



FIRST LUTHERAN
Church of Kearney

OFFICE REMODEL INFO SESSION

Sept. 2022



Introduction & Purpose

- Welcome
- Opening Prayer
- Goal for today is to review plans for the office remodel, discuss budget, and consider next steps with potential vote in November to begin a capital campaign



Inspirational Verse

Because of God's grace to me, I have laid the foundation like an expert builder. Now others are building on it. But whoever is building on this foundation must be very careful. For no one can lay any foundation other than the one we already have—Jesus Christ. / 1 Corinthians 3:11



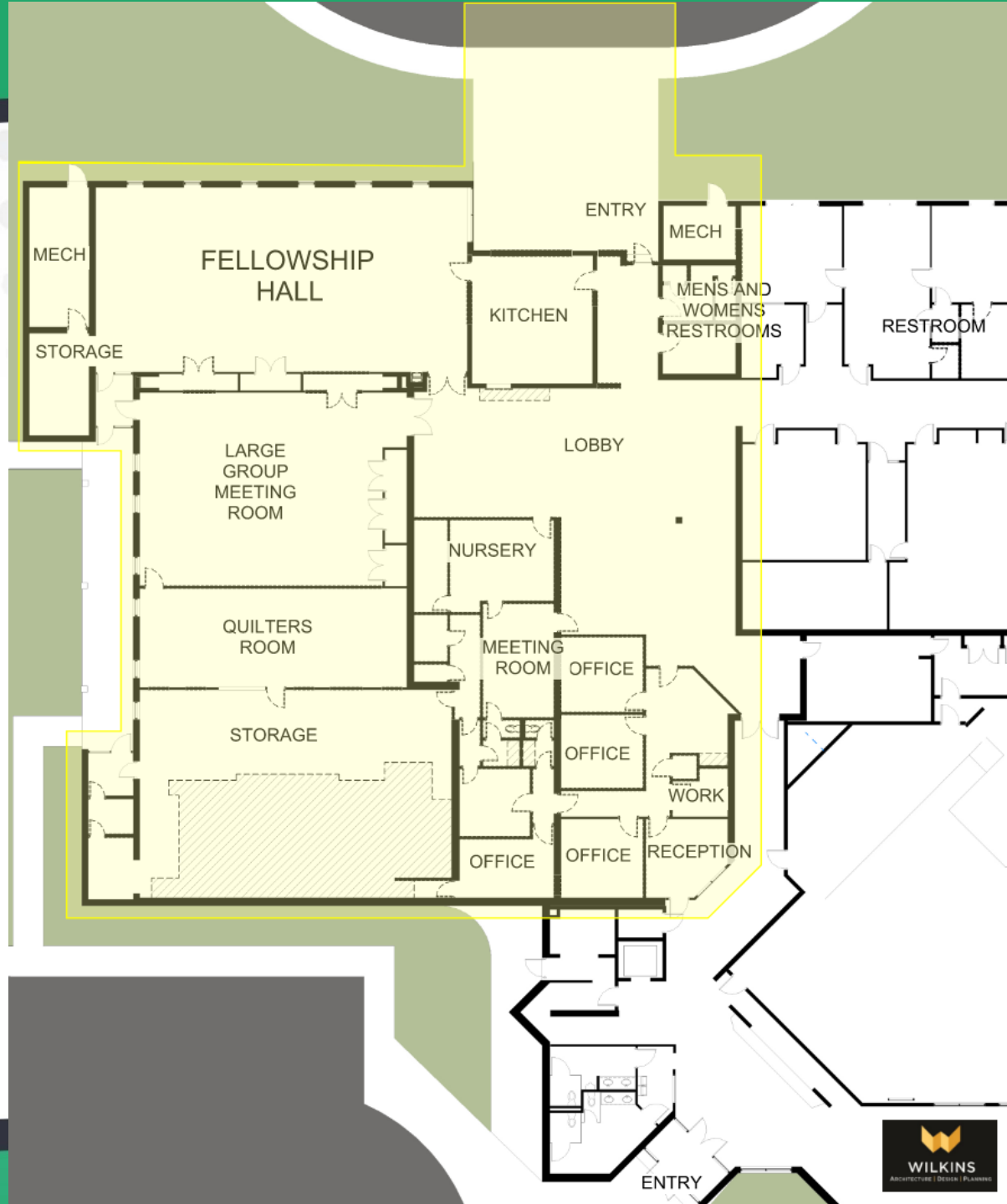
Introduction & Purpose

- Office Remodel remains the #1 priority of this project – but HVAC must be addressed
- This impacts our church well into the future
 - Retaining quality staff
 - Calling future pastors
- In 2019, congregation voted to move forward with exploring this project

Current HVAC equipment at FLC

- ????? – units for north part of church unknown?
- Exhaust fans – 3 from 1970s, 2 from 80s, 1 from '98
- 1998 – Cabinet Unit Heaters
- 1998 – basement units
- 1998 – Roof top units for sanctuary
- 2016 – 2 boilers replaced, would be repurposed
- 2018 – Compressor for Preschool A/C replaced thanks to private donation of \$80,000.
- 2019 – Furnace & A/C units for south church

Existing Floor Plan



Project Recap - Timeline

September, 2019 – Vision Planning Presented

November, 2019 – Congregation Voted to approve roof renovations and begin planning for office renovation project

December, 2019 – Building Committee Formed and engaged with Wilkins ADP



Project Recap - Timeline

March, 2020 – Office Renovation Concept and Initial Cost Estimates Finished (\$1.1 Million for Remodel + HVAC)

March, 2020 – COVID

May, 2020 - Project Put on Hold



Project Recap - Timeline

August, 2021 – Updated Cost Estimates again & Presented Concept to Congregation along with Updated Cost Estimates (\$1.7 Million for Remodel + \$667k for HVAC)



EARLY 2020 CONCEPT





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Project Recap - Timeline

- August, 2021 –Feedback from 2020 Concept was very mixed, with primary concerns being:
 - Overall Cost
 - Timeframe with COVID
 - Overall scope and impact to church sq.ftg.
 - Wants vs. Needs

Project Recap - Timeline

- March, 2022 – Reengaged Wilkins ADP to identify a new plan
- June, 2022 – Presented New Plan & Updated Cost Estimates to Congregation at Annual Meeting

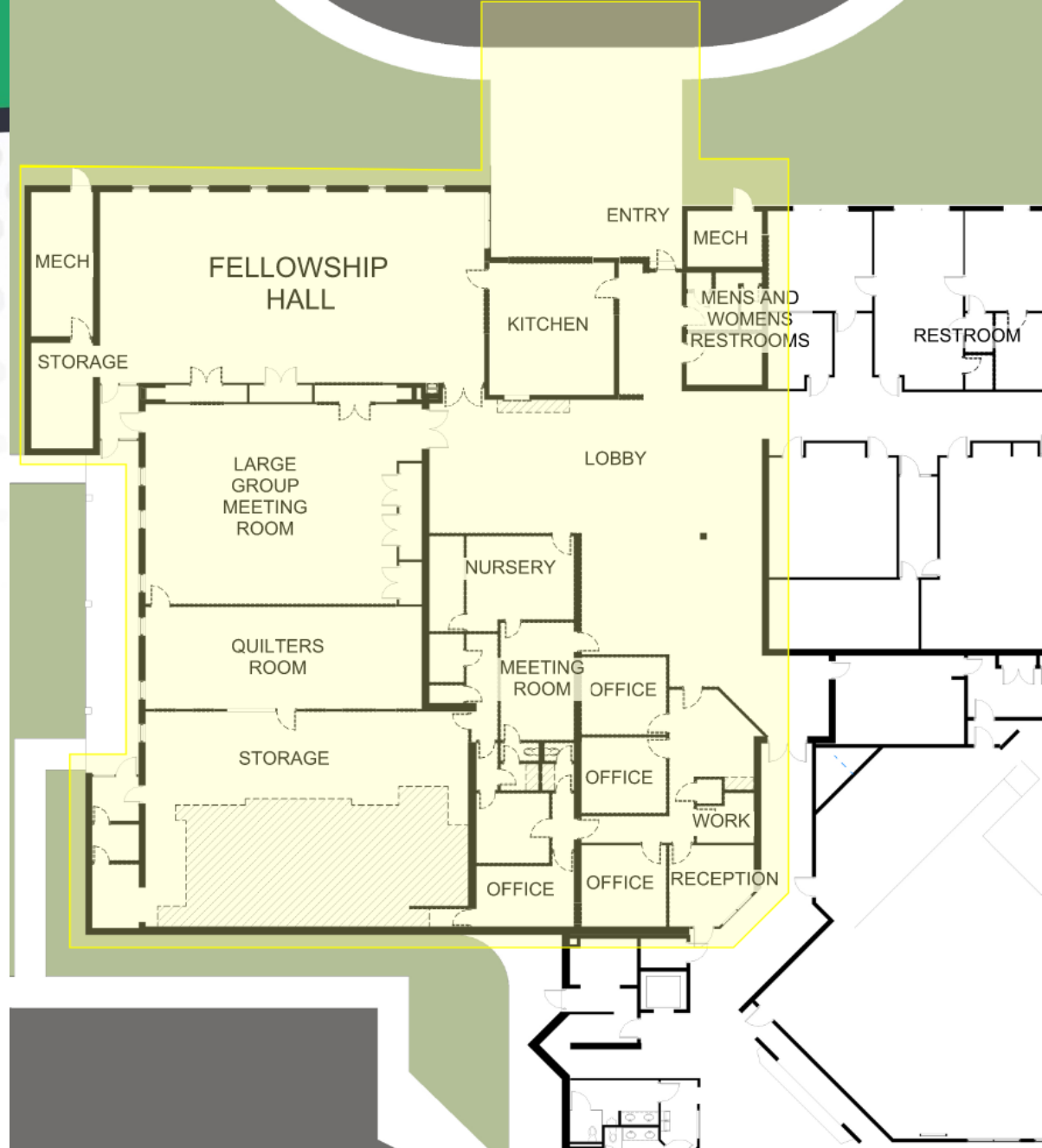


PROJECT MUST HAVES!

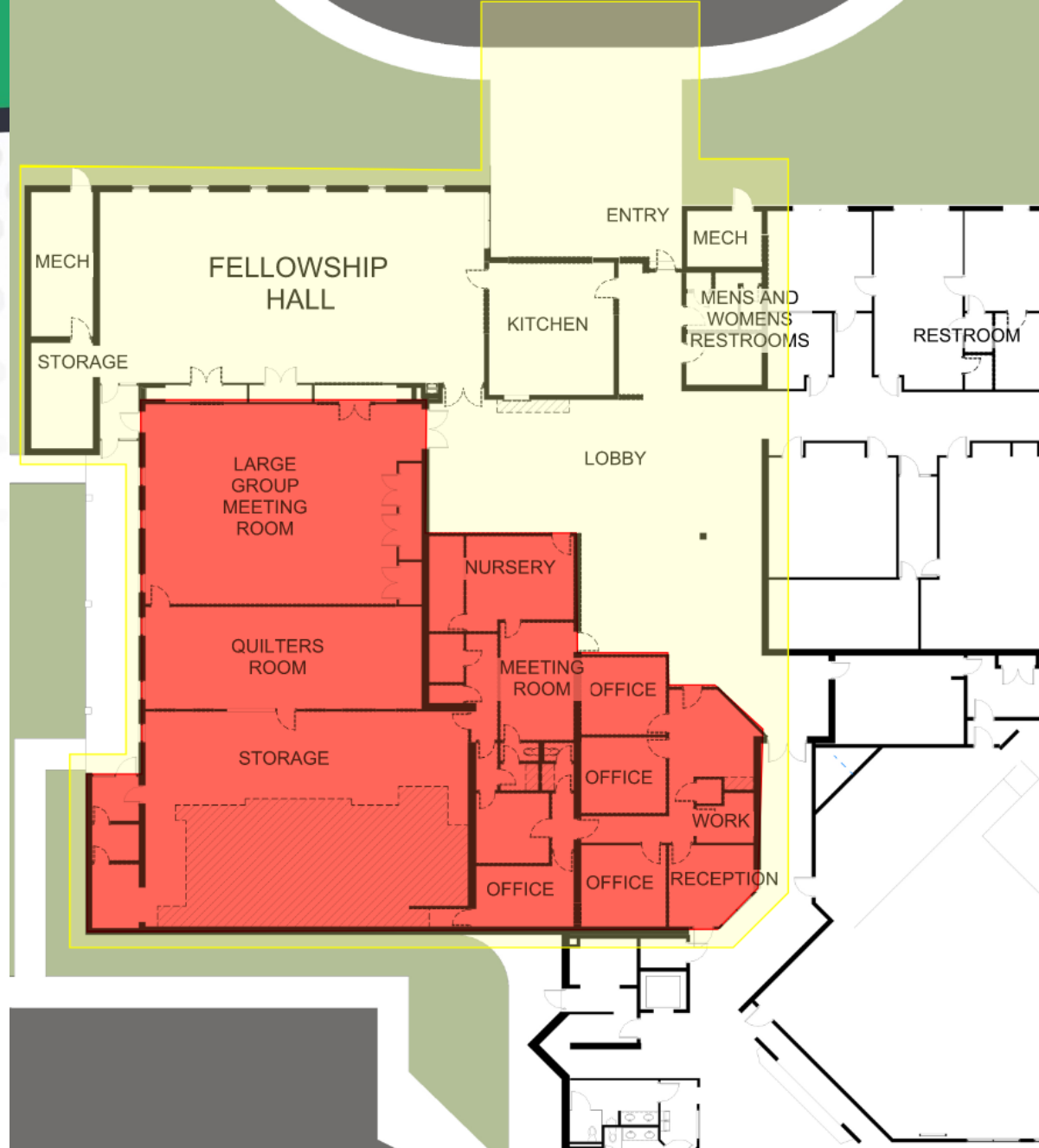
- Improve offices for our staff
- Create additional office space (Enough for 3 individual pastors, and up to 6 staff)
- Natural light – for at least 4 or 5 of the offices
- Improve reception area and make more inviting for visitors
- Aesthetics (new carpet, paint, fixtures, furniture)

PROJECT MUST HAVES – continued...

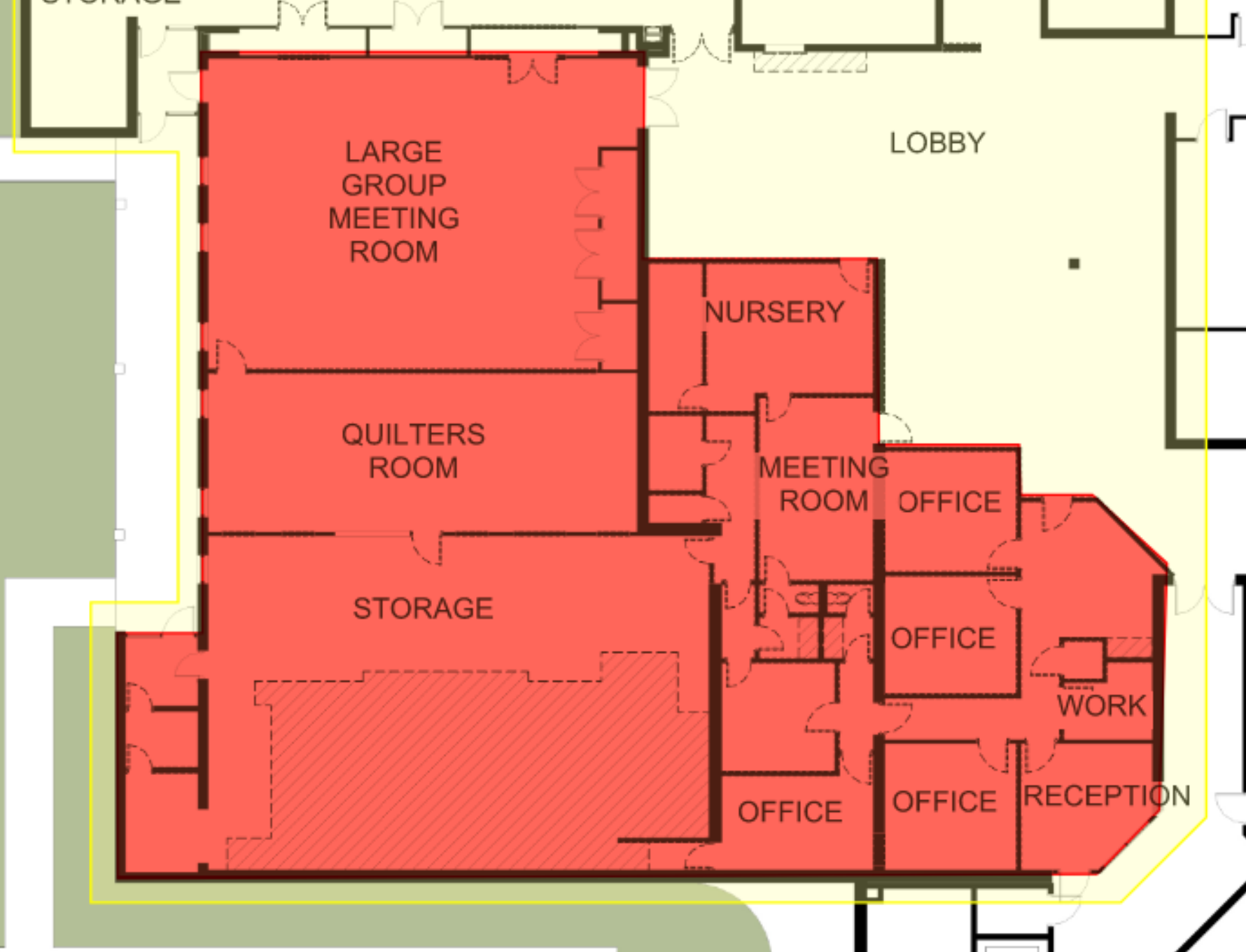
- HVAC functionality for offices
- Retaining adequate meeting space for fellowship, education, committees, etc.
- Safety and security
- Dedicated copy/print work room
- Pastor/Staff private bathroom & breakroom



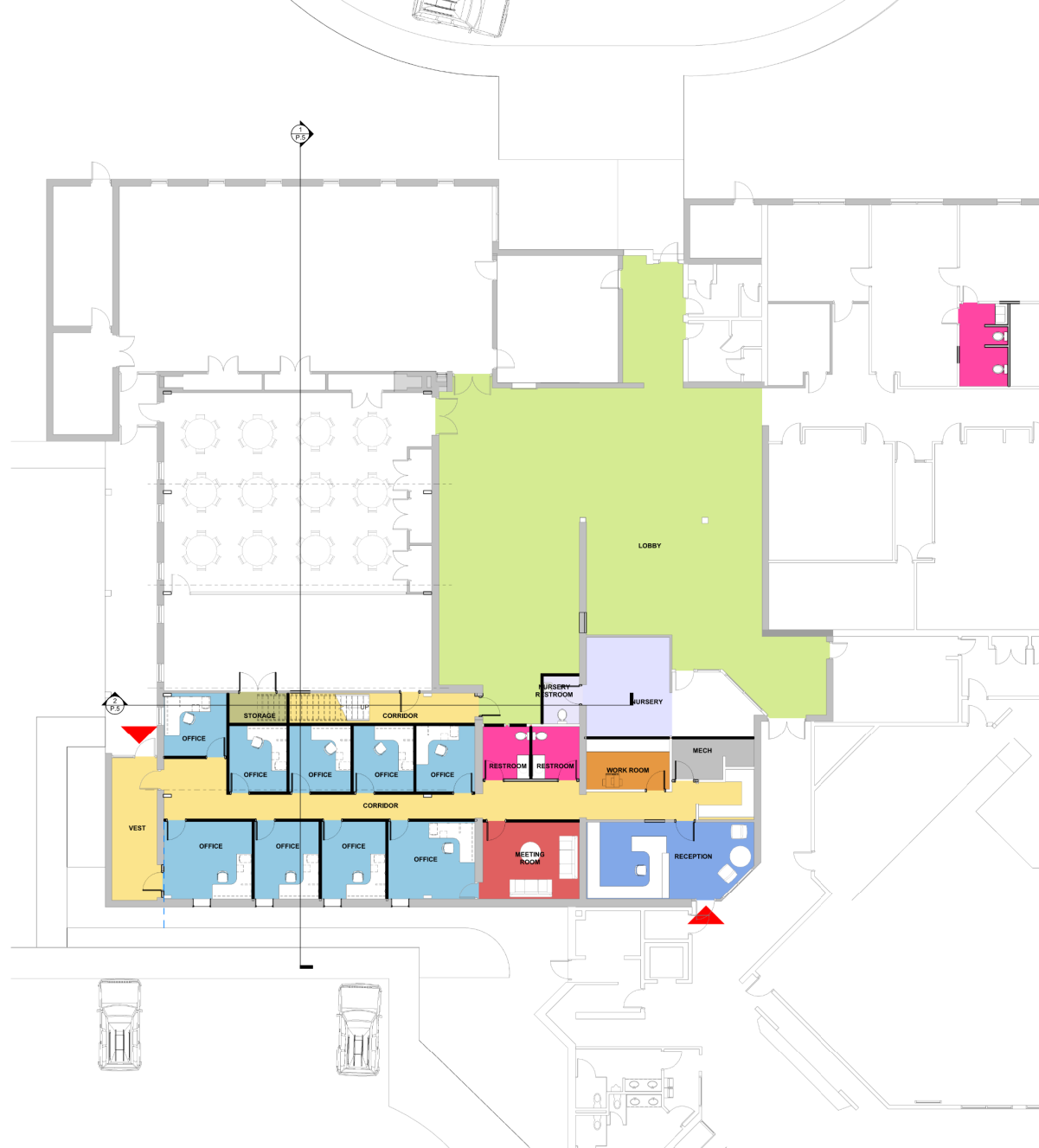
EXISTING FLOOR PLAN



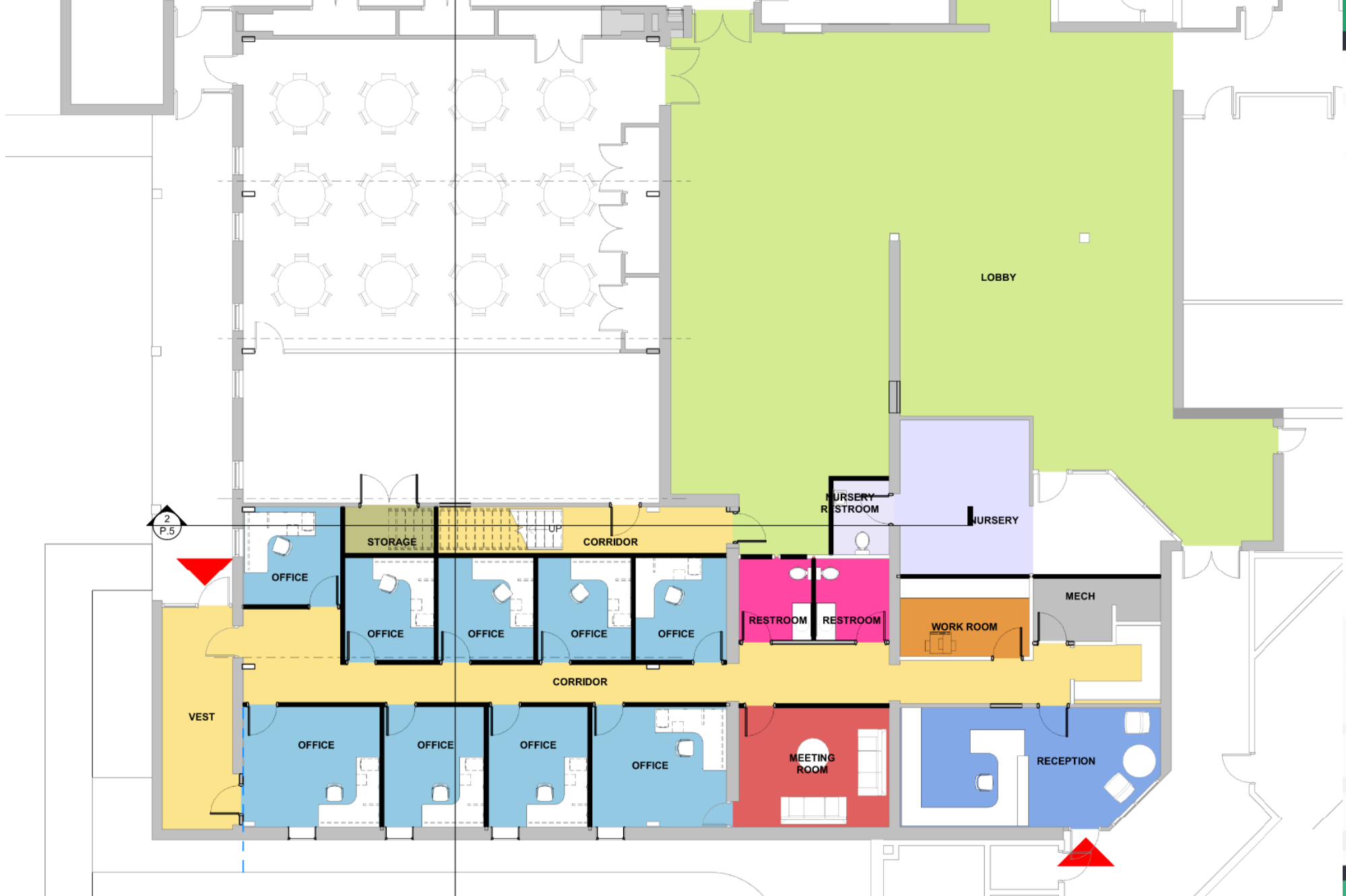
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NEW CONCEPT



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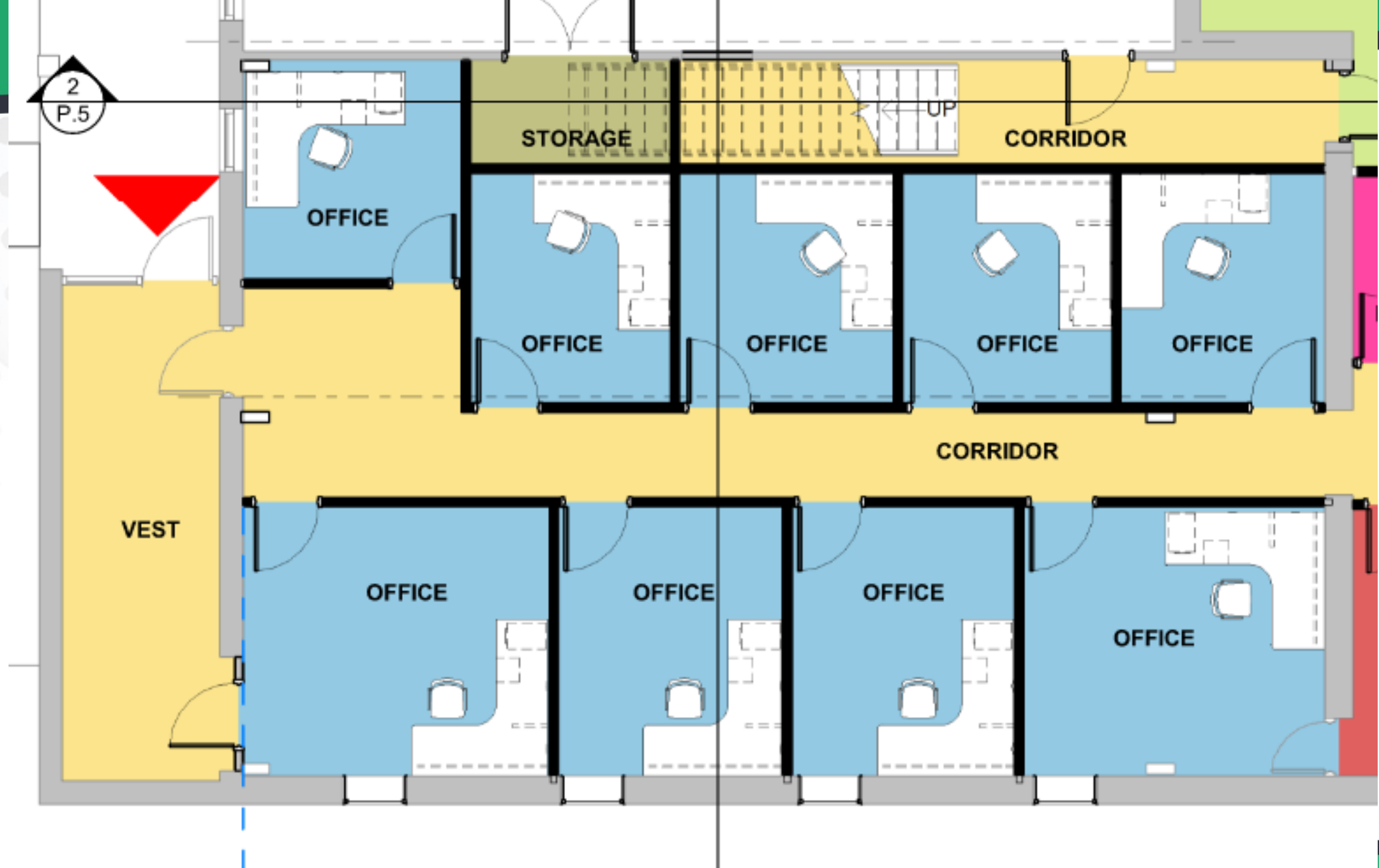
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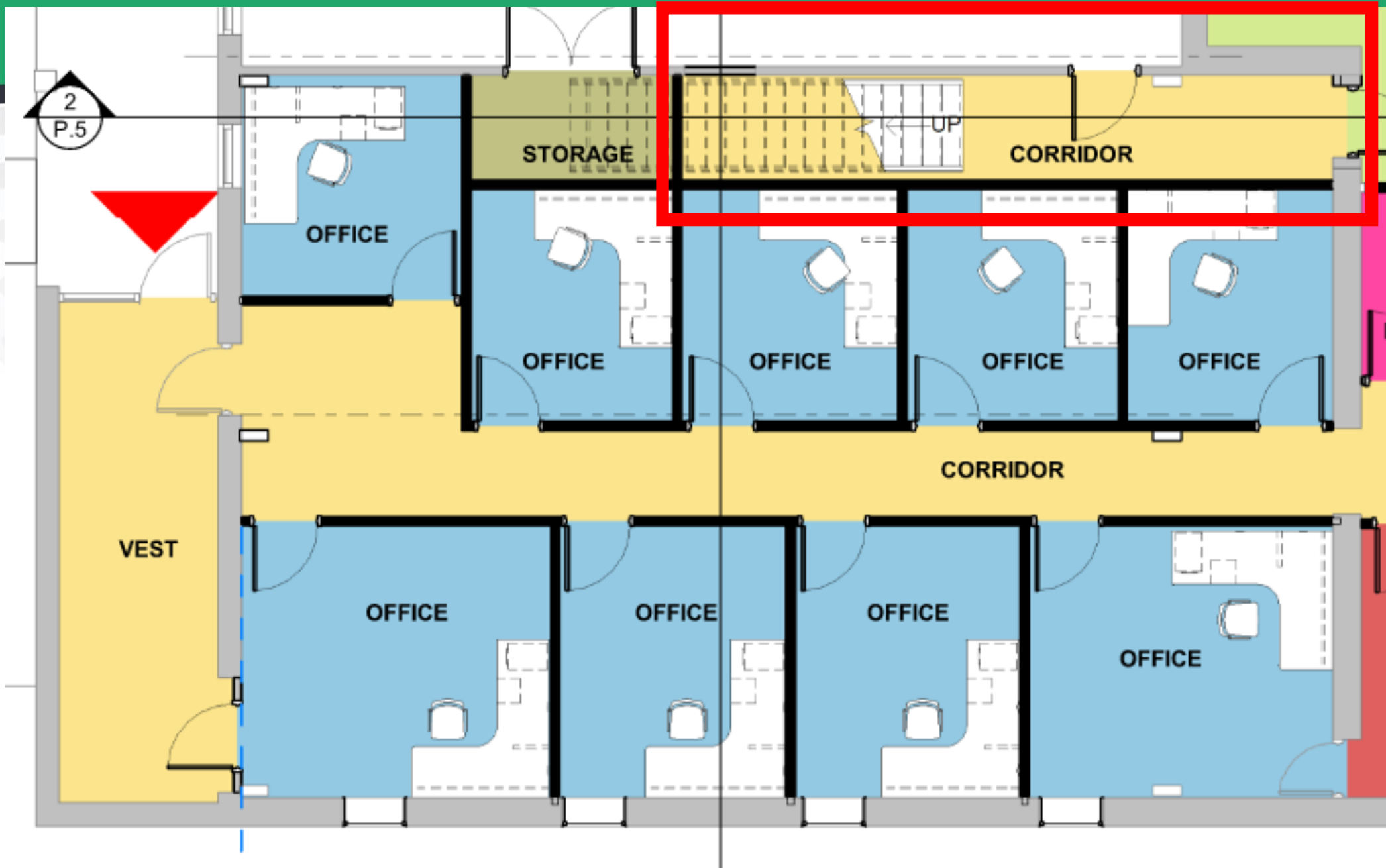
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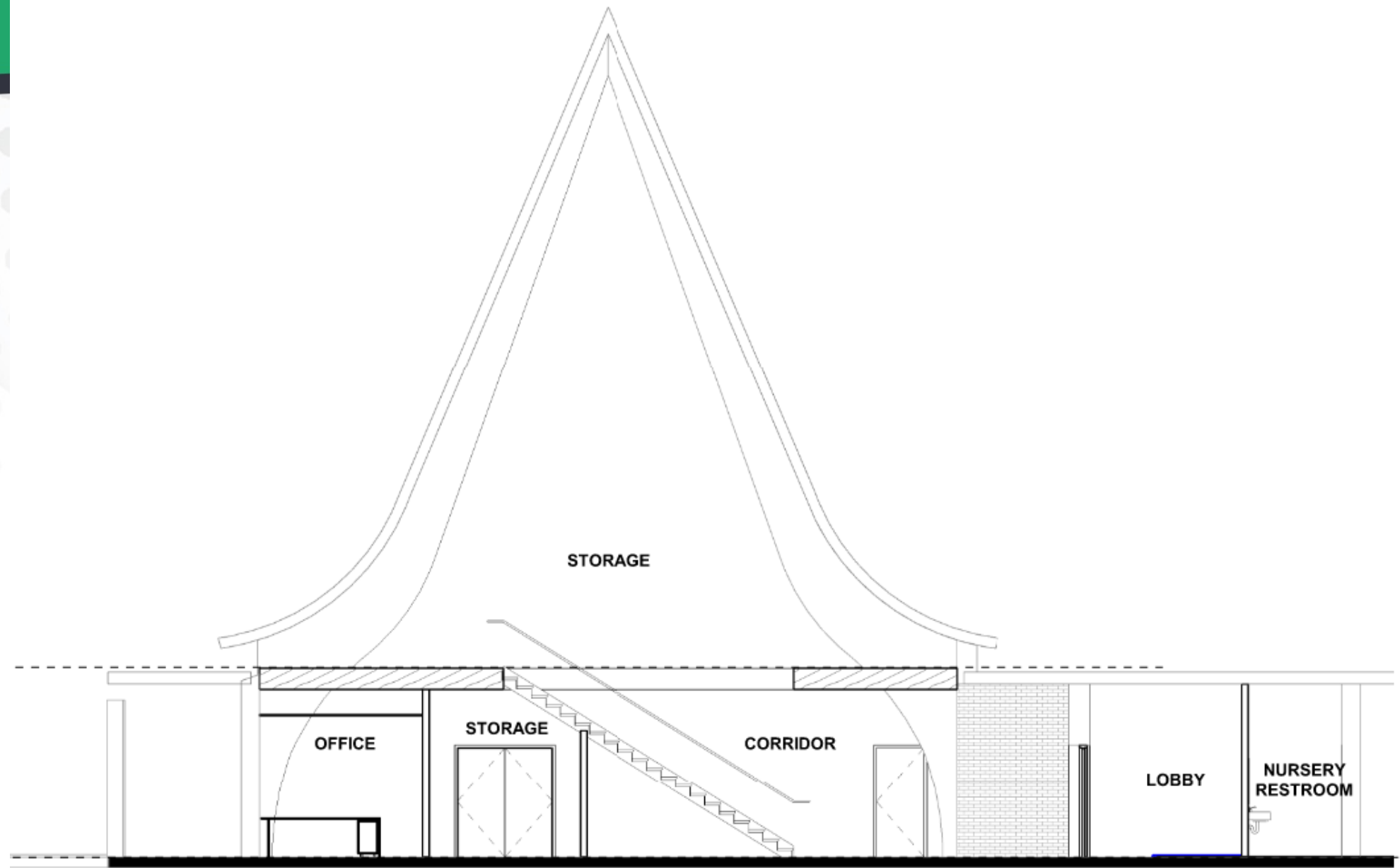
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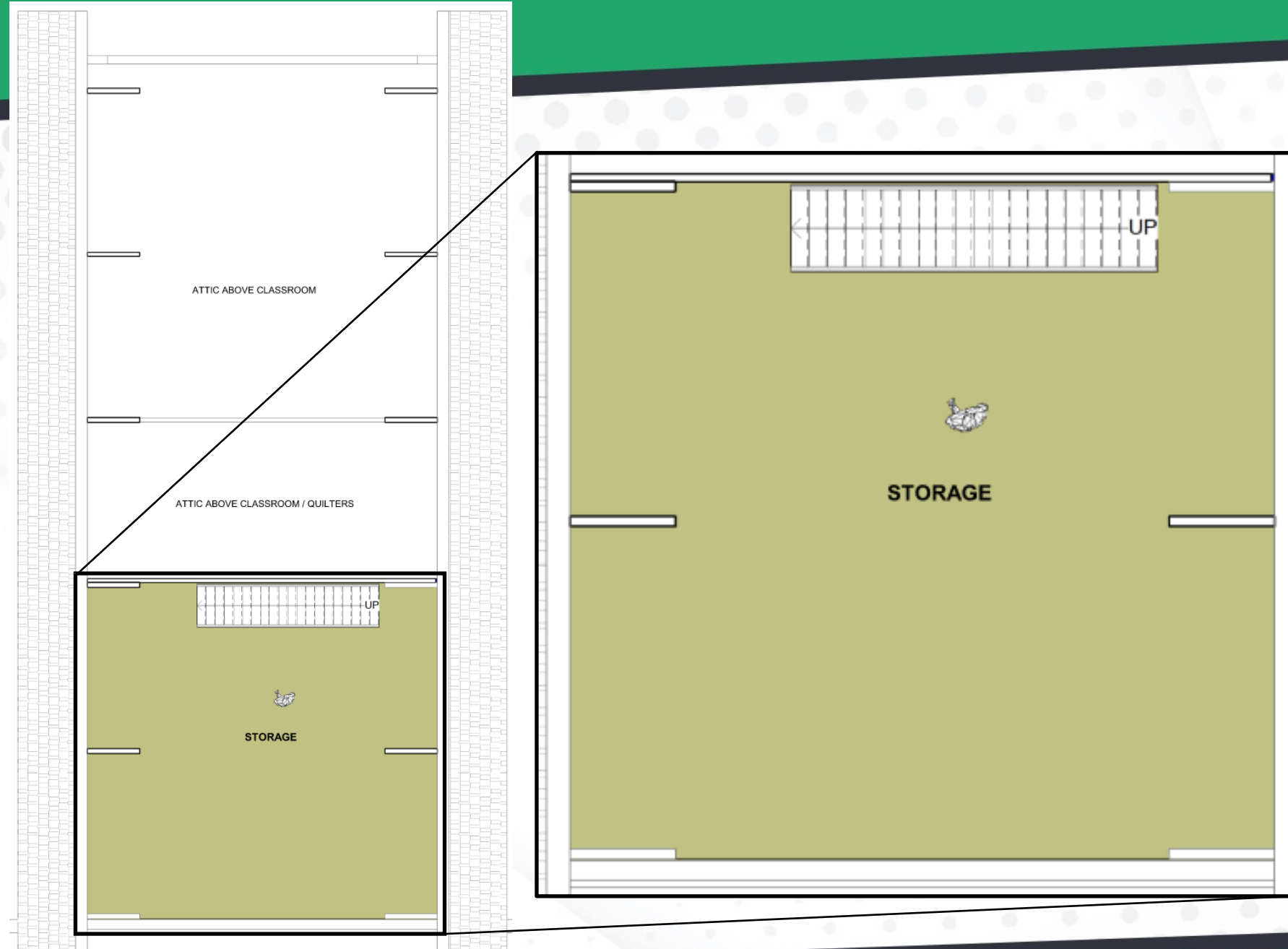
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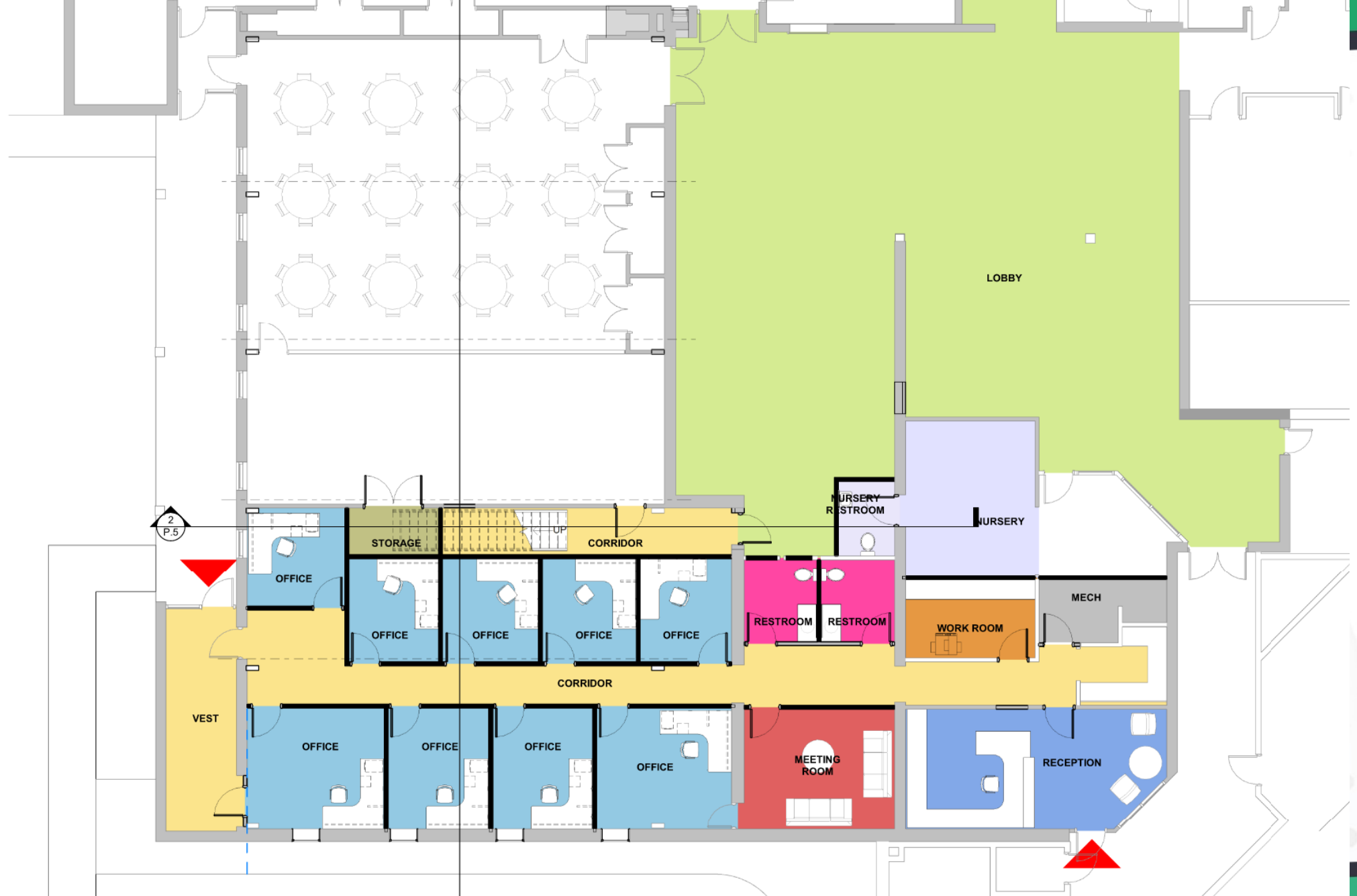
NEW CONCEPT – MEZZANINE STORAGE



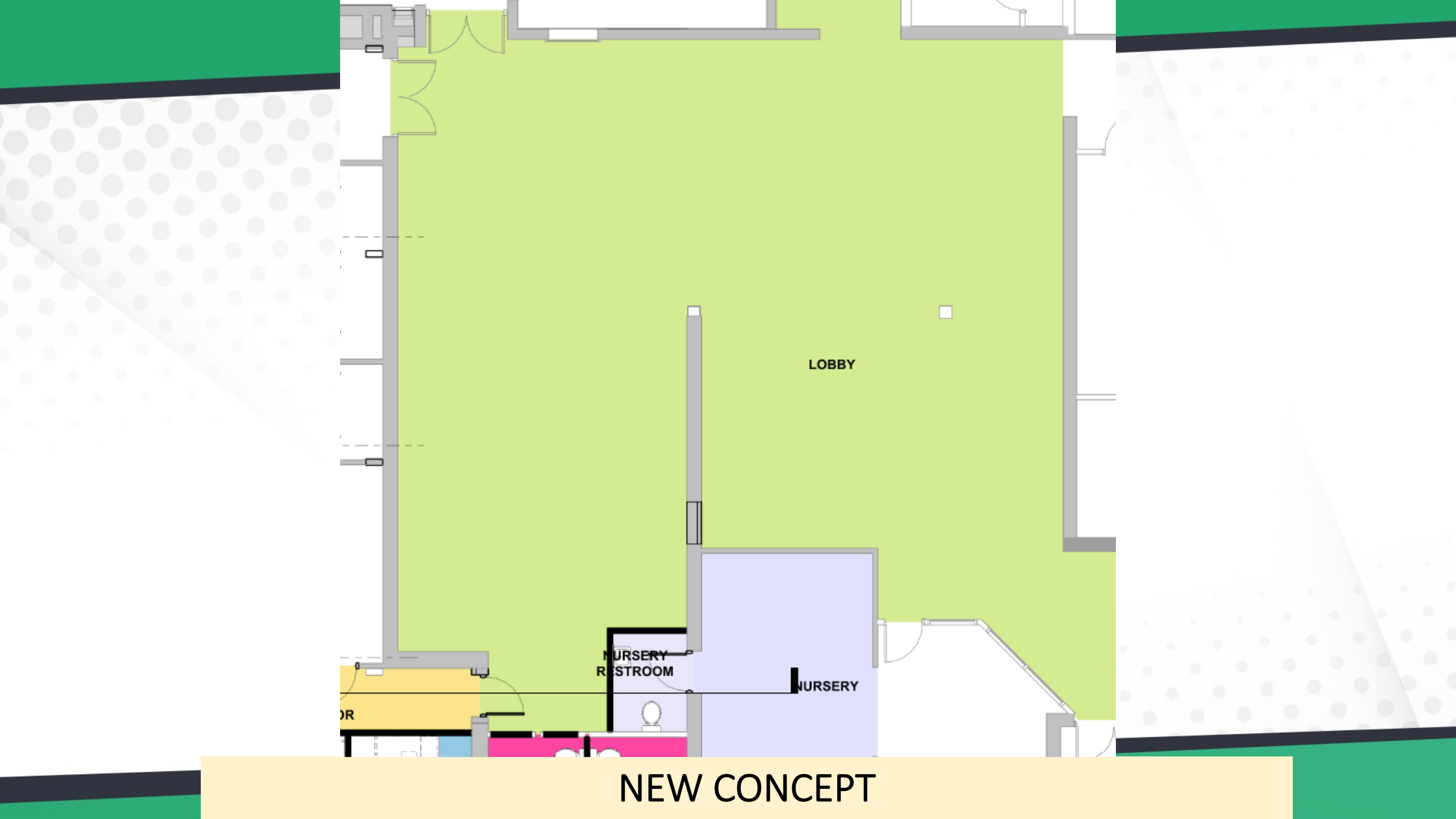
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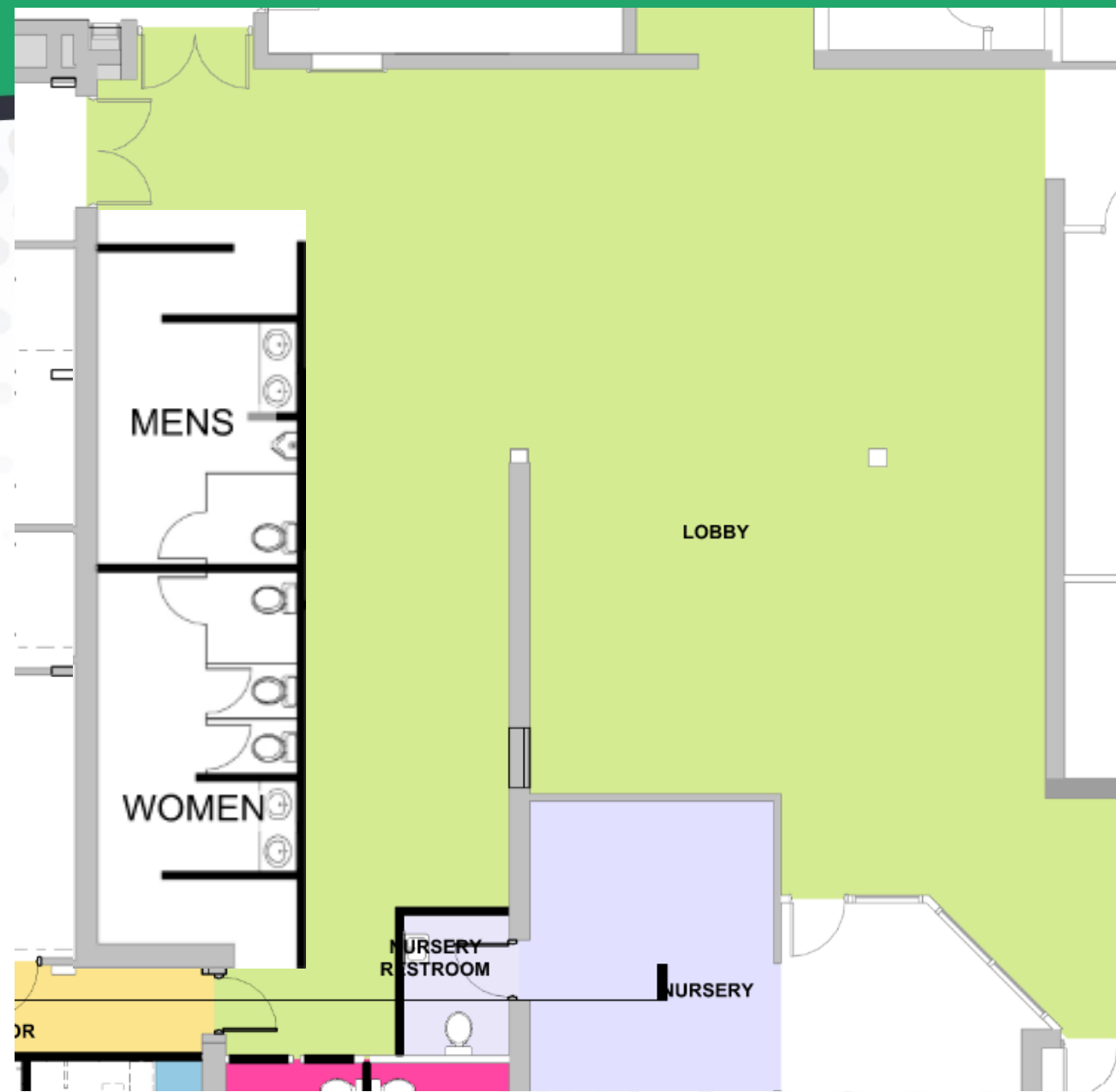
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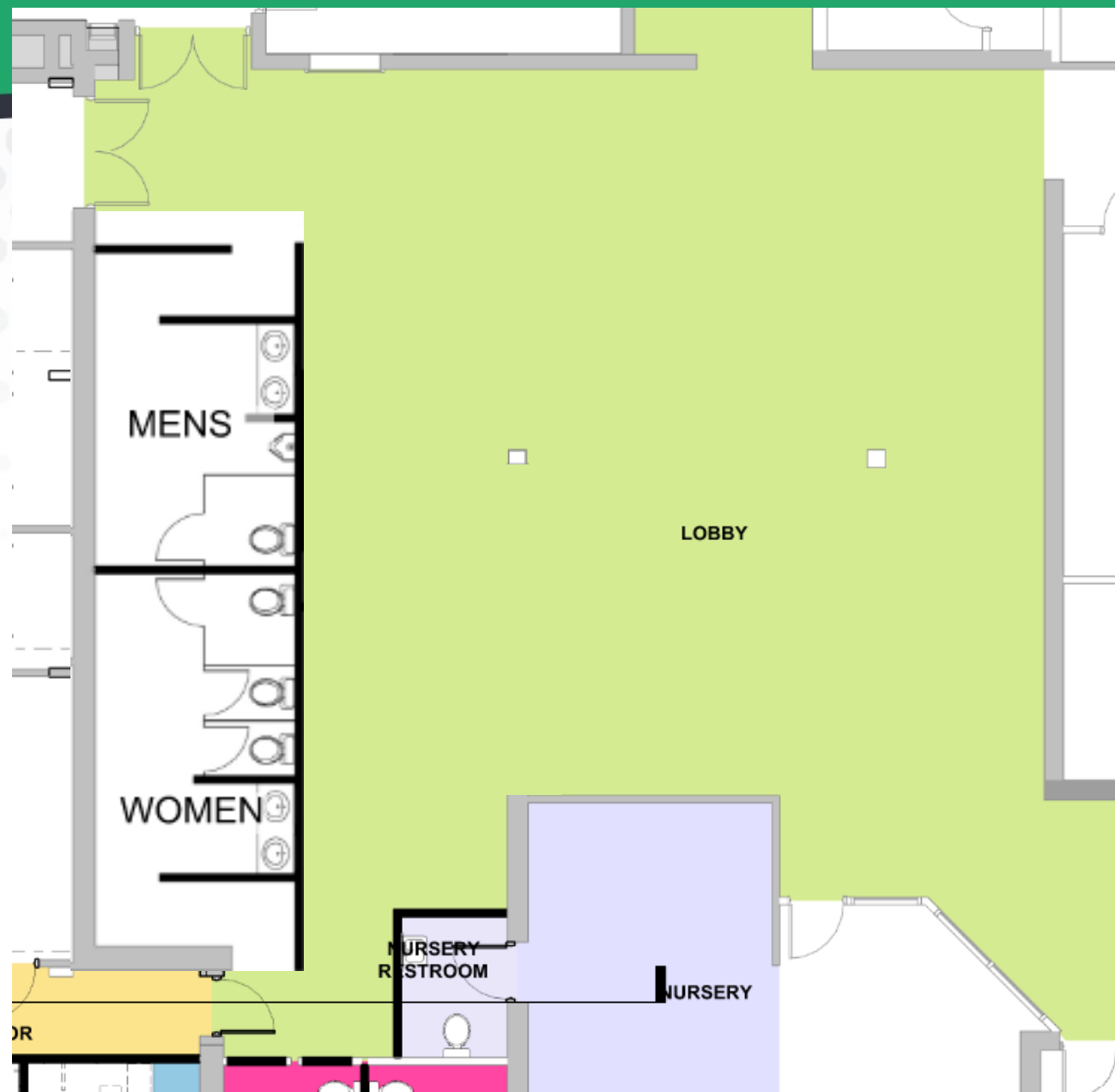
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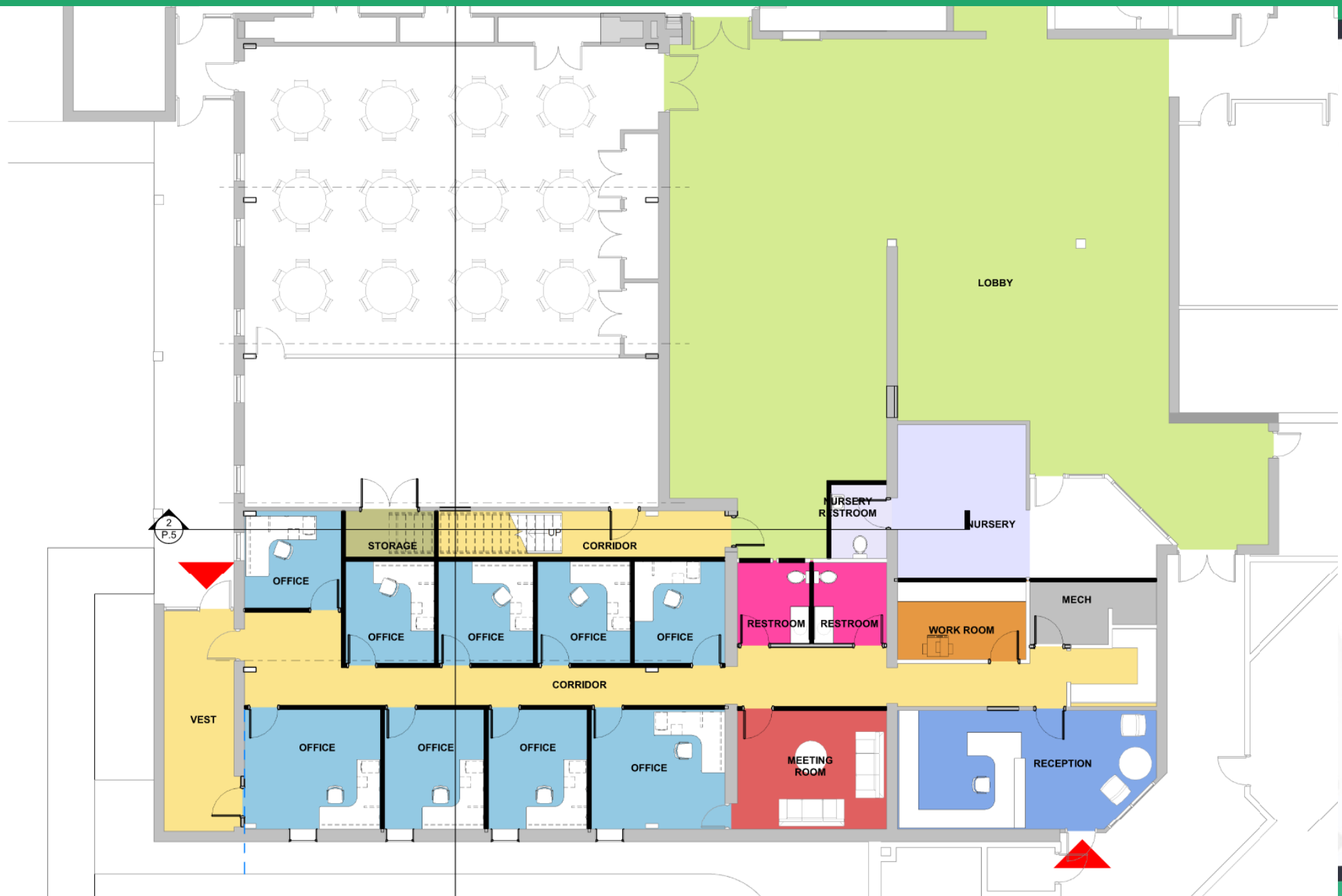
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MUST HAVES!

New Concept – Cost Estimates

- June, 2022 – Presented New Concept to Congregation at Annual Meeting
- June, 2022 – Updated Cost Estimates (\$1.1 Million for Office Remodel + \$950k for HVAC)



Capital Campaign - Goals

- A congregational challenge to respond to the blessings we have received
- An opportunity to step forward in faith
- A time for self reflection and examination
- A time to grow and experience God's faithfulness
- Raise adequate funds to remodel office area and update HVAC system



Capital Campaign

The capital campaign committee interviewed three fund raising firms in 2019 and unanimously selected GSB Fundraising to bring forward to the congregation for approval to work with us in this appeal.



Capital Campaign

Our individual GSB consultants would be Jennie Wolf Smith and Paul Marsh if the congregation approves going forward in this process on November 6th.



Projected Timeline (subject to change)

- Nov. 6 – Congregational vote
- Spring 2023 – Capital Campaign launch
- Fall 2023 – Capital Campaign wrap-up
 - Prefer to have 50% in-hand and close to 100% pledged
- Construction begins – 2024



Summary & Recap

- Offices need to be improved
 - Design & concept have been revised
- HVAC needs to be addressed
- Cost estimates are above \$2 million
 - 10% already in-hand from Stevenson
- Capital Campaign vote is Nov. 6

Q&A

- Questions right now?

Additional comments/questions can go to:

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Luke – lukedutcher@gmail.com

Mark – mkottmeyer@gmail.com

