

## AN OVERVIEW OF "BRIGHTEN OUR LIGHT" RENOVATION AND EXPANSION PLANS OF EPIPHANY LUTHERAN CHURCH

These are exciting times! After a 3-year-long process, the congregation is finally reaching a vote of approval regarding the construction of the building expansion and renovation plans that were conceived through the long-range Vision 2020 plan and funded by the Brighten Our Light campaign.

This overview is designed to convey the same important information when it comes to key components of the proposed plans by guiding you through the renovations by area of the church property.

### **WHAT IS EPIPHANY PLANNING TO BUILD AND RENOVATE?**

Many areas of the church physical plant are being expanded or renovated – the exception being that there are no changes to the Sanctuary. These plans achieve most of the goals of the Vision 2020 plan that was adopted unanimously by the congregation in November 2016.

#### **Commons Area/Office Suite/Narthex**

We are building a new larger Commons/Receiving area that will help us welcome more people into our church community and provide ample space for greeting worshipers and improving traffic flow. The Commons area will include a coffee/doughnut area, an information kiosk, and comfortable but functional furniture. It will also include ample areas for storage and coat-hanging. Our overall square footage of combined gathering spaces at the front of the church will increase to 2290 ft<sup>2</sup> from its current 1160 ft<sup>2</sup>, and its occupancy will be 330, well over our target occupancy of 150. (The occupancy of the new Commons alone will be 159).

The large emergency staircase in the current Commons will be removed, as County code no longer requires us to have it. This both increases square footage and "visual clarity" in the space. The new Commons will be expanded toward the parking lot from the current Commons. There will be two new front doors of the church, both of which will be handicapped-accessible. There will be an external overhang area attached to one of the handicapped entrances to provide protection during inclement weather.

The flooring in the current Commons will be updated to match the new Commons' floor. The doorway leading to the Education Wing from the current Commons area will be widened to reduce the bottlenecks that currently occur at that location.

The Church Office Suite will be expanded so that it can accommodate our current staff and make room for future staff. It will also include a conference room that can be used for meeting space.

The current Narthex will undergo some light renovations, including new flooring, ceiling, and new paint.

### **Hallway to Education Building and Chapel**

The current Parlor will become two new multi-stall bathrooms (men's and women's). The current Nursery will be renovated to become a Parlor/Library. The current Music Room will become a new Nursery and a door will be cut in the wall to link the Nursery to Price Hall.

The Chapel will become the Music Room but will also retain its current function for hosting chapel events like small memorial services and weddings.

The office that is currently used by the Faith Formation Director will become a new meeting space.

A new utility/storage area will be built at the back of the current Music Room. It can double as a Property Manager's Office.

### **Education Wing**

The Upper Room, located on the 2<sup>nd</sup> floor, will be subdivided into two meeting spaces and a new unisex bathroom, with a resulting net increase of meeting space of 1 room. (Total space increase resulting from the overall plans will be 2 meeting rooms, one on each floor).

At this time, no Education Wing upgrades are planned outside of the wider door and Upper Room, but the cost to renovate and freshen up the education wing would cost \$115K. This could be re-added to the plan should funds become available.

### **Exterior and Parking**

The church will gain a new courtyard/entrance area at the main entrance. A walkway will connect the Columbarium to the cross, making a visual connection on our property between death and the new life in Christ.

The parking loop in the front of the church will include handicap parking spaces that are located adjacent to the church building. The site plans remove 29 of our current parking spaces and replace them with 34, including 8 certified, to-code handicap parking spaces (4 of our current handicap parking spaces are not to code). Unlike our current parking space configuration, the new plan places all handicap spaces directly adjacent to the building, not across the traffic loop. Both new front entrances are handicap-accessible.

The main entrance from Horsepen Road will be widened.

## WHAT IS NOT A PART OF THE PROPOSED PLANS THAT WAS IN THE INITIAL DRAWINGS?

At this time there is no elevator in the plans, but the church does have the option of renovating the building in such a way that it can be outfitted for an elevator shaft in the future should the funds become available. While an elevator would certainly be desirable, the Building Team and Council feel that expanding the areas at the front of the church (Commons, office space, bathrooms) are higher priorities in our goal of welcoming more people into our church and making our space more usable, especially for those with mobility issues. *(Cost of renovations associated with elevator: \$85K. Cost of elevator and shaft: \$143K for a total of \$228k).*

There is also no parking lot expansion at the back of our property at this time. During especially crowded times people can continue to park on the grassy areas where they've parked before.

### Tell me more about this sidewalk that the County is requiring...

Henrico County approved our building plan provided we include a 4-foot sidewalk (with 2-foot grass berm) along the entire length of Horsepen Road. We are aware that this sidewalk does not link to any other neighboring properties or sidewalks, but our variance to eliminate the sidewalk expansion was declined when it was requested. After seeking counsel from our engineers and architect, we decided further appeals would be fruitless. The congregation and community we serve may gain something from having a sidewalk there. *(Estimated cost of sidewalk and grading: \$18K)*

## WHAT ARE THE COSTS OF THIS PROJECT?

The construction costs for these upgrades is \$2.6 million. That does not include any associated "soft costs" (furnishings, technology, contingencies, etc.). The Finance Team will present a plan for meeting these costs at the November 11 Annual Meeting and in advance of the meeting to vote on this project in early 2019.

**Have additional questions?** Feel free to reach out to members of Council:

Rob Burger, President	<a href="mailto:rhburger@yahoo.com">rhburger@yahoo.com</a>
Macon Sizemore, Vice President	<a href="mailto:mcsimo4@gmail.com">mcsimo4@gmail.com</a>
Jennifer Baker, Secretary	<a href="mailto:jennifer.baker@biznet.net">jennifer.baker@biznet.net</a>
Tim Sparks, Treasurer	<a href="mailto:tsparks22@verizon.net">tsparks22@verizon.net</a>
Leigh Dunavant	<a href="mailto:lrduvant@gmail.com">lrduvant@gmail.com</a>
Linda Reckenbeil	<a href="mailto:fourecks@aol.com">fourecks@aol.com</a>
Kyle Anderson	<a href="mailto:kyanders7@gmail.com">kyanders7@gmail.com</a>
Greg Parker	<a href="mailto:gregp0525@aol.com">gregp0525@aol.com</a>
Wayne Shimko	<a href="mailto:JWS2LWS@att.net">JWS2LWS@att.net</a>
Carol Mawyer	<a href="mailto:cbmawyer@comcast.net">cbmawyer@comcast.net</a>
Pastor Phillip Martin	<a href="mailto:pastorphillip@epiphanyelca.org">pastorphillip@epiphanyelca.org</a>
Pastor Joseph Bolick	<a href="mailto:pastorjoseph@epiphanyelca.org">pastorjoseph@epiphanyelca.org</a>

**WALK THE JOURNEY + WORSHIP THE CHRIST + WITNESS WITH JOY**