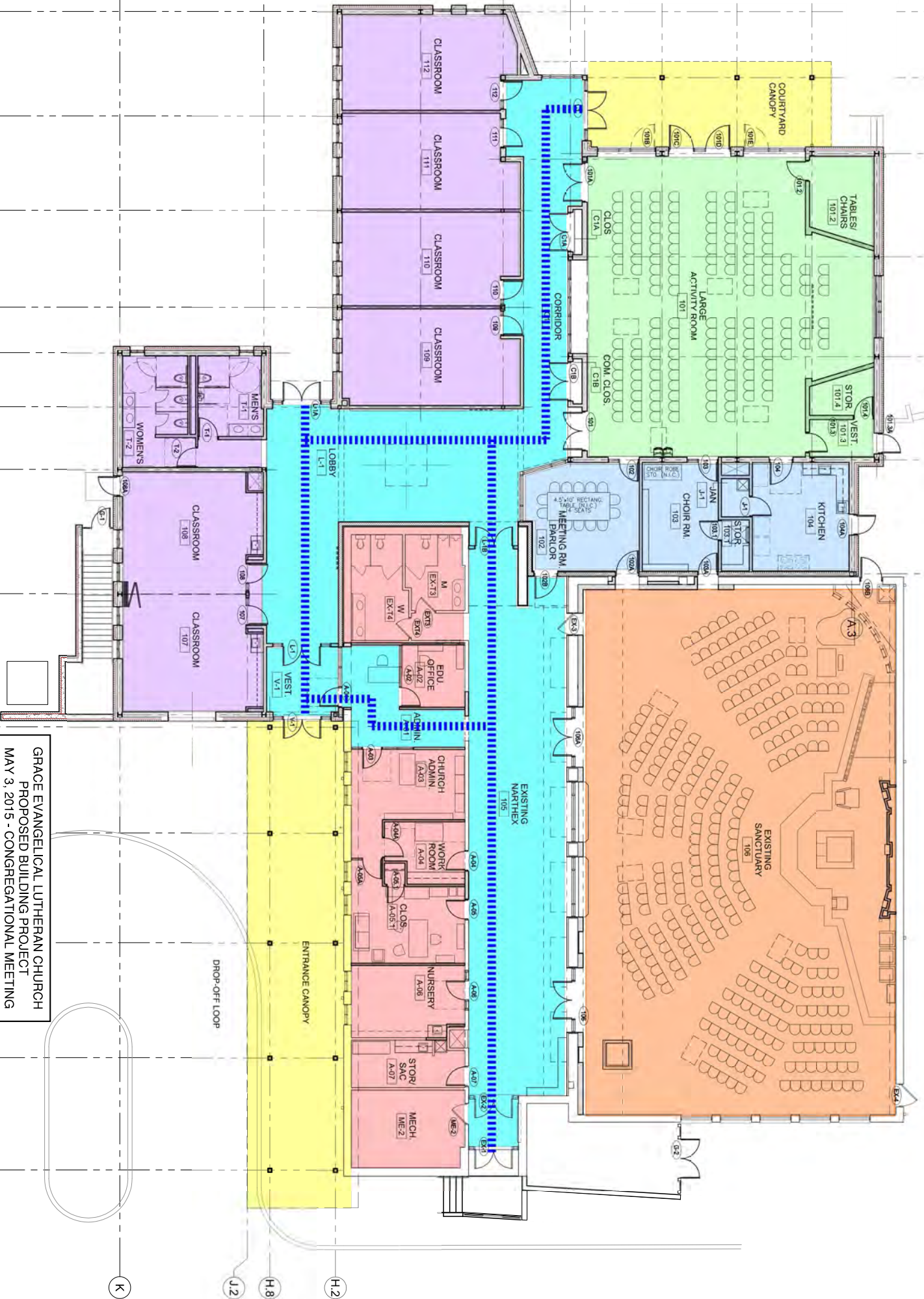


## **Major Functional Overview – What's in the Project**

- A. 6 Classrooms @ 400 SF each
  - Each accommodates 10 daycare / 20 Sunday School students
- B. 1 Meeting Room @ 310 SF each
  - 14-16 people seated around table, 21 people seated for presentation
  - Nursery can also be used for meetings
- C. Large Activity Room @ 1,920 SF (1,685 SF plus 235 SF presentation area)
  - 150 to 160 seated at rectangular tables
  - 180 to 190 seated for performance
  - Separate Storage room for tables & chairs
- D. Warming Kitchen @ 270 SF
  - Flexible layout based on Grace design (Appliances / tables / shelving TBD)
  - Separate janitors closet with mop sink
- E. Choir Room @ 210 SF
  - Choir Robe and Music Storage
  - Separate Instrument Storage Closet
- F. Main Entrance to Facility from Parking Lot with Canopy over walkway
- G. Lobby for gathering space
- H. One set of new Restrooms off of the lobby
- I. Bell Tower
- J. Courtyard at Fellowship Hall facing Broad Street with Canopy
- K. Renovation of Administration space
  - Accommodate new entrance to the building for flexible use
  - Church office, Pastor's office, Work room, Nursery, & Sacristy
  - Stepping Stones check-in area and Director's office
- L. Renovate Worship Space (Seat 280 people – movable chairs)
  - New fixed Altar / Chancel area
  - New floor, wall, & ceiling finishes
  - New lighting, new sound system
  - Windows between Narthex and Sanctuary – overflow seating
- M. Renovate Existing Restrooms
- N. Update HVAC equipment and air condition existing Narthex



GRACE EVANGELICAL LUTHERAN CHURCH  
 PROPOSED BUILDING PROJECT  
 MAY 3, 2015 - CONGREGATIONAL MEETING



W. Broad Street Perspective



Parking Lot Perspective  
(Existing Ramp is being eliminated)



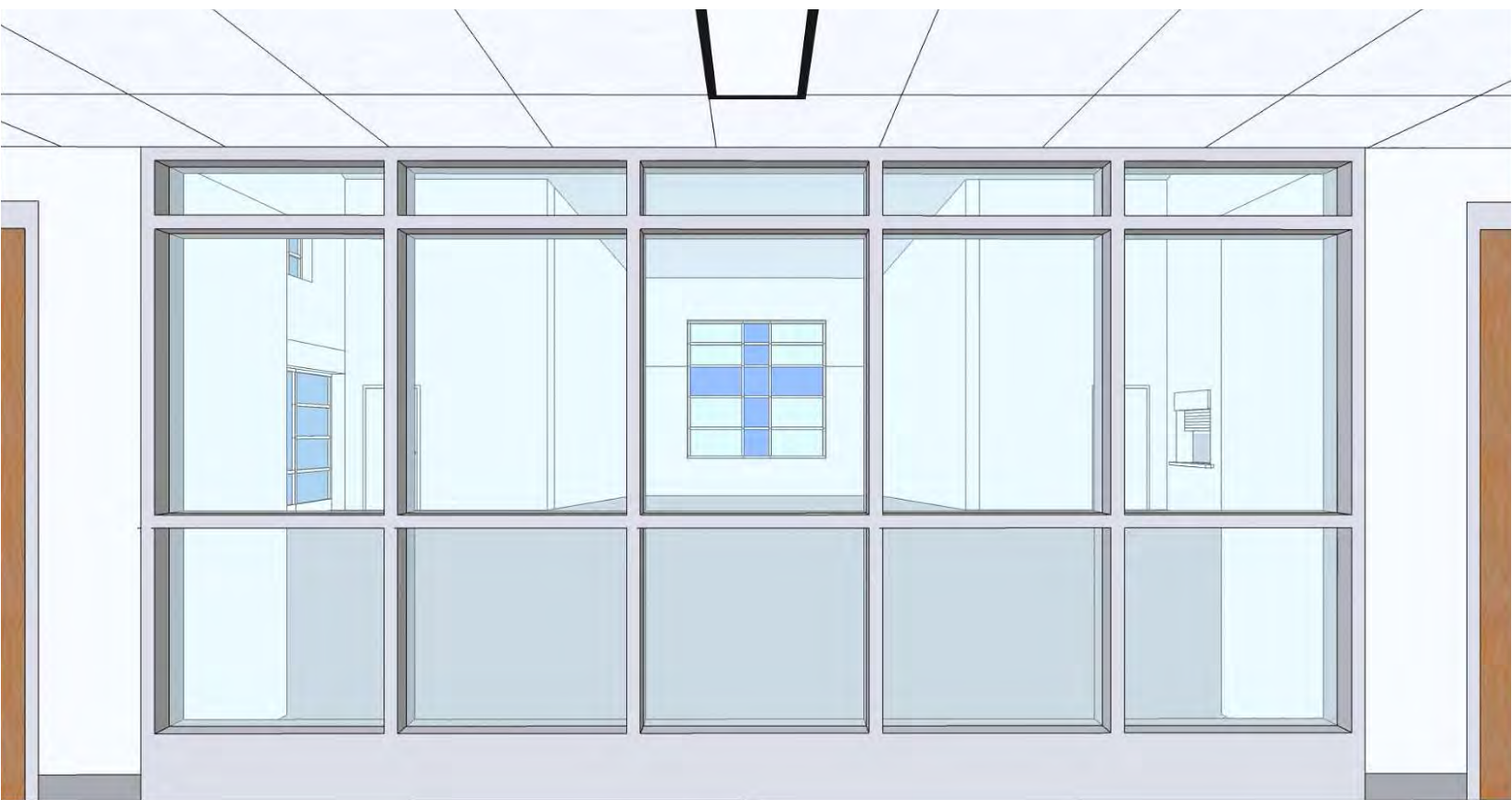
Worship Space - View Towards Altar



Worship Space - View From Baptismal Font  
(Chapel is removed and existing chairs remain)



Narthex - View Towards Worship Space



View Into Large Activity Room From Corridor

<b><u>Project Budget</u></b>	
Building Construction - Recommended+partitions	\$ 3,529,749
Third Party Contracts	\$ 142,473
Furniture	\$ 35,000
Architect & Other Prof Services	\$ 435,844
Financing	\$ 55,222
Contingency	\$ 150,000
<b>TOTAL Project</b>	<b>\$ 4,348,288</b>
<b><u>Project Expenses Paid</u></b>	
Architect & Other Prof Services	\$ 214,631
Financing	\$ 15,747
<b>TOTAL Project Paid Exp</b>	<b>\$ 230,378</b>
<b><u>Funding Sources</u></b>	
Remaining Fire Settlement	\$ 2,792,632
Gifts	\$ 114,675
Mortgage payments from Church budget	\$ 46,525
Interest income on building funds	\$ 51,813
Major Improvement fund	\$ 50,000
Stepping Stones contribution	\$ 12,000
Capital Campaign	\$ 221,000
Memorial Sponsors	\$ 29,500
Loan	\$ 800,000
<b>TOTAL Funding Available</b>	<b>\$ 4,118,145</b>
<b>Total Paid/Available</b>	<b>\$ 4,348,523</b>

*Future Income Projections*

	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>CAGR</b>
Average Attendance	90	100	105	105	110	5%
Member giving	182,475	187,949	193,588	199,395	207,371	3%
Grants	-	-	-	-	-	
other - giving	15,400	15,400	15,400	15,400	15,400	
other - rents	25,480	24,600	24,600	24,600	24,600	
other - daycare <sup>3</sup>	12,600	16,200	19,800	19,800	19,800	
<b>TOTAL INCOME</b>	<b>235,955</b>	<b>244,149</b>	<b>253,388</b>	<b>259,195</b>	<b>267,171</b>	3%
Worship	2,100	2,100	2,100	2,100	2,100	
Stewardship	1,975	1,975	1,975	1,975	1,975	
Synod Ben.	21,451	22,196	23,836	26,184	29,648	
Other Ben.	2,250	2,328	2,500	2,746	3,110	
Salary and benefits	135,515	138,903	142,375	145,935	149,583	
Education	2,250	2,250	2,250	2,250	2,250	
Youth ministry	450	450	450	450	450	
feollowhip	900	900	900	900	900	
evangelism	1,300	1,300	1,300	1,300	1,300	
property/maintenance	13,800	13,800	13,800	13,800	13,800	
admin	15,550	15,550	15,550	15,550	15,550	
utilities	12,750	15,938	19,125	19,125	19,125	
insurance	10,000	10,000	10,000	10,000	10,000	
loan payments	15,960	15,960	18,600	18,600	18,600	
<b>TOTAL EXPENSE</b>	<b>236,251</b>	<b>243,649</b>	<b>254,761</b>	<b>260,915</b>	<b>268,390</b>	3%
<b>Net Surplus/Deficit</b>	<b>(296)</b>	<b>500</b>	<b>(1,374)</b>	<b>(1,719)</b>	<b>(1,219)</b>	
<i>Debt reduction income</i>						
Member giving to Bldg <sup>1</sup>		26,667	53,333	50,000	50,000	
Other - General Budget	15,960	15,960	18,600	18,600	18,600	
<b>TOTAL for Bldg/Debt</b>	<b>15,960</b>	<b>42,627</b>	<b>71,933</b>	<b>68,600</b>	<b>68,600</b>	
Monthly Payment <sup>2,4</sup>		4,188	4,188	4,188	4,188	
<b>Annual Minimum Payments</b>		<b>25,128</b>	<b>50,256</b>	<b>50,256</b>	<b>50,256</b>	

**Notes**

1. New CC for 2018-2020 supports continued member giving to Bldg with Goal of \$150,000
2. At current Thrivent rates using a mix of 5YR and 10YR fixed rate debt amortized over 24 years
3. Recommend elimination of the FS from 2015 & 2016 until SS returns; FS in 2H16 set to \$1,650/month
4. Financing the entire loan with 10YR fixed would increase payment to \$4,271 or \$51,252 annually

MOTION:

Council Recommends the following motion to the congregation during the special congregational meeting on May 3, 2015 scheduled for the purposes of discussing the building construction and renovation project.

- 1 The congregation approves the construction of the building addition and renovation of the existing building for a **total project cost not to exceed \$4,350,000** which:
  - a. Grants approval for the building team to negotiate and a council officer, as may be authorized by the Constitution and Bylaws, to execute a contract with Penn Builders to complete the construction of the building addition and renovations to the existing building structure at a contract value not to exceed \$3,529,749.00. After the contract has been executed, contract amendments as required may be negotiated by the building team and approved by a council officer as long as the total project cost isn't exceeded.
  - b. Resolves to borrow the sum of up to \$800,000 payable over a term of up to 25 years ("Loan"), from Thrivent Financial for the purpose of constructing a building addition and renovating the existing building structure and resolves that the Council officers as may be authorized by the Constitution and Bylaws, are authorized to negotiate terms and conditions for the Loan which will be secured by a mortgage on all or any portion of the Congregation's property including any extensions in the payment dates or due dates. The Congregation further acknowledges that any two (2) of the following officers will execute all documents for this Loan:
    - Frank Stone II, President
    - Robert Reilly, Vice-President
    - Bonnie Stangl, Secretary
    - Chris Lockner, Treasurer