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Reverend Susan Phillips
First Presbyterian Church
Springfield, Illinois 62701

RE: Facility Study – 8/28/2019 Summary

The final FPC Building Study, focuses on the viability of the 1920 wing for continued use and renovation, and addressing accessibility for connecting the sanctuary and 1920 and 1967 additions

To summarize the report:

The study finds, that the investment to renovate the 1920 wing for continued use, considering the number of planning and economic challenges in addressing this 100-year-old wing, are in excess of the benefits to the congregation. Renovation investment will be costly and there will not be a significant improvement in usability, flexibility, and plan layout to justify the costs.

Renovation and repair of the roof, interiors and exteriors of the 1920 wing will cost approximately \$750,000 to \$850,000. The relationship of the 1920 wing to the other building areas will not appreciably alter, the exterior appearance will be stabilized but not significantly improved, and the form with which the wing wraps the sanctuary and infills between buildings will remain.

In addition, the roof mounted HVAC unit on the 1920 roof which provides air conditioning to the sanctuary, requires replacement or renovation regardless of the 1920 wing remaining or being demolished, and this cost is anticipated between \$150,000 - \$200,000.

To provide full facility handicapped accessibility, an elevator core or tower construction between buildings will be required. This cost is estimated at \$400,000 to \$450,000. This will be required in any program of renovation or new construction.

The study does not estimate a new construction project in the event of the 1920 wing demolition. A full programming study of the needs of the congregation, an analysis of whether the 1920 area and functions can be accommodated in the existing remaining buildings (1967 and Sanctuary) or if a combination of renovation, relocation and new construction will be needed. A program of improvements could take many forms and it is impossible at this time to predict what combination of new and/or renovation construction would be.

The full report, attached dated 8/28/2019, addresses more areas of the building in addition to the 1920 wing and includes plans, estimate spreadsheets and photographs and documents conditions of the 1920 wing.

Respectfully Submitted;


David J Leonatti, AIA – Principal-in-Charge
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CC: File; Final Report – 8/28/2019