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Here We Stand Frequently Asked Questions (FAQs) & Answers

Topic	Question	Answer
AV - Screens	If possible, could the screens be raised up higher? When everyone is standing to sing, etc., it is not easy for short people to read the screens above the heads of the taller people who are nearby. This adjustment would enhance the worship experience for us shorter folks.	Yes, if possible. We will need added support over the screen covering the organ speaker chamber. We will need to take consideration for the organ chambers and try not to deaden the higher frequencies by blocking the chambers.
AV	Could you describe how the AV and speaker system will function with the changes? How will the new speakers be serviced?	The initial AV design drawings were based on the previous sanctuary layout. This will be updated upon signing the contract with LD Systems and can be shared when completed.
AV	Was the scope of the AV re-bid after the scope changed?	The revised layout was sent to LD Systems before they re-priced. The equipment needed is expected to remain the same.
AV	Do we have funds for the full AV contract, even though we are proposing to pay 50% now?	Yes
Bids	Was the project bid out?	Yes, in 2018 a qualifications selection process was utilized to select the architect, from which Studio Red Architects (SRA) won the award. Similarly, Request for Proposals (RFP) were issued to 5 general contractor firms before determining Axis should be utilized as our Contract Manager at Risk (CMAR).
Ceiling	Why is the church ceiling going to be replaced?	Improved acoustics, access to the AV and lighting (requiring ceiling demolition)



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		are the main reasons why the ceiling needs to be replaced.
Chairs	Who will order the chairs?	Epiphany will order the pew chairs
Chairs	Could the congregation see examples of the potential chairs? Will modular seating be comfortable?	The project team can request samples brought to the church so that the congregation can better understand the pew concept that the modular chairs will provide. Will communicate willingness of the vendor.
Cry Room	Can the cry room with the existing window to the church service be maintained? While the current plan to move the cry room to an existing MDO room with a TV to watch the service is in the current scope of the project, I do not feel the same sense of presence and belonging from a screen at my house, and having the service on a screen in another room will not be the same as being present in the service watching through the window.	The current scope includes shifting the cry room to a MDO classroom with AV to livestream the service. However, the committee will consider the best approach to balance the project objectives with sensitivities to growing young families and their worship experience.
Cry Room	Why not take the windows out of the cry room?	This is an open item which could still be determined.
Cry Room	Does the Utility Storage Room on the drawings (10X10 space) have enough space for a cry room?	Yes, but final function TBD.
Estimate	How firm is the Axis construction estimate?	Considered very firm, but Guaranteed Maximum Price expected in October



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		with completion of the construction documents.
Elevator / AFLC Roof	What about the elevator, AFLC roof, and HVAC replacement?	These are considered maintenance items and not part of the chartered objectives for HWS. A prioritized maintenance list is available, from which the Leadership Council and Facilities Manager are addressing items. In addition, the HWS project contingency is only available for the project scope and not extra items. If the contingency is not utilized for the project, it should either be de-scoped or new scope added through the scope change process.
Elevator	Since the Sanctuary and upstairs of the AFLC is not available to be used during renovation (since the elevator is out of order) my suggestion is that we cut back on some of the things that have been planned and that we PURCHASE a new elevator instead of repairing this 20-year-old one.	See answers to "Elevator/AFLC Roof" and "Maintenance" Topics. The Facilities Manager is obtaining quotes to replace the elevator.
Flooring	Could tile be installed instead of carpet? This would reduce maintenance and cleaning issues. In addition, there are new tile types which are non-skid and less hazardous to elderly people who tend to shuffle rather than walk. There have	Those objectives will be considered with the project committee and architect. The new narthex flooring is currently tile. Will confirm the sanctuary carpet, if selected, is also designed to address the mentioned items.



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	been a few who have tripped on the carpet. Spills are easier to clean up and do not soak into fabric causing stains.	
Funding Approval	Haven't we already gained approval to move forward with the project?	Because the costs went so high, the HWS project went back to Studio Red Architects (SRA) to get a better scope and determine if costs could be reduced. The Voters approved this direction on November 13, 2022.
HVAC	Are there any improvements to number and design of air diffusers, or flow rates through them, to reduce the impact of cold air blowing down on some individuals depending on where seated?	Complete new ductwork is part of the scope to better distribute the air flow. Drawings will be finalized with construction document completion.
HVAC	Is there a sense of certainty that we will be the loan? Is there enough money in the building fund to pay for the items?	Yes, the RENEW committee has been in close conversations with the CEF and we believe there is no concern with securing the loan. There is currently enough in the building fund to pay for the AV equipment, but not for the HVAC (though there would be after the fulfilment phase is complete).
Lighting	Has a lighting survey been completed (e.g. musicians need different sections lit)?	Yes, an RFP process was used to select the AV and Lighting integrator. LD Systems performed that work and a letter of intent has been signed
Landscaping	Landscaping part of the \$2.25M?	No, Landscaping is not included in the project budget. However, updating the parking spaces in front of the sanctuary to meet accessibility requirements is included.
Loan	One of the slides indicates the \$2.0M loan for 30yrs at \$8981.	(1) The gap will be covered by the total Renew gifts that Epiphany will receive before we take out any funds



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	<p>If total cost is \$2.2M how is the gap covered? Does that include \$250K already approved or is that separate loan? If separate, what are the terms and when does the pay back begin?</p>	<p>from the construction loan. Equal monthly giving puts at ~\$248,000 received by the end of December 2023. This is probably conservative, as we've already received over \$260,000 through July (which includes some total pledges).</p> <p>(2) The \$2.0M includes the \$250K already approved. We will roll that into the construction loan when converting to the mortgage. In reality, we have not drawn from that loan and will close it out prior to applying for the construction loan.</p>
Loan	How much of the loan will we need?	\$2M loan converted into a long term loan is the conservative baseline. The actual amount will depend on total gifts received during construction.
Loan	What is the length of the loan? And can the church afford the loan interest rate?	<p>The permanent loan will be a 30 year loan with interest rate of 3.95% (~\$9500/mo), adjustable after 3 years. Yes, the church can afford the loan interest rate payment through RENEW. The RENEW funds received during construction will be put into the building account. CEF will draw from that account first to reduce the loan balance. Afterwards, the intent will be to pay off the loan early, as received RENEW gifts will cover more than the monthly note through May 2026.</p>
Loan	When do we begin paying back the loan amount?	30 days after completion of the project. Will have proceeds from RENEW as they come in.
Loan Use for Maintenance Items	Can we use the loan for other maintenance items? Will another loan be needed for maintenance items?	No, not without voters changing the charter of the project. Those items like the elevator, roof, and steeple are considered maintenance and will be handled by the Leadership Council and



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		<p>Facility Manager, not the Here We Stand project. LC will determine or recommend to the Voters the method to pay for the maintenance items. But the Holding Account funds will be replenished from the Renew Campaign accrued funds.</p>
Maintenance	<p>When will the maintenance items be decided? If we can't use the sanctuary during construction, what will we do since the elevator is broken in the AFLC and we cannot use the upstairs rooms?</p>	<p>The Leadership Council along with the Facility Manager have requested a quote to get the elevator replaced or repaired. The intent is to align these activities with the HWS schedule. The existing CEF loan will be closed out and the project will replenish the holding account funds to make it whole again (ASAP).</p>
MDO / Offices	<p>Should the MDO and office corridors also be upgraded? What about the windows and the external road signage?</p>	<p>These are part of the Add Alternatives. Can be included as money allows. Will be a discussion with the contractor at the point at which these items would need to be considered so that additional funding is not necessary. This will also be discussed regarding the contractor contract setup (e.g. baseline items which scope change for add-ons versus including in project as add-ons if money allows).</p>
Organ	<p>Are costs for the organ moves to AFLC and back included in future project expense? (Noticed that have difference between \$101,000 Budget and \$99,670 Expenditures to Date.)</p>	<p>Difference in budget and expenditure reflects the \$1500 we received for the old organ trade-in. The organ relocations are included in the budget. Allen organ priced \$2600 to move organ to the AFLC and then move back to the sanctuary.</p>
Organ	<p>How was the organ funded?</p>	<p>\$73.9K from Holding Account \$15K from Pastor Discretionary Fund \$12.3K from dedicated Organ Account</p>



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		Received \$1500 for trade-in of old organ.
Painting	Will the renovations include new sheetrock and paint?	Will use lessons learned from MDO upgrades which including scraping all of the old paint off, applying fresh primer, and painting while the appropriate time to cure. MDO has not had issues since (about a year ago).
Painting	Will there be a warranty on the paint process?	See the lessons learned discussion above. There will be a general warranty from the contractor. It may be difficult to obtain a warranty on the painting portion, but is TBD.
Restroom	Family Restroom - What would be cost of converting portion of kitchen area to Family Restroom to free up space for larger men & women restrooms? This may seem like a re-hash, but I hope it could be a way to reduce our future regret. If it is cost, could design be done now and the Family Restroom be delayed for future if necessary? Will the changing trays fold up?	Design for the family restroom in the kitchen area is complete but would require extensive additional costs to install due the wall, plumbing, and fire sprinkler requirements. This is why it was relocated to the other side of the narthex. Yes, the changing trays will fold up.
Restroom	All Restroom - has locations of paper towel dispensers, soap dispensers, and trash receptacles been reviewed? Consider the flow of users and accessibility to youth. They do not appear on design. Note, we do not use the in-counter top	This has not yet been reviewed. Will come with completion of design drawings



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	dispensers elsewhere but seem to be shown.	
Restroom	Men's restroom - Would it be possible to fit in a second toilet somehow, perhaps eliminate second urinal if necessary? Or adjust size of Family Restroom? What other options might there be?	We will share with the Architect, but the minimum allowed number is based on the building codes. The family restroom size is ADA compliant and would be available to a person needing extended time in the restroom. Or vice versa.
Restroom	Women's restroom – Will the number change with the remodel?	Current toilet number in existing women's restroom is 3. This has not changed.
Holding Account	Has minimum holding account been maintained?	No, it is currently at \$25K but it will be replenished. We have the funds in the Renew account from which to draw if needed early.
Spending	How much money has been spent in the last 5 years since we started the renovation efforts?	\$200,085 (Stage 4 Budget items: Site survey, Asbestos survey, architects, generosity consultant, and communications consultant) + \$99,670 (organ) = \$299,755 TOTAL. The approved Stage 4 budget was \$293,000. Note that the Voters approved the purchase of the organ outside of the Stage 4 budget.
Sprinkler System	Will the building changes require sprinkler system changes?	SRA is confident that our approach will not require a sprinkler system.
Windows	How can the glare be reduced with the current window setup?	This could be discussed with the scope. Could consider external screens as part of scope change in future.
Windows	Could the windows be replaced as the cost to replace seems nominal? If not replaced, then could a low cost	While drapes or curtains seems inexpensive, they come with additional costs to maintain and clean. The committee will consider solar screens to reduce the sunlight and glare.



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	appropriate window shade be installed?		