

## Questions and Answers following the Architect Presentation on Nov. 3-4.

### Questions about space

1. *What about a cry room?* There is no cry room in the plan. Note that the nursery will be on the same level as the worship space. Also, the walkway around the seating areas will provide a place for parents to walk with children and the gathering space will be available for parents to take crying or noisy children. A more detailed description of accommodations for children is available in the liturgical design article in the Aug-Sept newsletter and also on the parish website.
2. *What will happen to the current worship space?* The current worship space will be renovated with folding walls so that it can be used for Faith Formation activities (RCIA, religious ed, faith sharing groups, etc.) and can also serve as a large gathering space for parish activities. It will become the social space for weddings, etc. when the kitchen is added (later Phase).
3. *Why are we not making the current worship space the parish hall and using downstairs for more classrooms?* The social space will have to remain downstairs until the kitchen is completed on the first floor.
4. *Where is the choir?* The choir is off to one side, sort of facing the side of the Ambo. The musician's area still needs to be worked on and will be addressed during the detailed design.

### Questions about features

1. *What kind of roof material will be used?* The composition of the roof has not been determined. The architect and the general contractor will evaluate the qualities and costs of different materials and make a recommendation to the Construction Committee.
2. *Can't we have a lower level (basement) below the sanctuary?* The cost of including a lower level is substantial with one of the factors being "negative ground water pressure" under the church property. The sump pump in the current basement runs 365 days a year! Another factor is that a lower level will substantially increase the cost of the structure above when that structure has an elevation greater than one story. The current basement provides the required safety shelter space (tornado) for the new worship space.
3. *Will the floor be sloped?* The interior elevations have not been determined. The architects work with the general contractor on these elements and present them to the Steering Committee for a decision. The decision to slope the floor is a function of good sight lines to the altar/ambo and the number of steps it takes ascend the raised area on which the altar sits. The goal is to have as few steps as possible in order to maintain intimacy between the pews/seating area and the sanctuary.
4. *Will the choir be elevated/have risers?* We would like to bring a limited number of risers back into the musicians' area, although the current placement of this area may not afford the opportunity to do that. The architect has agreed to look at other options as part of the detailed design process.
5. *Will the building and glass be energy efficient?* Yes. We are committed to a green design, which means energy efficiency is a high priority in the selection of all materials.
6. *Will we have flat roofs?* The Archdiocese position is no flat roofs, and the St. Elizabeth parish experience with low sloped membrane roofs has been an undesirable frequency of leaks/maintenance. While the term "flat roofs" is often cited (which would be perfectly horizontal), the area of concern actually encompasses low sloping roofs (no industry standard definition or specific slope threshold), combined with available materials and construction techniques. Therefore, during the building project design phase and development of construction drawings, roof pitch and roofing materials/construction will be researched and selected based on longterm reliability, overall life cycle costs, and architectural aspects.

## Questions about financing the project

*1 How much money will our parish have to come up with?* The estimated cost of the overall building project is \$8.5 million. The initial phase of construction is estimated at \$5.8 million. Thanks to ongoing past commitment and contributions of parishioners to the parish building fund, there is \$ 615,000 in savings toward our building project. The remainder of the monies necessary for the project will be generated through our February capital campaign and monies we elect to borrow from the Archdiocese. The success of the February capital campaign is crucial to the development of a workable financial plan for this project.

*2. How much will the initial campaign be?* The initial campaign will be to finance \$5.8 million to cover the first phase of the project.

*3. What will we do if we don't get the money?* We will have to find a way to scale back the building project. This will be difficult, as the worship space is the highest priority for the parish, and accounts for the majority of the expense of the first phase.

*4. What is the cost per family?* Families do not have equal means, so there is not an equal cost per family. "Not equal gifts, but equal sacrifice" supports our parish giving model, so the "cost" per family is expected to be variable. A suggested/requested range of giving will be included in the confidential capital campaign materials for each household.

*5. Why can't we do a 10-year pledge?* Building costs have to be paid as the building is completed, meaning that we will have to borrow money to pay contractors, architects, etc., and use the remaining pledge payments to pay back the loan with interest. Borrowing the money for 10 years would result in substantial interest costs and could also increase the probability of pledge defaults as parishioners move out of the parish.

*6. How much is the cost to just add the Daily Chapel? Is that the next priority?* The Daily Chapel is included in the later phase along with other needed features such as a first floor full kitchen, new stairs to better access the current basement, additional storage areas and other facilities. There is no cost estimate for adding just the daily chapel. Priorities have not been established beyond the initial phase of building the church because this commitment is our first major goal.

*7. Why can't we build this all at once?* We could if the capital campaign would meet the whole \$8.5 million projected cost. The question is how much can the February capital campaign generate and how much can we "afford" to borrow considering the interest cost and ability to repay the loan. Ideally tackling the whole project now would avoid increases in construction costs occurring when delaying parts of the project for later years.