

Q1) Has closing off the basement level (after making it viable/safe, of course) been considered? If yes, what costs would that incur and how does that compare to the options already presented? If no, why not?

- Yes, this course of action has been discussed.
- It may be that after actions are taken to preserve the facility that we could opt to pursue other options for the required ministry space and not use certain areas.
- Costs have not yet been evaluated.

Q2) Is there a way to reduce costs by doing more ourselves? Habitat for Humanity used a trained person to lead volunteer teams to do the work.

- Yes, if the required manpower and skills are available, doing some of this work ourselves could save money. We have been trying to do what we can ourselves.
- In general this would take longer than contracting.
- One option is to use Laborers For Christ, an LCMS organization utilizing retired professionals working at minimum wages in cooperation with volunteer labor from the community.

Q3) When in “the plan” will the sanctuary air conditioning be completed?

- Due to higher priorities and limited resources this would not be done anytime soon. It is a “nice to have” and likely would be near the end of the process.

Q4) Would it be more economical to tear down the Family Life Center (FLC)?

- Tearing down, disposing materials, and refinishing the envelope, services and grounds would itself be an expensive process.
- With the exception of the closet, the FLC is still a viable space and will be fully usable once work currently underway is completed.
- This would not address issues elsewhere in the facility that would still need to be fixed.
- We have a responsibility to our mortgager to preserve and maintain the value of existing facility.

Q5) Will the EWG document and make public the questions and answers to those questions for those people who are unable to attend the meeting?

- Yes, copies will be made available at church and posted on the website.

Q6) Has it been considered selling the land and moving to a new location?

- This has been briefly discussed and this could be a possible future course of action.
- We still need to be able to maintain operations and preserve the facilities for possible sale.
- We have to pay off the \$1.3 Million mortgage from the proceeds of a sale, reducing the amount available to purchase and outfit a new facility.
- Potential negative impact of such a disruption on the congregation.

Q7) Have there been any plans or money set aside to re-build our kitchen? Where on the list of “priority” items does this fall?

- We recognize the need and desire to have a functioning kitchen.
- A group has been formed to explore requirements and design of a reconstructed kitchen.
- Priorities for reconstruction have not been assigned.

Q8) What will be in place to monitor temperature and humidity before construction is started?

- The dehumidifiers that have been put in place downstairs to control humidity have humidity level indicators. Additional sensors are also in place and being monitored.

Q9) Was there consideration given to tearing down the damaged portion of our building, or closing it off and not using it?

- See answers to Q1 and 4 above.

Q10) How critical is it to keep the preschool operating in the FLC?

- The FLC is the only current solution for operating the preschool.

Q11) Are they technically a separate business?

- The preschool is not a separate business. It is a distinct ministry of LCS and our most visible outreach to the community.

Q12) How much can they contribute to the cost of repairs?

- The preschool itself has no capacity for contributing to repairs.
- Teachers and parents have provided volunteer labor to help in relocating, cleaning and repairs.

- Parents raised \$9,000 last year through donations and fund raising activities to replace furniture and other equipment that had to be discarded.
- A future financial appeal could include current and former preschool families.

Q13) It seems like all this repair work is being done primarily on their behalf?

- A small amount of repairs have been made to help the preschool however the bulk of work and expense to date has been to preserve and maintain the facility in general.

Q14) What areas of the church can we repair and improve if we don't get a loan?

LCS is not in a position to borrow any more money – The overhead costs of this church are too substantial to maintain long term. Borrowing \$2-3 million (just to fix a portion of the building) and adding that on top of a \$1.4 million mortgage, is financially irresponsible.

- A large loan is not realistic. We may be able to qualify for a small amount.
- A multi-year capital campaign is being considered.
- The entire project will have to be accomplished over a longer timeframe as resources allow. We will need to tailor our plan based on what we can afford.
- Current efforts are focused on priorities of stopping roof leakage, finishing mold removal, drainage/waterproofing improvements, and humidity control.
- As we move ahead, we will try to incorporate improvements to serve and enhance our ministry.

Q15) Do we know the construction of the existing roof?

- Part of the evaluation by our engineering consultants (Gale) was investigating the actual construction of various areas of the roof. A sampling of small sections of the roof were cut out, documented and then repaired.

Q16) Were ice dam prevention techniques used in the original or subsequent construction?

- In some places yes and others no

Q17) Has Gale addressed the ice dam issues for the repairs to be done in the future?

- Gale has provided their findings and recommendations to be used in specifying subsequent work by roofing contractors

Q18) Will the new work include soffit vents and air channels between rafters? Will the thermal gradient through the attic be minimized to prevent ice dams?

- Yes for any new work
- There is a need to improve the attic ventilation. The complicated construction of the roof throughout the facility makes this difficult in many areas.
- Some of this could be done as a do-it-ourselves project

Q19) Have drainage connections into the town been considered?

- The parking lot storm drain is currently piped into the town system via a pipe to Glenridge Rd. Connecting other areas to this drain is a possibility. It may be advisable to upgrade to a higher capacity (larger diameter) outlet pipe. This was recommended by Gale.

Q20) Have you considered selling a portion of the property to raise money?

- Yes, this has been discussed. It could be an option in the future.
- Proceeds of a sale would have to be applied to the mortgage. This could improve our finances to allow us to borrow for the project.

Q21) Will there be another "A Clean Start" type financial appeal?

- We have not planned a follow-on campaign at this time. We can still accept donations for A Clean Start if desired.
- We envision that a larger capital campaign will be undertaken
- We are sensitive to donor burnout and we do not want to undercut regular giving or a future capital fund drive
- We will keep you informed of financial needs as the project progresses

Q22) What can we do in the near term to help?

- Pray for the effort and our church
- Maintain focus on the ministry and community
- Practice and encourage patience during the process
- Volunteer for do-it-ourselves efforts
- Lead or contribute to grassroots fund-raising efforts