

Questions Applying to Both the New Build and the Renovation Plans

Introductory Question from the Neighborhood Meetings: In the new building what is the most important thing for you and your family to see and have?

Answers from Parishioners: a building meeting our needs today with a thought towards our future, preserve the sanctuary, RE space all at one site, improved infrastructure, bigger coffee house space, a design with an eye towards traffic patterns so that we can all move around the church easily without dangerous and intrusive intersections, energy efficiency, larger and efficient kitchen, accessible and welcoming to the community, esthetically pleasing, good bathrooms more space, more space, more space

Q: Is the estimate of cost including green and solid construction?

A: Yes.

Q: How much does elevator cost?

A: \$85,000 for elevator in current plan and would be 30-40K to add another level.

Q: What about elevator maintenance costs? Have those been projected into the budget?

A: These would be annual operating expenses and are not included in the construction cost.

Q: What about the steeple repair?

A: Estimates are being done. It will be a separate job but is included in the total price.

Q: Will the sanctuary be changed? Will all of the views be preserved? Will the view out the back of the sanctuary be preserved in the renovated plan?

A; Sanctuary will be unchanged except for new heating, views including out that back window will be unchanged.

Q: What will be the difference in heating costs between new and renovated building

A: This will be calculated as the design moves ahead. At this time we can only guess but there will be a noticeable difference.

Q: Is there a difference in time of construction?

A: Debatable, architect has said new will be faster.

Q: Is furniture/carpet included or is that an additional cost?

A: Yes there is an allowance in the project budget for furniture and equipment.

Q: Are there differences in the plans as to infrastructure?

A: Both plans include upgrades to heating, electrical, and fire alarm systems; but the new plan would also provide all new sewer and water mains; whereas the renovation would retain these.

Q: Will there be an efficient boiler and hot water heater?

A: Yes, applies to both plans.

Q: Will be there windows in all classrooms?

A: Yes, perhaps larger than what we have now.

Q: What about acoustics in Parish Hall?

A: Attention will be paid to do something better.

Q: Where is the time capsule?

A: Anywhere we want it to be. Maybe the RE kids could make one of these. and perhaps there will be some people interested in putting a history of the congregation and our plans for the future into the time capsule.

Q: What plan is there for supervision of construction?

A: The committee will investigate options. It is important to have ongoing supervision, professional management

Q: Is there a kitchen in lower level?

A: No kitchen but there will be a pantry

Q: What about loss of our second larger space?

A: It is possible to have movable wall in 2 large classrooms to make a larger space

Q: What about stairway (bridal stairway) at sanctuary entrance?

A: That stairway is optional, depending on whether we have the money.

Q: What about state laws for day care?

A: Classrooms are designed to meet those laws.

Q: Could appliances be provided for day care in small kitchenette?

A: They could but we need to figure out how much we are willing to put in for daycare's benefit and that will probably have an effect on the amount of their rent.

Q: What about the roof in both plans?

A: There will be new roof in both plans

Q: Where is the minister's office?

A: Same place, it is not changed in either plan.

Q: What about future expansion?

A: In the renovation option, expansion could be achieved by building out the attic space above Parish Hall. The new option allows for expansion on two levels along the main corridor.

Q: What is the difference in the costs?

A: New: \$3.35M; reno: \$2.6M; difference= \$750,000.

Q: Where will the archives go?

A: If we don't build the "bridal staircase" they would remain where they are. The new plan allows for some display cases along the main corridor.

Q: After the final plan is drawn will we get a CAD (a computer generated plan that will let us visually challenged parishioners see rooms in 3-D)?

A: Yes.

Q: How big is Parish Hall?

A: Parish Hall is now about 1000 Sq Ft. It will be 1400 Sq Ft in either plan. Which is 40% larger and will accommodate about 180 people for coffee hour?

Q: What happens to the driveway?

A: The site plan is not finalized.

Q: Will we need to increase the size of the playground if daycare expands?

A: Yes; there is room to do this.

Q: What about prefab or modular?

A: Doesn't lend itself to tying into old building

Q: What will you do for a stage?

A: A modular, folding stage is planned and will be kept in designated storage spaces, and this applies to both plans.

Q: What about the lack of bathrooms in Fuller Hall?

A: Actually 2 shared 1/2 baths are planned, one on each side (straddling the 2 rooms) to accommodate the needs of RE kids and daycare.

Q: Will there be a parlor for adult RE meetings or possibly social events, e.g. movie night?

A: Yes.

Q: Is the chancel window obscured by any of the building?

A: No the window is quite high and none of the construction for either plan affects that view.

Q: Which plan will be the easiest to get through the planning board?

A: Can't be determined at this time

Q: If we use clapboard will we need to repaint every few years?

A: No there are new ways of using clapboard which require new painting every 12-14 years

Q: Is there any asbestos to be removed?

A: No, we believe it was done years ago, but we will test before moving forward.

Q: Is there an underground oil tank?

A: No, taken care of years ago.

Q: What about our church fire insurance? Churches have been known to burn down during repairs.

A: During construction the Contractor will provide the necessary insurance. Our insurance advisor will review these requirements before we go to bid.

Q: How big is the kitchen?

A: About twice as big as what we now have in both plans and will have commercial-grade equipment.

Questions about the New Build Plan

Q: How long would this new construction last?

A: Will be commercial grade construction, expected to last 50-100 years

Q: Does the roofline of the new construction have enough south facing slope to make solar panels a possibility.

A: We think so.

Q: How much money would we save with new construction?

A: Estimated at 2-4000 per year.

Q: Would the building be safer? New fire alarms and sprinklers?

A: Yes the building will be significantly safer with new fire alarms and sprinklers and new exits. Insurance would go down.

Q: In the replacement scenario, what's the resale/auction value of the "historic" rafters, floorboard, etc.? If the Red Sox can sell pieces of the Wall, we should be able to something similar.

A: I think there is no historical value to those portions which are being torn down. There may be some way to sell useable parts of the building

Q: Parish Hall is 100+ years old. Are there any concerns about destroying this building due to historical/architectural elements? Any legal restrictions about a tear down?

A: No Parish Hall is not an historical building on the historic registry.

Q: Concern: lack of adequate M/F bathrooms on main floor of new building plan?

A: There is one unisex bathroom next to the kitchen which is more adequate than the present bathroom on that floor. There are large multi stall bathrooms near the elevator on the down stairs level

Questions About the Renovation Plan

Q: Can the Parish Hall footprint in the renovation plan go further out to Lincoln St. to be even larger?

A: Yes, at considerable additional cost (per Phil Pierce ~ 150-200K), hence not actively considered at present.

Q: Will there be light in the offices downstairs?

A: Yes all office spaces would have natural light and operable windows.

Q: In renovation will there be new walls?

A: No, the only new walls will be those necessitated by new construction. The existing walls will be patched and get a new coat of paint.

Q: In the renovation will insulation be blown in?

A: No, only new insulation will be in the areas of new construction

Q: Can insulation be blown in our old building?

A: Yes it's possible though not very practical or effective.

Q: What will happen to the attic storage? Is there storage above the office wing?

A: Yes there is some, although access is not very convenient.

Q: Will the unevenness of lower level floor have to remain? Is it too difficult to raise the floor?

A: Yes it is impractical to raise the floor.

Q: Will the columns presently in lower level remain?

A: Yes.

Q: What about bathrooms on the lower level.

A: There is one accessible unisex toilet and 2 toilets in preschool rooms

Q: Is the daycare concerned about losing Fuller Hall.

A: No.

Q: What about building up above Parish Hall?

A: May be able to add up in the future but it is major – means removing the roof.

Q: In the new renovation, is there a ramp going from parish hall to the offices?

A: Yes these floors do not align.

Q: What about vintage construction? Are we just placing good over bad with renovation?

A: This is a value question we must consider in deciding between the two options.

General Question about Finances and Process

Q: Length of mortgage: can we support this in 10-15-20-30 years?

A: The maximum recommended for churches is 20 years but creative financing will allow us to amortize it over 30 years [lower annual payments plus a balloon payment at the end].

Q: What happens when John Buehrens retires?

A: When John retires, we are in great shape with an expanded facility, a spirited and enthusiastic congregation, financially solid—First Parish in Needham will be a plum and many ministers will be hoping to be called to our congregation

Q: What is the expected payout rate/note (?) on pledges? Due within next year or over period of years?

A: Pledges are due within three years.

Q: Revenue loss from no daycare in construction period?

A: Yes but we will not have the expenses of the day care. This has been considered in financial projections. Total annual rentals are nearly \$50,000.

Q: How many families in First Parish? And therefore what is range of contributions needed from each family?

A: We have 185 pledging units and many friends and alumni who may wish to support the project. There is no expected amount for each family. All will need to stretch and give as much as possible. We have and will need more large donors.

Q: Could you clarify the dates in the Capital Campaign timeline? It is confusing as to when you are referring to 2006 vs 2007.

A: The silent phase of the campaign is beginning now February 2006. It will continue until the end of November 2006. Construction will begin late spring of 2007.

Q: Do we have to have the \$\$ pledged/ raised before we begin construction?

A: We will have the pledges made and some significant funds raised before we begin construction.

Q: Will there be a committee to help members cope with changing meeting places (church, etc) for the new construction or renovation process?

A: There will be a committee committed to helping people maintain contact and a sense of community.

Q: Do we have potential alternative meeting facilities in mind for church Sundays and weekday related activities?

A: There is a committee looking into the options. Possibilities are churches, schools, libraries and temples.

Q: Are we deciding between Plan A vs Plan B or is there room to meld ideas and come up with a Plan C?

A: We need to decide on a renovated plan or new construction but there is still time and need to fine tune these designs. This is the point of the neighborhood meetings, to find out what else is needed, what people like and what they miss. And to get a sense of which concept people prefer.

Q: When are we voting on the plan?

A: At a special congregational meeting on May 21.

Q: Who decides on what plan is presented?

A: The final decision will be made by the Parish Committee ,Building Design Team, Finance Team and Capital Campaign Steering Committee based on our financial ability and what the congregations input has been at the neighborhood meetings. The plan is then presented to the congregation for a vote.

Q: Is there are way for new members/future members to incur some of the cost of this new construction?

A: Yes, that's what the mortgage is.

Q: If a Capital Campaign is undertaken and not enough money is collected (or promised) to go ahead with the project, will the pledged money be returned to the donors?

A: Yes.