

Frequently Asked Questions about Open Doors, January 2024

Q: When do we expect the construction to be completed.

A: Fall of 2024. It could be completed in September, it could be December. It's construction!

Q: What are the specific key parts of the Open Doors project?

A: The following changes will be made to our parish house:

- Most asbestos will be removed from the building (including the entire main floor, most of the lower level and the 2nd and 3rd floors)
- New roofs will be installed on the parish house.
- Windows and trim in the parish house will be restored and painted.
- An elevator will be installed in the Montgomery Street Lobby that will go to the 2nd floor of the parish house.
- The stairs in the Montgomery Street Lobby will be removed and there will be a new, wheelchair accessible, concrete sidewalk to the entrance.
- There will be a new entrance constructed from the parking lot into the Sargent Foyer.
- All the toilet rooms adjacent to the Sargent Foyer will be rebuilt (reconfigured and enlarged.)
- Exterior masonry on the Parish House will be repaired and repointed.

Q: Have we taken anything out of the original plan and why?

A: Yes, the bids were higher than we had hoped, and we eliminated these pieces of the project for now:

- Work on the lower level for the Caring Place, including the lift to this space, a new entrance from the south courtyard, new toilet rooms and other improvements to this space (painting, new flooring, and lighting.)
- New gates to the alleyway
- New steps and door to the alleyway (SW corner from the Hansen Dining Room)
- Improvement to the East Chapel entry.
- Renovation of the apartments on the 3rd floor, as detailed in the original plans. (We may be able to accomplish renovation of these apartments in a secondary contract.)

Q: Why do we still need to raise more money?

A: This has a four-part answer: 1. Due to pandemic and other delays, our estimates for construction were several years old when the project finally went out to bid, one year ago. 2. Inflation. Everything costs more now, labor and materials. 3. We are in the middle of a building boom/contractor shortage in CNY. This is good news, as our community is growing and thriving. But some large projects have not received a single bid. Ours received exactly one, from a contractor we like very much. 4. In addition to removing pieces of the original project, we added some other pieces (like removing asbestos from the entire parish house, which was not in the original plan).

Q: How much more money do we need to raise?

As of October 2023, our total amount to raise was \$298,000. We need to raise more than half of this from our members, but we also expect to receive contributions from members of the community, community organizations, and special friends of St. Paul's.

Q: Is building the apartments for ATHFG part of Open Doors?

A: No, the building of these apartments will be financed and managed by ATHFG (not SPC). However, the Tiny Homes project relies 100% on St. Paul's completing Open Doors. St. Paul's is preparing for ATHFG by repairing all the windows and masonry, replacing the roofs, removing hazardous materials, building a new, wheelchair accessible lobby, and installing an elevator to serve the Parish House. Construction of apartments for ATHFG would begin after the conclusion of the Open Doors construction.

Q: Does this mean the Caring Place will cease to exist?

A: Not necessarily. We could continue to operate in our spaces (Brewster Room) as we did pre Covid. At some point we might partner with other organizations to create a bigger program and build out space in the lower level.

Q: What is happening to our kitchen in the Open Doors project?

A: Open Doors includes removing the asbestos in the kitchen floor and installing a new quarry tile floor. The room will also be painted (by some SPC painters!).

Q: Are there any changes planned for the Hansen Dining Room?

A: Yes. The windows of the Hansen Dining room will be repaired and repainted. Storm windows will be added so the room will be warmer. Much of the rest of the room will remain the same with the only change being the addition of a bigger and better closet at the east end for storage (table and chairs)

Q: Will there be any changes to the Brewster Room, church offices, or to the nave (worship space)? A: No.

Q: A sign on the kitchen door says, "Keep Out. Construction Zone." Is it ok for me to enter the church through the kitchen door?

A: One of the things we really like about Drulyk Construction, our contractor, is that they follow the rules. The rules require that this sign be posted. Please enter the church through the kitchen door with caution. Do not bring young children through this door as there are hazardous items on the floor.

Q: I think this project is fantastic. Is there some way I can help in addition to my financial contribution?

A: There probably is. We may need volunteers to help with mailings or events. Please contact Betsy Elkins or Doug Mouncey if you are interested in volunteering.