

# GRACEPOINT CHURCH

New Brighton, MN

**Facilities Vision Project Town Hall Presentation**

**17 March 2019**

**GP Advisory Team  
with Station 19 Architects**





# FACILITIES VISION PROJECT

Town Hall Presentation Overview

Insuring a Common Understanding  
Advisory Team Process  
GracePoint Today

Sharing the Vision  
Facilities Vision Project Concepts  
Concept Phasing, Costs & Schedule  
Concept Renderings





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# **The Advisory Team Process (What Guides the Facilities Vision Project?)**

- **Constitution's Affirmation of Faith Sections**
- **Vision, Values, and Mission Markers**
- **Interviews with Staff & Lay Leaders**
- **Wisdom from Previous Planning Projects**
- **Feedback from Congregation**
- **Emphasis on Prayer**





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# GRACEPOINT'S RECENT ATTENDANCE

Current Sanctuary Seating – Approximately 400



## WORSHIP ATTENDANCE (2018)

8:30am (44%) 190 people - 48% Full

\*11:00am (56%) 241 people - 61% Full

**431 people - Total Sunday**

**NOTE:** 50% full min. comfort  
80% full max. comfort



# GP SUNDAY EDUCATION SUMMARY

People Served – Education Attendance @ 9:45AM Largest Facility Use

## SUNDAY EDUCATION @ 9:45am:

Children 0-5 <sup>th</sup>	183
Students 6 <sup>th</sup> - 12 <sup>th</sup>	44
Adults	190
<b>TOTAL</b>	<b>417 People</b>
	<b>97% OF WORSHIP++</b>

**NEED “QUALITY EDUCATION SPACE”**









# EXISTING TOTAL SITE UTILIZATION

1. a. Main Property	<b>3.88 Acres</b> (169,013 sq. ft.)	
b. East Property 1	<b>0.51 Acres</b> (22,216 sq. ft.)	
c. East Property 2	<b>0.51 Acres</b> (22,216 sq. ft.)	
<b>TOTAL PROPERTY</b>	<b>4.90 Acres</b> (213,444 sq. ft.)	<b>100%</b>
2. Building Footprint (Main Building)	<b>21,175 Sq.Ft.</b>	10%
Building Footprint (Bridge, Houses, Garages)	<b>6,331 Sq.Ft.</b>	1%
3. Parking (177 Stalls) + Drives	<b>76,084 Sq.Ft.</b>	30%
4. Hard Coverage (Bldg, Prkg & Drives)	<b>103,590 Sq.Ft.</b>	<b>49%</b>
5. Green / Open	<b>109,854 Sq.Ft.</b>	<b>51%</b>





# EXISTING FACILITY ANALYSIS

## Lower Level

\*AVG. AGE IS 40 YRS OLD





# EXISTING FACILITY ANALYSIS

## Main Level

\*AVG. AGE IS 40 YRS OLD

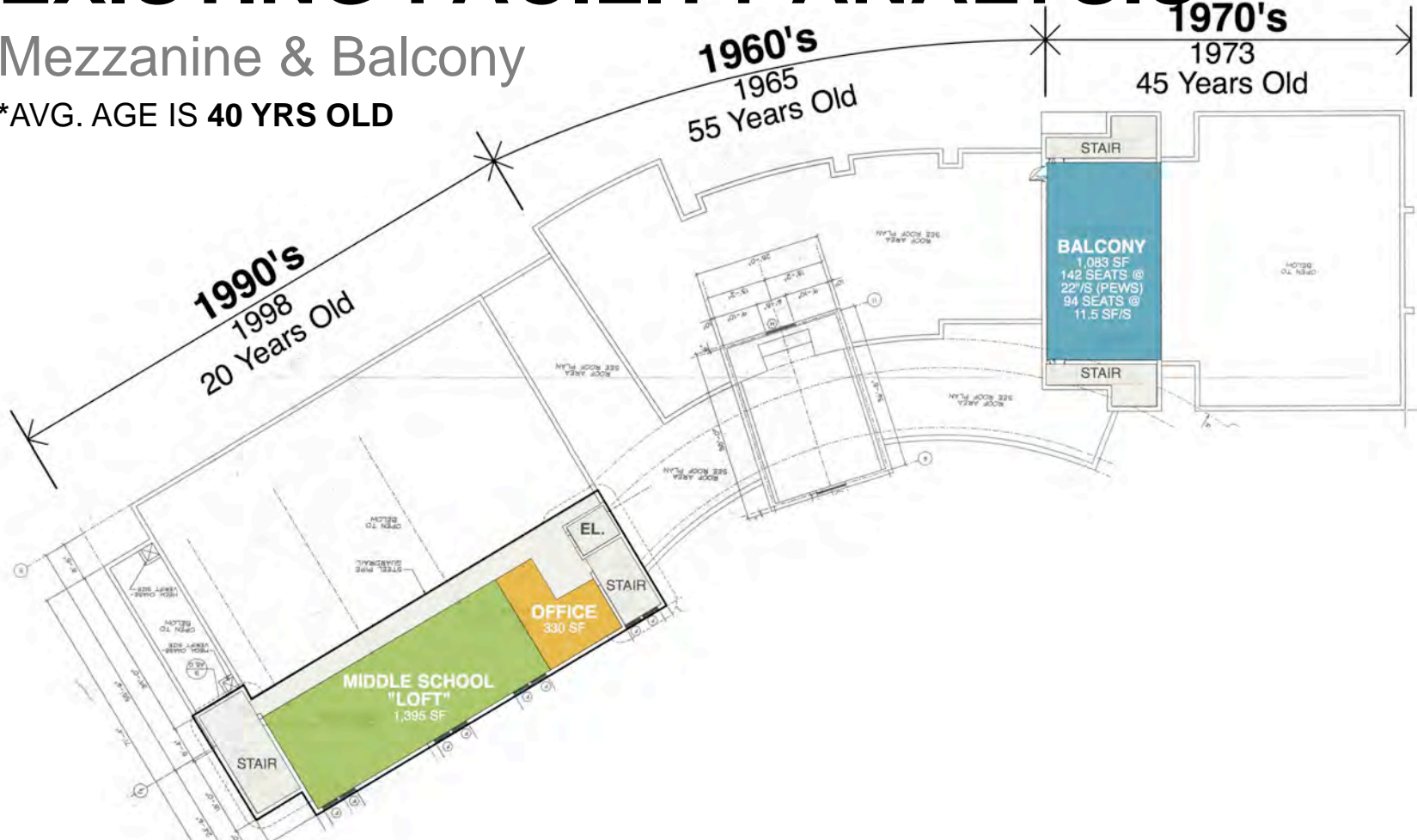




# EXISTING FACILITY ANALYSIS

## Mezzanine & Balcony

\*AVG. AGE IS 40 YRS OLD





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# Sharing the Vision – Finally!

Remembering:

Preliminary Concept Master Plan



# GRACEPOINT'S FACILITIES VISION:



1. ... **Transformed Sanctuary** — A More Contemporary Sacred Space  
Platform Function & Accessibility : Flooring & Finishes : Lighting : Audio Visual
2. .... **Secure, Adequate Education Spaces**  
Secure : Unified : Improved Function & Finishes
3. .... **Strengthen Hospitality** “Focus on Others”  
Sufficient Parking : Unified : Community Gathering Spaces :  
Wayfinding & Finishes
4. .... **Address Deferred Maintenance in Project Areas**  
Parking Lot : Roof : HVAC : Exterior Repairs



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# FACILITIES VISION MASTER SITE PLAN

## MAXIMUM SITE USE



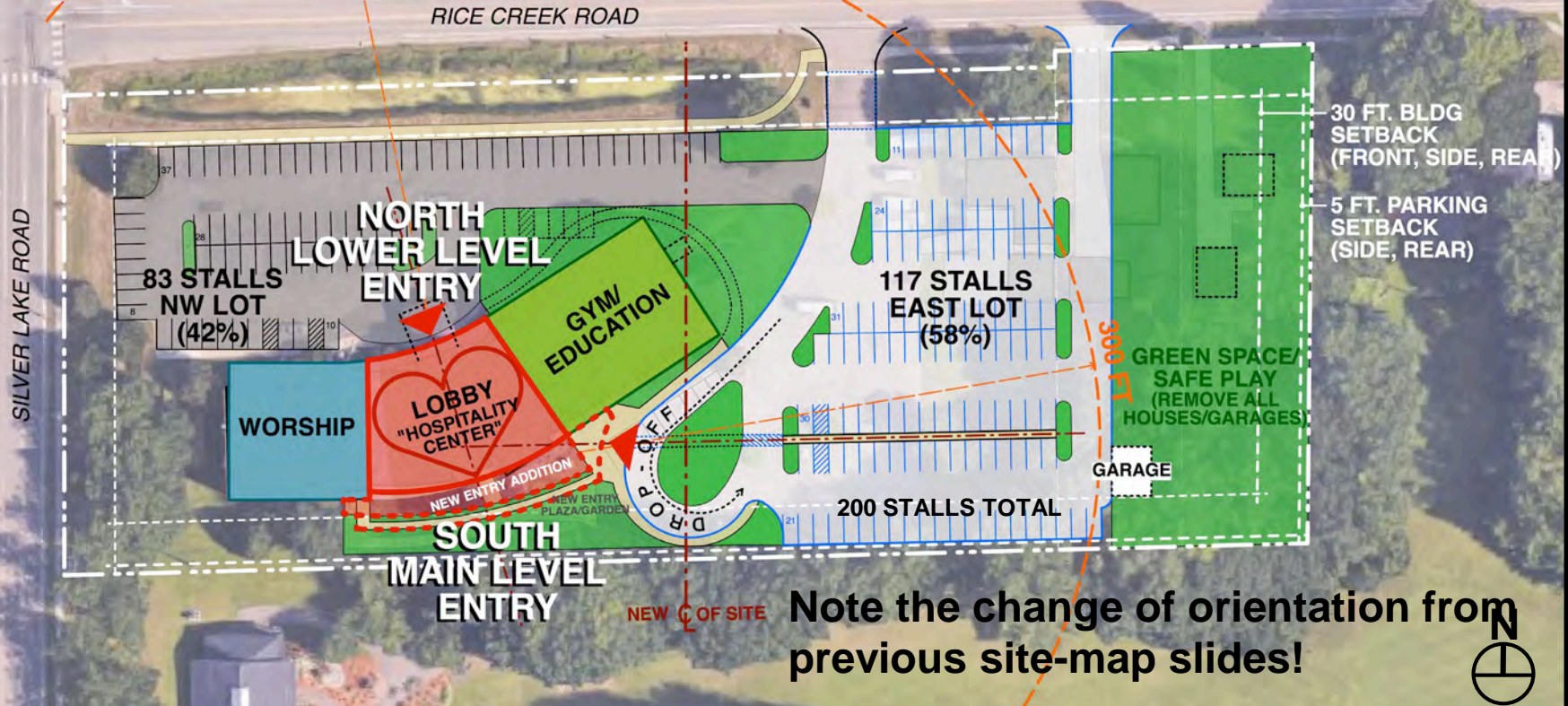
### A. EXISTING

1. 177 Parking Stalls Existing Serves <b>354 Seats</b> (@ 1:2 Ratio)	1. 200 Parking Stalls Proposed Serves <b>400 Seats</b> (@ 1:2 Ratio)
2. <b>Hard Coverage</b> (total site): 103,590 SF ( <b>49%</b> ) <b>Green/Open</b> (total site): 109,854 SF ( <b>51%</b> )	3. <b>Hard Coverage</b> (total site): 106,722 SF ( <b>50%</b> ) <b>Green/Open</b> (total site): 106,722 SF ( <b>50%</b> )
3. North Entry as Focus	4. South Entry as Equal



# FACILITIES VISION MASTER SITE PLAN

## SITE CONCEPT

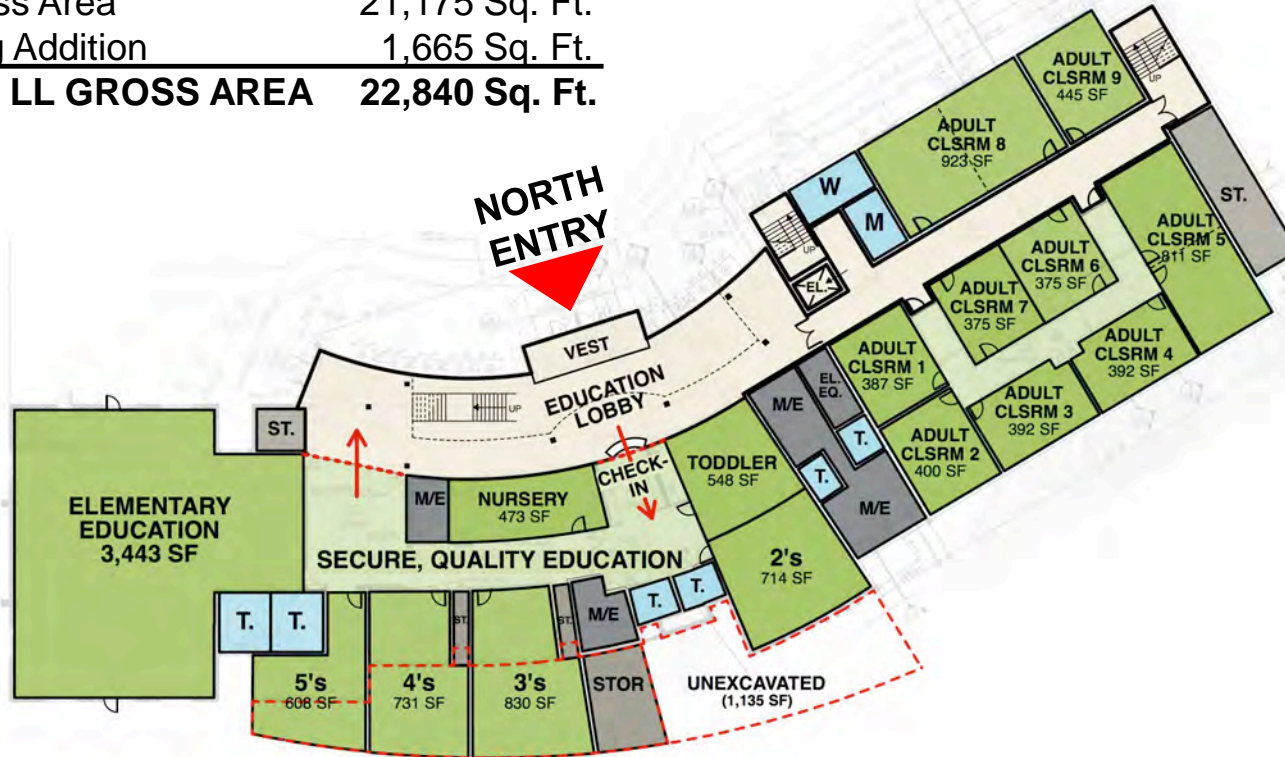




# FACILITIES VISION MASTER PLAN

## LOWER LEVEL CONCEPT

LL Gross Area	21,175 Sq. Ft.
LL Bldg Addition	1,665 Sq. Ft.
<b>TOTAL LL GROSS AREA</b>	<b>22,840 Sq. Ft.</b>

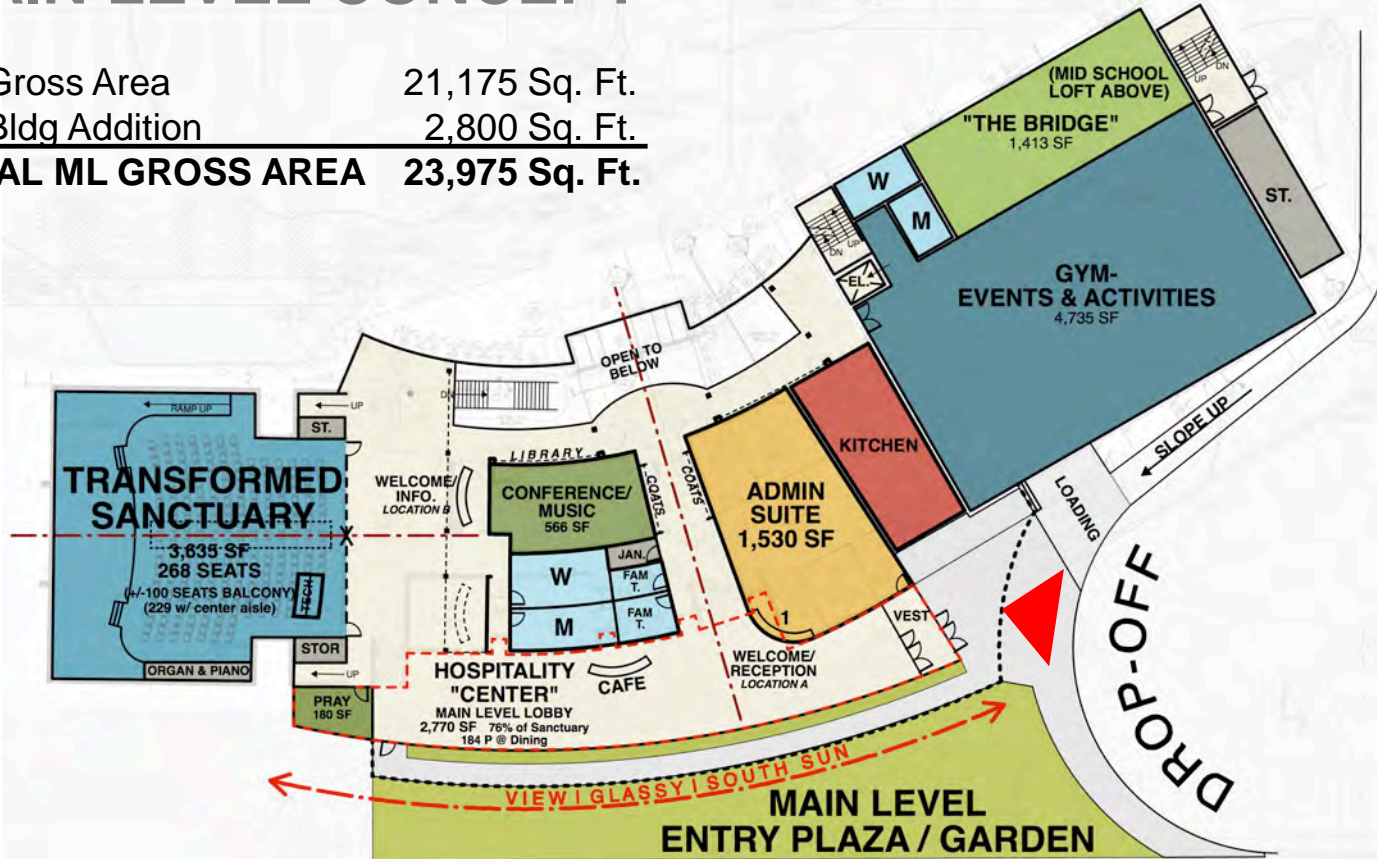




# FACILITIES VISION MASTER PLAN

## MAIN LEVEL CONCEPT

ML Gross Area	21,175 Sq. Ft.
ML Bldg Addition	2,800 Sq. Ft.
<b>TOTAL ML GROSS AREA</b>	<b>23,975 Sq. Ft.</b>





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# PRELIMINARY SCOPE / PROGRAM



## **PHASE 1 - TRANSFORMED SANCTUARY - "A More Contemporary Sacred Space"**

Sanctuary Refresh - Seating, Finishes, AVL	5,125 Sq. Ft.
Main Level Carpet Refresh	2,090 Sq. Ft.
Main Level Family Restroom	190 Sq. Ft.
Parking Lot	+36 stalls
HVAC & Others	

## **PHASE 2 - SECURE, ADEQUATE EDUCATION SPACES**

Education Wing Remodel	8,500 Sq. Ft.
Youth Refresh	1,500 Sq. Ft.
HVAC & Others	

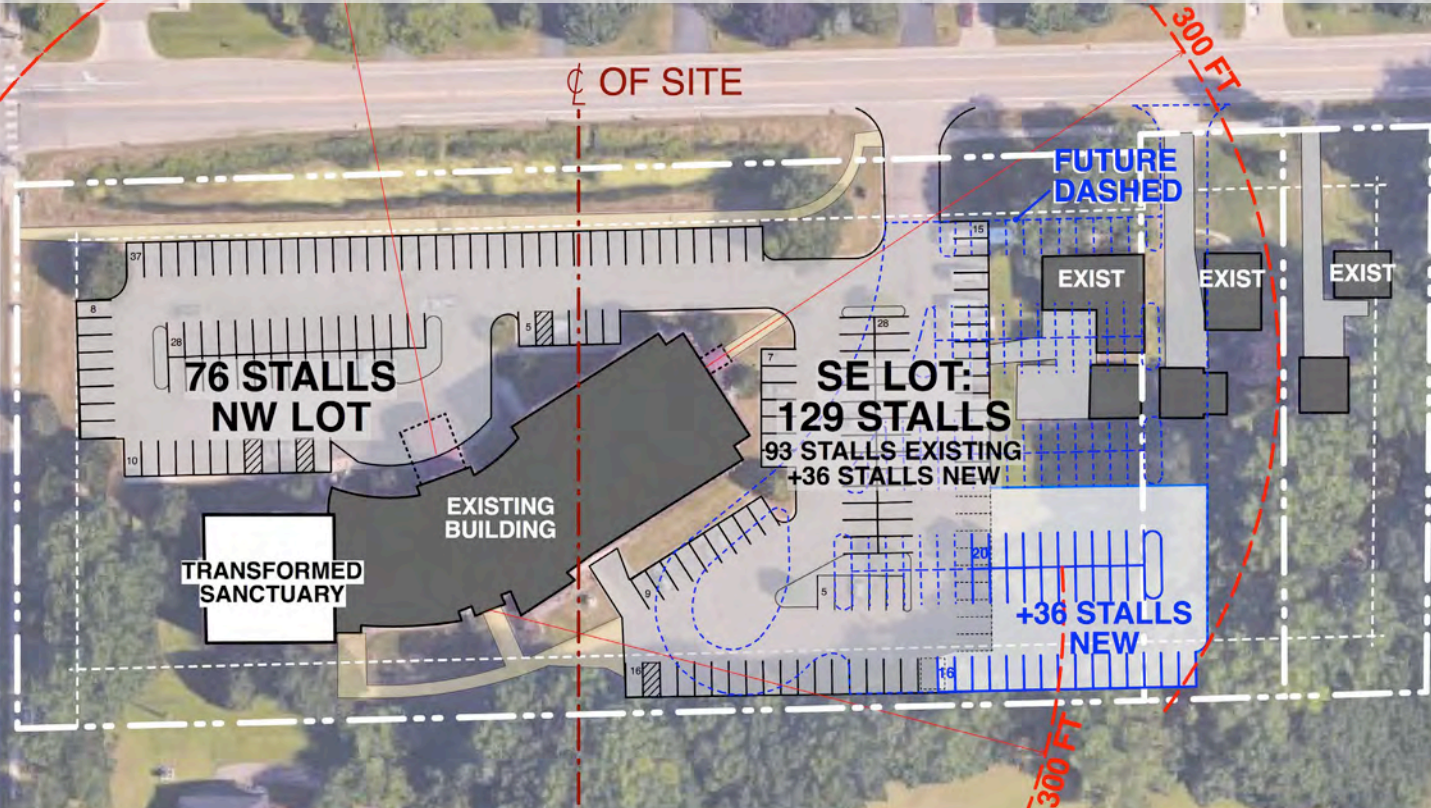
## **PHASE 3 - STRENGTHEN HOSPITALITY - "Focus on Others"**

Defined Main Level Entry Addition	2,800 Sq. Ft.
Lower Level Classroom Addition	1,665 Sq. Ft.
Lobby / Admin Remodel	3,965 Sq. Ft.
Parking Lot	200 Stalls
HVAC & Others	



# FACILITIES VISION PHASE 1 SITE PLAN

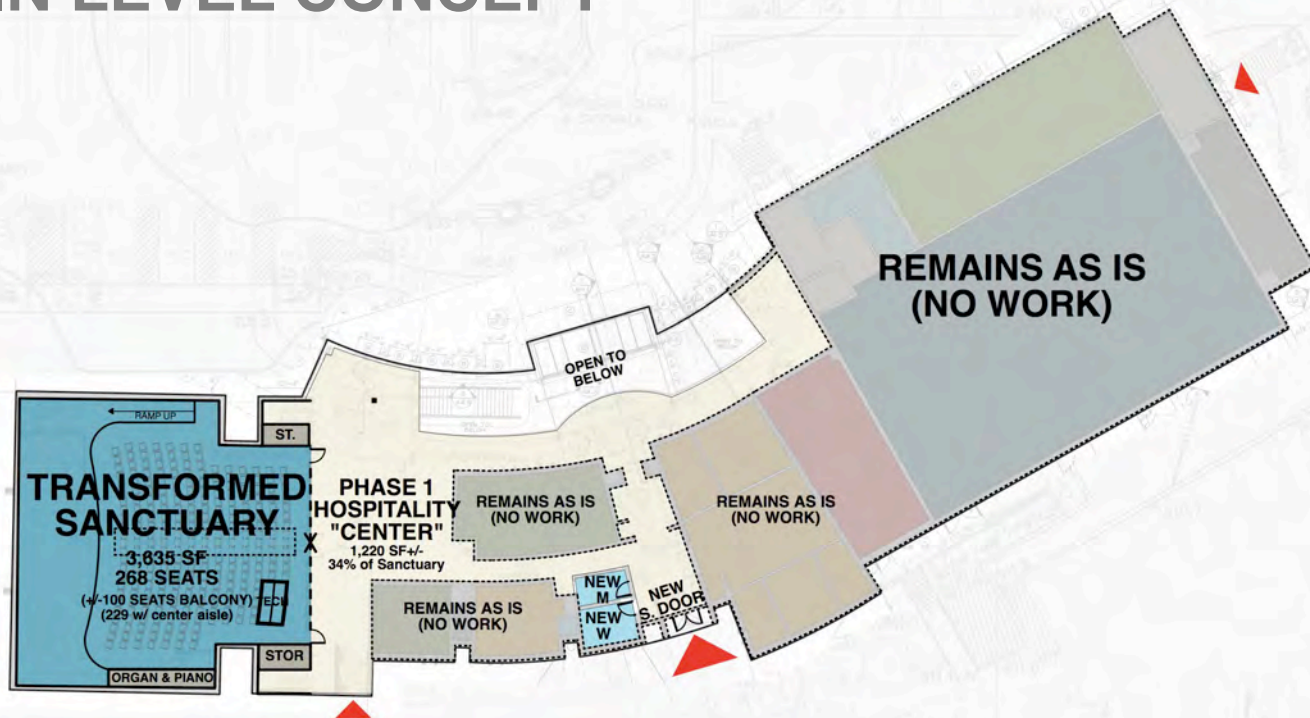
## SITE CONCEPT





# FACILITIES VISION PHASE 1 PLAN

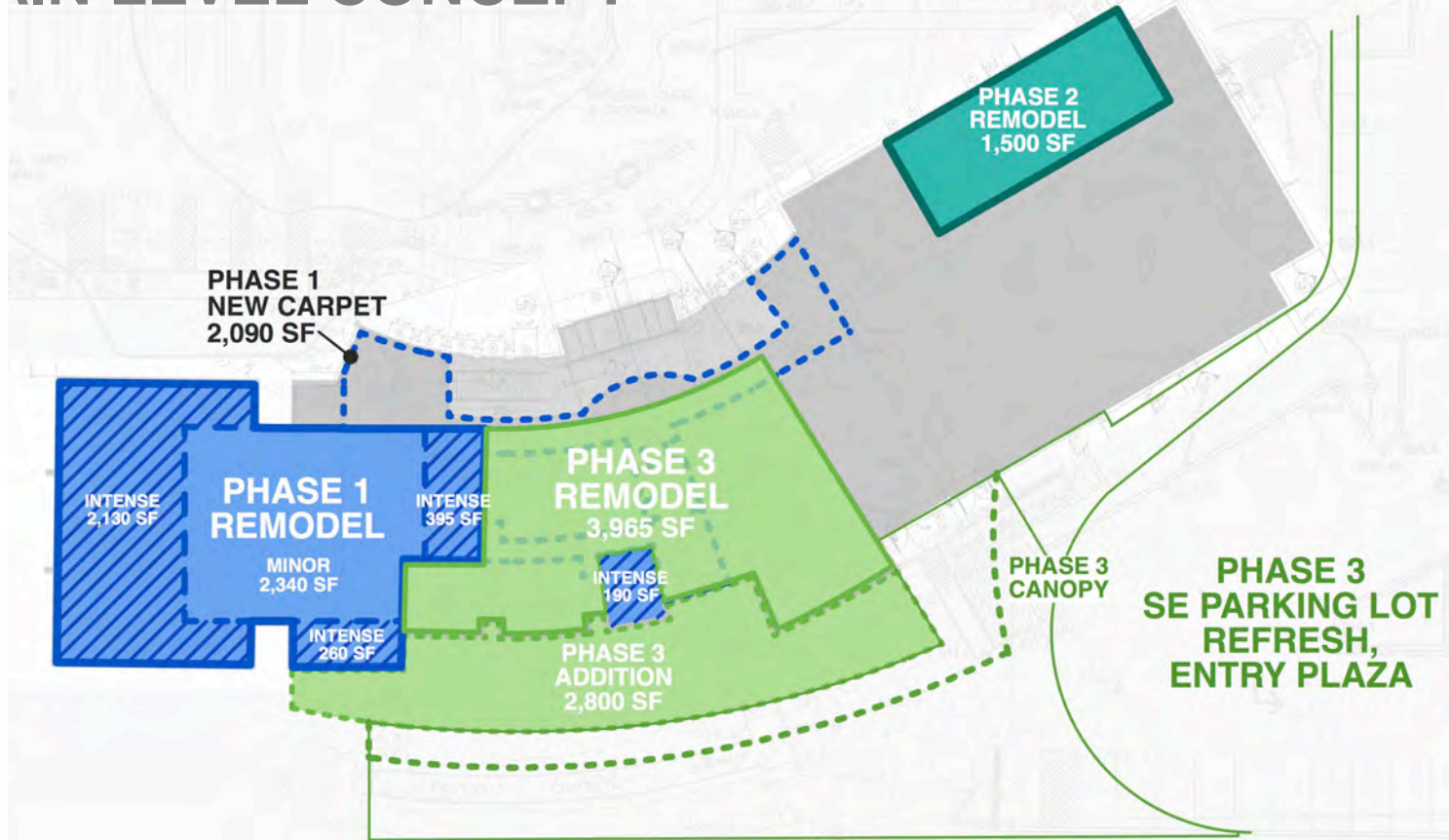
## MAIN LEVEL CONCEPT





# FACILITIES VISION PHASING PLAN

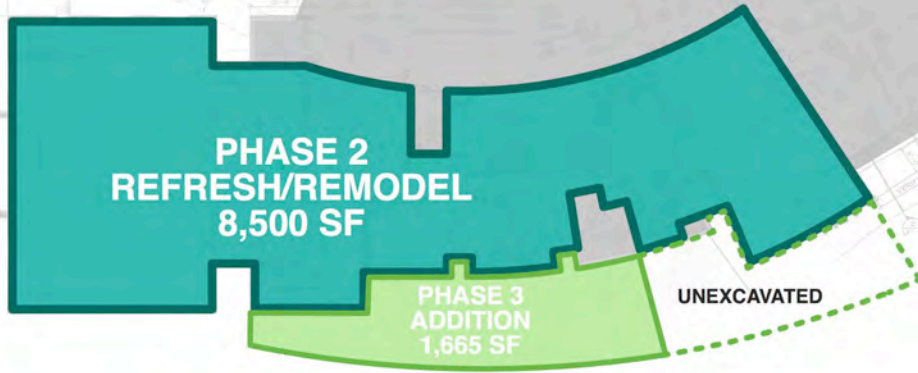
## MAIN LEVEL CONCEPT





# FACILITIES VISION PHASING PLAN

## LOWER LEVEL CONCEPT





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# CONCEPT BUDGET ALLOWANCES:

VARIES BY +/- 20% - CONCEPT ONLY TO BE CONFIRMED W/ CONTRACTOR - THIS IS NOT AN ESTIMATE

<b>PHASE 1</b>	<b>- TRANSFORMED SANCTUARY - "A More Contemporary Sacred Space"</b>	<b>\$ 1.27 M</b>
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Sanctuary Refresh - Seating, Finishes, AVL
Main Level Carpet Refresh
Main Level Family Restroom
Parking Lot
HVAC & Others

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<b>PHASE 2</b>	<b>- SECURE, ADEQUATE EDUCATION SPACES</b>	<b>\$ 1.65 M</b>
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Education Wing Remodel
Youth Refresh
HVAC & Others

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<b>PHASE 3</b>	<b>- STRENGTHEN HOSPITALITY - "Focus on Others"</b>	<b>\$ 3.00 M</b>
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Defined Main Level Entry Addition
Lower Level Classroom Addition
Lobby / Admin Remodel
Parking Lot
HVAC & Others

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<b>PHASE 1-3</b>	<b>- PRELIMINARY MASTER PLAN PROJECT POSSIBLE</b>	<b>\$ 5.92 M</b>
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# FINANCIAL CAPABILITY

“What Can You Afford?” CONCEPT ONLY...TO BE VERIFIED



	NO LOAN PAY OFF DEBT	NO LOAN CARRY DEBT	WITH LOAN
1. Church Budget 2018     \$1,285,000 +/- ("X")	\$1,285,000 +/- ("X")	\$1,285,000 +/- ("X")	\$1,285,000 +/- ("X")
* 2. Generosity Initiative (3 yrs +/-)	2 "X" = \$2,570,000	2 "X" = \$2,570,000	2 "X" = \$2,570,000
3. Two Yr. ("Cash up Front") @ 70% @	\$1,800,000	\$1,800,000	\$1,800,000
4. Less Current Debt	<-\$480,000>		<-\$480,000>
5. Plus Cash on Hand	\$0	\$0	\$0
** 6. Loan Possible - 3 times "X"	\$0	\$0	\$3.86 M
7. Project Possible (#3-#4+#5+#6)	\$1.32 M +/-	\$1.80 M +/-	\$5.18 M +/-

\*Verify w/ Generosity Consultant

\*\*Verify w/ Lender



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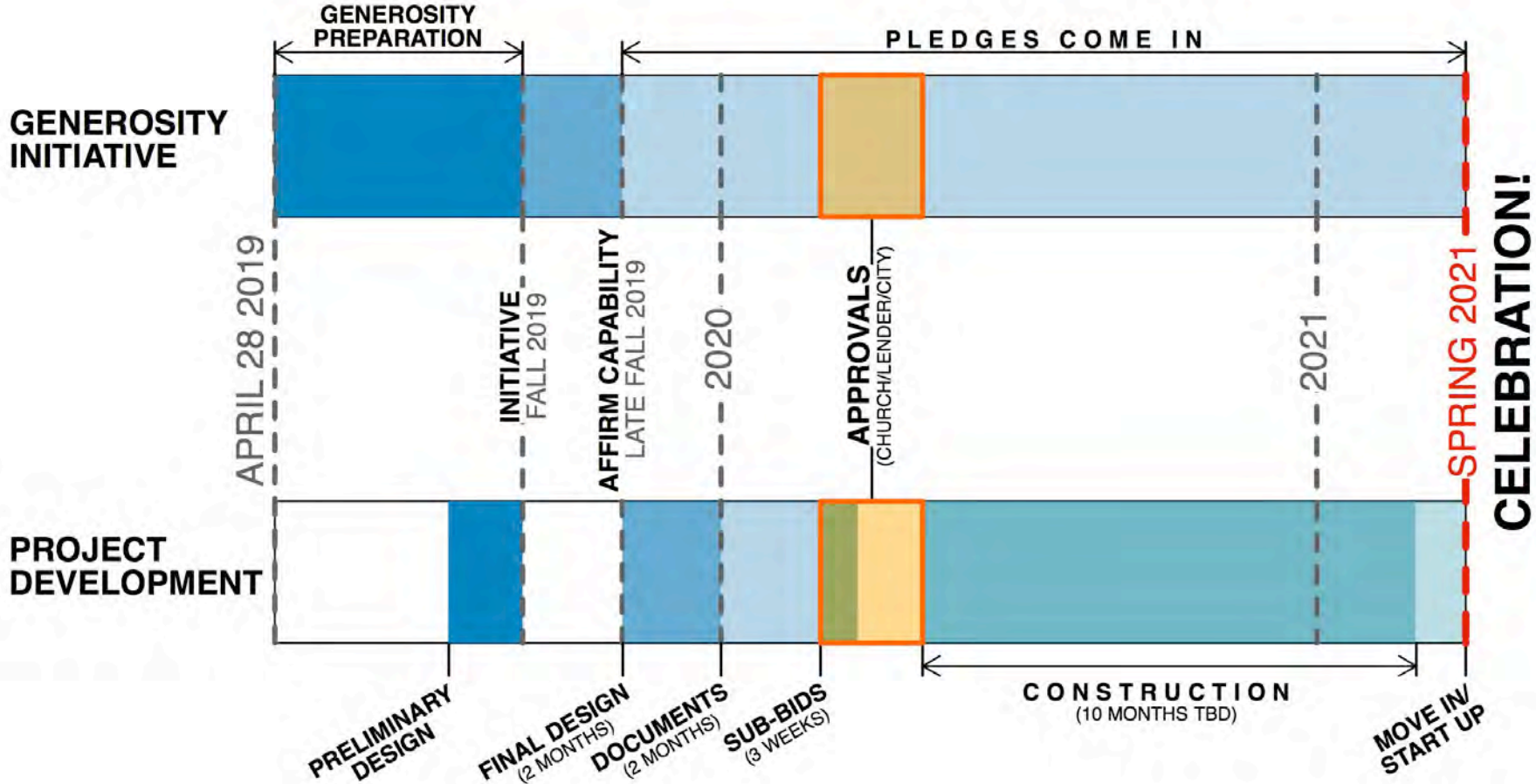
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# POSSIBLE SCHEDULE





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**SOUTH ENTRY TODAY...**







GracePoint

STRENGTHENED IDENTITY

STATION 19  
ARCHITECTS, INC.  
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ARCHITECTS, INC.

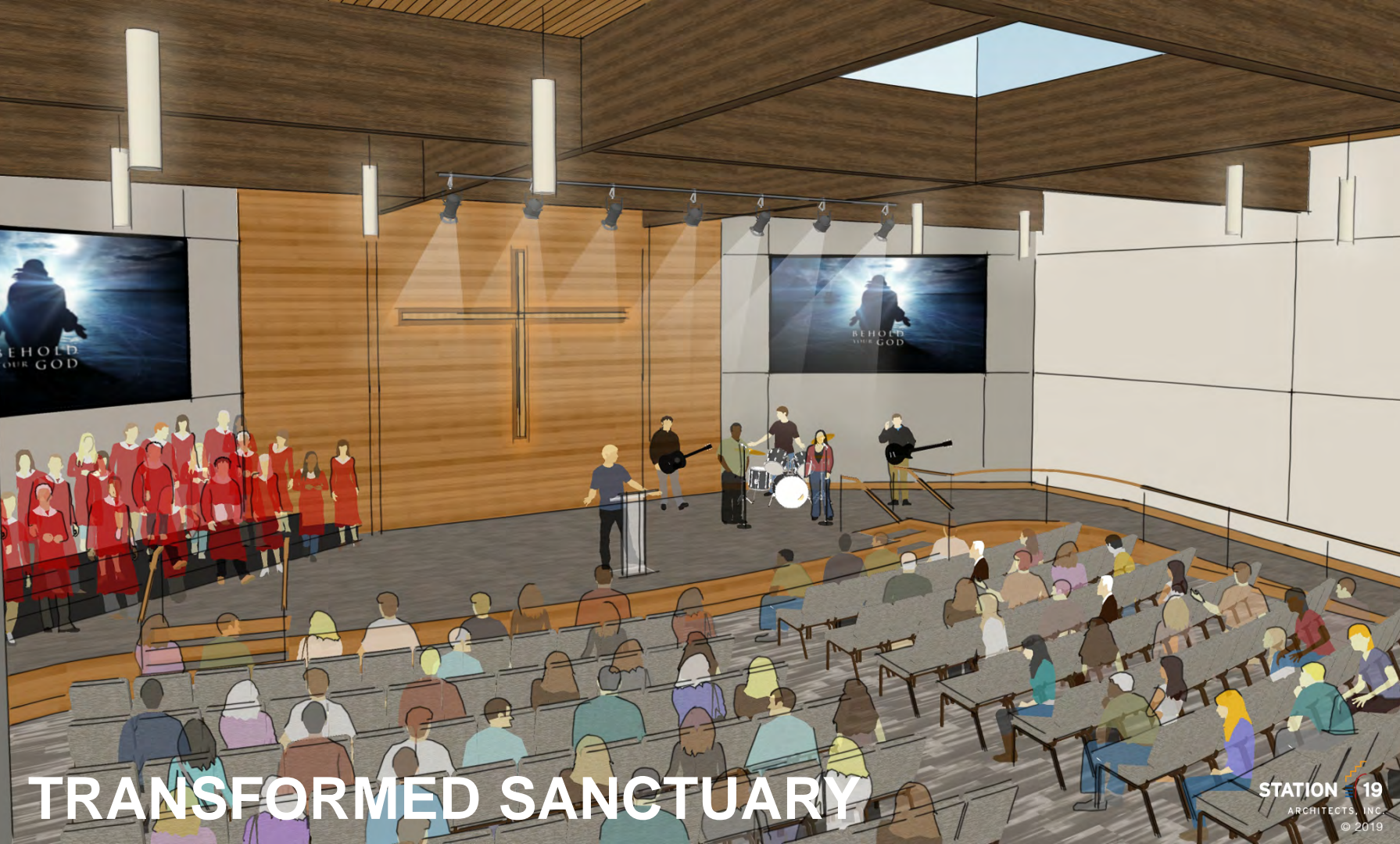




SANCTUARY TODAY...







# TRANSFORMED SANCTUARY

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REACHING OUT WHILE TRANSFORMING

KIDS CHECK-IN TODAY...









# QUESTIONS...

