**Here We Stand Frequently Asked Questions (FAQs) & Answers**

| **Topic** | **Question** |  | **Answer** |
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| 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) are the main reasons why the ceiling needs to be replaced. |
| Chairs | Who will order the chairs? |  | This will be determined by the September meeting. |
| 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 | 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 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. |
| 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. |
| 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? |  | Yes |
| Loan | One of the slides indicates the $2.0M loan for 30yrs at $8981.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? |  | 1. The gap will be covered by the total Renew gifts that Epiphany will receive before we take out any funds 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).
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 do not expect to).
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| MDO / Offices | Should the MDO and office corridors also be upgraded? What about the windows and the external road signage? |  | 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). |
| 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. |
| Sinking Funds | 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. |
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