



## Sanctuary Design and Build

### We are moving forward with the new TPC sanctuary construction plans!

The Design Phase is now in earnest!

The Building Committee (BC) has committed the first draw of \$28,250 of the \$113,000 design phase contract with the general contractor Hanto-Clarke and architect, Quina Grundhoefer.

BC held its second design meeting with the designer/architect the third week of August and provided com-

ments to them. Please see the updated floor plan drawings and front elevation mock ups provided by the architects on the reverse page. It is a great use of our space, and we are happy with the latest design.

We will use cash on hand from our building fund to finance the design phase. We have three more progress payments due through the end of November.

Please stay tuned for drawing boards and mock ups that will be displayed in the Narthex within two weeks!

You can find more info on both of these firms here:

**Hanto-Clarke:**  
[hantoclarke.com](http://hantoclarke.com)

**Quina Grundhoefer:**  
[ggarchitects.com](http://ggarchitects.com)

### Finances

The estimated cost to build the Sanctuary is between \$2.1M and \$2.3M. The higher number includes furniture and a 10% budget contingency.

In addition to Hancock Whitney, the finance committee found two other institutions to finance our sanctuary project. We believe that competition keeps interest rates low. The committee is also final-

izing pricing from the builder and finalizing documents for a loan not to exceed \$1.5M at an interest rate below 4.5%. We will have an interest only loan for the initial construction phase. A principle and interest mortgage will begin at the end of 2022. We hope to lock in the rate within two months.

The Session and finance committee be-

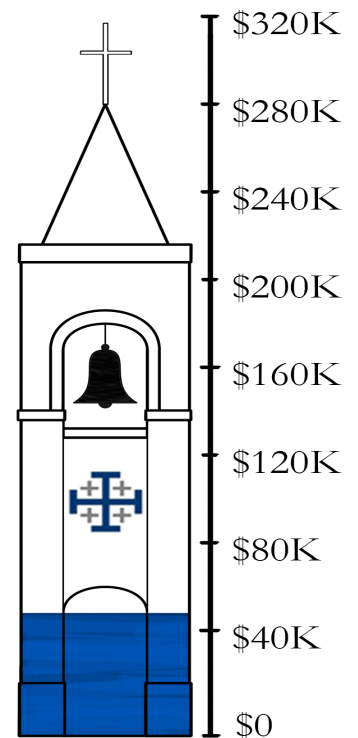
lieve we should spend no more than 25% of our budget or, \$100K annually on a mortgage.

We are also seeking to raise a minimum of \$120K with a desired goal of \$320K by the end of 2022. Raising \$320K would lower our annual mortgage payments below \$90K. **We already have \$48K raised or pledged towards our \$320K goal!**

### Next big milestones

- ◇ 3rd design phase review
- ◇ Fundraising goals
- ◇ Negotiate final financing

### TPC Building Fund Drive

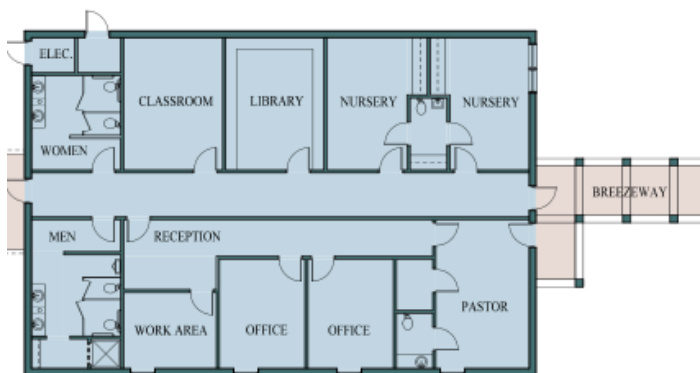


Task	Duration	Est Complete Date
Design	3 Months	1 Nov 2021
Final Pricing and Contract	1 Month	29 Nov 2021
Permitting	2 Months	27 Dec 2021
FH worship starts	Prep—1 Month	12 Dec 2021
Old Bldg Demo	2 weeks	10 Jan 2022
Building Starts		18 Jan 2022
Construction complete	10 Months	1 Oct 2022
New Sanctuary Worship Begins	1.5 Months	27 Nov 2022

**Building Committee Members**

**Micah Mallory  
 Josh Nicodemus  
 Nate Pierpoint  
 Greg Parry**

Building committee workflow box:  
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FLOOR PLAN  
 1 5 10 25

Click [here](https://trinvalp.com/trinity-in-action/sanctuary-designbuild) for TrinValp BC Web site  
 or visit <https://trinvalp.com/trinity-in-action/sanctuary-designbuild>