

Parish Center Questions and Answers

Below are some questions with responses that have been asked over the past few months.

General Project and Doyle Coffin Architecture (DCA) Questions

- 1. What has been happening since the last Building Committee meeting in August 2020?**
See the SPC Parish Center Update 2022.
- 2. What is the latest plan/schedule/timeline for the new parish center?**
*See document Timeline & Milestone Dates.
Construction Start Target Date: Oct 10, 2022*
- 3. What is the final project budget/cost?**
See document St. Patrick's-Mystic-Schematic Budget-rev.-02.24.22-Final
- 4. Any ideas to prevent future parking lot flooding?**
There has been some recent mitigation work done by the town of Stonington to prevent tidal backup of water through the storm drainage system that runs from the Mystic River, under Church St., our parking lot, to E. Main St. The Town is scheduled to complete this project in April 2022. While the Town (and we) are optimistic, we'll soon see how effective this "fix" is, particularly relative to heavy rains.
- 5. Do the new soil mitigation requirements create "opportunities" for added or different landscape design features?**
The landscape design will not be significantly changed by the soil mitigation requirements.
- 6. Do the new soil mitigation requirements necessitate any changes to the architectural design of the center or to the church and site areas around the church?**
There are no changes to the design of the center because of the planned soil mitigation. All work will be below finished grade level. The focus is on stabilizing new construction with existing Center and Church, abiding by all building codes for construction within the flood plain, including installing adequate drainage as detailed in the geotechnical report.
- 7. What other aspects of the project need further study and/or refinement prior to starting construction documents?**
Since the project was in a holding pattern during the COVID 19 years, refinements have taken place in multiple areas. No additional significant refinements are envisioned.
- 8. We may be proposing a deferred fundraising campaign for some interior furnishings and equipment such as the room partitions, kitchen equipment and other items, to be determined. Will these items be included in the project construction specifications or specified separately /later? Same question concerning the bid documents. What is customary for this procedure?**
Due to market price/cost/supply chain escalations and flood plain construction mitigation, we do anticipate needing to do additional fundraising to complete all aspects of the Parish Center plan. However, we do have sufficient funds to start the proceed with Construction Document completion so that we may put this project out to bid August 2022. We plan to include all furnishings and equipment in the project specifications and construction documents going out to bid. We won't know the real/actual project costs

until we have bids returned from prospective builders returned in September 2022. At that time, we'll decide what items within the project, if any, may be deferred to a later time.

9. **Please discuss any LEED certification. Are there any separate opportunities for renewable energy applications, such as solar?**

LEED stands for Leadership in Energy and Environmental Design. LEED construction is very strict and costly. The schedule for a construction project may be doubled. For this project DCA is not strictly conforming to LEED but is supplying a very efficient building. Efficiencies include the external walls being well insulated and a much more efficient heating and cooling system. As far as solar is concerned, it was not considered for this project.

10. **How much of the parking lot will be unusable during the demolition/construction?**

The short answer is that we do not know yet. The constructor will need to produce a plan which includes where on the property will there be a laydown area for equipment/supplies, sheds if needed, parking etc. This will need to be approved by the town (police, fire access) and will also be reviewed by the Building Committee.

11. **Will we need to reopen the old entrance/exit?**

See answer to item 10 above.

General Parish Concerns / Forward in Faith Campaign

1. **Please explain how our donations, both existing and new, are/will be protected from the ongoing abuse scandal litigation.**

Forward In Faith funds have "protected status" and are not included in the current litigation.

2. **How much has been pledged? How much has been received?**

Currently there is approximately \$3,105,000 received/in the bank account. Most, 92%, of the pledges have been paid. Total Pledged: \$3,368,415. This information is posted in the weekly bulletin under "STEWARDSHIP".

3. **How much will we have to finance and where will it come from?**

The plan is to raise via the Forward In Faith (FIF) Capital Campaign another \$500,000 to \$1,000,000 and borrow up to another \$1,500,000. There are various resources and ways to do this which include borrowing from another parish, taking a bank loan, using existing church savings. Please know that we plan to follow the successful "St. Michael's format" and continue to fund raise throughout the planning/demolitions/construction processes. Again, we will not know real final project costs until after project bids are returned: Sept 2022.

4. **Is there a plan of how we would pay off the loan?**

While we pay loans/mortgage on a monthly basis, we will continue to seek donations in the form of lump sum and monthly pledges, bequeaths, and other strategies within the continuing FIF efforts, with the objective being to pay down any loans as soon as possible.

5. **What can parishioners do to help?**

We will need a committee and volunteers to transition the parish center. This will include

inventorying and moving equipment and supplies and finding alternate locations for ministries and functions that occur throughout this construction project.

6. **Ongoing communication with the parish is imperative. What is the plan? A communication team?**

An initial group has been formed for communications on this parish center project. Communications will be on the parish website. Other methods are being discussed such as emails, Flock Notes, the bulletin, or announcements.