

- **DEED**

- **BOUNDARY SURVEY**

- **MONROE COUNTY PROPERTY
APPRAISER'S DATA**

- **PROJECT BUDGET**
 - 1 PROJECTED PHASE TWO BUDGET
 - 2 ACTUAL PHASE 1 EXPENDITURES
 - 3 TOTAL PROJECTED RESTORATION BUDGET

- **CONTRACTOR'S COST ESTIMATES**
 - 1 ARCHITECTURAL AND ENGINEERING PROPOSAL
 - 2 GENERAL CONTRACTOR'S ESTIMATES

- **PHASE 2 SCHEDULE**

- **GREEN FEATURES**
 - 1 PHASE 2
 - 2 PHASE 1 REALIZED

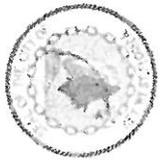
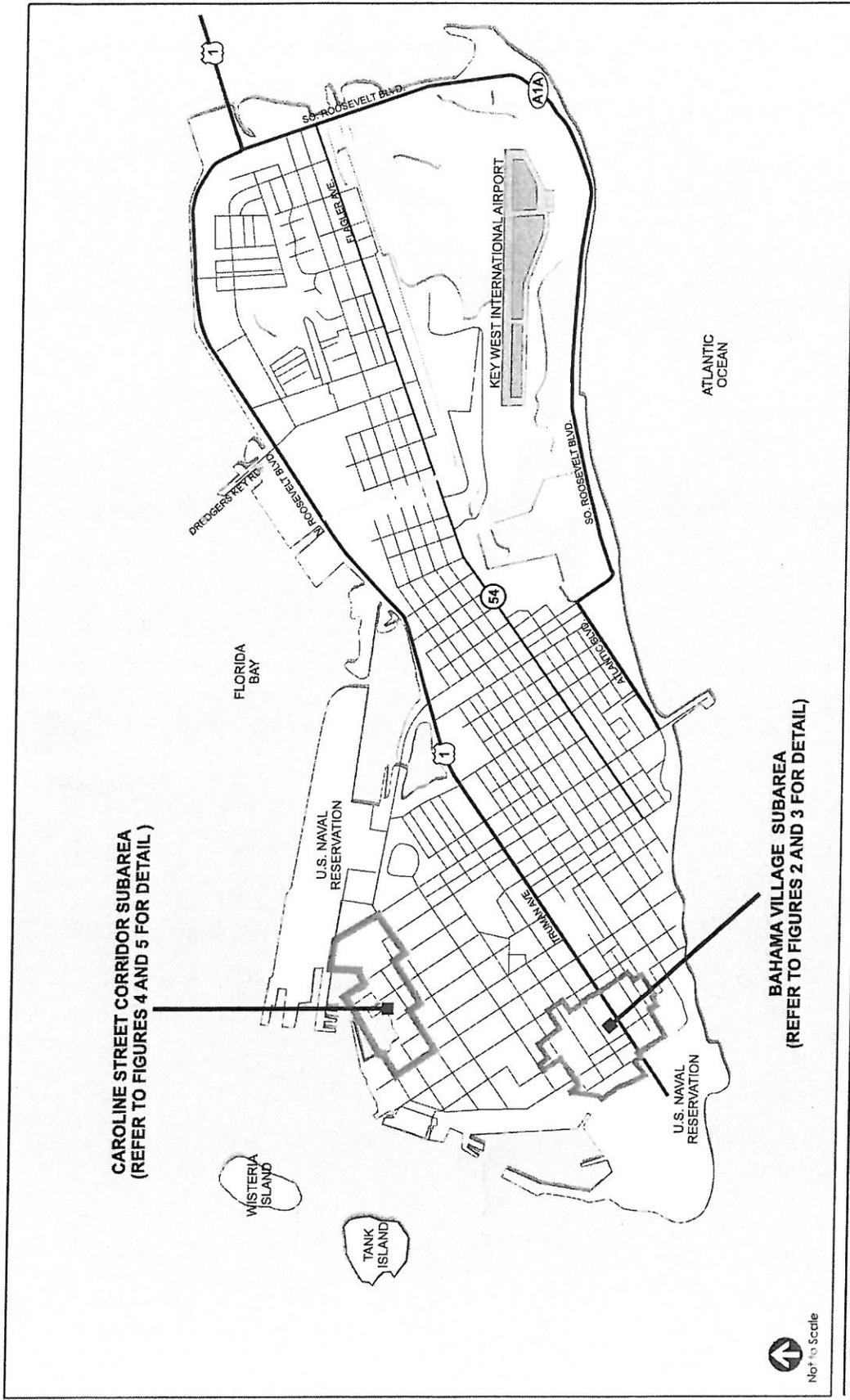
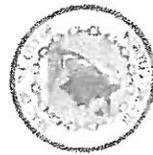


Figure 1
Location Map
Community Redevelopment Area
Caroline Street Corridor and Bahama Village Community Redevelopment Agency



LEGEND

Approximate Boundaries of Subarea

Figure 3
Aerial Detail Location Map
Bahama Village Subarea
Community Redevelopment Area
Caroline Street Corridor and Bahama Village Community Redevelopment Agency

File Name: CRA BVSA Base

Source: City of Key West, November 2009



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

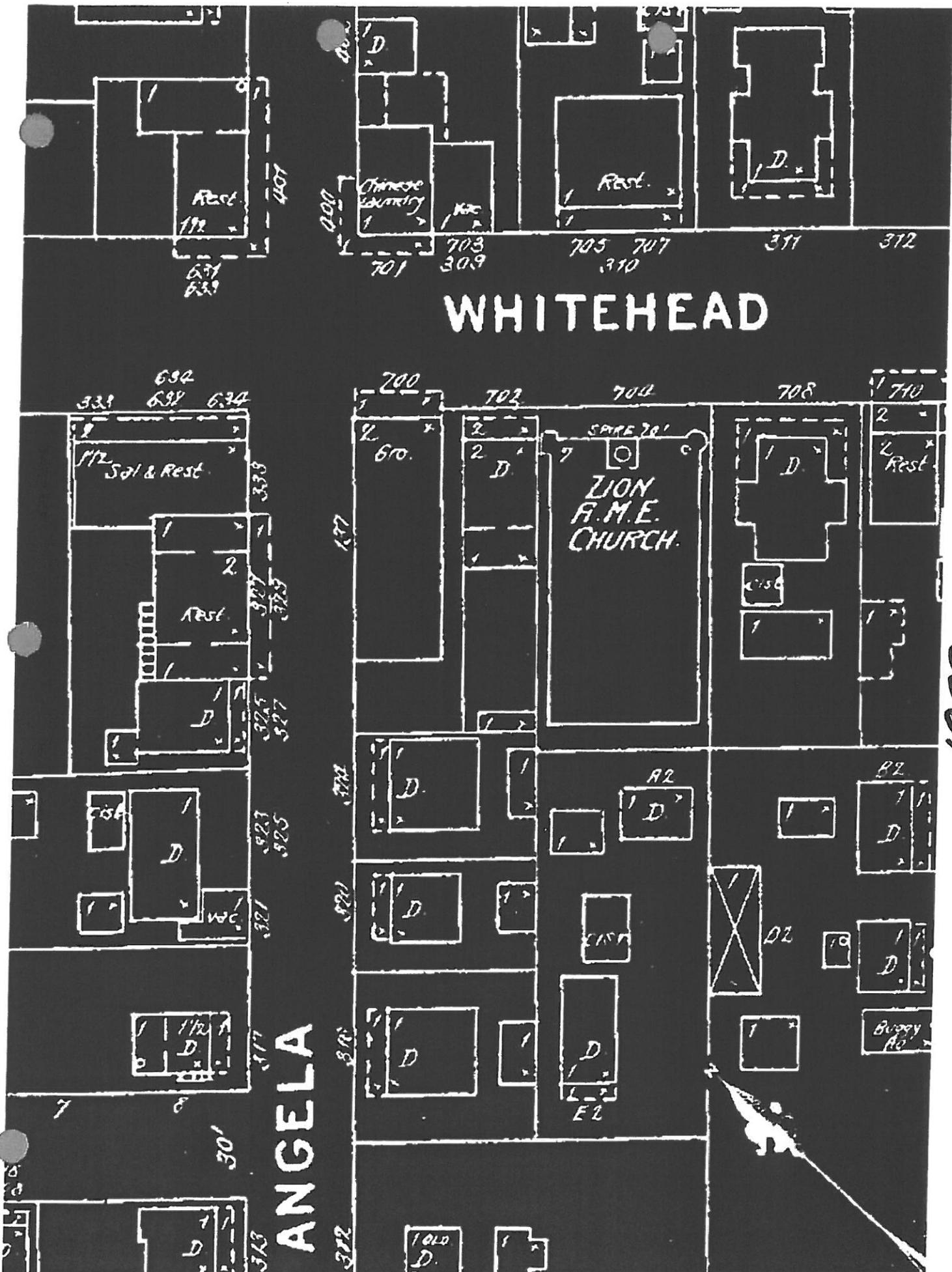


LEGEND
Approximate Boundaries of Subarea

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

File Name: CRA BVSA Base

Source: City of Key West, November 2009



WHITEHEAD

ANGELA

6881



Rest.
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Chinese
Laundry

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D.

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633 634

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Rest.

D.

D.

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F.M.E.
CHURCH.

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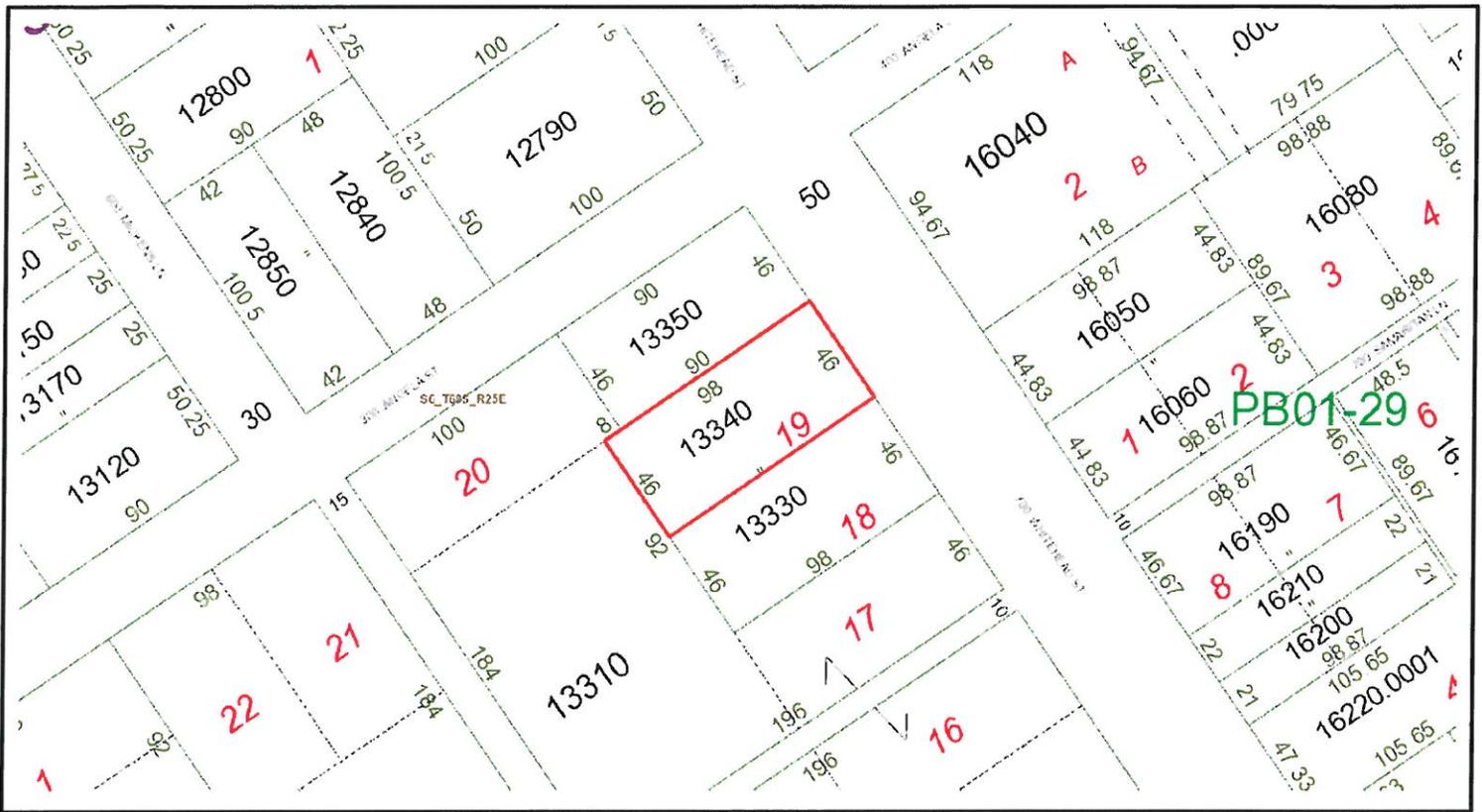
321

Know all men by these presents that we Calvin Von Piste in my own right, and William H. Von Piste as husband of the said Calvin, both of the City of Key West in said County in the State of Florida, for and in consideration of the sum of One hundred and forty five Dollars lawful money of the United States to us in hand well and truly paid by Paul Habrook, Alexander Mickens, Sampson Forrester, Prime Des and Samuel Prasier as Trustees of the African, Methodist, Episcopal, Zion Church of the said City County and State, the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold, enfeoffed and conveyed, and by these presents, do give, grant, bargain, sell, enfeoff, convey and deliver unto the said Paul Habrook, Alexander Mickens, Sampson Forrester, Prime Des and Samuel Prasier as Trustees of said for the African, Methodist, Episcopal, Zion Church, at Key West, and to their successors in Office and assigns forever, to be held by them in Trust as long as there are three persons to advocate the doctrines of said Comunion. All that certain piece or parcel of land situate lying and being on the Island of Key West in said State of Florida and known on the Map of said Island delineated by William D. Whitehead in February 1829 as part of Tract Number Three (N^o 3) and commonly known on said Island as Gordon's Garden, and further described in a Diagram of said Garden made by William H. Von Piste and recorded in Book F. page 621. of Monroe County Records as Lot N^o 19. (Mun. for Minutes) on said Diagram, and having a Front on Whitehead Street bounded, of Forty six feet (46 feet) and extending back at right angles Ninety eight feet (98 feet). - It Have and To Hold the said piece or parcel of land together with all the hereinaforements, rights and privileges thereto belonging or in any wise appertaining unto them the said Paul Habrook, Alexander Mickens, Sampson Forrester, Prime Des and Samuel Prasier as Trustees of and in Trust for the African, Methodist Episcopal, Zion Church at Key West and their successors in said Trust and assigns in fee simple forever, to be held by them in Trust as long as there are three persons to advocate the doctrines of said Comunion. And we the said Calvin Von Piste in my own right, and William H. Von Piste, for ourselves, our heirs, executors and administrators do hereby covenant with the said Trustees their successors and assigns to warrant and defend the said land and premises from and against the claims and demands of all persons who may come.

In Testimony whereof we have hereunto set our hands and seals at the City of Key West on this Twelfth day of November A. D. 1866. -
 Signed sealed and delivered
 in the presence of _____ (Sig^{ty}) Calvin Von Piste
 (Sig^{ty}) Peter L. Jaycock's _____ Wm. H. Von Piste
 Peter Larson

I Calvin Von Piste wife of William H. Von Piste of Key West being separate and apart from my husband do hereby acknowledge and certify that I executed the foregoing conveyance freely and voluntarily and with full and perfect understanding of my rights and duties and in full view of my mind and I have hereunto set my hand and seal at Key West on this Twelfth day of November A. D. 1866.
 Calvin Von Piste

Property Appraiser Information



Printed: Oct 17, 2011

Monroe County, Florida MCPA GIS Public Portal

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1013722 Parcel ID: 00013340-000000

Ownership Details

Mailing Address:
 CHURCH A M E ZION TRUSTEE
 702 WHITEHEAD ST
 KEY WEST, FL 33040

Property Details

PC Code: 71 - CHURCHES
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 702 WHITEHEAD ST KEY WEST
Legal Description: KW LOT 19 SQR 1 TR 3 F-917

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

Exemptions

Exemption	Amount
10 - RELIGIOUS	1,342,378.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	46	98	4,508.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 7045
Year Built: 1894

Building 1 Details

Building Type
Effective Age 32
Year Built 1894
Functional Obs 0

Condition P
Perimeter 536
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 40
Grnd Floor Area 7,045

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

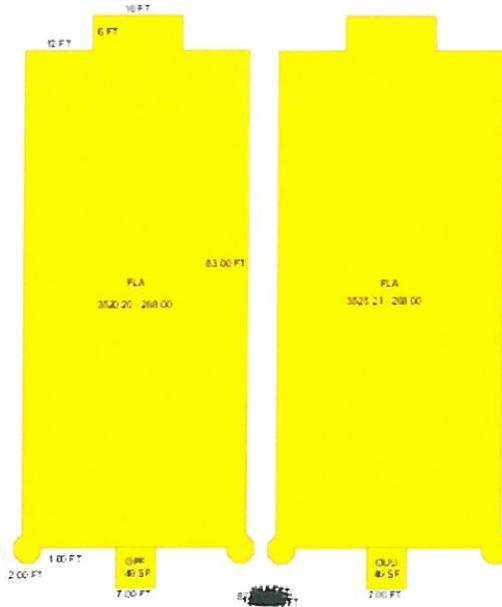
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 4

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1984					3,520
2	FLA		1	1984					3,525
3	OPF		1	1984					49
4	OUU		1	1984					49

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2580	CHURCHES	100	N	Y
	2581	CHURCHES	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
672	C.B.S.	100

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-00002985	09/03/2009		6,300	INSTALL 1/ ROUND HISTORICAL GUTTERS AND 4" ROUND CONDUCTOR PIPE TO BRING IT BACK TO ORIGINAL	
09-00002982	09/03/2009		10,000	INSTALL 2200 SF PLYWOOD OVER EXISTING PURLONGS	
09-00002937	09/03/2009		119,445	INSTALL 5550 SF OF 24G GALVALUME VICTORIAN METAL SHINGLE ROOF SYSTEM	
05-0542	03/07/2005	12/31/2005	68,500	REPLACE ROTTEN WOOD & PAINT	
A954197	11/01/1995	12/01/1995	3,000	12 SQRS GALV V-CRIMP RFG	
9601292	03/01/1996	08/01/1996	1,500	ROOF	
9601855	05/01/1996	08/01/1996	2,500	ROOF	
01-3936	12/13/2001	10/11/2002	5,500	FRONT DOORS REPLACED	
04-2827	08/26/2004	11/18/2004	3,800	REPAIR CELING	
04-2827	05/27/2005	12/31/2005	3,800	REPAIR CONCRETE CEILING EXTERIOR STAIRWAY	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	857,804	0	484,574	1,342,378	1,342,378	1,342,378	0
2010	857,804	0	428,260	1,286,064	1,286,064	1,286,064	0
2009	857,804	0	507,150	1,364,954	1,364,954	1,364,954	0
2008	914,991	0	563,500	1,478,491	1,478,491	1,478,491	0
2007	615,805	0	563,500	1,179,305	1,179,305	1,179,305	0
2006	615,805	0	383,180	998,985	998,985	998,985	0
2005	633,274	0	315,560	948,834	948,834	948,834	0
2004	633,271	0	270,480	903,751	903,751	903,751	0
2003	633,271	0	135,240	768,511	768,511	768,511	0
2002	292,179	0	135,240	427,419	427,419	427,419	0
2001	292,179	0	135,240	427,419	427,419	427,419	0

2000	292,179	0	121,716	413,895	413,895	413,895	0
1999	317,144	0	121,716	438,860	438,860	438,860	0
1998	211,923	0	121,716	333,639	333,639	333,639	0
1997	211,923	0	112,700	324,623	324,623	324,623	0
1996	192,658	0	112,700	305,358	305,358	305,358	0
1995	192,658	0	112,700	305,358	305,358	305,358	0
1994	192,658	0	112,700	305,358	305,358	305,358	0
1993	192,658	0	112,700	305,358	305,358	305,358	0
1992	192,658	0	112,700	305,358	305,358	305,358	0
1991	192,658	0	112,700	305,358	305,358	305,358	0
1990	163,018	0	91,287	254,305	254,305	254,305	0
1989	163,018	0	90,160	253,178	253,178	253,178	0
1988	150,043	0	81,144	231,187	231,187	231,187	0
1987	147,082	0	34,621	181,703	181,703	181,703	0
1986	147,675	0	32,458	180,133	180,133	180,133	0
1985	144,116	0	16,850	160,966	160,966	160,966	0
1984	0	25,352	16,850	42,202	42,202	42,202	0
1983	0	25,352	16,850	42,202	42,202	42,202	0
1982	0	25,352	12,461	37,813	37,813	37,813	0

Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 47,380 times.

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

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1013731 Parcel ID: 00013350-000000

Ownership Details

Mailing Address:
 CHURCH A M E ZION TRUSTEE
 702 WHITEHEAD STREET
 KEY WEST, FL 33040

Property Details

PC Code: 71 - CHURCHES
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 702 WHITEHEAD ST KEY WEST
Legal Description: KW PT LOT 1 SQR 1 TR 3 UU-74 J-709

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

Exemptions

Exemption	Amount
10 - RELIGIOUS	576,386.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	46	90	4,140.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 1160
Year Built: 1935

Building 1 Details

Building Type
Effective Age 28
Year Built 1935
Functional Obs 0

Condition A
Perimeter 196
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 36
Grnd Floor Area 1,160

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

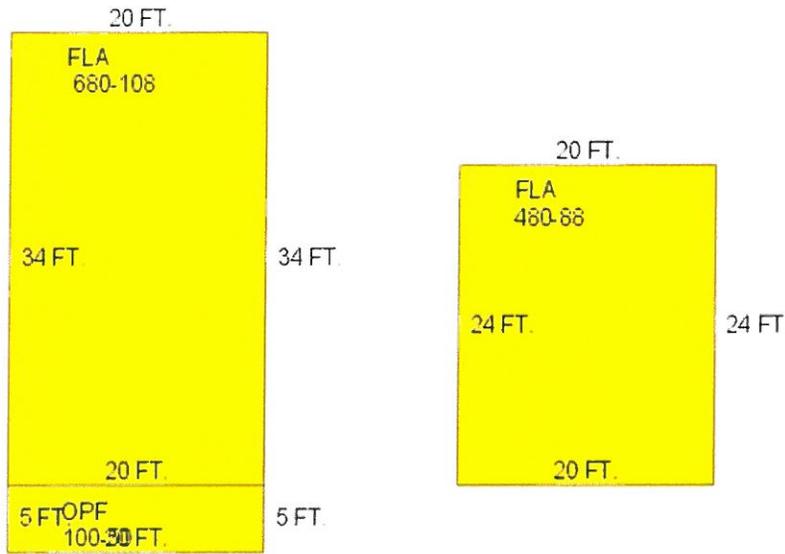
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 6

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1984					680
2	OPF		1	1984					100
3	FLA		1	1984					480

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

2582	CHURCHES	100	N	Y
2583	OPF	100	N	N
2584	CHURCHES	100	N	Y

Exterior Wall:

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

Appraiser Notes

CHURCH MANSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9701008	04/01/1997	07/01/1997	9,500		UPGRADE TO 300 AMP SERVIC
9701868	06/01/1997	07/01/1997	36,000		INST 2-15 TON/1-10 TON AC

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	130,688	0	458,861	589,549	576,386	589,549	0
2010	130,688	0	393,300	523,988	523,988	523,988	0
2009	136,814	0	465,750	602,564	602,564	602,564	0
2008	136,814	0	517,500	654,314	654,314	654,314	0
2007	97,811	0	517,500	615,311	615,311	615,311	0
2006	97,811	0	351,900	449,711	449,711	449,711	0
2005	102,003	0	289,800	391,803	391,803	391,803	0
2004	101,998	0	248,400	350,398	350,398	350,398	0
2003	101,998	0	124,200	226,198	226,198	226,198	0
2002	101,998	0	124,200	226,198	226,198	226,198	0
2001	101,998	0	124,200	226,198	226,198	226,198	0
2000	101,998	0	111,780	213,778	213,778	213,778	0
1999	101,998	0	111,780	213,778	213,778	213,778	0
1998	67,999	0	111,780	179,779	179,779	179,779	0
1997	65,855	0	103,500	169,355	169,355	169,355	0
1996	59,868	0	103,500	163,368	163,368	163,368	0

1995	59,868	0	103,500	163,368	163,368	163,368	0
1994	59,868	0	103,500	163,368	163,368	163,368	0
1993	59,868	0	103,500	163,368	163,368	163,368	0
1992	59,868	0	103,500	163,368	163,368	163,368	0
1991	59,868	0	103,500	163,368	163,368	163,368	0
1990	47,039	0	83,835	130,874	130,874	130,874	0
1989	47,039	0	82,800	129,839	129,839	129,839	0
1988	43,288	0	74,520	117,808	117,808	117,808	0
1987	42,581	0	31,795	74,376	74,376	74,376	0
1986	42,738	0	29,808	72,546	72,546	72,546	0
1985	41,953	0	16,850	58,803	58,803	58,803	0
1984	21,439	0	16,850	38,289	38,289	38,289	0
1983	21,439	0	16,850	38,289	38,289	38,289	0
1982	21,860	0	12,461	34,321	34,321	34,321	0

Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 47,286 times.

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

Section H
Project Budget

**CORNISH MEMORIAL
A.M.E. ZION CHURCH
RESTORATION**

**PHASE 2 PROJECT
COST ESTIMATE**

September 26, 2011

SUMMARY

1.	Replace existing substandard Fellowship Hall bathrooms to be ADA and code compliant.	\$53,000
2.	Bring existing substandard kitchen to code compliance.	\$37,700
3.	Stabilize the building with new steel structural members: Jack and level the rear corner of the building where the sill has failed.	\$85,200
4.	Construct a ramp and wheelchair lift at the ground floor.	\$10,000
5.	Repair rotten floor framing under the sanctuary pulpit And restore the balustrade around the alter and choir.	\$8,300
6.	Move and modify the front pews order to make room for a piano and organ; enlarge the fellowship hall storeroom; Replace AC supply diffusers; Touch-up paint	\$5,900
7.	Tent the church to control termite damage.	\$10,000
8.	Repair the parsonage electrical system.	<u>\$18,665</u> \$228,765
9.	Architectural and Engineering Fees (8.8%)	\$20,250
10.	Estimated City Permit and Impact fees and impact fees.	<u>\$8,000</u>
		Total \$256,896

CORNISH MEMORIAL A.M.E. ZION CHURCH

**TOTAL PROJECT
COST ESTIMATE**

MICHAEL MILLER
ARCHITECT

July 10, 2009
Revised September 26, 2011

SUMMARY

A.	STRUCTURAL	\$196,700
B.	ELECTRICAL	\$88,665
C.	BUILDING ENVELOPE	\$275,000
D.	ARCHITECTURAL	\$190,440
E.	SITE IMPROVEMENTS	\$20,800
F.	CONTINGENCY (15%)	<u>\$115,740</u>
		\$887,345
G.	ARCHITECTURAL AND ENGINEERING FEES (8%)	\$70,988
H.	CITY PERMITS (Est.)	<u>\$18,519</u>
	Total Estimated Design and Construction Costs	\$976,852

A.	STRUCTURAL	
1.	Roof Sheathing (Bid)	\$25,000
2.	Wall Sheathing	\$20,000
3.	Rebuild Attic Floor and Ceiling	\$15,000
4.	Strap Steeples	\$3,000
5.	Re-install Rods and Turnbuckles To prevent further Splaying of Walls	\$35,000
6.	Install Tie-Downs/Sill to foundations	\$5,000
7.	Build Shear Walls in Fellowship Hall to prevent further Rotation of Columns	\$76,400
8.	Repair Collapsing Concrete at Front Concrete Stairs (Note: \$15,000 if entire Stairway must be rebuilt.)	\$5,000
9.	Remove Non-Functioning Truss	\$3,500
10.	Jack and level SW Corner	<u>\$8,800</u>
	Subtotal	\$196,700

B.	ELECTRICAL	
1.	Rewire entire Church, bringing system to code but keeping existing Service	\$45,000
2.	Add Lighting and New Fans to Sanctuary:	\$25,000
3.	Remove Existing Illegal and hazardous Electrical Service and Wiring; Upgrade and Rewire	<u>\$18,665</u>
	Subtotal	\$88,665

C. BUILDING ENVELOPE

1.	Repair and Restore Siding and Window Casings Including Painting	\$150,000
2.	Insulate Walls	\$20,000
3.	Install New Roof	<u>\$125,000</u>
		\$275,000

D. ARCHITECTURAL

1.	ADA Bathrooms and Kitchen	\$90,700
2.	ADA Ramp and Wheelchair Lift at Parking Lot and Rear Door	
3.	Repair Walls and Paint	\$40,000
4.	Repair Stained Glass(Minimal)	\$25,000
5.	Handrails at Front Steps	\$1,500
6.	Replace Fellowship Hall Masonite Ceiling	\$4,500
7.	Repair Rotten Millwork, Paint	\$12,000
8.	Replace Fellowship Hall Jalousie Windows with Historic 2 over 2 Double Hung Sash Windows, Install and Paint: 14 @ \$2,000	\$28,000
9.	Bring Fellowship Hall Storm Shutters up to Code:14@ \$600	\$8,400
10.	Replace/Restore Entrance Door	\$15,000
11.	Recondition Pews	\$5,000
12.	Refinish Pew Platform and Balustrades	\$8,300
13.	Replace Carpeting	<u>\$18,000</u>
	Subtotal	\$213,440

E. SITE IMPROVEMENTS

1.	Raise grade to meet steps and ramp, providing gravel parking and concrete sidewalk to elevator and egress stair. Grade to meet city site drainage requirements.	\$15,000
2.	Clear volunteer invasives	
3.	Repair and Paint Fence	\$4,000
4.	Security and Safety Lighting	<u>\$1,800</u>
	Subtotal	\$20,800

F. CONTINGENCY

1.	Assume 15% of Construction Cost Estimate of \$794,605	\$119,190
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G. ARCHITECTURAL AND
ENGINEERING FEES (8%)

\$70,988

H. CITY PERMITS (Est.)

\$18,519

Total Design and Construction Costs \$976,872

**ACTUAL PHASE 1
TOTAL PROJECT
COSTS**
(Work Complete)

MICHAEL MILLER
ARCHITECT

September 26, 2011

SUMMARY

A.	STRUCTURAL	\$--0--
B.	ELECTRICAL	\$15,392.46
C.	BUILDING ENVELOPE (Roof)	\$118,863.50
D.	ARCHITECTURAL	
	Restore Siding and Trim	
	Paint	
	Elevator	
	Interior Finishes	
	Paint and carpet)	
	Audio	\$245,169.27
E.	SITE IMPROVEMENTS	\$--0--
F.	CONTINGENCY (15%)	\$--0--
		<u>\$379,425.23</u>
G.	ARCHITECTURAL AND ENGINEERING FEES (8%)	\$37,575.21
H.	CITY PERMITS (Est.)	<u>Included</u>
	Total Phase 1 Design and Construction Costs	\$417,000.44

townsend construction & development

PROPOSAL

Date: 09.20.11

Good Until:

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

Proposal to: **Cornish Memorial AME Zion Church**
702 Whitehead St. key West

Project Name: **Parsonage**

DESCRIPTION OF WORK TO BE PERFORMED: Replace rotted sill beam at rear of south side. \$9,165.00

Upgrade electrical service to 200 amps including new main circuit breaker panel, riser and grounding system. Replace necessary siding in area of panel. \$5,175.00

Re-wire house including new devices and fixture allowance of \$1500.00. \$11,990.00
Note: This price does not include repairing access holes on interior of house. This would be done during general house renovation. Allowance for this work should be approximately \$1,500.00

We propose to furnish the materials and labour to complete the work in accordance with the above specifications for the sum of:

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

Contractor's signature: _____ President Date: _____

The above prices, specifications and other conditions are hereby accepted.

Owner's signature: _____ Date: _____

MICHAEL MILLER ARCHITECTS

September 15, 2011

Mark Mayer
Keys Construction Inc.

RE: Cornish Church Budget Estimates

Dear Mark,

Thank you for your assistance in establishing a budget for the Cornish Church's Phase 2 restoration plans. The church will use this budget in their proposal to the city for TIF Grant funding.

The scope of work is as follows. Please use these categories as line items and attach your numbers after them. You may put in one number or a range.

A. Main (Sanctuary) Floor

1. Demolish the choirs, alter, and pulpit floor structure and rebuild it to a design very similar to the existing, providing new carpeting. Include replacing the railings and balustrades at the front of the structure.
2. Remove the front row of the pews and cut back the raised floor accordingly.
3. Replace the Air Conditioning supply diffusers.
4. Remove the Bishop's Office partition and add two rows of pews, made from the pews removed from the front row in the opened space.

B. Ground Floor

1. Demolish the existing bathrooms and construct new ADA bathrooms according to my design sketch (attached). Include all fixtures and finishes.
2. Demolish the existing kitchen and construct a new kitchen according to my design sketch (attached). Include all cabinetry and finishes, but do not price appliances.
3. Construct two cross-braced plywood shear walls between the existing center columns, and four rigid steel tube frames. Assume the frames are 8X8s with 8X12 beams atop, connected

to the existing wood column and beam structure and down through the floor to new concrete footings.

4. Demolish the existing partition at the waiting room and construct a new partition, making the room larger. Add doors and filling partitions as indicated.

C. Exterior

1. Jack the church's Southwest corner and repair what is needed to level the ground floor as much as possible. This might mean constructing new foundations, or repairing the sill, or both.
2. Construct a concrete slab and ramp with ADA railings as indicated on my design sketch.

Thank you for your interest and cooperation. It is much appreciated.

Sincerely yours,

Michael Miller
Architect

Florida Keys Construction Company, Inc.

State License: CBC048932

Kevin Lewis
Pastor
Cornish Memorial AME Zion Methodist Church
720 Whitehead St
Key West Florida

Dear Sir:

Thank you for the opportunity to participate in the development of this project. Please find enclosed, copies of Excel spreadsheets that correlate to your requested scope of work, as specified by Michael Miller, Architect. I have given you a specific number as the result of each calculation, although I know I don't need to remind you that there is much play in the values at this point. On the other hand, I have spoken with sub-contractors and suppliers and feel these numbers are likely to be quite accurate. As a range I would estimate a swing of -5% to +10%, assuming the concepts don't evolve.

Here is a heading recap: (Rounded to the nearest hundred)

Sanctuary:

A.1.0 Choir stage expansion with railings and balustrade:	\$ 8,300.00
A.3.0 Replace A/C diffusers (no spreadsheet)	\$ 1,100.00
A.4.0 Move and alter pews and open Bishop's Office to Sanctuary	\$ 4,800.00

Ground Floor:

B.1.0 Demolish and reconfigure ground floor baths	\$ 53,000.00
B.2.0 Demolish existing kitchen and re-outfit new, exclude appliances	\$ 37,700.00
B.3.0 and B.4.0.Alter partitions and supply and install shear walls and rigid steel frames (combined)	\$ 76,400.00

Exterior:

C.1.0 Jack and level Southwest rear corner	\$ 8,800.00
C.2.0 Construct ADA slab and railings	\$ 10,000.00

Permits (2.4%) \$ 4,800.00

Total \$204,900.00

Please feel free to let me know if there is anything further I can do to assist you with this project.

Mark Mayer

15730 Old State Rd 4A
Sugarloaf, Florida 33040

C.:786.417.0140 O.:305.745.2195

Cornish B.3.0 4.0 Frame Braces and Partitions

A	B	C	D	E	F	G	H	I	J	K
1	Project Mgt/mobilize		500	1						\$ 500.00
2	Surveys:	ea	350	0						\$ -
3	Arch. Fees	L.S	cost							by owner
4	Plan Process	L.S								by owner
5	Permits	L.S	0							<u>Billed at cost to Owner</u>
6	Bonds	L.S	0							Billed at cost to Owner
7	Temp. Toilet	mo.	85	0						\$ -
8	Set up/protect	2	2	17.5	1					\$ 70.00
9	Demolition Labor	4	8	17.5	2	wall/floor				\$ 1,120.00
10	Demolition Labor	4	8	17.5	3	dig footings				\$ 1,680.00
11	Carp/form shear walls	3	12	25	1					\$ 900.00
12	Carp/form form footing	3	8	25	1					\$ 600.00
13	Carp/form set steel	3	8	25	1					\$ 600.00
14	Carp/form pour/strip	3	8	25	1					\$ 600.00
15	Carp/form set steel fra	4	8	25	5	set steel frames				\$ 4,000.00
16	Carp/form frame floor	3	8	25	1					\$ 600.00
17	Dumpsters	ea	560	0.5						\$ 280.00
18	Concrete:									
19	footing	3	12	1.33	4	166	1.5	1.075	51265.116	27 \$ 1,898.71
20	Pump		8	75						\$ 600.00
21	Steel:									
22	footing		0.59	2.5	18	1.5	1.5	10	1.075	\$ 428.12
23	footing		0.59	11	5	1.5	1.5	10	1.075	\$ 523.26
24	Structural Steel	Frame	5400	4	1.075					\$ 23,220.00
25	bolts	96	4	1.075						\$ 412.80
26	Welder	ls	12	85						\$ 1,020.00
27	Viscayne	roll	13.5	0	0.2	1.5	1.5	1.07		\$ 75.00
28	Lumber:									
29	2 x 4 pt	frame	45	4.2	1.25	1.075	1.075			\$ 253.97
30	2 x 4	10' floor repair	20	6.25	1.25	1.075	1.075			\$ 167.97
31	2 x 4	form	20	3.5	1.25	1.075	1.075			\$ 94.06
32	2 x 10	floor	12	20.5	1.25	1.075	1.075			\$ 330.56
33	Ply, Form		6	32	0.656	1.25	1.075	1.075		\$ 169.25
34	Ply, Floor Deck		6	32	0.656	1.25	1.075	1.075		\$ 169.25
35	Ply shear walls		40	9	0.656	1.25	1.075	1.075		\$ 317.34
36	Rough Hardware	hangers	30	4	1.075	1.075	1.075			\$ 129.00

B.1.0 Ground floor baths

	A	B	C	D	E	F	G	H	I	J	K
1	Project Mgt/mobilize			500	0						\$ -
2	Surveys:	ea		350	0						\$ -
3	Arch. Fees	L.S	cost								by owner
4	Plan Process	L.S		0							by owner
5	Permits	L.S		0							Billed at cost to Owner
6	Bonds	L.S		0							Billed at cost to Owner
7	Temp. Toilet	mo.		85	4						\$ 340.00
8	Set up/protect		2	2	17.5	1					\$ 70.00
9	Demolition Labor		3	8	17.5	2	Exist. Baths				\$ 840.00
10	Carp/form frame baths		3	12	25	1					\$ 900.00
11	Dumpsters	ea		560	1						\$ 560.00
12	Lumber:										
13	2 x 4 pt	frame		129	4.2	1.25	1.075				\$ 728.04
14	Millwork:										
15	Casing, Door	l.f.		34	1	1.25	1.075				\$ 45.69
16	Labor	l.f.		34	0.75						\$ 25.50
17	Doors, Int	ea		2	150	1.075				ALLOW	\$ 322.50
18	Install	ea		2	125						\$ 250.00
19	Closer	ea		2	125	1.075				ALLOW	\$ 268.75
20	labor	ea		2	25						\$ 50.00
21	Bi-fold	ea		1	125	1.075					\$ 134.38
22	Labor	ea		1	50						\$ 50.00
23	Door Hardware	ea		2	100	1.075				ALLOW	\$ 215.00
24	Counter tops			1	10	100				ALLOW	\$ 1,000.00
25	Bath Accessories	Toilet Paper		4	50	1.075				ALLOW	\$ 215.00
26	Install	ea		4	25						\$ 100.00
27	Paper Towel Dispenser	ea		4	75	1.075				ALLOW	\$ 322.50
28	Install	ea		4	40						\$ 160.00
29	Mirrors	ea		7	100					ALLOW	\$ 700.00
30	Installed	ea		7	40					ALLOW	\$ 280.00
31	Bath Partitions	ea		8	600					ALLOW	\$ 4,800.00
32	Plumber's Labor	ls		10900							\$ 10,900.00
33	Plumb. Fixtures:										
34	Toilet			4	250	1.075				ALLOW	\$ 1,075.00
35	Bath Sink			7	150	1.075				ALLOW	\$ 1,128.75
36	Bath Faucet			7	125	1.075				ALLOW	\$ 940.63

Cornish Kitchen B.2.0

A	B	C	D	E	F	G	H	I	J	K
1	Project Mgt/mobilize		500	0						\$ -
2	Surveys:	ea	350	0						\$ -
3	Arch. Fees	L.S	cost							by owner
4	Plan Process	L.S								by owner
5	Permits	L.S	0							Billed at cost to Owner
6	Bonds	L.S	0							Billed at cost to Owner
7	Temp. Toilet	mo.	85	0						\$ -
8	Set up/protect	2	2	17.5	1					\$ 70.00
9	Demolition Labor	3	8	17.5	1					\$ 420.00
10	Carp/form frame	3	8	25	1					\$ 600.00
11	Dumpsters	ea	560	0.25						\$ 140.00
12	Lumber:									
13	2 x 8	frame	41	8	1.25	1.075				\$ 440.75
14	Ply, Floor Deck		19	8	0.86	1.25	1.075			\$ 175.66
15	Millwork:									
16	Base	l.f.	73	2	1.25	1.075				\$ 196.19
17	Labor	l.f.	73	1.5						\$ 109.50
18	Casing, Window	l.f.	16	3	1.25	1.075				\$ 64.50
19	Labor	l.f.	16	6						\$ 96.00
20	Sill, Window	l.f.	4	4	1.25	1.075				\$ 21.50
21	Labor	l.f.	4	4	1	1				\$ 16.00
22	Extension Jamb	l.f.	16	2	1.25	1.07				\$ 42.80
23	Labor	l.f.	16	2.5	1	1				\$ 40.00
24	Casing, Door	l.f.	34	1	1.25	1.075				\$ 45.69
25	Labor	l.f.	34	0.75						\$ 25.50
26	Doors, Int	ea	1	200	1.075				ALLOW	\$ 215.00
27	Install	ea	1	75						\$ 75.00
28	Closer	ea	1	125	1.075				ALLOW	\$ 134.38
29	Windows	ea	1	1200	1.075			Impact	ALLOW PG	\$ 1,290.00
30	Install	ea	1	250						\$ 250.00
31	K.Cabs	ea	30	4	50				ALLOW	\$ 6,000.00
32	Counter tops		30	3	50				ALLOW	\$ 4,500.00
33	Backsplash		30	3	25				ALLOW	\$ 2,250.00
34	Plumber's Labor	ls	1500							\$ 1,500.00
35	Plumb. Fixtures:									
36	K. Sink		1	300	1.075					\$ 322.50

PROPOSAL FOR ARCHITECTURAL SERVICES

For

CORNISH MEMORIAL A.M.E.ZION METHODIST CHURCH

PHASE 2 RESTORATION

702 Whitehead Sreet
Key West, Florida

September 26, 2012

Michael Miller Architect

I. PROJECT

Architectural Restoration of the Cornish Memorial A.M.E. Zion Methodist Church

II. SCOPE OF WORK

Pre-design Analysis, Drawings and Specifications, Municipal Reviews; Bidding and Negotiation of the Construction Contract, Construction Administration.

A. PREDESIGN

1. Inspection and Measurement of the Existing Building

The portions of the building relevant to the project will be measured and photographed. Measured drawings will be prepared for use during the design and construction phase of work. Specific problems and opportunities will be identified for analysis. We will also review the proposals of General Contractors for renovating and repairing the building.

2. Analysis of Existing Conditions and Recommendations with Estimated Construction Cost:

Analysis and construction recommendations of the existing conditions at the church have already been prepared as a part of the Phase 1 restoration. The data in the reports made at that time will be used for this phase.

B. DESIGN AND CONSTRUCTION DOCUMENTS

1. Design

- A. Preliminary Drawings: Preparation scale floor plans showing the bathrooms (ADA Compliant), kitchen, ADA ramp and wheelchair lift, pulpit area, and areas where structural modifications must be constructed. These will be presented to the building committee for comments and approval.

- B. HARC Approval: Preparation of the required drawings for getting HARC approval, including floor plans, elevations, site plan. Stand up presentation at the HARC hearing.
- C. Preliminary Construction Cost Estimate: Preliminary drawings sufficient to give to general contractors for preliminary ("ballpark") construction cost estimates. Meetings with the contractors to answer questions listen to suggestions, etc.

2. Construction Documents

The scope of the construction documents depends on the scope of the construction work that the VFW can afford. The following describes what would be needed for a total restoration.

A. Working Drawings:

- 1) Architectural, Structural, Electrical, and Plumbing Plans sufficient to obtain a building permit, including:
 - C1 Site Plan
 - A1 Architectural Floor Plans
 - A2 Architectural Elevations
 - A3 Architectural Details
 - S1 Structural Details
 - E1 Electrical Details
 - P1 Plumbing Details

- B. Specifications: General Requirements and technical Specifications for for the scope of construction work.

C. Bidding

- 1. **Prepare Bid List or Advertise Bids**: Select preferred contractors to bid or negotiate a price, or (if public moneys are involved) advertise in the paper for qualified bidders.
- 2. **Prepare Bid Documents**: Bid packs will consist of:
 - A. The Working Drawings and Specifications.
 - B. Instructions to Bidders.
 - C. Bid Form.
- 3. **Administer Bidding** : Distribute bid documents to each bidder, conduct a pre-bid conference on site, answer questions during the bid period, issue addenda if necessary, and receive bids.
- 4. **Analyze Bids**:_Review all bids and put together an "apple to apple" comparison; make recommendation to the VFW building committee of a winning bid.
- 5. **Contractor Selection and Commencement of Construction**
 - A. Negotiation of Owner-General Contractor Contract

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

D. Construction Administration

The responsibilities of the Architect during the construction period are described in detail in the AIA Owner-Architect Contract (if used) and the AIA Owner-General Contractor Contract in detail. The following is a brief description of the main headings of these responsibilities.

1. **Weekly Meetings:** Conduct regular weekly meetings with the General Contractor to monitor quality of workmanship, adherence to the specifications and schedule. Use of AIA Owner-General Contractor contract and General Conditions. Prepare weekly written reports, if VFW desires.
2. **Review Contractors Payment Requests:** Review and approve General Contractor's payment applications; issue certificates.
3. **Administer Change Orders:** Prepare contract documents for change orders (if any).
4. **Inspections:** Conduct final inspections, obtain final lien releases, and approve General Contractor's final payment.

III. ARCHITECTURAL CONTRACT AND FEE

A. Architectural Contract

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

B. Architectural Fee

The following fee represents the entire scope of design and construction documents, including architecture, structural, electrical, and mechanical engineering. In the event the scope of work is less, the fee will be changed accordingly; if more than according to the attached Terms and Conditions. The figure includes the cost of consultants:

Retainer	\$2,500.00
Item A.1 Inspection of the Existing Building And preparation of Measured Drawings*	\$1,000.00
Item A.2 Analysis of Existing Conditions	\$500.00
Item B.1 Design	\$3,250.00
Item B.2 Construction Documents	\$7,500.00
Item C1-5 Bidding	\$500.00
Item D1-4 Construction Administration	\$ 5,000.00

*Includes structural engineer's inspection.

B. Hourly Rates

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

- | | | |
|----|--|------------|
| 1. | Consultation, design, inspections, for GC payment requisitions, representation before municipal agencies, contract negotiation and other Principal Architect's work. | \$150/hour |
| 2. | Assistance with inspections, design coordination, special research, project administration and other assistant architect's of designer's tasks. | \$85/hour |
| 3. | Skilled computer aided design work, design, measurements, technical research and other professional tasks. | \$55/hour |
| 4. | Drafting, office work, assistance with technical work, model-making, general assistance with office architectural tasks. | \$40/hour |

IV. REIMBURSIBLE EXPENSES

The following expenses will be reimbursable and in addition to the fee: Printing of drawings and specifications for the client, municipal agencies, contractors, and anyone else other than for in-house purposes; photo-processing, postage, shipping, long distance fax and telephone; governmental fees paid on the owner's behalf. These expenses will be marked up 15%. Auto travel beyond fifty miles round trip at \$.55/mile round trip, rental car, air fare and all other commercial transportation. All other non-overhead expenses must be approved by the owner in advance.

VII. CONSULTANTS

If consultants such as structural, mechanical, electrical, and air conditioning engineers are required in addition to structural, mechanical, electrical, and plumbing that are part of the Architect's responsibilities for design and construction oversight as part of the fixed fee herein, we will retain these consultants either on an hourly basis. The consultant's fees will be included on our billings with a 15% administrative markup.

END OF PROPOSAL

MICHAEL MILLER
ARCHITECT

September 26, 2009

Kevin Lewis, Pastor
Cornish Memorial A.M.E. Zion Church
702 Whitehead Street
Key West, FL 33040

RE: Proposal for Architectural Services for Phase 2 Restoration Work

Dear Pastor Lewis,

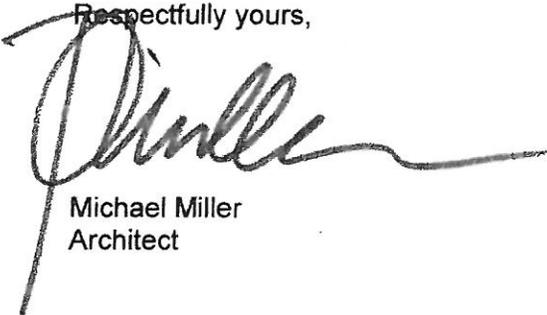
It is my privilege and pleasure to assist you with your plans to continue the restoration of the Cornish Church. I understand that the purpose of this phase of the restoration is to address the following:

1. Protection of the building for further structural deterioration.
2. Provision of ADA compliant bathrooms.
3. Repair a of the existing Fellowship Hall kitchen so to be safe and code compliant.
4. Remove the fire threat posed by the Parsonage electrical system.
5. Repair the sanctuary alter, pulpit, and choir floor and railings.

It has been a pleasure to have provided architectural services for the Phase 1 and I look forward to continuing our professional relationship in the service of preserving this wonderful and important historic building.

My proposal for architectural services is attached.

Respectfully yours,



Michael Miller
Architect

Section I
Project Schedule

Attachment 2

PHASE 2 CONSTRUCTION SCHEDULE

THE CORNISH MEMORIAL A.M.E. ZION CHURCH

9-26-11

	Date	Duration	Completion
A.	Receive Funding	2/1/12	
B.	Sign Architectural Contract	1 wk	2/7/12
C.	Prepare Construction Documents	4 wks	3/7/12
D.	HARC Review	1 wk	3/7/12
E.	Bid the Project	3 wks	3/28/12
F.	Negotiate a Construction Contract	1 wk	4/7/12
G.	Contractor Mobilization	1 wk	4/15/12
H.	Apply for and Receive a Demolition Permit Apply for Building Permit	1 wks	4/21/11
I.	Demolition Work (Bathrooms and Kitchen)	1 wk	4/28/11
J.	Receive Building Permit		5/10/12
K.	Construction Work (Allow Ten Weeks)	10 wks	8/24/12

Section J
Green Features

Attachment 3

PHASE 2 GREEN FEATURES

CORNISH MEMORIAL A.M.E. ZION CHURCH RESTORATION PHASE 2

- A. WATER EFFICIENT PLUMBING FIXTURES**
The new accessible bathrooms and fellowship hall kitchen will be fitted with low flow fixtures thus saving on water usage.
- B. HIGH EFFICIENCY APPLIANCES**
The fellowship hall kitchen will be fitted with energy efficient commercial-grade appliances.
- C. COMPACT FLUORESCENT LIGHTS**
The church will add replaced its incandescent light bulbs with energy efficient compact fluorescent light (CFL) bulbs, which will have a useful life that will have five times the longevity of incandescent bulbs.
- D. NEW PARSONAGE ELECTRICAL SERVICE**
The electrical service and wiring to the parsonage will be replaced, not only replacing the hazardous antiquated system presently being used, but being more efficient, reducing electrical bills. Also, it will be sized to allow a high SEER high-efficiency central air conditioning system for the parsonage, thus reducing electrical expenses further.
- E. WATER BASED PAINT**
In painting the new storm sash with a water based paint such as Benjamin Moore's ECO Spec Zero VOC will be specified. This will reduce the overall VOC (Volatile Organic Compounds) that pollute the environment.
- F. PROGRAMMABLE THERMOSTAT**
The air conditioning and heating units will have programmable thermostats for the purpose of saving energy. The thermostats will cut the units off when they reach the preset temperature, saving energy and energy cost.

PHASE 1

The following improvements were made during Phase 1 of the restoration, paid for with a 2010 TIF grant.

- A. CEILING FANS**
Ceiling fans were added to cover the entire sanctuary and fellowship hall. These will reduce air conditioning and ventilation costs thus saving on energy bills. The fans installed were all high efficiency "Energy Star" units.
- B. WATER BASED PAINT**
The exterior siding and trim repairs were painted with a low VOC water based paint. This will reduce the overall VOC (Volatile Organic Compounds) that pollute the environment.

**Section K
Certification**

City of Key West
Planning Department

Verification Form

(Where Authorized Representative is an Entity)

I, DR. KEVIN W. H. LEWIS in my capacity as PASTOR
(print name) (print position: president, managing member)

of CORNISH MEM. A. M. E. ZION CHURCH
(print name of entity serving as Authorized Representative)

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

702 WHITEHEAD ST KEY WEST, FL 33040
Street Address of subject property

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

Dr. Kevin W. H. Lewis
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Oct 3, 2011 by
date

Dr. Kevin W. H. Lewis
Name of Authorized Representative

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

Patricia A. Gallagher
Notary's Signature and Seal



Patricia A. Gallagher
Name of Acknowledger typed, printed or stamped

City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

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

I, DR. KEVIN W. H. LEWIS as
Please Print Name of person with authority to execute documents on behalf of entity

PASTOR of CORNISH METH. AME ZION CHURCH
Name of office (President, Managing Member) Name of owner from deed

authorize MR. MICHAEL MILLER
Please Print Name of Representative

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

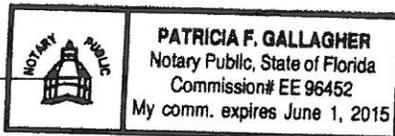
Dr. Kevin W. H. Lewis
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this Oct 3 2011 by

Dr Kevin W. H. Lewis
Name of Authorized Representative

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

Patricia A. Gallagher
Notary's Signature and Seal



Patricia A. Gallagher
Name of Acknowledger typed, printed or stamped

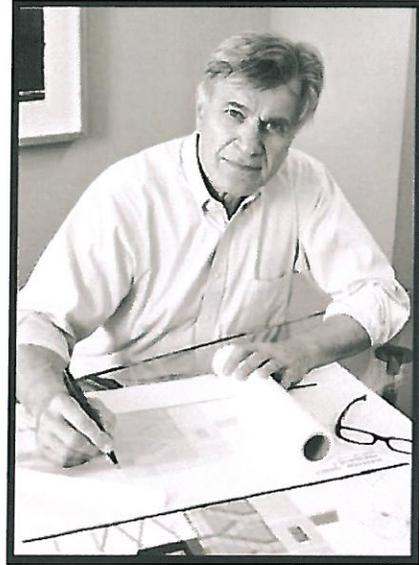
96452
Commission Number, if any

MICHAEL MILLER
ARCHITECT

Michael Miller is an architect and owner of a full service architectural firm located in Key West, Florida. His work includes:

- Theaters
- Museums and Galleries
- Retail and Mixed-Use Commercial Buildings
- Custom Houses
- Historic Restorations
- International Consulting

The office employs contemporary space and form, elegant finishes, and modern technological innovation as well as contextual and historic styles, and uses classical details and other design common to historic architecture. Energy conservation, including LEED principles, solar energy and other alternate energy means are also a part of the office's design approach.



MICHAEL MILLER Architects was formed in 1990 in Key West, Florida by Michael Miller. The office engages in commercial, institutional, and residential architecture, much of which is located in Key West's Historic District. Prior to opening the office Michael consulted with, and worked for some of the world's finest architectural and construction management firms, including Bechtel Arabia, PACE Kuwait, Yamasaki and Partners, and The Architect's Collaborative in Cambridge, Massachusetts. There he was involved in the design of Airports, Religious Structures, Hospitals, Corporate Headquarters, and Housing.

EDUCATION

Michael was trained at the Harvard Graduate School of design and Texas A&M University, and has professional degrees from both schools. He has taught architectural design at the Boston Architectural Center and is a visiting design jurist at the University of Miami School Of Architecture. He is licensed in Florida and Massachusetts (inactive).

AWARDS

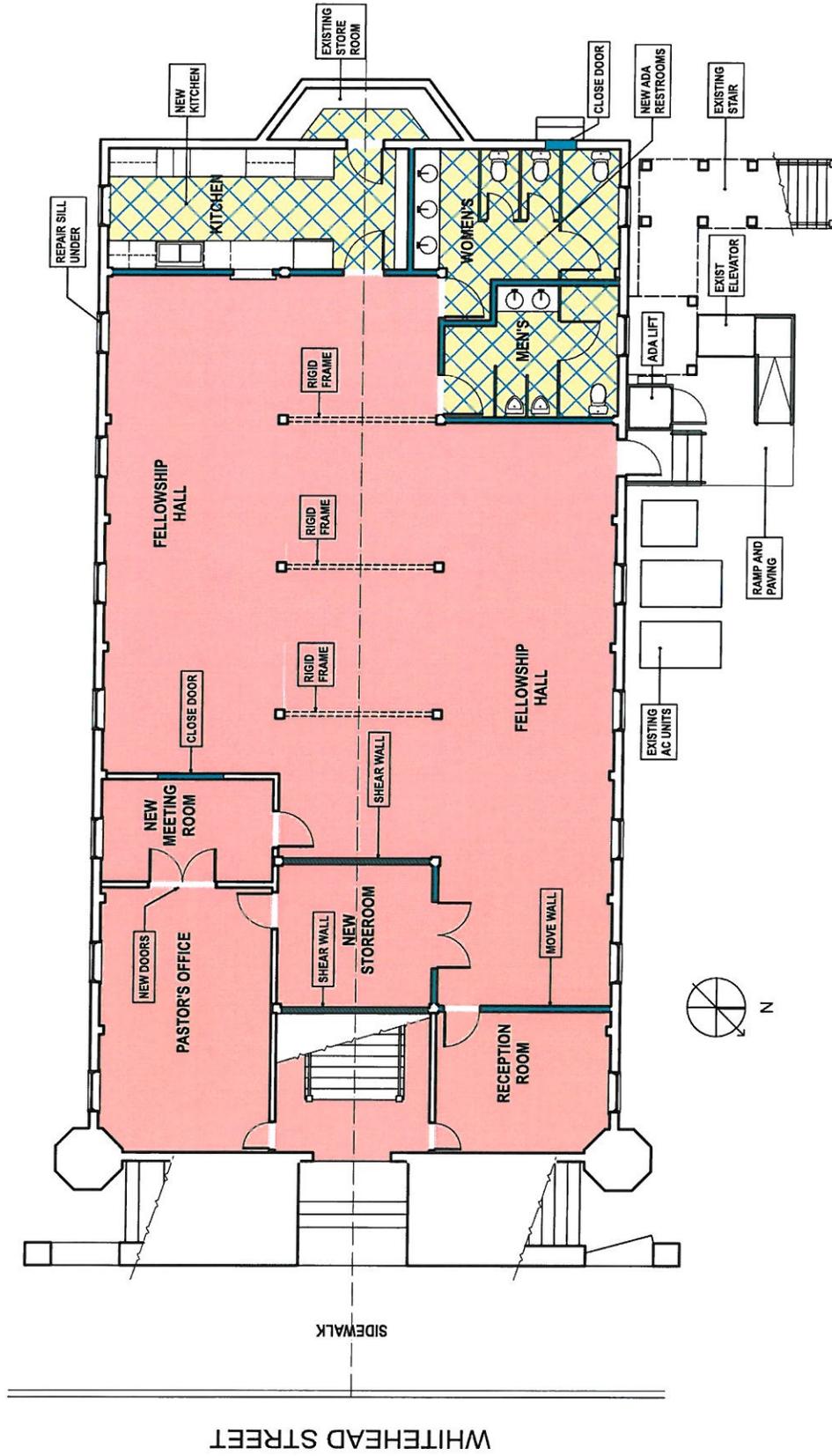
Michael has won twenty-two State of Florida awards for excellence in design in historic preservation, as well as design awards in partnership with others for Housing for the Elderly from the Massachusetts Department of Community Affairs and from the US Department of Energy for Solar Energy Residential Design. In 1975 he was an alternate winner of the Rotch Traveling Scholarship, a National design competition for architects under thirty five.

CIVIC

Michael Miller has served on the Key West Historic Architectural Review Commission and the Monroe County Library Board. He was the president of the Key West Friends of the Library, a member of the Red Barn Community Theater Angels, and Vice President of the Duval Street Association, an association of professionals and merchants dedicated to the preservation of Key West's Historic Main Street.

EXHIBITS

- **CONCEPTUAL DESIGN DRAWINGS**
- **PHOTOGRAPHS OF AREAS
TO BE RESTORED**
- **2009 REPORT AND RECOMMENDATIONS
ARCHITECTURAL CONDITIONS
AT THE CORNISH MEMORIAL A.M.E.
ZION CHURCH**
- **STRUCTURAL ENGINEER'S
REPORT JUNE 2009**

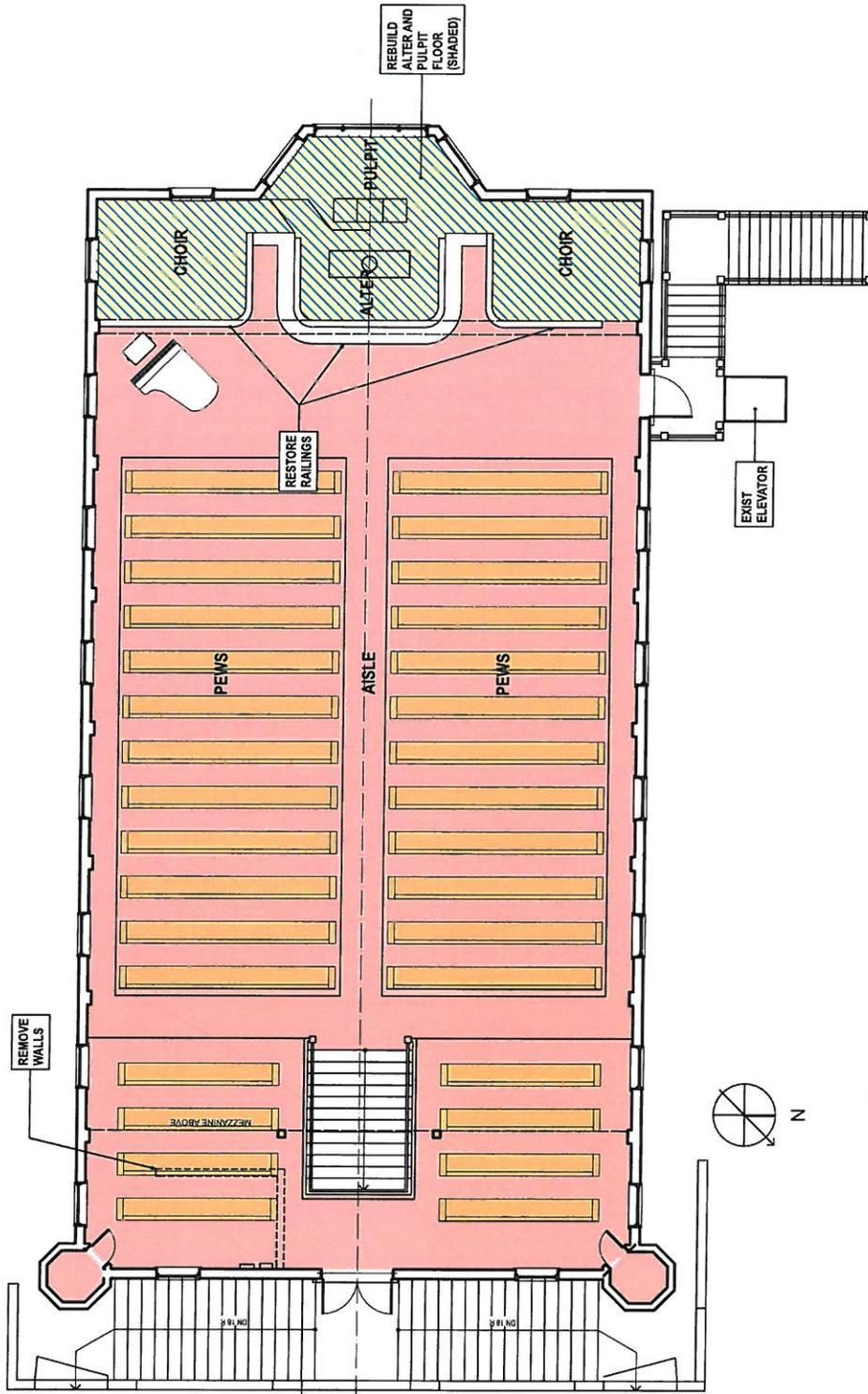


DATE: 9/22/11

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

MICHAEL MILLER • ARCHITECT

4770 WAL STREET
KEY WEST, FLORIDA
305.244.1818
miller@highway.net



DATE: 9/22/11

MICHAEL MILLER • ARCHITECT
 637 DUNN STREET
 KEY WEST, FLORIDA
 34704-4787
 miller@millerarchitect.com

SANCTUARY LEVEL
 SCALE: 1/8" = 1'-0"

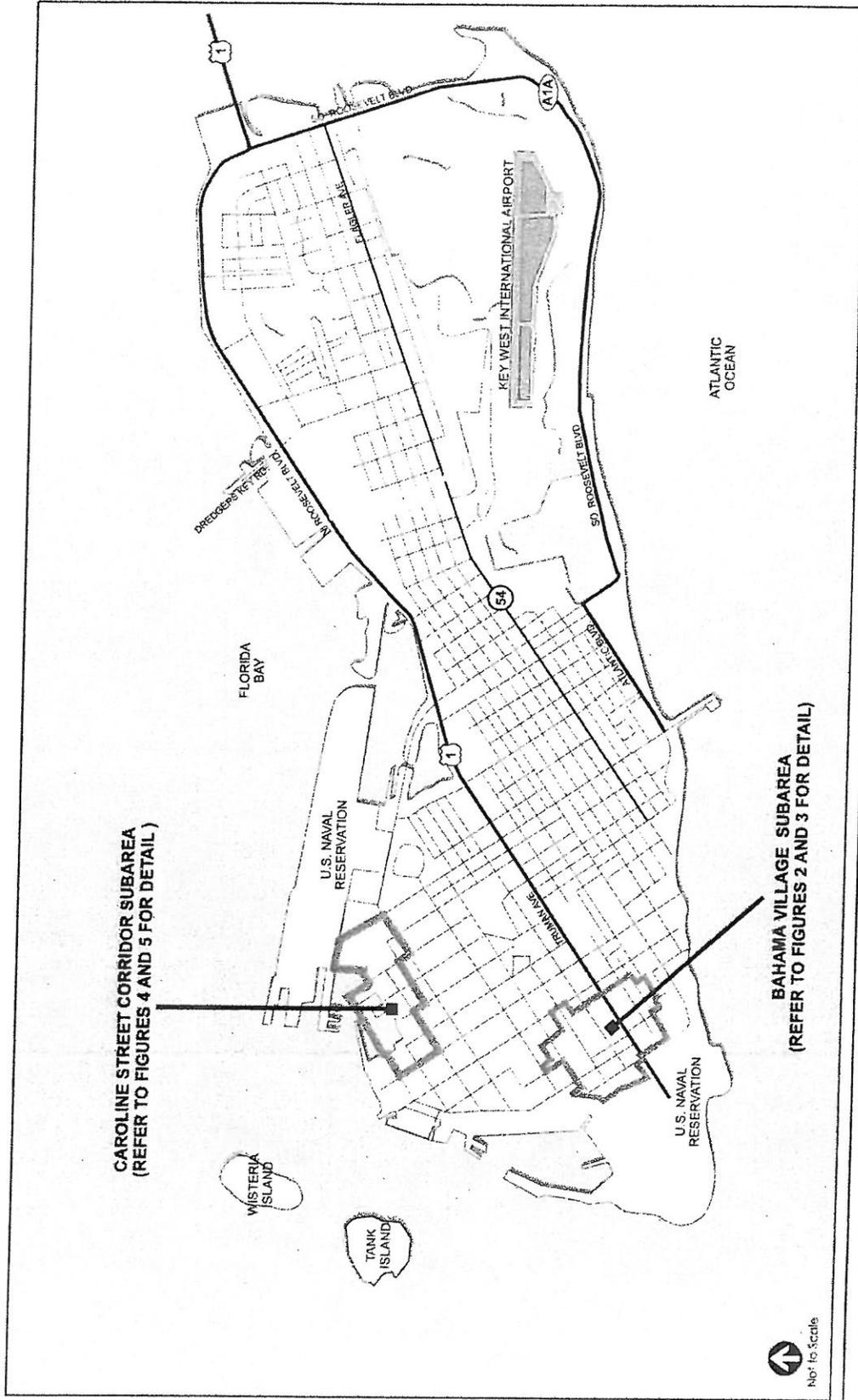


Figure 1
Location Map
Community Redevelopment Area
Caroline Street Corridor and Bahama Village Community Redevelopment Agency

PHOTOGRAPHS OF EXISTING CONDITIONS

- **PUBLIC BATHROOMS**
 - **FELLOWSHIP HALL KITCHEN**
- **ALTER, CHOIR, AND PULPIT PLATFORM**
- **FELLOWSHIP HALL PUBLIC ENTRANCE**
- **PARISH HOUSE ELECTRICAL SERVICE**
- **FOUNDATION AND SILL CONDITION**

WEST PLANNING DEPT.
SEP 30 2011
MON

MEN

MEN

LADIES

