



## IFN Townhall Meeting - Capital Construction Project Q & A

Date: 01/28/2018

- 1. How about wetland or additional land close to the highway? We need to acquire that first. Preparing cost for this additional land?**

Wetland mitigation and acquiring this additional land is included in the Phase "0" study, which was completed last year.

- 2. Please explain the new structure more. How many floors? Full Basement? Rooms? Other details?**

The new structure consists of 1 Basement, 2 Full Floors, and 1 Partial Mezzanine Floor. The total area is approximately 70,000 square feet. This includes 2 Basketball courts, which can be used as a prayer or banquet hall facility (approximately 12,000 square feet), 22+ Classrooms, 1 Library and a potential cafeteria in the basement.

- 3. I suggest having a neutral review body.**

The Construction Committee will explore this.

- 4. Can we build on top of the current Masjid building?**

We can't, the current building is not designed in that way.

- 5. The Mussalah area can be small for events like Ramadan and Jumua. Any plans to extend the actual prayer area for men and women areas?**

Currently there are no plans, but in the future it's possible. The new building will be able to hold Eid/Jumma prayers or prayers for big gathering.

- 6. Is there any plan to extend the prayer area?**

Not currently.

- 7. Is the intent to be able to hold Eid prayer in the big structure?**

Yes, Inshaa Allah.

- 8. Is there any reason that gym is preferred than space for school?**

The plan is to cater to both needs.

- 9. Why is there a need for 21 classrooms? What size would each classroom be?**

Currently we don't have enough rooms to fulfill the needs of both Saturday school and Sunday school. The classrooms will be of average size.

- 10. Will the Atrium add more to the cost? What if it's brick and mortar?**

The cost is similar.

**11. Is the structure facing the Kaba?**

No, it's not possible due to land availability.

**12. What will be the plan to expand parking to keep pace with the expansion plan? Are we buying more land? Gatherings like Eid or a wedding may bring 300 – 500 cars on top of existing traffic.**

We are redesigning the parking lot to accommodate more cars. We will also be pursuing to acquire adjacent plots of land.

**13. Is the gym on the ground floor and the classrooms on top or is it a 2-story open space?**

The final design will determine this.

**14. Do we have any estimates on the annual increase in our maintenance costs?**

Not yet, we will evaluate that in a timely manner.

**15. Why convert wet lands? Do we need to convert the wet lands to get the building ratio?**

Correct.

**16. Currently we rent the Libertyville Sports Complex for Eid prayer for 3000 people. If we build our own but for 1200 people, it is not enough for us.**

That's correct, although for anything up to 1,200 people we will be able to accommodate Inshaa Allah (which is not the case today).

**17. Do you plan to go for any LEED certification for this building?**

All economically viable LEED principles will be applied to the design. We won't apply for formal certification due to additional expenses.

**18. Instead of 3 floors why not make 2 floors? Approximately 40,000 square feet and save \$1.5 Million.**

This building will serve inshaa Allah for the long term, we don't want to scale down and, in a few years, run into space issues.

**19. Currently we are short on space for classrooms and activities. When is the earliest possible use of the structure for us? What impact does the new structure have on the existing building? Any costs related to that? Funds for the Masjid's operation will probably be impacted as donors divert funds for the construction. Do we have enough reserves?**

Year 2022 (see table below).

| Year    | 2018   | 2019  | 2020   | 2021   | 2022  |
|---------|--|---|--|--|---|
| Cost    | Approx. \$300K   | \$1 Mil   | \$1 Mil  | \$1 Mil  | \$1 Mil   |
| Deliver | <ul style="list-style-type: none"> <li>• Engineering Plans.</li> <li>• Drawings.</li> <li>• Reclaim wet lands.</li> <li>• Prepare for zoning</li> <li>• Prepare for legal Permits.</li> <li>• Fund Raising.</li> </ul> | <ul style="list-style-type: none"> <li>• wetland mitigation.</li> <li>• Parking Lot.</li> <li>• Storm water Detention.</li> <li>• Land Reclamation.</li> <li>• Plaza.</li> <li>• building excavation.</li> <li>• excavated material to fill the back of the property.</li> <li>• Recreation Open Land.</li> </ul> | <ul style="list-style-type: none"> <li>• <i>New Building Shell &amp; Core.</i></li> <li>• Basement.</li> </ul> | <ul style="list-style-type: none"> <li>• <i>New Building Shell &amp; Core</i></li> <li>• First Floor.</li> <li>• Mezzanine Floor.</li> <li>• Second Floor.</li> <li>• Roof.</li> </ul> | <ul style="list-style-type: none"> <li>• <i>New Building Shell &amp; Core</i></li> <li>• Electrical.</li> <li>• Plumbing.</li> <li>• HVAC.</li> <li>• Useable Gym.</li> </ul> |

Impact to the current building is minimal. Details will be evaluated during the planning phase in 2018.

Yes, Alhamdulillah we have adequate reserves for operations.

**20. Level of planned modular (modernization) in our structure? Removable walls for classes. Green building?**

Yes, details will be evaluated during the planning phase.

**21. For the construction, are we doing the require three quotes process? Or are we locked in with one firm?**

Yes, Inshaa Allah.

**22. Where on the IFN website can we find the strategic priorities? A bigger priority than the complex was having \$3 Millions in the endowment and a school. Please confirm.**

<http://www.ifnonline.com/IFN-strategy-2025>

**23. Have you consulted with other Masjids in the Chicagoland area to get insight/ideas on how they approached building their Masjids e.g. Mecca Center?**

Our consultant is also assisting other Chicago-land Masjid. Inshaa Allah we will reach out to Mecca Center.

**24. Confidence level in \$4.3 Million estimate?**

We are confident.

**25. How did we decide on having the tennis court? Was that in the strategic planning? Why not a soccer or squash court?**

The Tennis court is on the roof. We are planning for a Soccer field in the adjacent land. A Squash court requires indoor space. There is also a request for a swimming pool. All of these items are optional and will be considered only if there is a need and after the multipurpose facility is completed.