



HERE WE STAND



RENEW
EPIPHANY LUTHERAN CHURCH



Voters' Meeting Agenda

September 17th, 2023
9:45AM, Epiphany – AFLC

Item	Meeting Topic	Time (min)	Resp.
1	Call to Order and Opening Prayer	-	JL/PJ
2	<p>Resolution For Loan Application Approval:</p> <p>I. <i>BE IT RESOLVED</i>, That Epiphany Lutheran Church of Pearland, TX apply for a loan from Texas District of the Lutheran Church – Missouri Synod in the amount of up to \$2,255,000. The purpose of the loan is to fund construction, engineering, architectural, inspections, and other support services associated with the Here We Stand project. Said loan to be evidenced by a promissory note, executed by Epiphany Lutheran Church of Pearland, Texas, payable to the order of Texas District of The Lutheran Church - Missouri Synod, to be more fully described in a Deed of Trust of even date therewith, said note being secured by the liens therein created or mentioned against all property owned by Epiphany Lutheran Church.</p> <p>II. <i>BE IT FURTHER RESOLVED OR ACKNOWLEDGED</i>, that the President and Secretary are authorized to negotiate the specific terms of the loan and directed to execute and deliver for and on behalf of said church, and in the name thereof, said note, deed of trust, and such other documents as Texas District may require.</p> <p>III. <i>BE IT FURTHER RESOLVED</i>, That the President and Secretary are hereby authorized to certify to the Texas District of the Lutheran Church – Missouri Synod that this resolution has been duly adopted, is in full force and effect, and is in accordance with the Constitution and Bylaws of Epiphany Lutheran Church.</p>	20	JL/JG
3	<p>Resolution for Ordering New HVAC System:</p> <p>I. <i>WHEREAS</i>, The procurement and installation of new heating, ventilation, and air conditioning (HVAC) units are included in the Here We Stand project, and</p>	5	JL/JG



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	<p>II. <i>WHEREAS</i>, Epiphany Lutheran Church has contracted with Axis Builders (Axis) to serve as the Construction Manager at Risk for the Here We Stand project. Axis has identified suitable HVAC units, but requires an order placed by October 1, 2023 to meet the project construction schedule. No downpayment or deposit is required to order the equipment. Therefore,</p> <p>III. <i>BE IT RESOLVED</i>, That Epiphany Lutheran Church approve Axis Builders to release the order of the two HVAC units for the Here We Stand Project.</p>		
4	<p>Resolution for Ordering New Audio-Visual Equipment:</p> <p>I. <i>WHEREAS</i>, The procurement and installation of new audio, visual, and lighting (AVL) equipment are included in the scope of the Here We Stand project, and</p> <p>II. <i>WHEREAS</i>, Epiphany Lutheran Church has signed a Letter of Intent with LD Systems to design, supply, and install the AVL upgrades for the project. Epiphany has approved LD Systems' scope of work, currently priced at \$160,738.61, but the video and audio equipment needs to be ordered in advanced to meet the project construction schedule, due to the long lead time. A 50% (\$80,369.31) deposit is required for LD Systems to order the items. Therefore,</p> <p>III. <i>BE IT RESOLVED</i>, That Epiphany Lutheran Church approve the use of \$80,369.31 from the Renew Dedicated Account to initiate a contract with LD Systems for the new AVL equipment.</p>	5	JL/JG
5	Closing Prayer and Adjournment	--	
	Estimated Time	30	PJ/JL



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For September 2023 Voters' Meeting

STAGE 1 (INITIATION) → GATE 1 → STAGE 2 (NEED ASSESSMENTS) → GATE 2 → STAGE 3 (PLANNING)
→ GATE 3 → **STAGE 4 (DESIGN AND FUNDING)**

RESOLUTIONS FOR APPROVAL – SEE MEETING AGENDA

1. Approval of Loan Application for Texas District
2. Approval to Order Long-lead HVAC Equipment from Axis Builders
3. Approval to Order Long-lead Audio Visual Equipment from LD Systems

HISTORY

- Priorities from 2019 Congregational Questionnaire
 - Renovate Worship Space
 - Increase Campus Visibility
 - Increase Seating
 - Improve Space Utilization
- August 25, 2019: Voters approved motion to proceed to design, and for the HWS Committee to return with a recommended funding model for Voter Approval.
- February 20, 2020: Voters approved resolution to request \$250,000 loan from the TX District of the LCMS to fund engineering and architectural design services.
- April 3, 2022: Voters approved an updated resolution, in which the \$250,000 loan also funds other consultant services. Voters also approved the Stage 4 capital plan to proceed with design and fundraising activities that better reflects Epiphany's current needs (after the pandemic) and streamlines the schedule.
- November 13, 2022: Voters approved resolution on the strategy to (1) address and reduce the impact of the estimated rise in construction costs and project budget by contracting with a Construction-Manager-At-Risk, and (2) begin capital campaign activities.

STAGE 4 UPDATES

- Deliverables
 - Design Completion for Full Project Scope
 - Project Budget Establishment
 - Financial Plan Development
 - Schedule Development
 - Voter Approval for Capital Funding
- Funding Plan
 - Stage 4 Funding sources (\$293,000 Approved Budget)
 - Holding Account
 - Renew Dedicated Account
 - \$250,000 Loan from TX District Church Extension Fund (unlikely to draw from)
- Design/Scope Updates



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- Finance, Prayer & Publicity
 - Renew Initiative
 - Vision:
 - Renew a Passion in God's People
 - Renew a Desire for Growth
 - Renew Our Commitment to Embrace the Future
 - Goals:
 - Primary: 100% engagement for everyone to go on a journey of discipleship as it relates to stewardship and generosity
 - Secondary: Financial goal of at least \$1.7 Million over 3 years to renew God's house.
 - The Fulfillment Phase began June 4, 2023. Many thanks to the Campaign Team for their faithful planning and execution.
 - 108 of 180 Households (60%) committed **\$1.275 Million**
 - **\$270,000+** received through August 3
 - Team strategizing with Generis on continuing activities & support during Fulfillment Phase (June 1, 2023 – May 31, 2026)
- Programming
 - Reprioritized Objectives Remain:
 - **1 - Renovate Worship Space**
 - **2 – Increase Seating**
 - **3 – Improve Space Utilization**
 - **4 – Increase Visibility**
 - Studio Red Architects & Axis Builders – Updating Drawings to Reflect Lower Costs
 - Project Cost Estimate Reduced to **~\$2.255M** (from \$3.47M)
 - Sanctuary Worship Space Remodel
 - Restrooms Remodel
 - Narthex Enhancements
 - AV & Lighting Upgrades
 - Letter of Intent signed with LD Systems (Audio-Visual-Lighting Firm)
 - New Organ In Service
- Construction
 - Studio Red Architects – Construction Documentation (CD) in Progress
 - Axis (CMAR) Completing Preconstruction Services (Value Engineering, Budget Updating)
 - Financial Plan Development – see supporting slides on HWS page
 - \$2Million Loan Approval for Construction
 - Schedule
 - Voter Approval for Funding (to apply for loan): **September 17, 2023**
 - Loan Application Due Date: *September 29, 2023*
 - Construction Documents Completion: *October 2023*
 - Permitting: *September - November 2023*
 - TX District Loan Approval: *November 28, 2023*
 - Voter Approval for Construction: *Dec 2023*
 - Construction: *Jan 2024 - ~June 2024*



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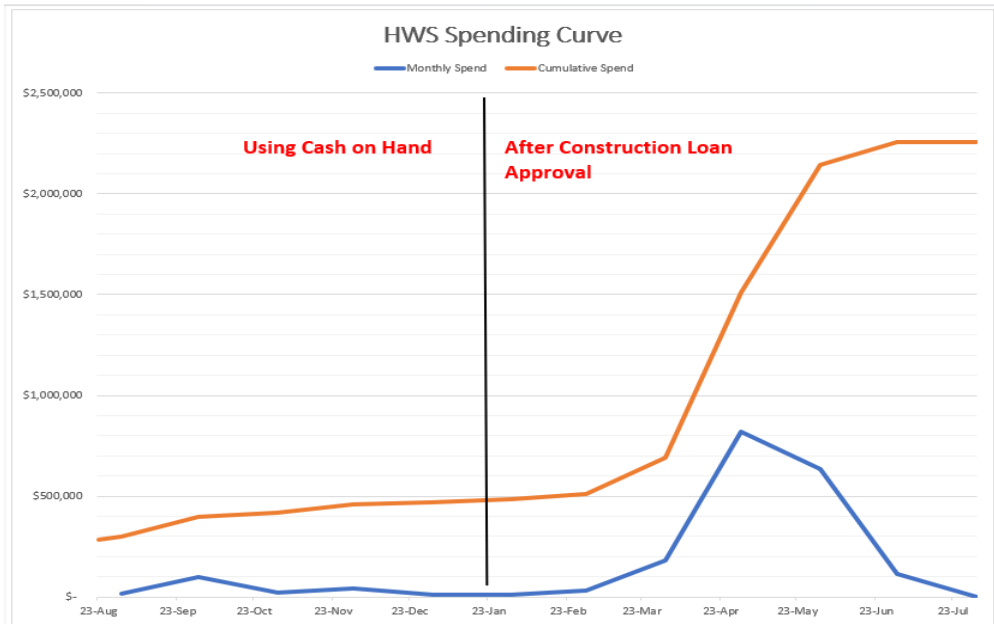


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Project Estimate

	Already paid	Remaining expenses before construction - from Renew Proceeds		Construction starts/From Loan	Expenses After Loan Approval
Studio Red		CD Completion	Bidding		Construction Support
	\$ 86,400	\$ 52,312	\$ 5,202		\$ 29,476
	Reimbursables	Reimbursables			
	\$ 2,000		\$ 3,000		\$ 5,000
LD Systems		50% Deposit			Installation
		\$ 80,369			\$ 80,369
Civil Engineer		Remaining			
	\$ 5,000	\$ 5,000			
Building Permits		\$ 14,449			
Contingency/Mis	\$ 4,000	\$ 5,000			\$ 50,000
Loan legal fees		\$ 1,000			
Axis					Construction
					\$ 1,589,410
Data cabling					\$ 15,000
Furniture					\$ 35,000
Inspections					\$ 1,500
Site Survey	\$ 11,250				
Asbestos Survey	\$ 500				
Organ	\$ 101,000				
Generis	\$ 55,100				
Rally Caps	\$ 18,000				
Subtotals	\$ 283,250	\$ 166,332			\$ 1,805,755



To view project updates, past presentations, and renderings, please check out www.shiningthelight.org/hws