

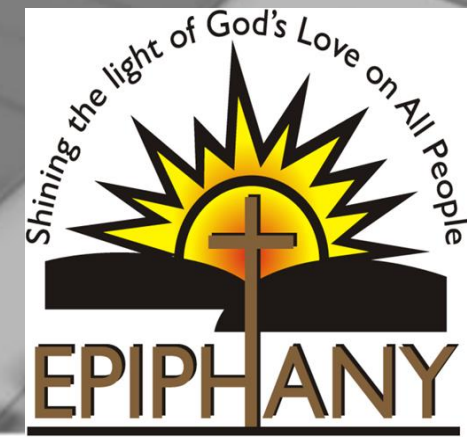
November 6, 2022

Congregational Town Hall



Steering Committee: J. Milbrath, J. Lauppe,
J. Greer, M. Mountford, D. Johnson

Sponsors: Leadership Council, Board of
Elders, Office of Senior Pastor (J. Salminen)



Agenda

A 3D architectural rendering of a church building. The church has a white facade, a dark roof, and a prominent steeple. It is surrounded by a green lawn, several trees, and a paved parking lot. The scene is viewed from an elevated perspective.

Meeting Objective

**Stage 4 Status
Updates**

Planned Path Forward

Q&A

Today's Objective

**To Present Stage 4
Updates and Proposed
Plan for Feedback prior
to Voters' Meeting**

CHARTER REVIEW

Increase
Sanctuary
Capacity

Improve
Technology and
A/V Equipment

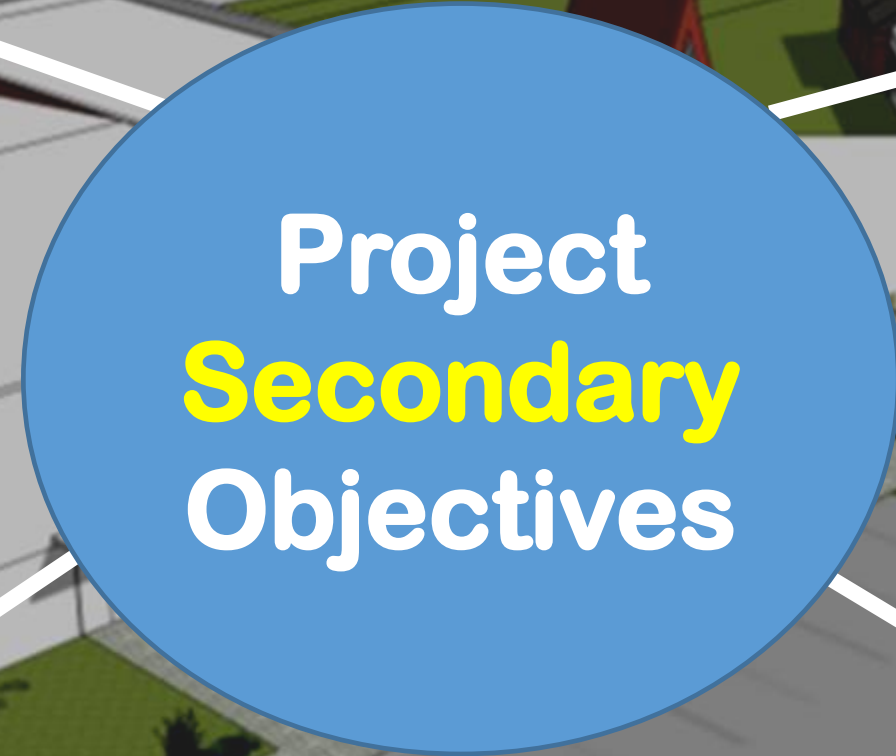
Project
Primary
Objectives

Enhance
Sanctuary
Acoustics

Visually Enhance
Worship Space

Provide
Dedicated Music
Space

CHARTER REVIEW



MDO Impact

Seating Flexibility

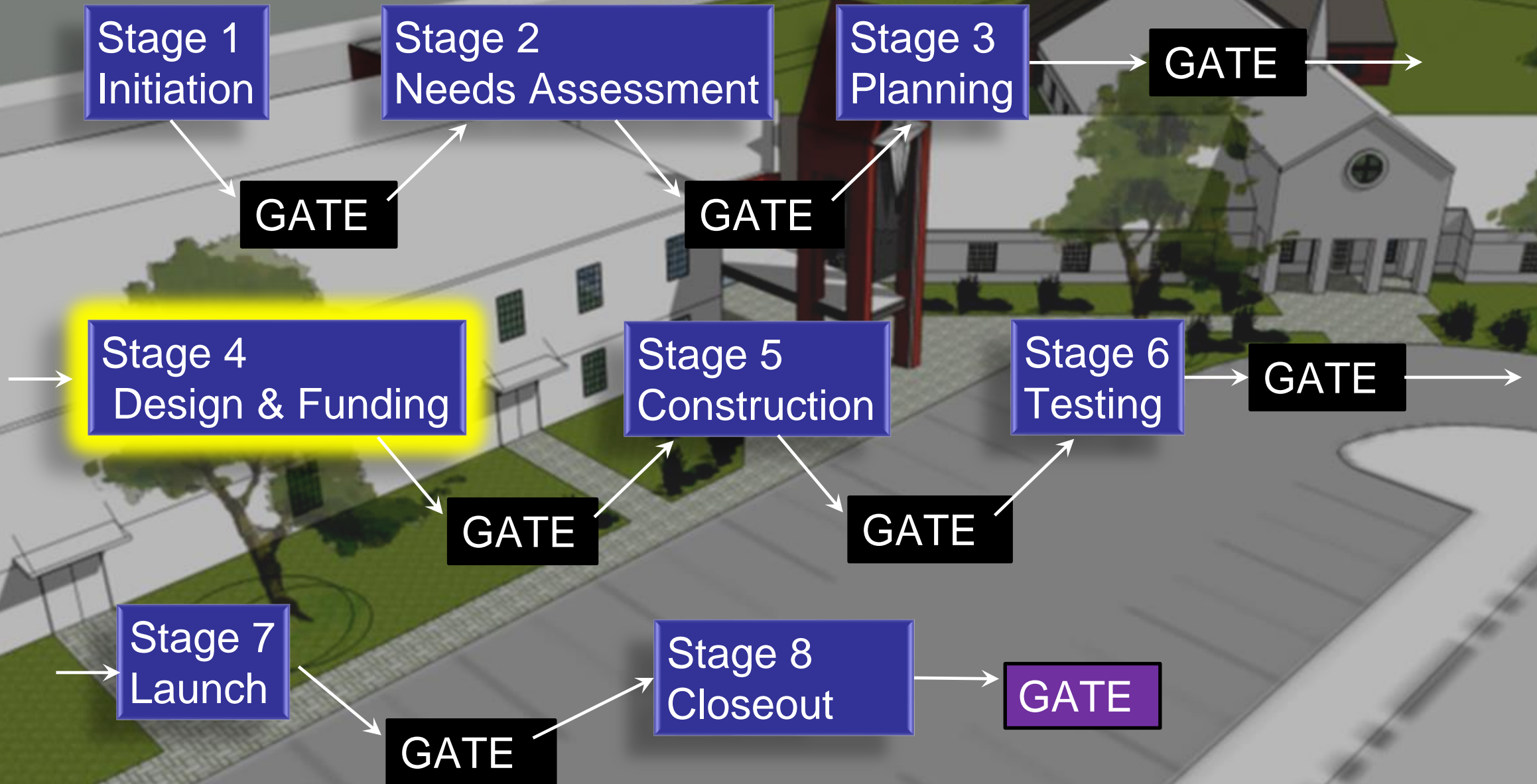
Project
Secondary
Objectives

Narthex Prominence

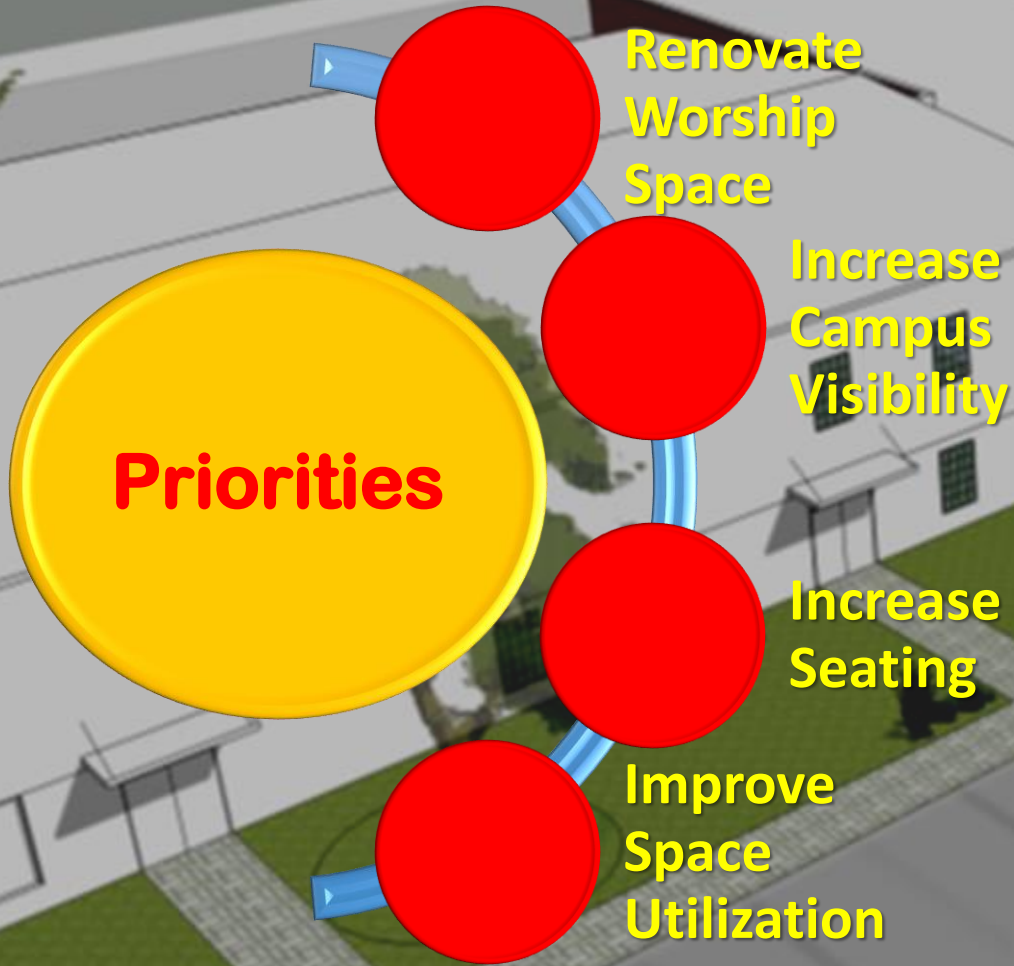
Building Entrance
– “One Church”

Non-Sanctuary
Ministry Space
Expansion

CHARTER REVIEW - STAGES



Upgrades Scope Review



Sanctuary Renovation	New Signage	AFLC Restrooms
<ul style="list-style-type: none">• Restrooms• Cry Room• AV• HVAC• Narthex• Worship Seating• New Organ	<ul style="list-style-type: none">• At Hatfield	<ul style="list-style-type: none">• Add Showers

STAGE 4 DELIVERABLES



1

Project Scope Design Completion

2

Project Budget Establishment

3

Financial Plan Development

4

Schedule Development

5

Voter Approval for Capital Funding

Programming Update

1 Schematic Design Completed

2 Design Development Completed

***** Design Package and Prelim Specs Completed

3 AVL Design In Progress

4 Interior Finishings in December

5 City of Pearland Consultation

***** Hatfield Sign Change – FM 518 Expansion

***** Fire Lane Update, Landscaping *Request*

Construction Update

1

Construction Document Phase Begun

Drawings to City for Permitting

2

CMAR Firm Selected – Axis Builders

Preconstruction / Value Engineering

Help Finalize Construction Budget

Provide Guaranteed Maximum Price

Finance & Publicity Updates

1

Initial CEF Loan – Have Not Yet Drawn

2

Campaign Efforts Kicked Off

Communications Consultant Engaged

Team and Schedule Nearly Finalized

Public Phase Launch ~February 2023

3

Planning Needs for Construction Loan

Stage 4 Financial Status

Item	Spend-to-date (Oct 31, 2022)	Approved Budget
Architect	\$37,703.45	
Generosity Consultant	\$30,160	
Communications Consultant Deposit	\$8,975	
Organ Down Payment	\$29,585	
Loan Documentation Fees	\$994.41	
Asbestos Survey	\$500	
Property Survey	\$11,250	
Civil Engineer* (under contract)	\$10,000*	
CMAR* (may be waived – negotiating)	\$5,000*	
AVL Deposit (in negotiations)*	TBD	
Forum Lunches	\$308.57	
TOTAL	\$134,476.43*	\$293,000

Current Total Budget

Item	Current	Previous Budget
Construction Costs	\$1,900,000	\$1,200,000
Soft Costs	\$980,000	\$680,000
Generosity Consultant	\$58,000	\$58,000
Communications Consultant	\$18,000	\$18,000
Loan Legal Fees	\$1,000	--
Misc. Support / Contingency (3%)	\$89,000	\$59,000
TOTAL	\$3,046,000	\$2,015,000

A 3D architectural rendering of a church building. The church has a white facade, a prominent steeple, and a large red tower with a white star on top. The building is surrounded by green lawns, trees, and a paved parking lot. The text "Preliminary Financial Plan" is overlaid in the center in a large, bold, yellow font.

Preliminary Financial Plan

Cash Flow Plan Assumptions

\$3 Million Total Project

\$2.2 Million Equally Distributed over 36 Months, beginning May 2023

Epiphany uses cash on hand until May 2023 (~\$250,000)

- Need to determine from where

Loans (both construction and mortgage) at 3.5% annual, compounded monthly

Construction loan converts to mortgage in February 2024

- \$2,300,000 financed for 30 years (\$10,010/mo.)
- Monthly campaign gifts cover mortgage payment until May 2026, then monthly payment is made until loan is repaid
- No incremental debt reduction assumed after capital campaign

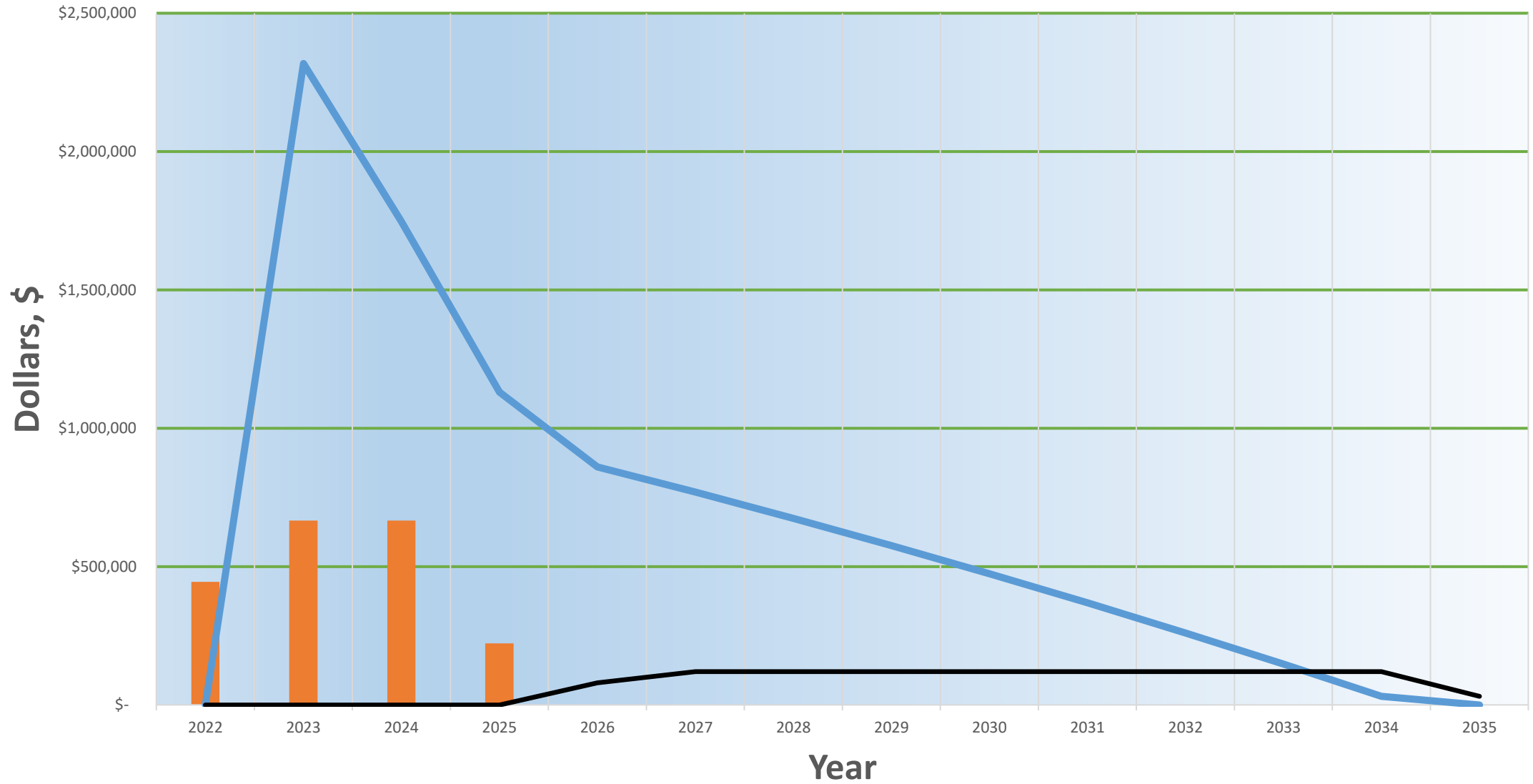
Financial Plan Results

Mortgage would be budgeted starting in 2026 for 8 months, then full year from 2027 onwards

Loan Repayment in early 2035, ~20 years early

Epiphany would still have cash on hand for other needs

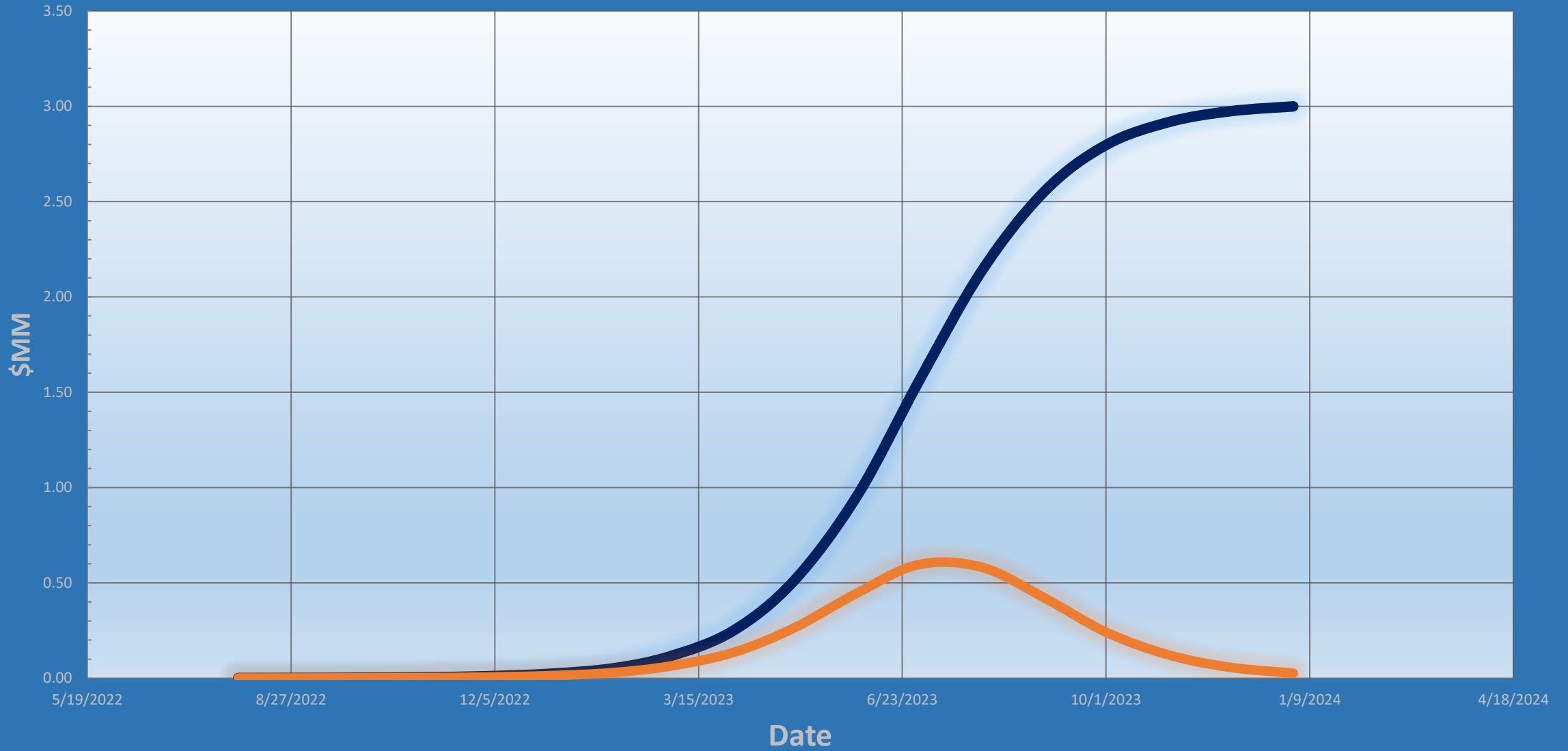
Preliminary Cash Flow Plan



Annual Capital Giving Loan Balance Annual Mortgage Payment

Anticipated Spending

Cumulative Spend Monthly Spend



NEXT STEPS



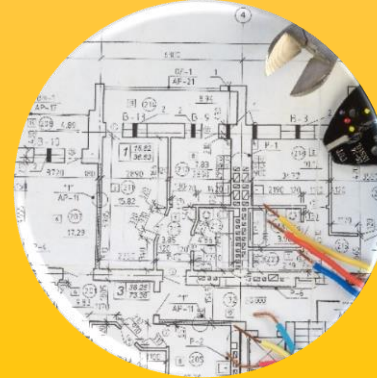
Town Hall

- Integrate Feedback



Voters' Meeting

- Approval to Move Forward and Complete Design Stage



Finalize

- Scope
- Design
- Budget
- Permitting
- Financial Plan
- Construction Strategy



Voters' Meeting

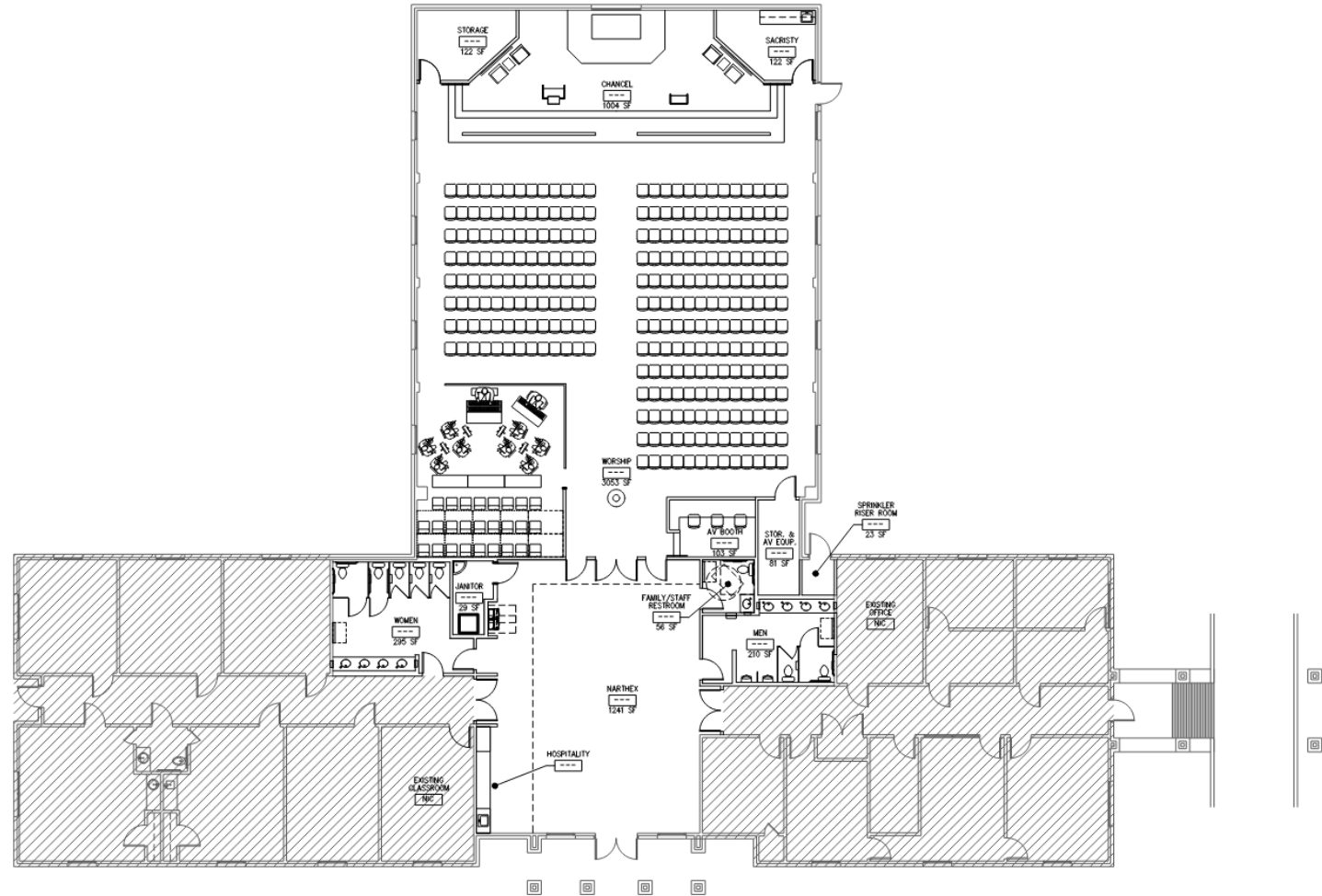
- Approval to Move Forward
- Construction Loan
- Campaign
- Begin Construction





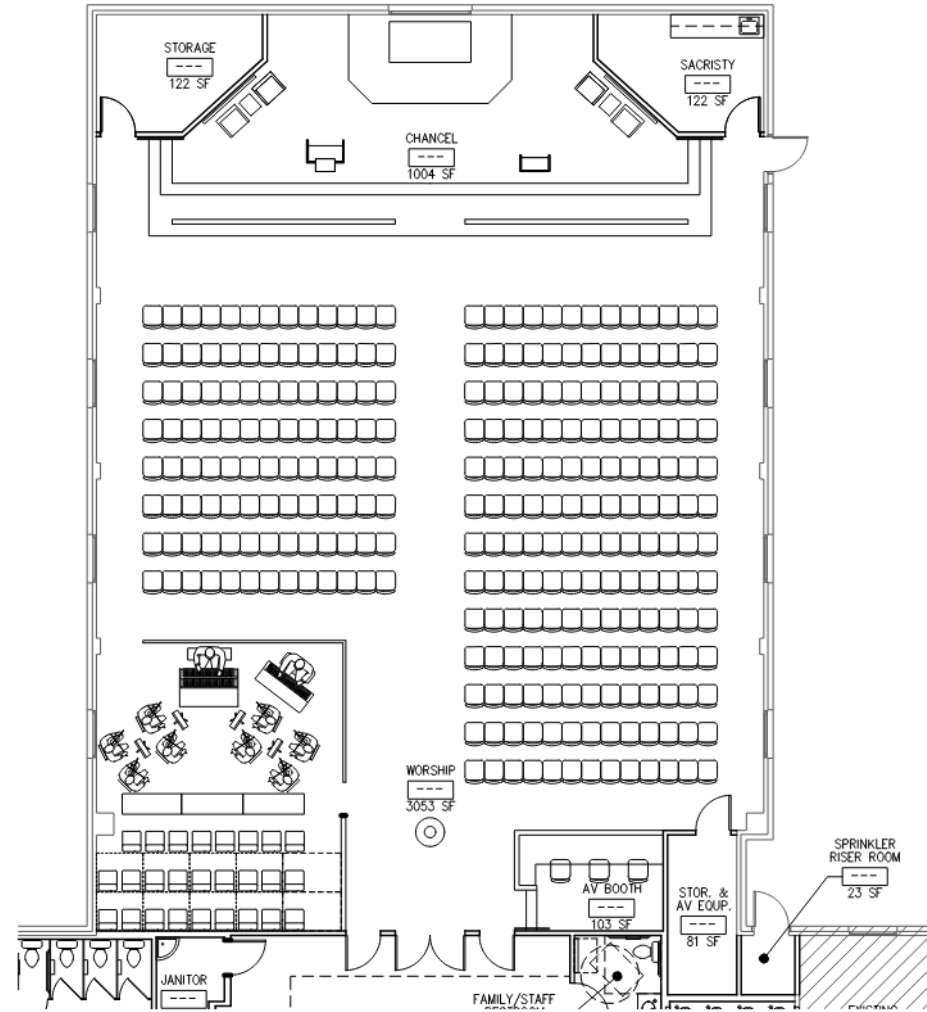
Q&A

Full Sanctuary Plan

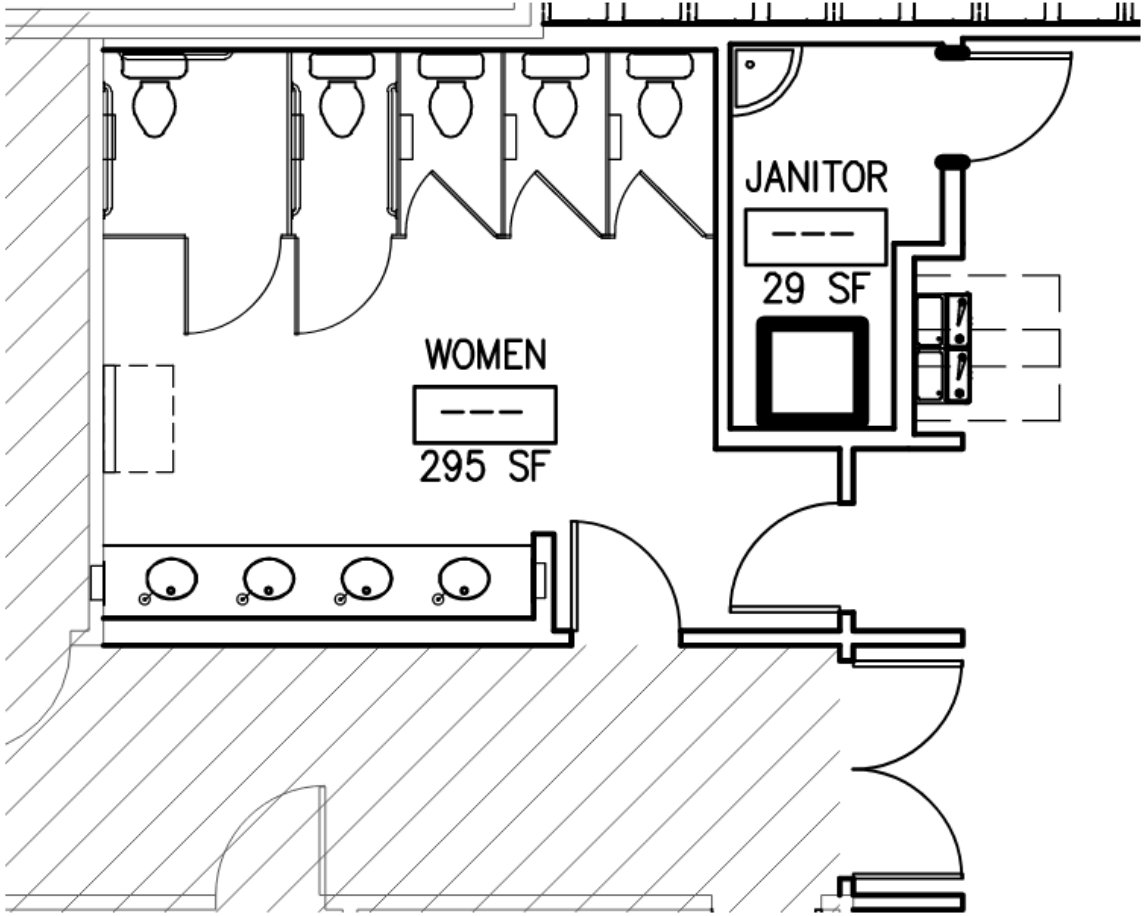


Sanctuary Floor Plan
EPIPHANY LUTHERAN CHURCH
SEPTEMBER 11, 2022

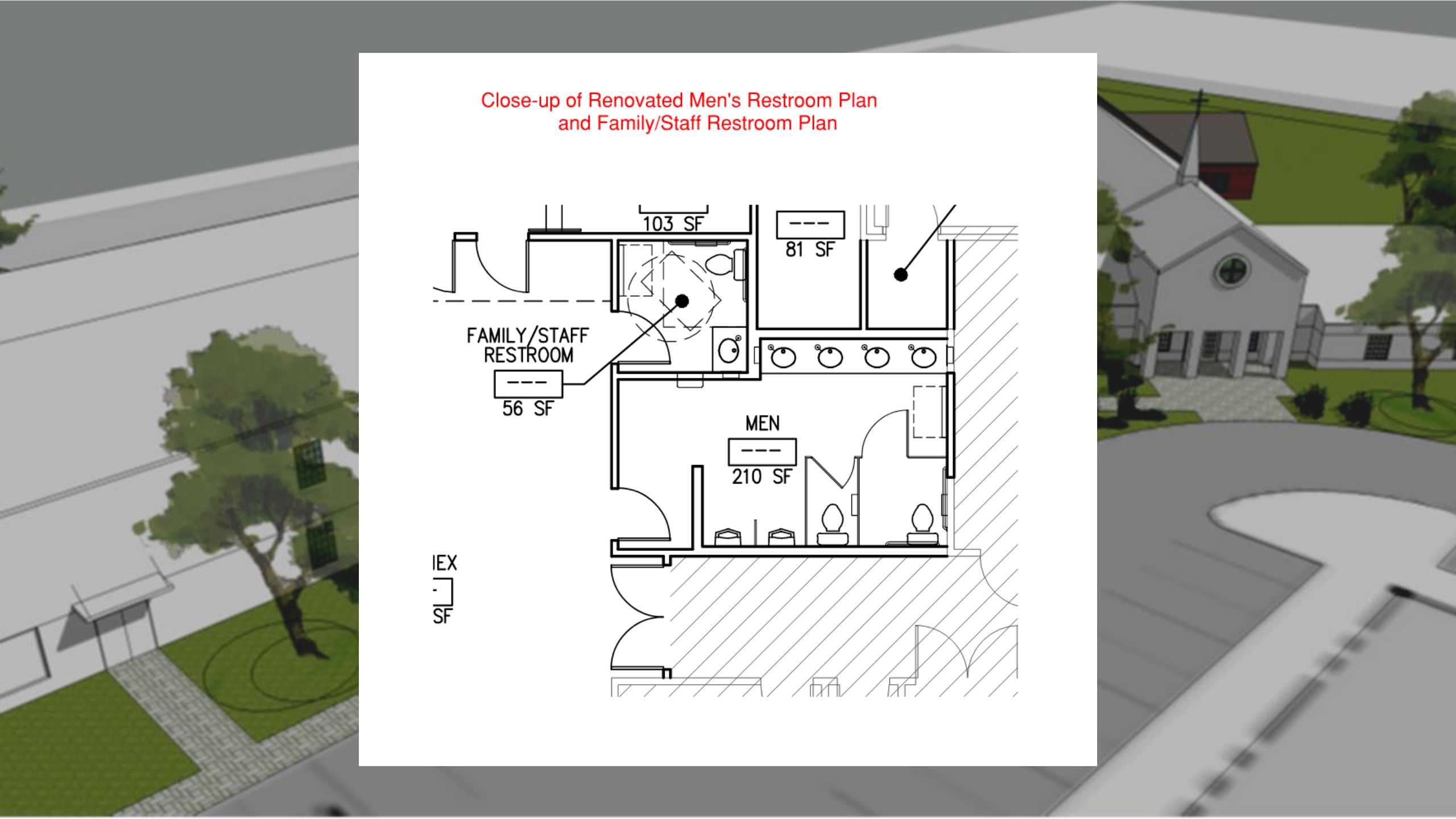
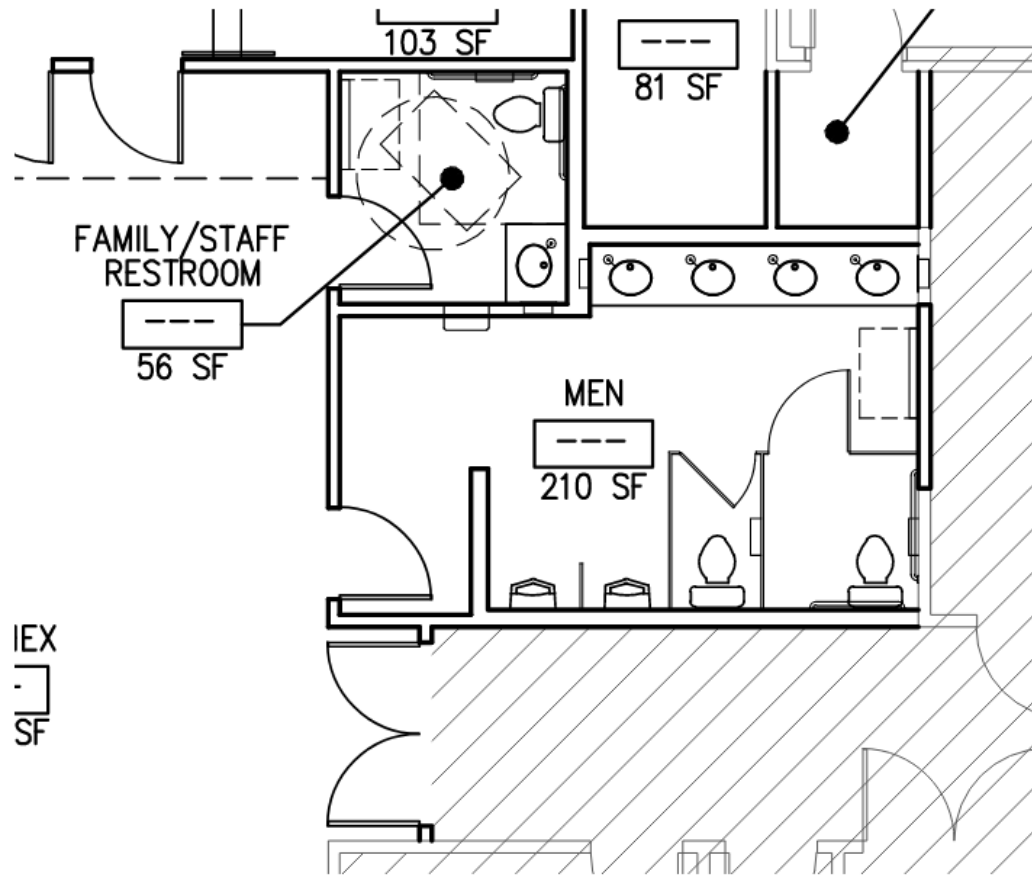
Close-up of Renovated Worship Space Plan



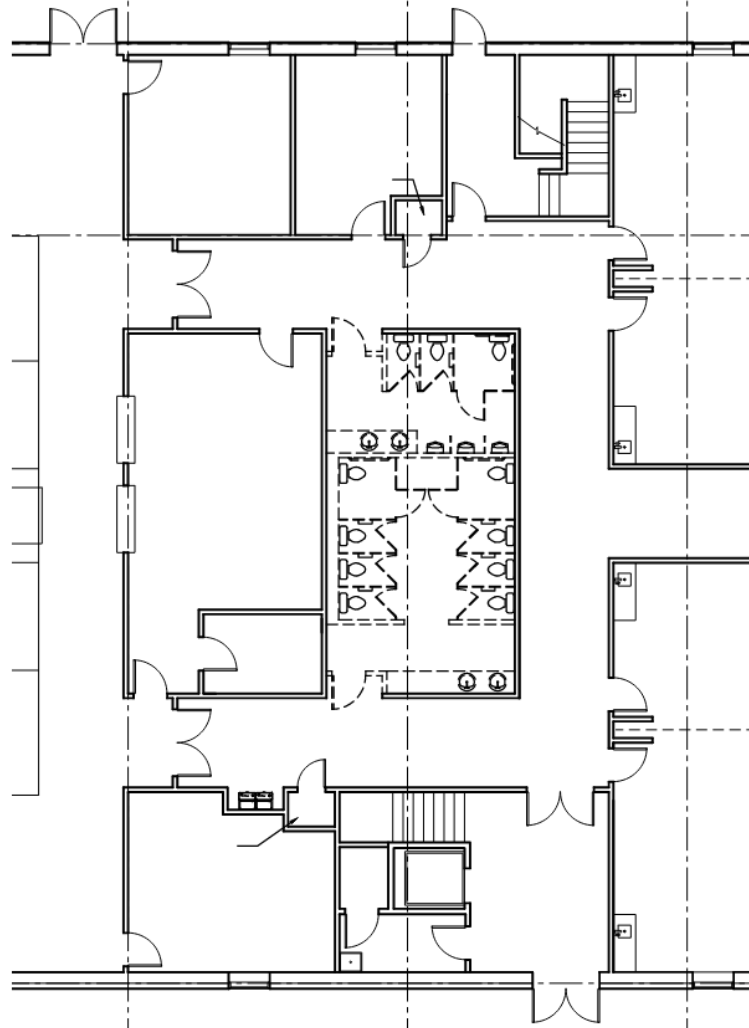
Close-up of Renovated Women's Restroom Plan
and New Janitor's Closet



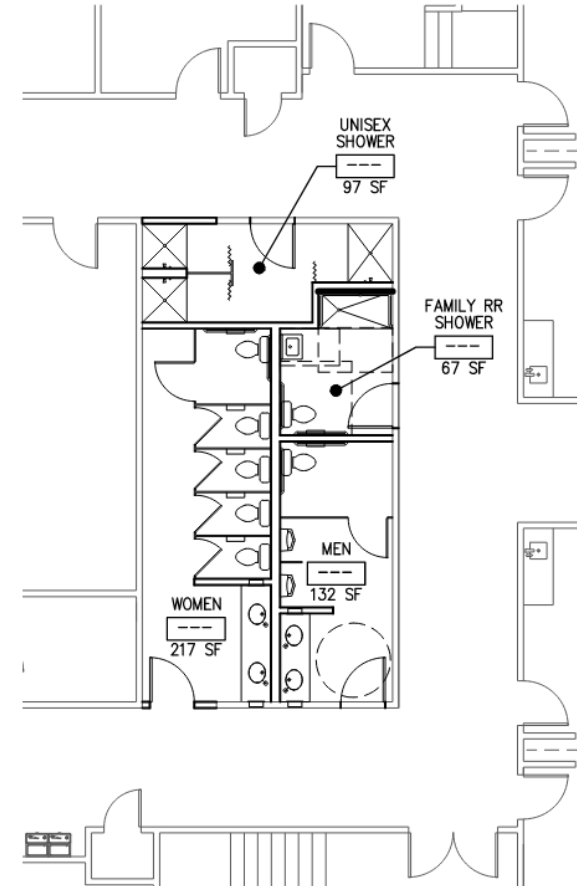
Close-up of Renovated Men's Restroom Plan
and Family/Staff Restroom Plan



AFLC Restroom Plan



Existing Plan



Renovation Plan

Approved Stage 4 Funding Plan

Item	Available Amount
TX District Loan Proceeds: <ul style="list-style-type: none">• (Authorized by the Voters April 3, 2022)	\$250,000
Existing Holding Account Funds (General Savings) <ul style="list-style-type: none">• Ensure Account Balance does not Fall Below \$125,000	~\$132,000
Fundraising	To Offset Any Monies Pulled from the Holding Account