



For June 2024 Voters' Meeting

STAGE 1 (INITIATION) → GATE 1 → STAGE 2 (NEED ASSESSMENTS) → GATE 2 → STAGE 3 (PLANNING)
→ GATE 3 → STAGE 4 (DESIGN AND FUNDING) → Gate 4 → **STAGE 5 (CONSTRUCTION)**

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.
- September 17, 2023: Voters approved resolutions to (1) request up to \$2,255,000 loan from the TX District of the LCMS to fund the HWS project, (2) authorize Axis to order long-lead HVAC equipment, and (3) initiate a contract with LD Systems and authorize them to order long-lead Audio-Visual equipment.
- November 28, 2023: TX District approves \$2,255,000 loan application.
- December 10, 2023: Voters approved \$2.35 Million project budget and resolution to enter into Construction Contract with Axis Builders.
- February 14, 2024: Epiphany executed \$1,517,000 construction contract with Axis.
- March 18, 2024: Epiphany closed construction loan with TX District. Axis began construction.

1. Renew Initiative Update

- a. Vision:
 - i. *Renew a Passion in God's People*
 - ii. *Renew a Desire for Growth*
 - iii. *Renew Our Commitment to Embrace the Future*
 - iv. 2Q24 Newsletter to be issued in June.
 - v. June prayer guide is available on-line.
- b. Fulfillment & Giving – One year since Pledge Sunday 2023
 - i. 111 Households have committed - Thanks be to God and to Epiphany's givers
 - ii. Total Pledged: **\$1,295,524.08**
 - iii. Gifts received (through 5/31): **\$569,089.12**

1. Non-pledged receipts (through 4/3): \$32,762
 - iv. Account Balance (through 5/31): **\$348,599.22**
 - v. Initial reimbursement of \$70,000 to the Holding Account at end of 2023.
 1. Final reimbursement of \$162,697 to be scheduled
 - vi. Have begun paying loan interest on the drawn amounts from the Renew Account. Loan payments begin after construction completion.
2. Renderings and finishes package are now displayed in the AFLC (and available via the HWS page)
3. Project Scope & Budget Update
 - a. Prioritized Objectives:
 - 1) Renovate Worship Space**
 - 2) Increase seating**
 - 3) Improve Space Utilization**
 - 4) Increase Visibility**
 - b. Construction Progress:
 - i. ELC Construction subcommittee
 1. J. Greer (lead, owner rep), Jeff McGinley (Project contractor oversight/liaison), B. Bennett (Liaison for Operations/Building logistics, P. VanMaaren (MDO/LC communications), Pastor David (scope)
 - ii. Construction Contract with Axis was signed 2/14/24
 - iii. Updates provided via weekly newsletter
 - iv. See below 5-week look ahead
 1. Construction remains on schedule to be complete in August
 - v. Steering committee meets biweekly to discuss updates as necessary and decides on potential change requests. Staying within authorized budgeted construction allowance.
 1. TBD – Extension of finishes to the east and west hall corridors
 - c. New granite pew chairs and musician chairs ordered. Will arrive in August.
4. Target Schedule
 - a. Construction Documents Completion: **COMPLETE**
 - b. Guaranteed Maximum Pricing: **COMPLETE**
 - c. Permitting: **COMPLETE**
 - d. CEF Loan Approval: **COMPLETE**
 - e. Voter Approval for Construction: **COMPLETE**
 - f. Contract Negotiations & Loan Closing: **COMPLETE**
 - g. Construction: *Mar 2024 – August 2024*
 - i. Sanctuary Worship Relocation: **COMPLETE**
 - ii. Axis Mobilization: **COMPLETE**
 - iii. Worship Room Construction: *Mar 18 – July 10*
 - iv. Restrooms Construction: *May 21 – July 22*
 - v. Narthex Construction: *Mar 18 – July 23*
 - vi. AV Install: *July*
 - vii. Punch lists / Inspections: *July 24 – August 6*
 - viii. Relocate Worship to Sanctuary: *August 7 – August 12*
5. Financial Plan - \$2.35 Million Approved Budget
 - a. \$2.255 Million Loan Approved for Construction
 - b. \$1.295 Million from Renew Initiative
 - c. Epiphany used cash on hand (from Renew account) until construction began
 - d. Loans (construction and mortgage) at 3.5% annual, compounded monthly
 - e. Construction loan converts to mortgage in August 2024
 - a. \$2.0Million financed for 30 years assumed, \$8,981/month payment
 - b. Monthly Renew gifts cover mortgage until **June 2026**

- c. Mortgage would be budgeted starting in 2026 for 7 months, the full year from 2027
- d. Loan repayment in late 2038, ~16 years early
 - i. Assumes no incremental debt reduction after Renew campaign concludes
- e. \$692,944 has been disbursed to Epiphany. All has been for payments to Axis

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

Supporting Charts

Axis' 5-Week Construction Look Ahead

Epiphany Lutheran

6/10/2024

	Description	10-Jun - 14-Jun					17-Jun - 21-Jun					24-Jun - 28-Jun					1-Jul - 5-Jul					8-Jul - 12-Jul				
		M	T	W	TH	F	M	T	W	TH	F	M	T	W	TH	F	M	T	W	TH	F	M	T	W	TH	F
1	HVAC CHAPEL CEILING			X	X																H					
2	ELECTRICAL CEILING ROUGH IN CHAPEL		X																		H					
3	DOOR FRAME INSTALL RESTROOMS/MDO HALLWAY	X	X	X	X																H					
4	CEILING MILLWORK INSTALL						X	X	X	X		X	X	X	X	X	X				H					
5	PRIME CEILINGS WALLS CHAPEL			X	X	X	X			X	X	X									H					
6	PAINT CHAPEL CEILING				X		X	X	X	X			X	X	X		X				H					
7	TAPE AND FLOAT WALLS/CEILINGS	X	X	X	X	X	X														H					
8	STAGE INSTALL CHAPEL		X	X	X	X	X	X	X												H					
9	CHOIR RISER INSTALL							X	X	X											H					
10	AUDIO BOOTH PLATFORM INSTALL											X	X								H					
11	ELECTRICAL HVAC UNITS		X	X	X	X	X														H					
12	HVAC START UP				X	X	X														H					
13	FRAMING RESTROOM WALLS																				H					
14	IN WALL PLUMBING ROUGH -IN	X	X	X																	H					
15	HVAC ROUGH IN RESTROOMS			X	X	X	X														H					
16	RESTROOM ELECTRICAL ROUGH IN			X	X	X															H					
17	DRYWALL RESTROOMS WALLS AND CEILING						X	X	X	X										H						
18	RESTROOM TILE INSTALL											X	X		X	X	X	X	H	X						
19	FIRE ALARM INSTALL		X	X	X	X															H					
20	FINISH PAINT NARTHEX																X	X	X	H						
21	DOOR INSTALL/ PAINT FRAMES																				H	X	X	X	X	
																					H					
																					H					
																					H					

Here We Stand Budget - Epiphany Lutheran Church

		<u>Spend To Date</u>
<u>Construction</u>		
Construction Cost Estimate	\$1,477,963	\$692,944
Construction Contingency	\$85,441	\$8,399
Perf & Payment Bonds	\$39,100	included above
<u>Professional Services</u>		
Architectural/Engineering Design Fees** (12%):	\$173,390	\$160,420
Reimbursables - Allowance**	\$10,000	\$5,000
Civil Engineer	\$10,000	\$5,550
<u>Soft Cost Owner Expenses</u>		
1. Site Survey*	\$11,250	\$11,250
2. Asbestos Survey*	\$500	\$500
3. Asbestos Abatement	N/A	
4. Audio/Video/Lighting Cabling & Equipment***	\$161,000	\$80,369
5. Organ*	\$101,000	\$101,000
6. Phone & Data Cabling; WiFi	\$15,000	
7. Signage & Graphics (excluding monument sign)	\$0	
8. Building Permits and Fees*		
9. Accessibility Plan Review & Inspection*	\$20,583	
10. Furniture, Fixtures & Equipment	\$35,000	\$15,364
11. Liturgical Furniture	\$0	
<u>Other Owner Expenses</u>		
Generosity Consultant*	\$55,100	\$55,100
Communications Consultant*	\$18,000	\$18,000
Loan Legal Fees (Previous)*	\$1,000	\$1,000
Miscellaneous Support / Contingency	\$30,000	
<u>CEF Construction Loan Fees</u>		
Title Insurance, legal & abstract fees, survey, loan document fees, closing costs (3% of loan)	\$67,650	\$15,987
Loan Origination Fees (0.5% of loan)	\$11,275	
Construction period loan interest	\$26,486	\$1,106
TOTAL	\$2,349,738	\$1,171,989

Chairs Deposit

Includes 2 loan interest payments

HWS Spending Curve



