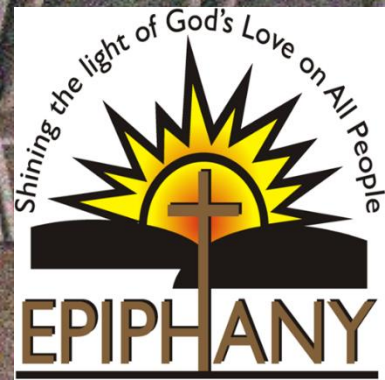




Congregational Town Hall

August 27, 2023





HWS Team



Steering Committee

J. Milbrath, J. Lauppe,

J. Greer, A. Arnold, D. Johnson

Advisors

Pastor Jon,

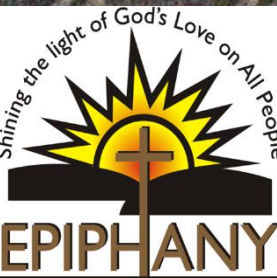
P. Van Maaren, S. Kunkel,

B. Bennett

Sponsors

Leadership Council,

Board of Elders



Agenda

Meeting Objective

Finance & Publicity

**Stage 4 Status
Updates**

Programming

**Recommended Path
Forward**

Construction

Q&A

Today's Objective

To Present Recommended Project Budget, Scope, and Financial Plan for Feedback prior to Voters' Meeting

CHARTER REVIEW

Increase
Sanctuary
Capacity

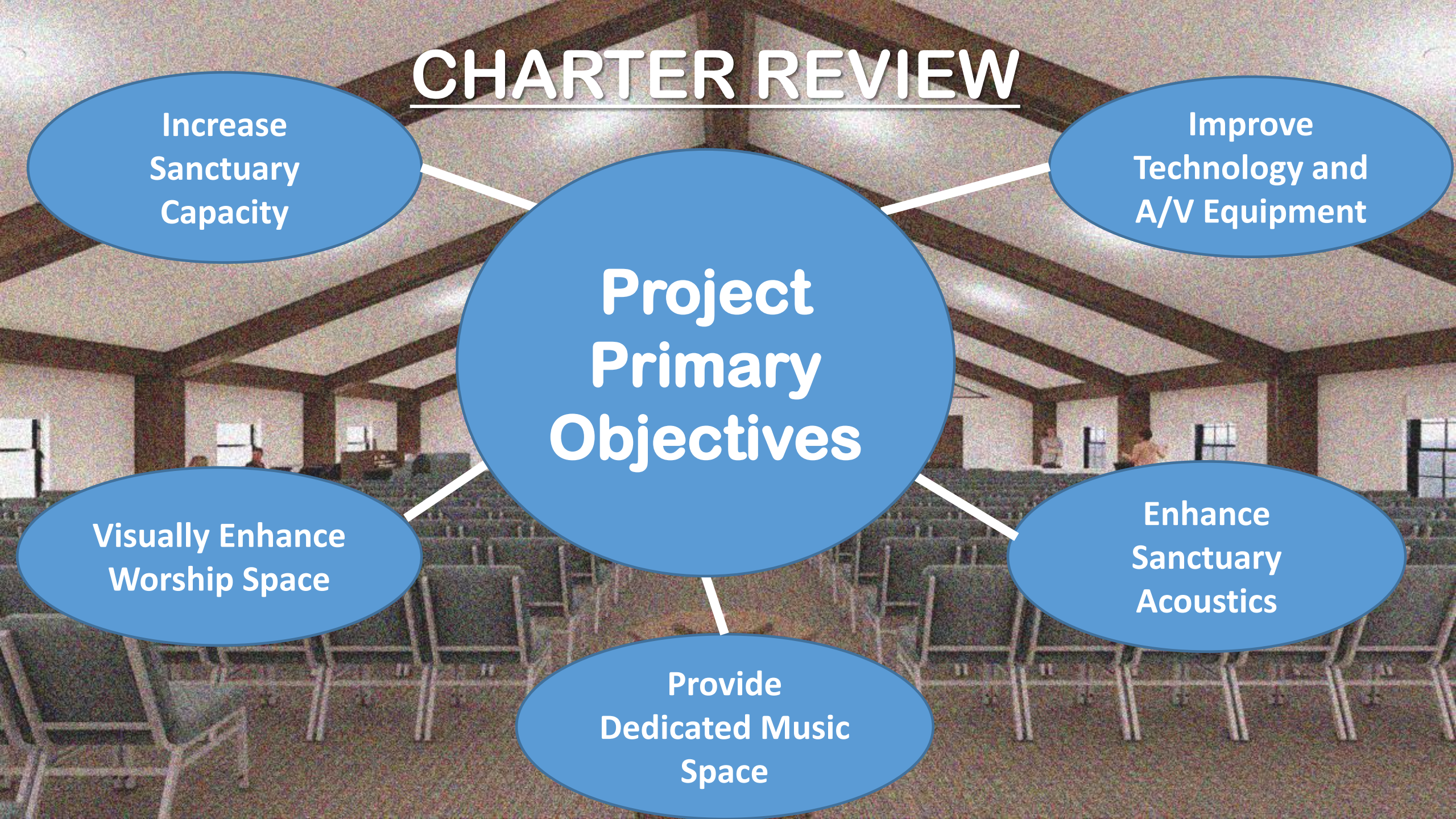
Improve
Technology and
A/V Equipment

Project
Primary
Objectives

Visually Enhance
Worship Space

Enhance
Sanctuary
Acoustics

Provide
Dedicated Music
Space



CHARTER REVIEW

MDO Impact

Seating
Flexibility

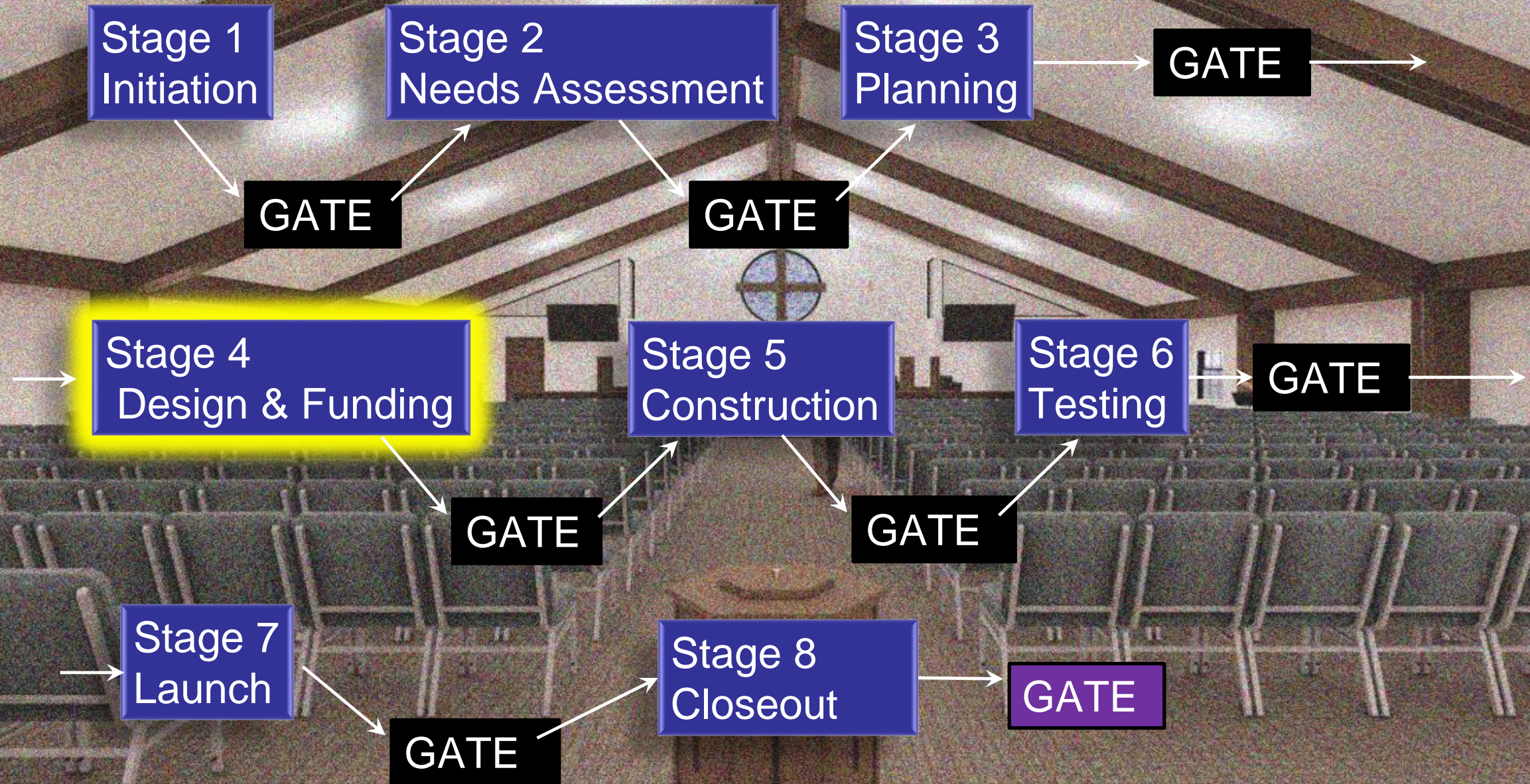
Project
Secondary
Objectives

Non-Sanctuary
Ministry Space
Expansion

Narthex
Prominence

Building Entrance
– “One Church”

CHARTER REVIEW - STAGES



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

Project Scope Goals

Ranked Priorities

1

Renovate
Worship
Space

2

Increase
Seating

3

Improve
Space
Utilization

4

Increase
Visibility

Sanctuary Renovation

- Restrooms
- Cry Room
- AV
- HVAC
- Narthex
- Worship Seating
- New Organ

New Signage

- At Hatfield

AFLC Restrooms

- Add Showers

Finance & Publicity Updates

1 Initial CEF Loan – Have Not Yet Drawn

2 Renew Initiative Launched in April 2023

* Renew a Passion in God's People

* Renew a Desire for Growth

* Renew Our Commitment to Embrace the Future



Finance & Publicity Updates (Ctd)

3

Renew Initiative – Fulfillment & Giving



RENEW
EPIPHANY LUTHERAN CHURCH

*

108 Households (60%) Committed

180 Total Households

*

\$1.275 Million Total Committed

*

\$260,000 Received (Through July)

*

Epiphanyrenew.org is live

Finance & Publicity Updates (Ctd)

4

Input into Project Scope and Budget Planning

June 5th - Target Budget: \$2 Million

June 15th – Met with SRA and Axis

Programming Scope Update

1 Stay Within Existing Footprint

2 Avoid Triggering Permit Requirements

***** No Sprinkler System or New Water Line

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

3 Revised Sanctuary Remodel

4 Revised Restrooms Remodel

5 Narthex Visual Enhancements

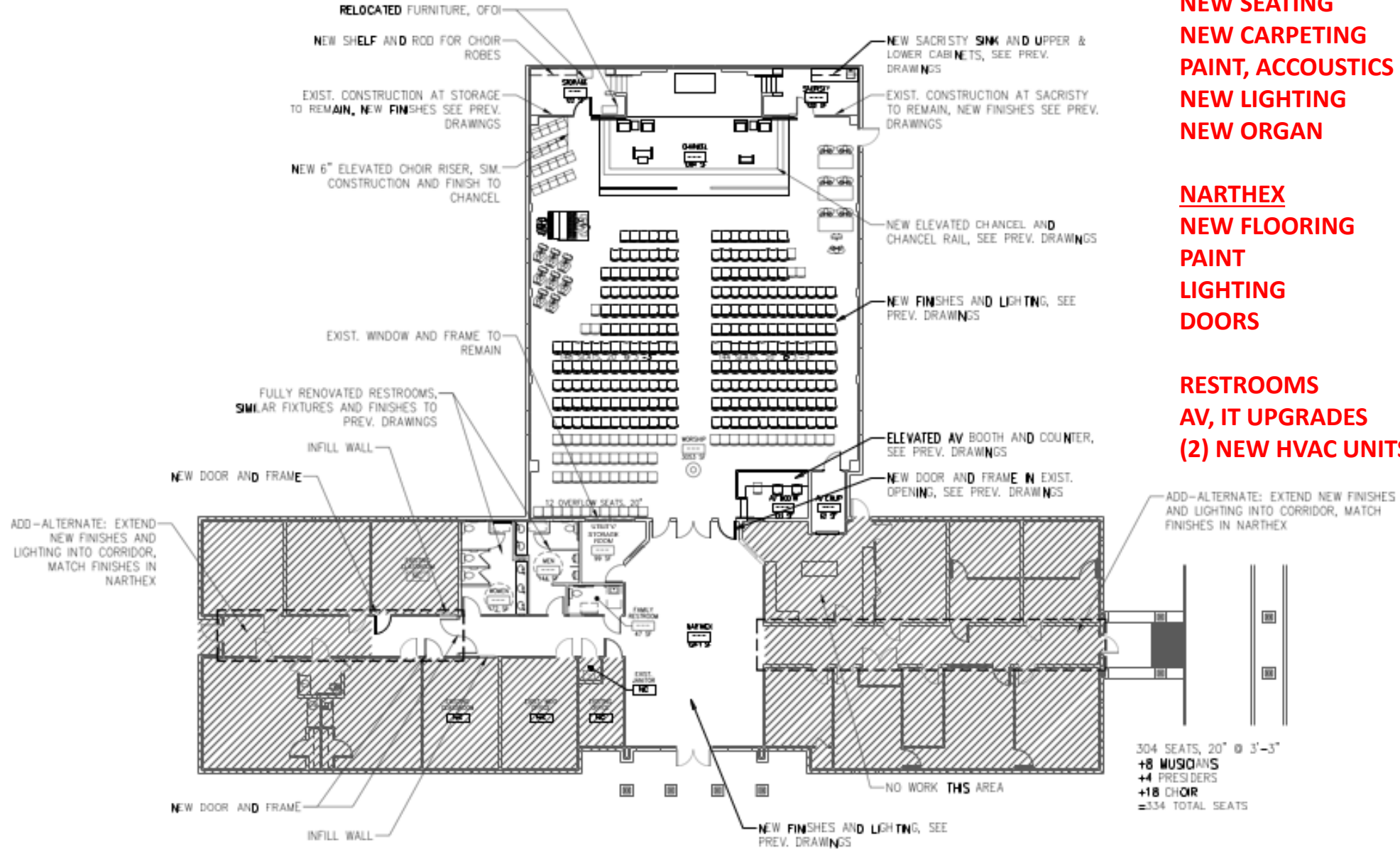
6 A/V & Lighting Upgrades

The image shows the interior of a sanctuary, likely a church or community hall. The room features a high, vaulted ceiling with dark wood beams. Rows of green folding chairs are arranged in a central aisle leading to a wooden altar at the front. A large cross is visible on the wall behind the altar. The text "Studio Red Sanctuary Drawings" is overlaid in large, yellow, outlined letters across the center of the image.

Studio Red Sanctuary Drawings

STUDIO
RED
ARCHITECTS

REVISED SANCTUARY FLOOR PLAN



WORSHIP SPACE

NEW SEATING

NEW CARPETING

PAINT, ACCOUSTICS

NEW LIGHTING

NEW ORGAN

NARTHEX

NEW FLOORING

PAINT

LIGHTING

DOORS

RESTROOMS

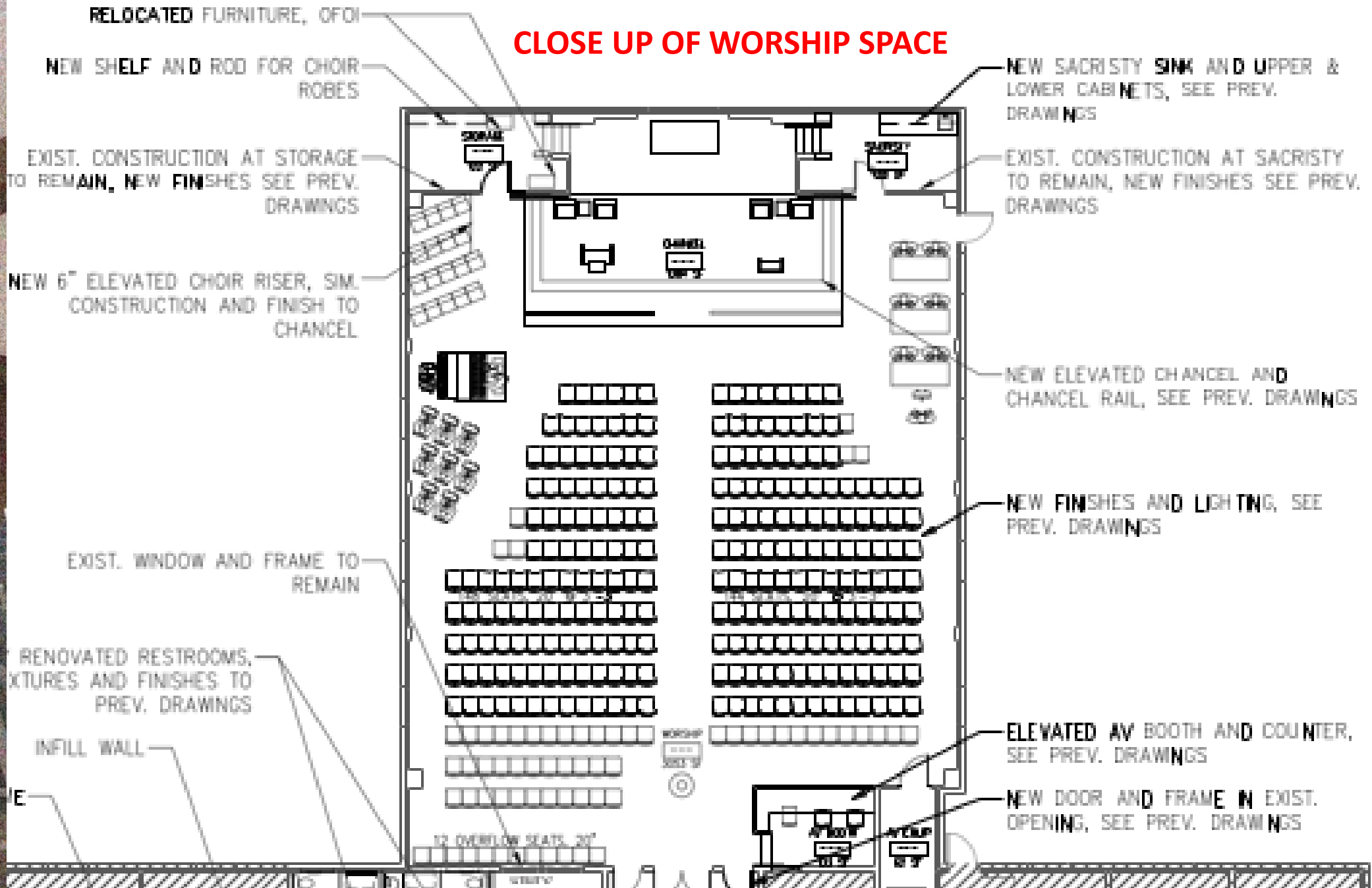
AV, IT UPGRADES

(2) NEW HVAC UNITS

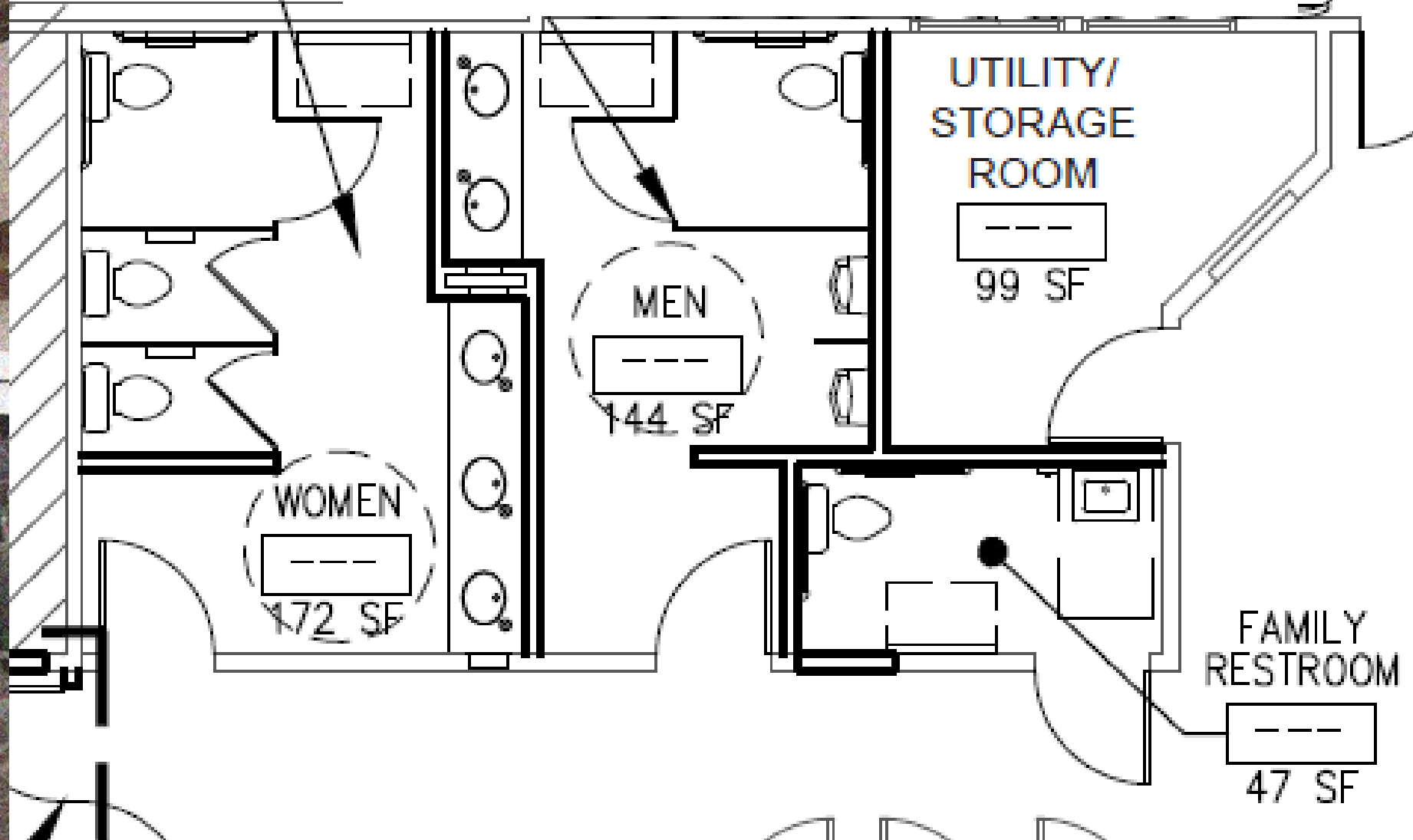
UPDATED FLOOR PLAN

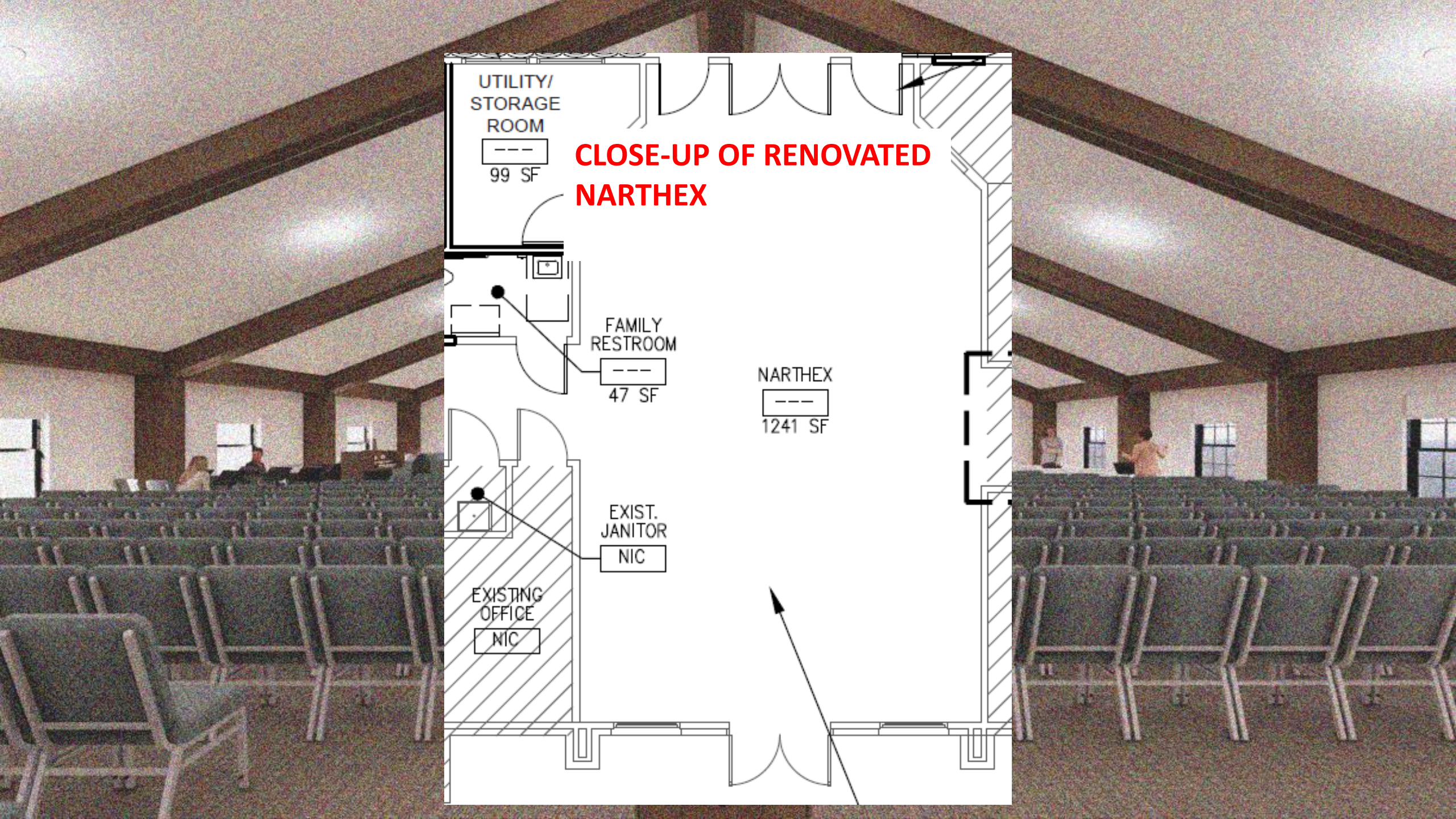
PEARLAND, TX

CLOSE UP OF WORSHIP SPACE

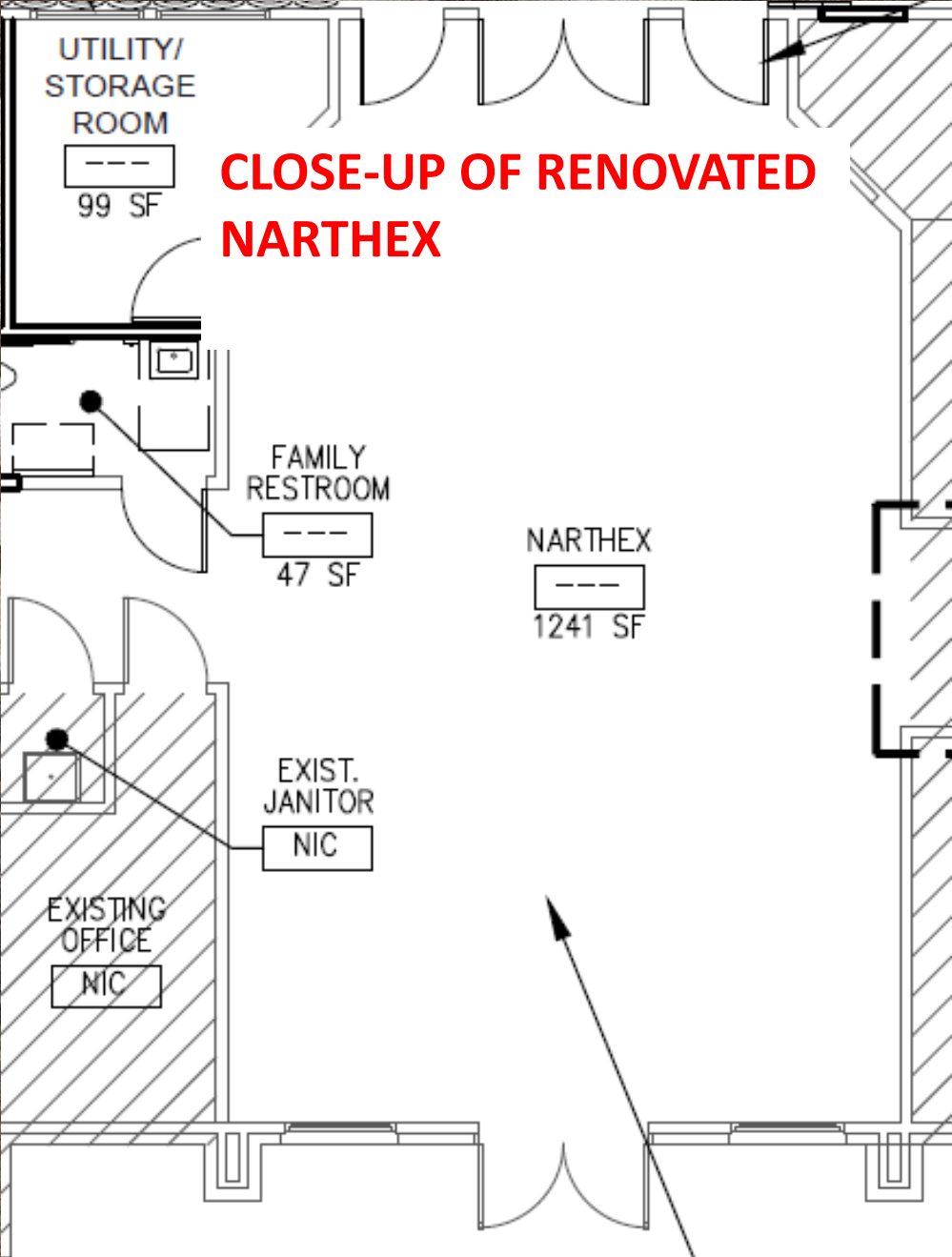


CLOSE-UP OF RENOVATED RESTROOMS





CLOSE-UP OF RENOVATED NARTHEX



UTILITY/
STORAGE
ROOM

99 SF

FAMILY
RESTROOM

47 SF

NARTHEX

1241 SF

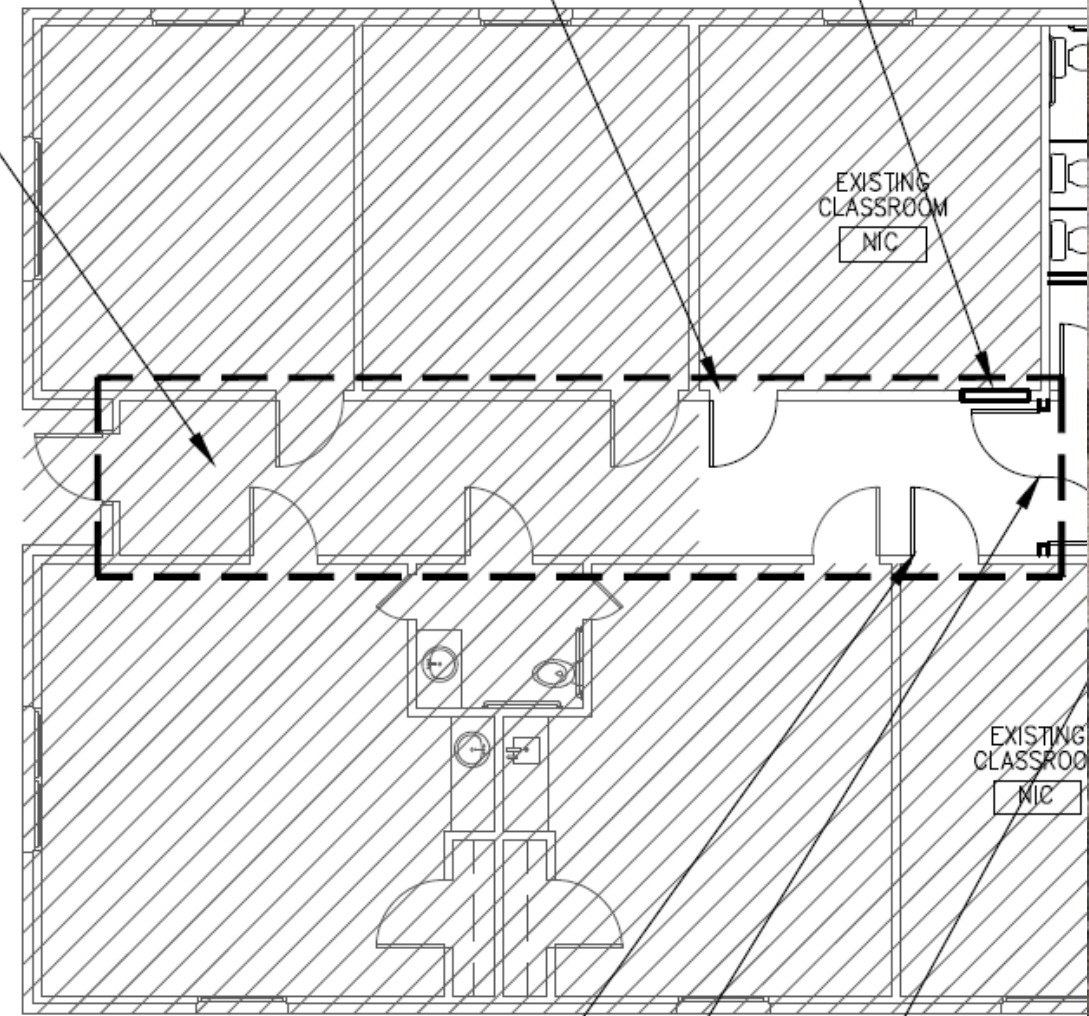
EXIST.
JANITOR
NIC

EXISTING
OFFICE
NIC

NEW DOOR AND FRAME

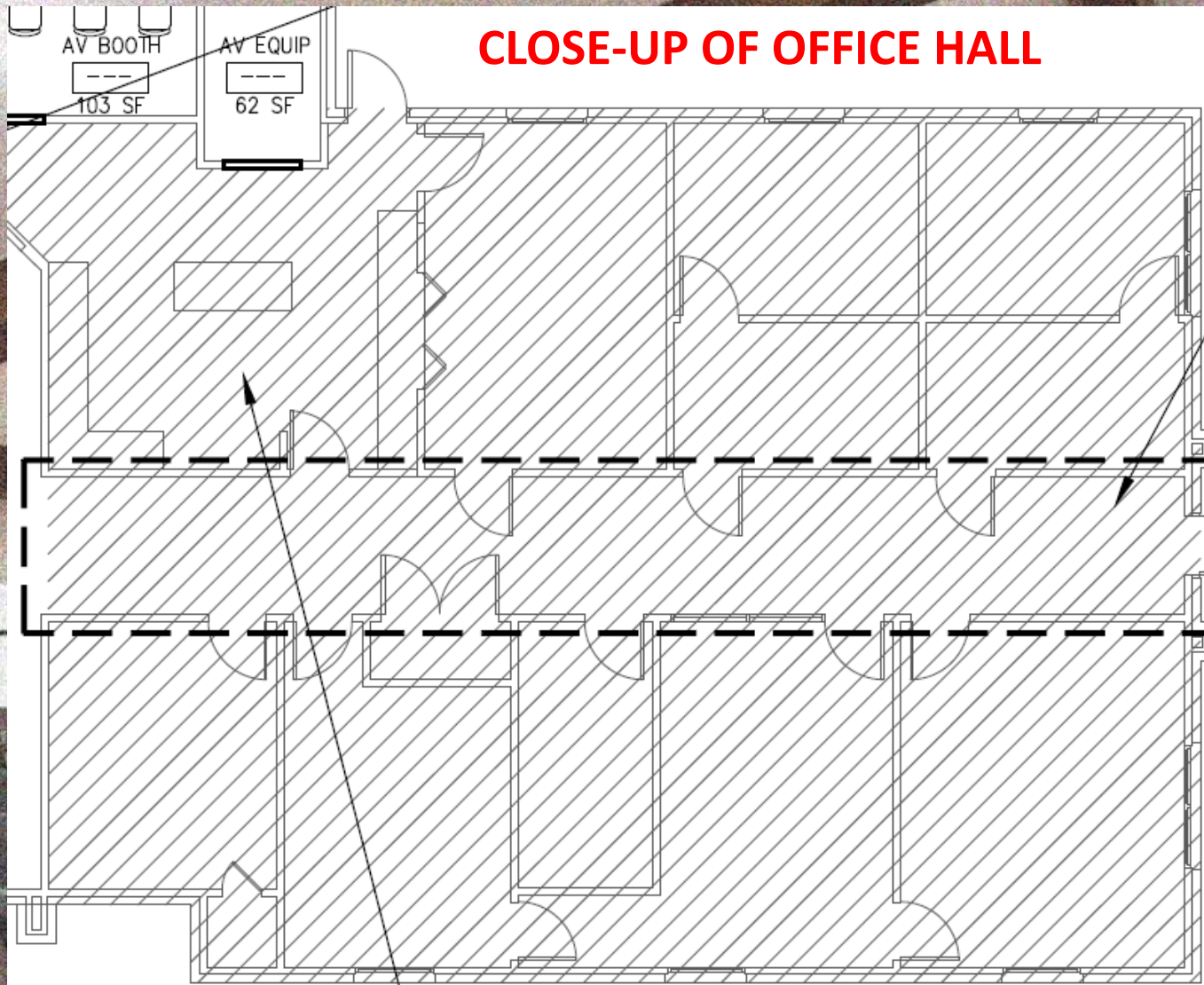
CLOSE-UP OF MDO HALL

ADD—ALTERNATE: EXTEND
NEW FINISHES AND
LIGHTING INTO CORRIDOR,
MATCH FINISHES IN
NARTHEX



NEW DOOR AND FRAME

CLOSE-UP OF OFFICE HALL



ADD-ALTERNATE: EXTEND NEW FINISHES AND LIGHTING INTO CORRIDOR, MATCH FINISHES IN NARTHEX

304 SEATS, 20" @ 3'-3"
+8 MUSICIANS
+4 PRESIDERS
+18 CHOIR
=334 TOTAL SEATS

NO WORK THIS AREA

Programming Scope Update

Primary Objectives

- Increase Sanctuary Capacity ✓
- Visually Enhance Worship Space ✓
- Provide Dedicated Music Space ✓
- Enhance Sanctuary Acoustics ✓
- Improve Technology and A/V Equipment ✓

Secondary Objectives

- MDO Impact ✓
- Non-Sanctuary Ministry Space Expansion
- Building Entrance – “One Church”
- Narthex Prominence
- Seating Flexibility ✓

Programming Scope Update

7 Add – Alternate Items

***** Extend Lighting/Finishes into Corridors

***** Replace Sanctuary Windows

8 Deferred Items

***** AFLC Restroom Remodel

***** Upgrade Existing Exterior Signage



Renderings From Studio Red Slides

STUDIO
RED
ARCHITECTS

Total Project Budget

Item	December 2022	Current
Construction Costs	\$2,237,400	\$1,444,900
Soft Costs	\$1,070,000	\$677,600
Generosity Consultant	\$58,000	\$55,100
Communications Consultant	\$18,000	\$18,000
Loan Legal Fees	\$1,000	\$1,000
Misc. Support / Contingency (~3%)	\$89,000	\$59,000
TOTAL	\$3,473,400	\$2,255,600

Soft Costs Savings

Soft Cost Item	December 2022	Current
Architect Design & Engineering Fees	\$278,500	\$183,400
Civil Engineering	\$10,000	\$10,000
Audio/Visual & Lighting	\$150,000	\$161,000
New Organ	\$101,000	\$101,000
Phone Data/Cabling/Wi-fi	\$25,000	\$15,000
Signage	\$15,000	--
Building Permits	\$22,400	\$14,400
Furniture, Fixtures & Equipment	\$126,000	\$35,000
Accessibility Plan Review & Inspections	\$1,500	\$1,500
Liturgical Furniture	\$100,000	--
SAVINGS		\$308,000

Construction Update – Next Steps

1 Architect - Studio Red

***** Issue Drawings to City for Permitting

***** Complete Drawings to Axis for Pricing

2 CMAR Firm – Axis Builders

***** Complete Value Engineering List

***** Finalize Construction Budget

***** Provide Guaranteed Maximum Price

Financial Plan

A photograph of a church sanctuary. The room features a high, vaulted ceiling with dark wood beams. Rows of green folding chairs are arranged in the sanctuary, facing a front area where a wooden pulpit is visible. In the background, there are windows and a few people standing near the front. The text "Financial Plan" is overlaid in large, bold, yellow letters with a black outline.

Cash Flow Plan Assumptions

\$2.25 Million Total Project

\$1.28 Million Equally Distributed over 36 Months, beginning June 2023

Epiphany uses cash on hand until January 2024 (~\$280,000)

- From Reserves and Renew Initiative gifts

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

Construction loan converts to mortgage in July 2024

- \$2.0 Million financed for 30 years (\$8,981/mo.)
- Monthly Renew gifts cover mortgage payment until June 2026, then monthly payment is made until loan is repaid
- No incremental debt reduction assumed after capital campaign

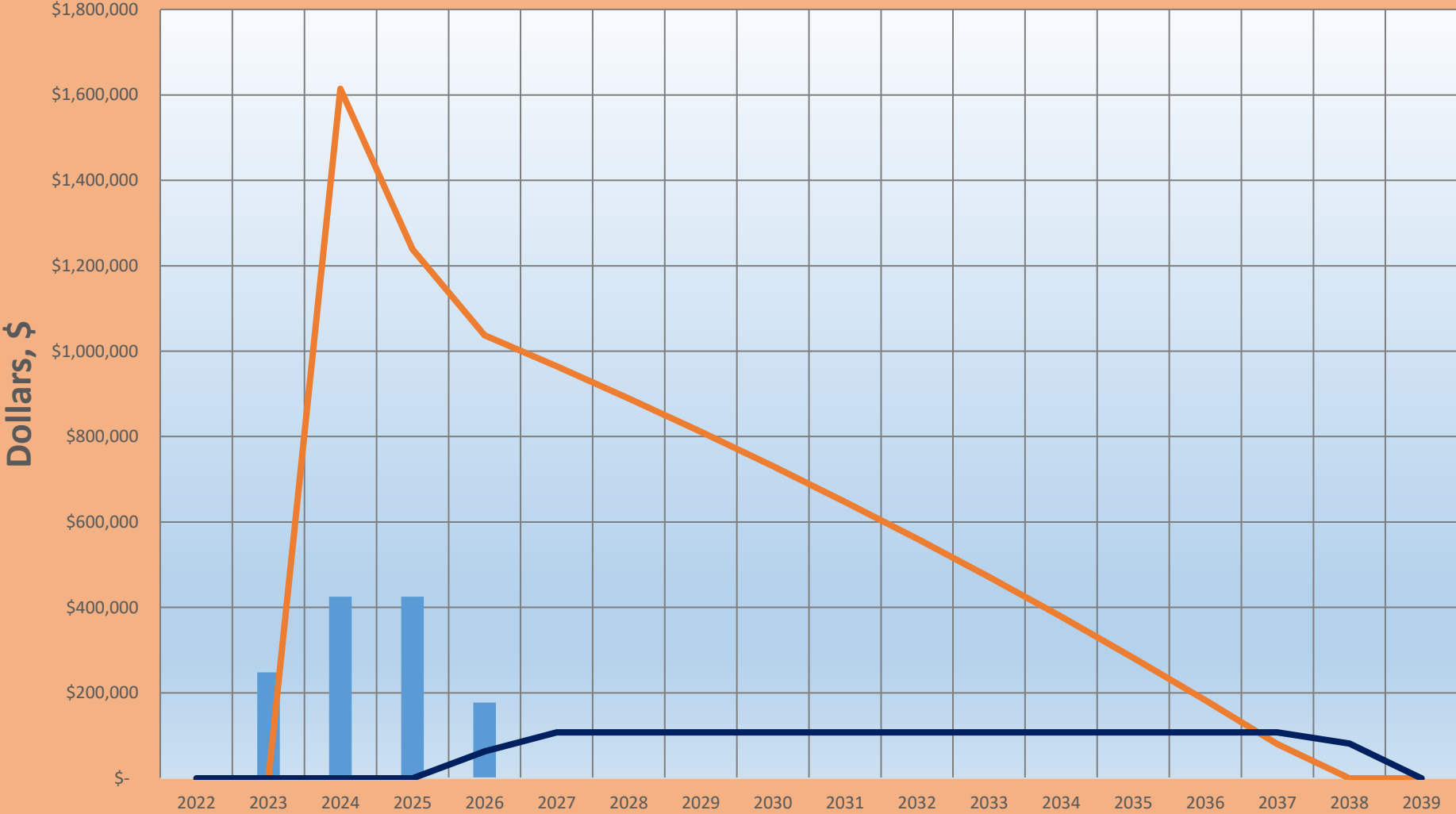
Financial Plan Results

Mortgage would be budgeted starting in 2026 for 7 months, then full year from 2027 onwards

Loan Repayment in late 2038, ~16 years early

Epiphany would still have cash on hand for other needs

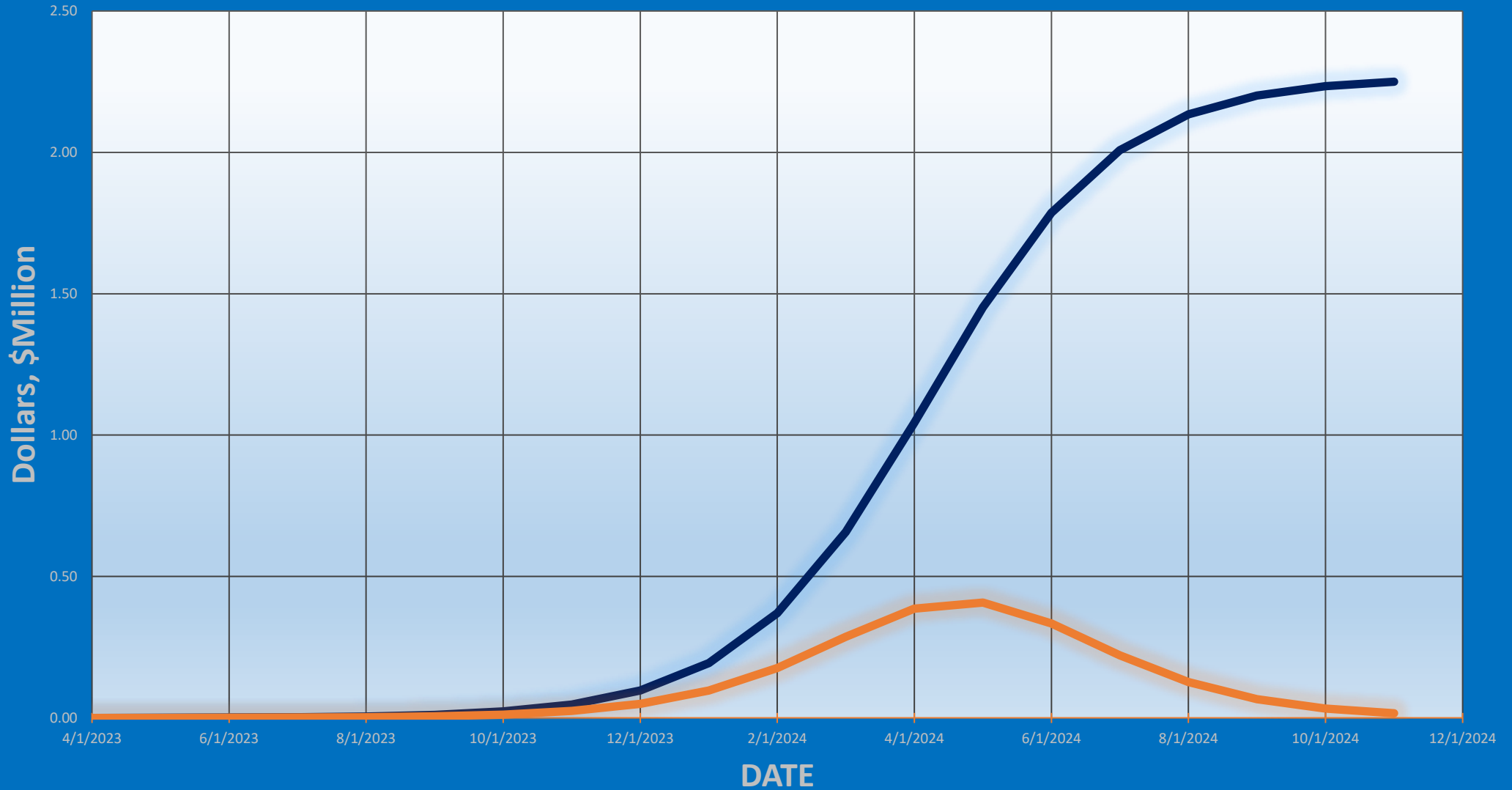
Cash Flow Plan



Annual Capital Giving Loan Balance Mortgage Payment

ANTICIPATED SPENDING

Cumulative Spend Monthly Spend



NEXT STEPS



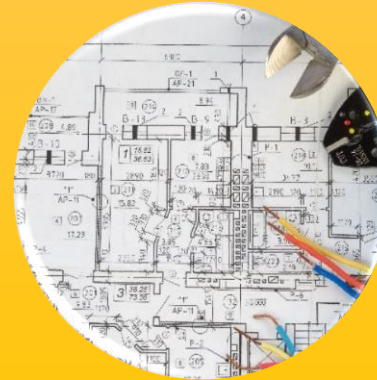
Town Hall

- Integrate Feedback



Sept Voters' Mtng

- Approval:
 - of Budget
 - To Apply for Construction Loan
 - To Order Long-Lead Items



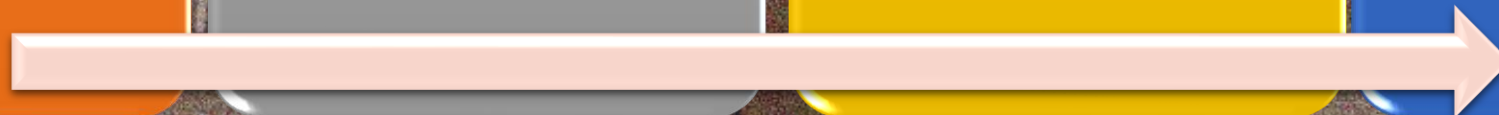
Finalize

- Construction Documents
- GMP
- Permitting
- Loan Approval



December Voters' Meeting

- Approval to Move Forward
 - Begin Construction



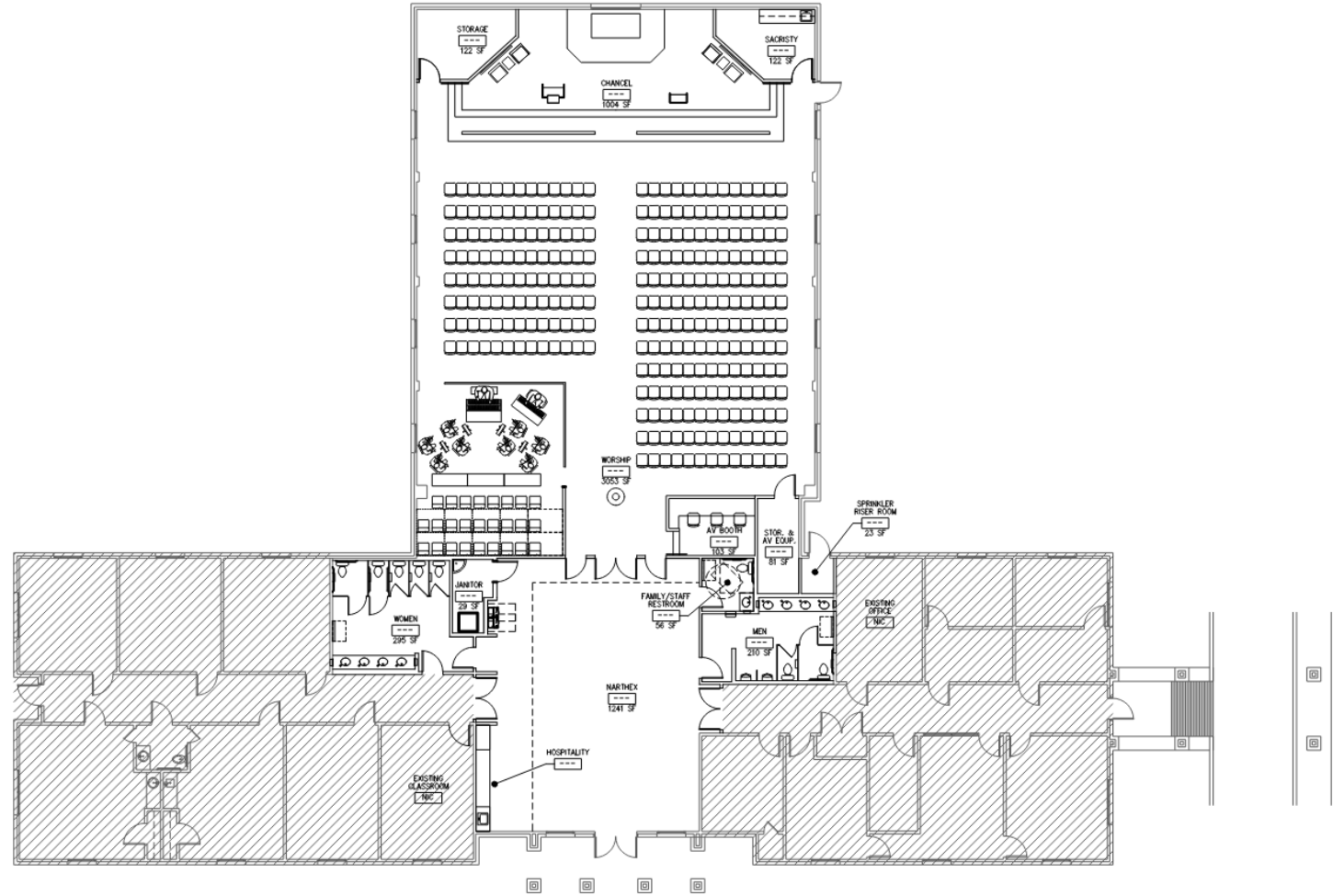


Q & A



Back-up

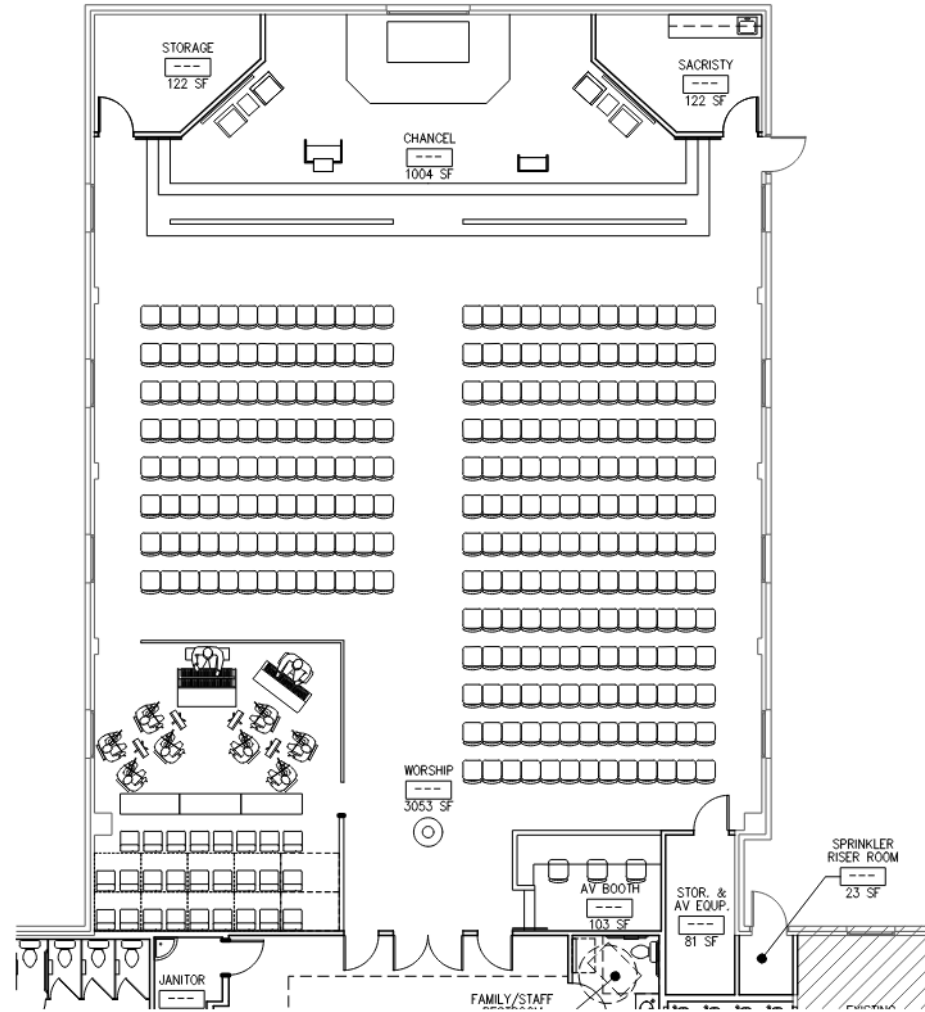
Previous Full Sanctuary Plan



Sanctuary Floor Plan
EPIPHANY LUTHERAN CHURCH
SEPTEMBER 11, 2022

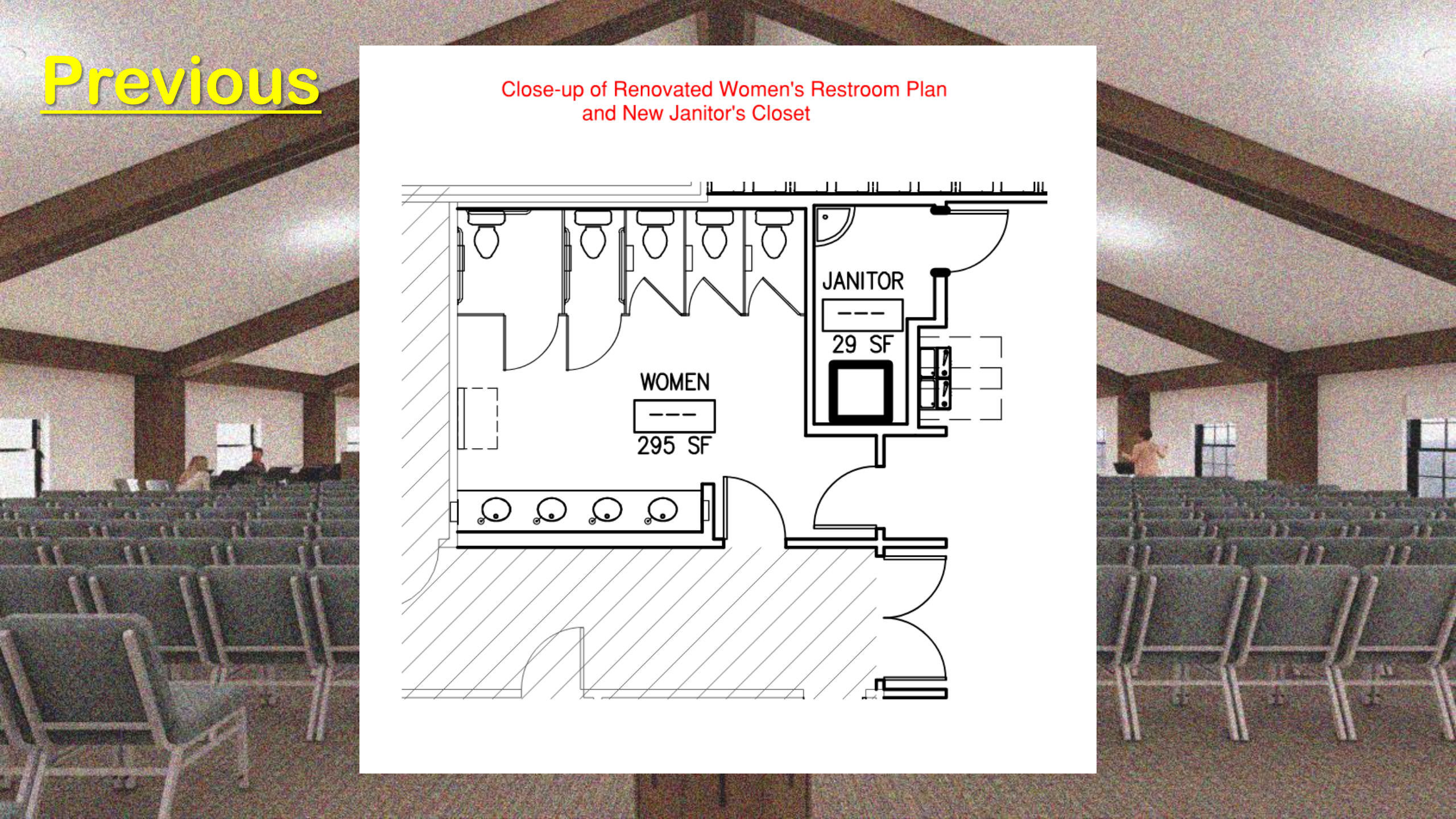
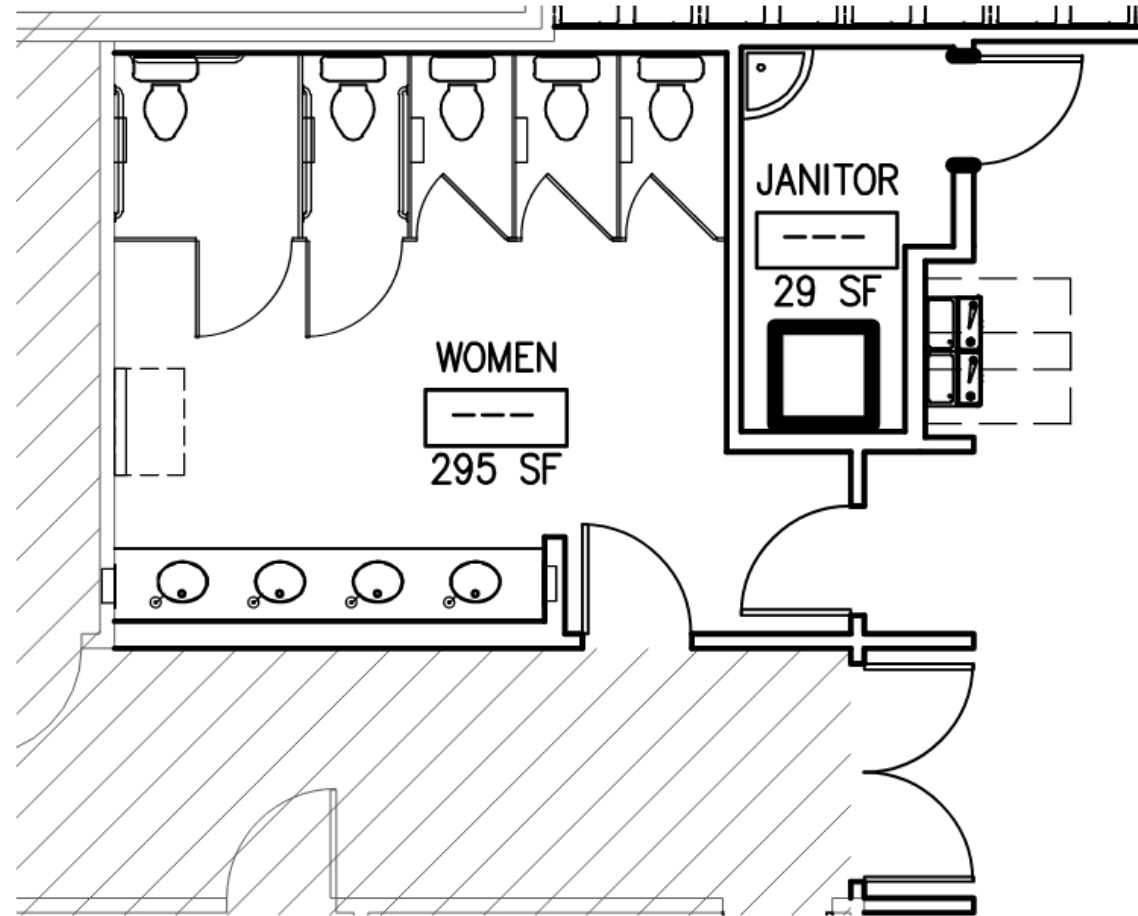
Previous

Close-up of Renovated Worship Space Plan



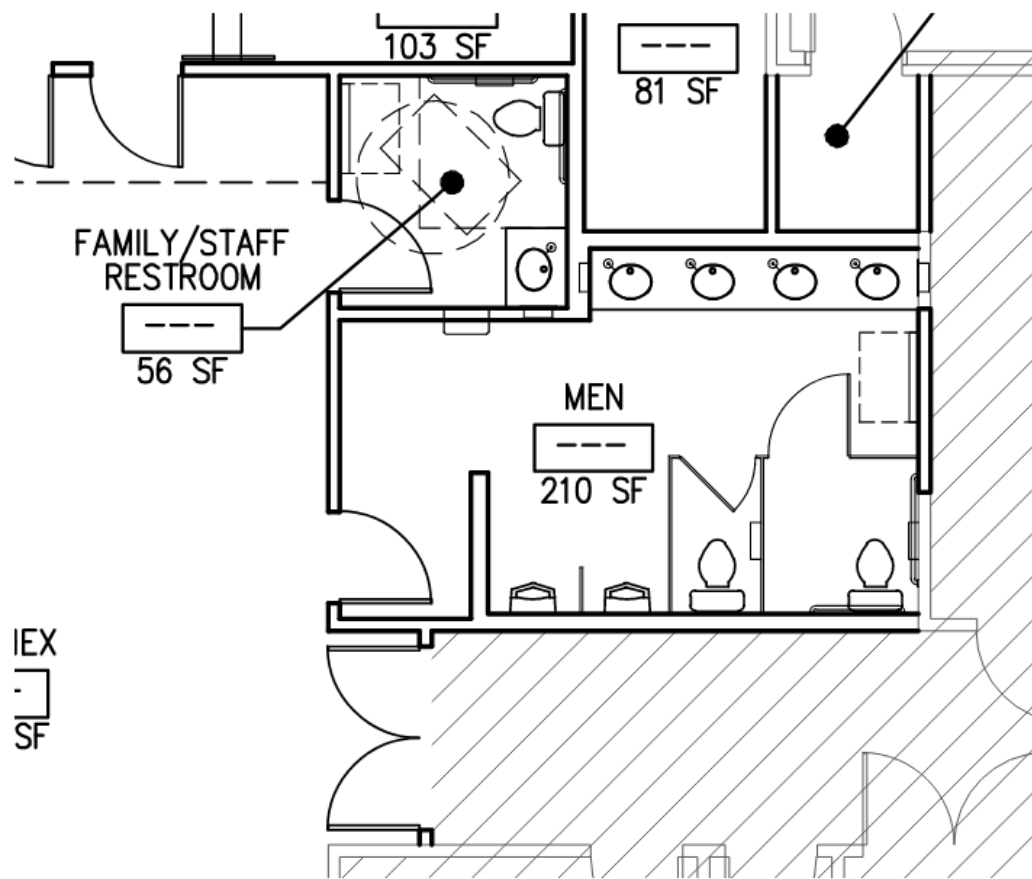
Previous

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

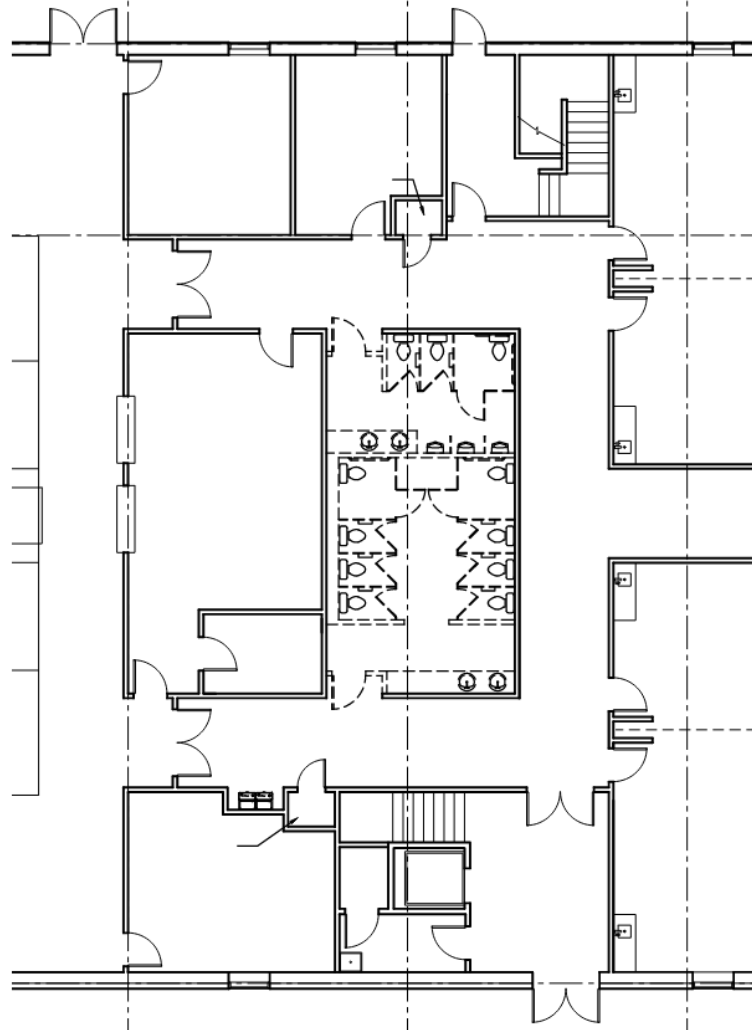


Previous

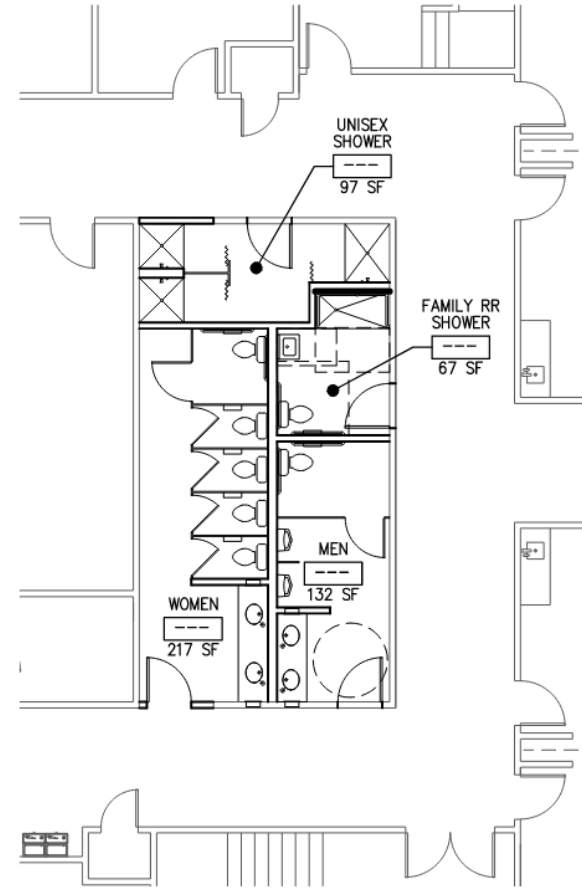
Close-up of Renovated Men's Restroom Plan
and Family/Staff Restroom Plan



Deferred AFLC Restroom Plan



Existing Plan



Renovation Plan