MDPC

MEMORIAL DRIVE
PRESBYTERIAN CHURCH

WELCOME

Why We Are Here

Architects: **Merriman Holt Powell Architects**

- Jim Powell, Partner
- Katherine Tees, Associate
- John McWilliams, Principal
- Jose Fernandez, Principal
- Danielle Zaaneh, Architect

Project Management: **The Mathis Group, Inc.**

- Joseph H. Mathis, President
- Stephen Clay, Project Executive
- Elizabeth Lee, Project Coordinator

Fundraising: **GenerosityOS**

- Amanda Woods, Consultant
- Doug Turner, President
- Joe Park, Horizons Stewardship

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Team Introductions

Critical outcomes of the 2025 Master Plan are the following needs:

- As good stewards of the campus, make spaces to support multiple functions with improved intuitive technology, maintenance-friendly materials, energy efficient systems, necessary infrastructure updates, and flexible furnishings.

- Optimize the development potential of the church's property by considering multi-story structures, while respecting MDPC's architectural heritage and working within the City of Bunker Hill's site coverage and height limitations.

- Create a gracious Welcome/Fellowship Hall that becomes a clear and inviting main entrance to MDPC, orients visitors and members alike, and promotes sharing time with Christ.

- Clearly organize ministry areas to reduce travel time and promote collaboration, camaraderie, cohesion, and creativity.

- Revitalize the Sanctuary and Chapel for worship and music for all services and improve the Sanctuary Lobby to facilitate flow and promote meaningful conversations before and after services.

- Provide a highly flexible 450 (+/-) person capacity Multi-Purpose Space with adjacent small group rooms to support growing worship services and large attendance teaching opportunities.

- Create exciting and secure Children's Spaces (indoor and outdoor), while aligning enrollment potential between the Little School and Yellow School to continue to attract young families.

- Consolidate Youth Break-out Rooms and foster Youth engagement with the broader MDPC community.

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Needs

- Improve facilities for radically generous outreach to meet the local and global needs, while also aiming to equip all believers in volunteerism and loving generously.

- Incorporate the latest design concepts for religious facilities while providing a timeless environment for the culture so familiar with those that have experienced MDPC over the many decades.

- Expand Adult Discipleship by adding classrooms for flexible sizes to meet both current and future needs.

- Provide Fuente a Food Pantry with related Kitchen and Fellowship capabilities as addressed in the Program.

- Address important circulation needs which includes the following priorities:
  - Parking with reasonable proximity to Sanctuary.
  - Improved pedestrian circulation from all parking areas to Sanctuary. This includes main corridors and cross-corridors.

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Needs

Plans that Meet Needs

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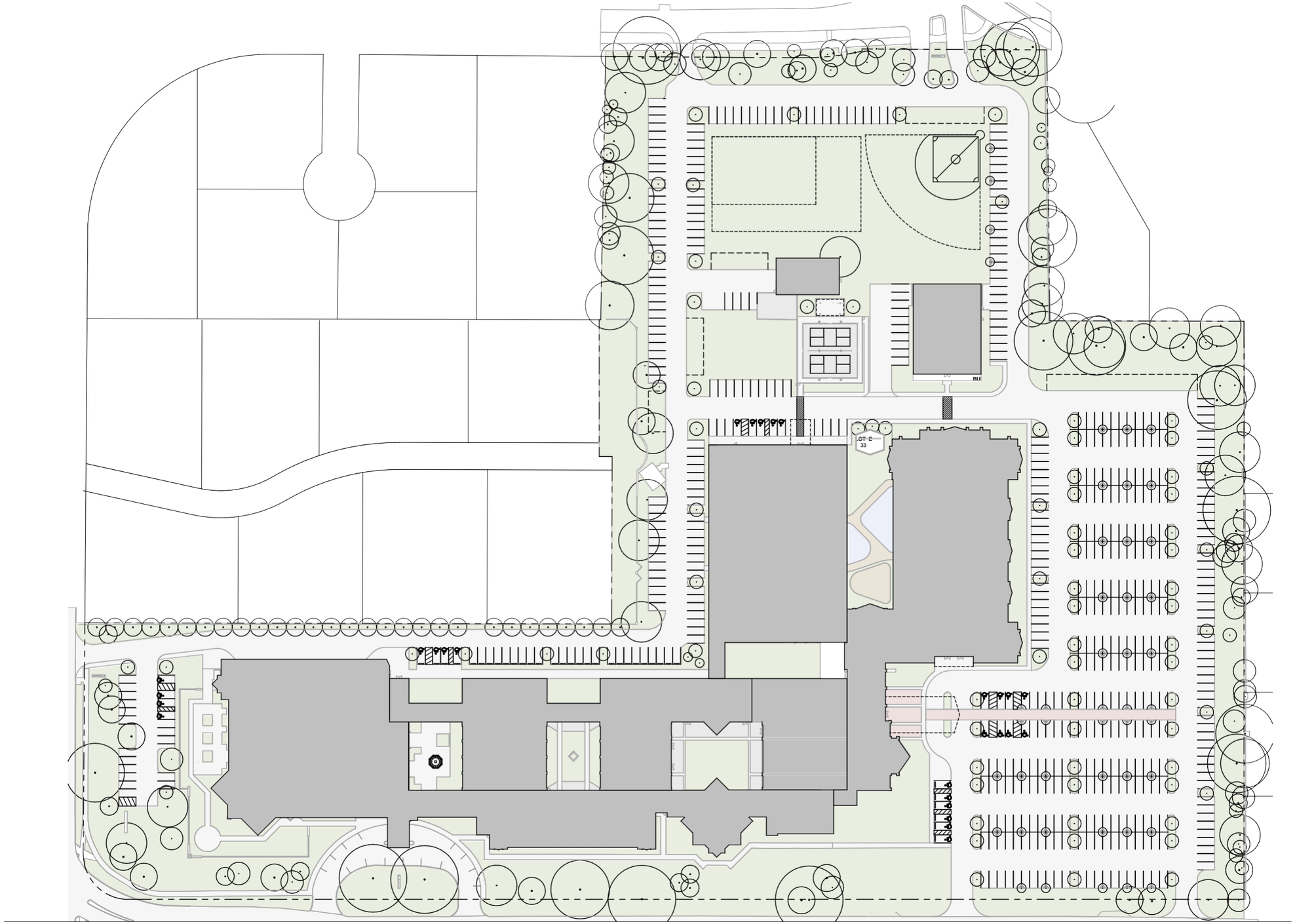

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SITE PLAN

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WELCOME CENTER

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WELCOME CENTER

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WELCOME CENTER

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COFFEE BAR / INDOOR PLAY

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MULTI-PURPOSE ROOM

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MULTI-PURPOSE ROOM

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MULTI-PURPOSE ROOM

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CHILDREN'S BUILDING

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CHILDREN'S LOBBY

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CHILDREN'S COURTYARD

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CHAPEL COURTYARD

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MAIN STREET

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SANCTUARY LOBBY

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SANCTUARY PARKING

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SCOUTS / MULTI-PURPOSE

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What does this Master Plan achieve?

More Parking by Sanctuary

49 Spots Close to Sanctuary (20 more than Existing)

Safer Accessible Parking at Sanctuary

Don't have to walk across the drive

Moved Parking Closer to Main Entrance and Moved Fields Away from Neighbors

More Accessible Parking Near Main Entrance

14 instead of 11

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PARKING DATA

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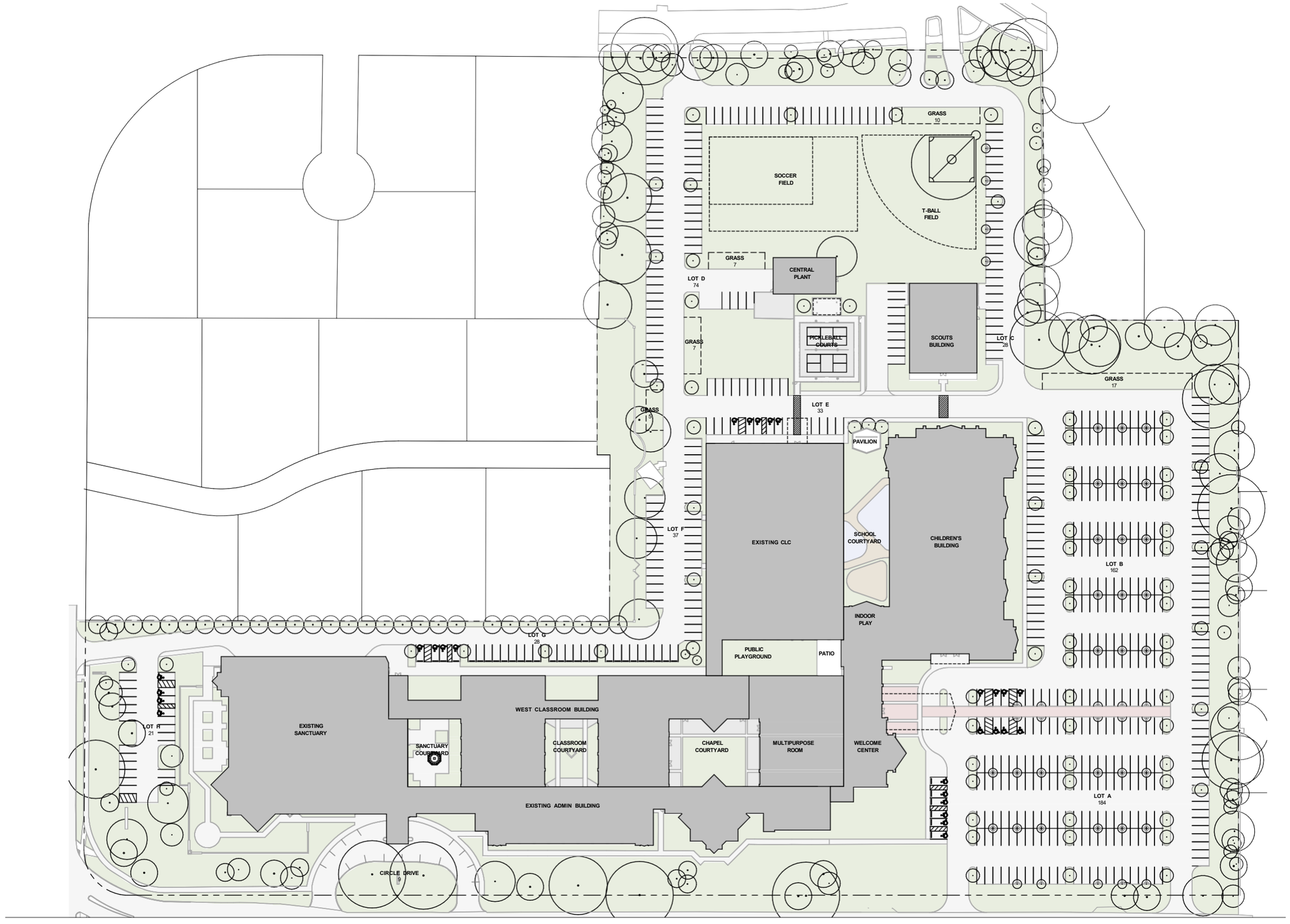

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SITE PLAN

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Estimate of Cost

Current Forecast

Memorial Drive Presbyterian Church

August 24, 2026

#	Area		Costs
1.	Children's Building	$	24,188,571
2.	Welcome Center/ Multi-Purpose	$	12,608,571
3.	Ministry / Class Rooms/Main Street	$	14,046,857
4.	Admin. Area / Care Ministries Reno.	$	2,750,571
5.	CLC Renovations	$	4,130,486
6.	Sanctuary Lobby Renovations	$	4,714,971
7.	Multi Purpose Building / Scouts	$	2,371,071
8.	Children's Pavilion	$	1,221,496
9.	Site Work / Utilities	$	6,571,429
	NEW TOTAL	$	72,604,024

For Discussion:

Target $65m - $75m

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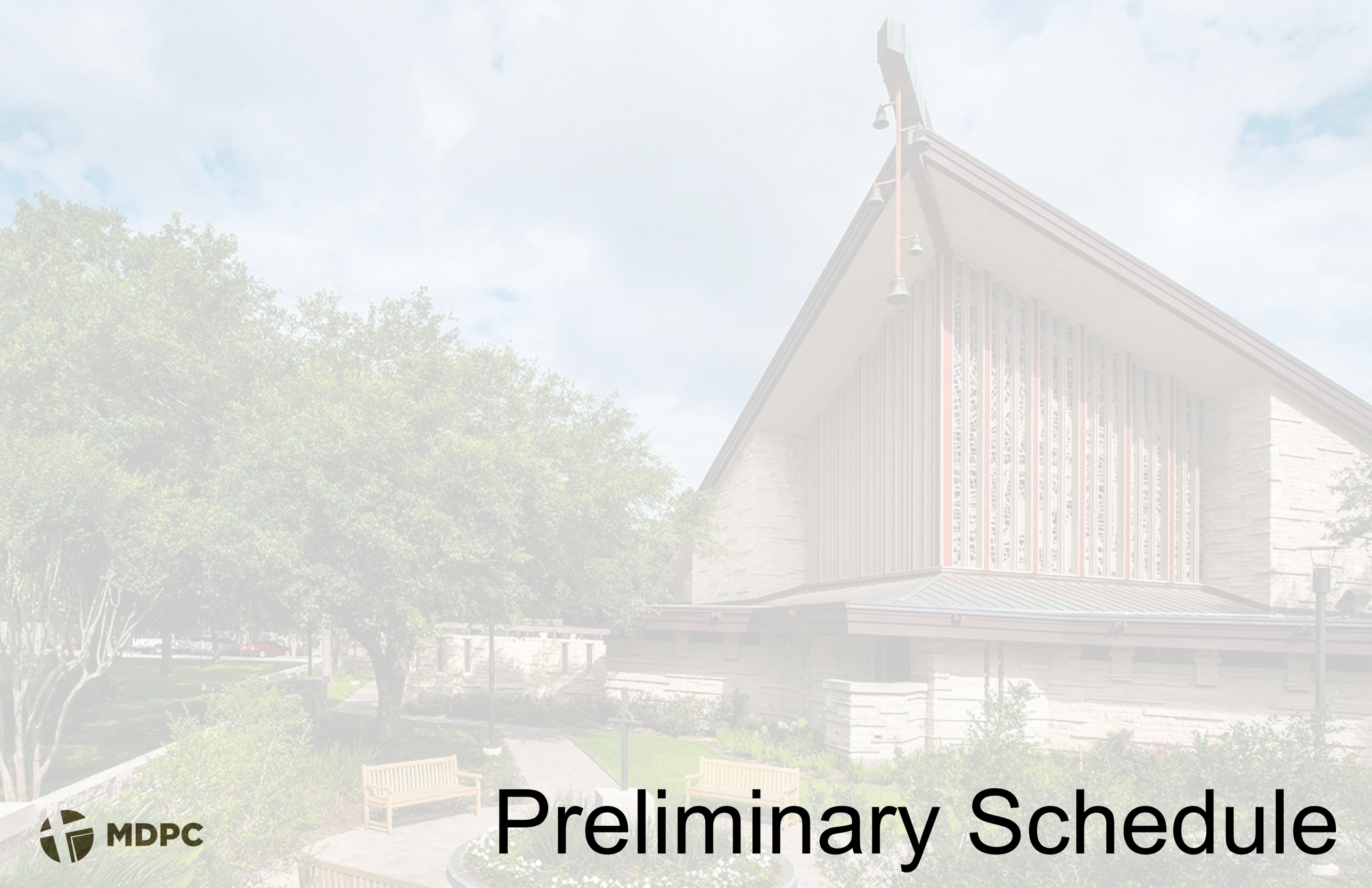

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Preliminary Schedule

Schedule Summary

• Preliminary Design Studies	Through July 2026
• Release Design	August 2026
• Design and Pricing	August 2026-January 2028
• Permits	January 2028-April 2028
• Ready for Construction	April 2028
• Likely Enabling Work	Prior to April 2028

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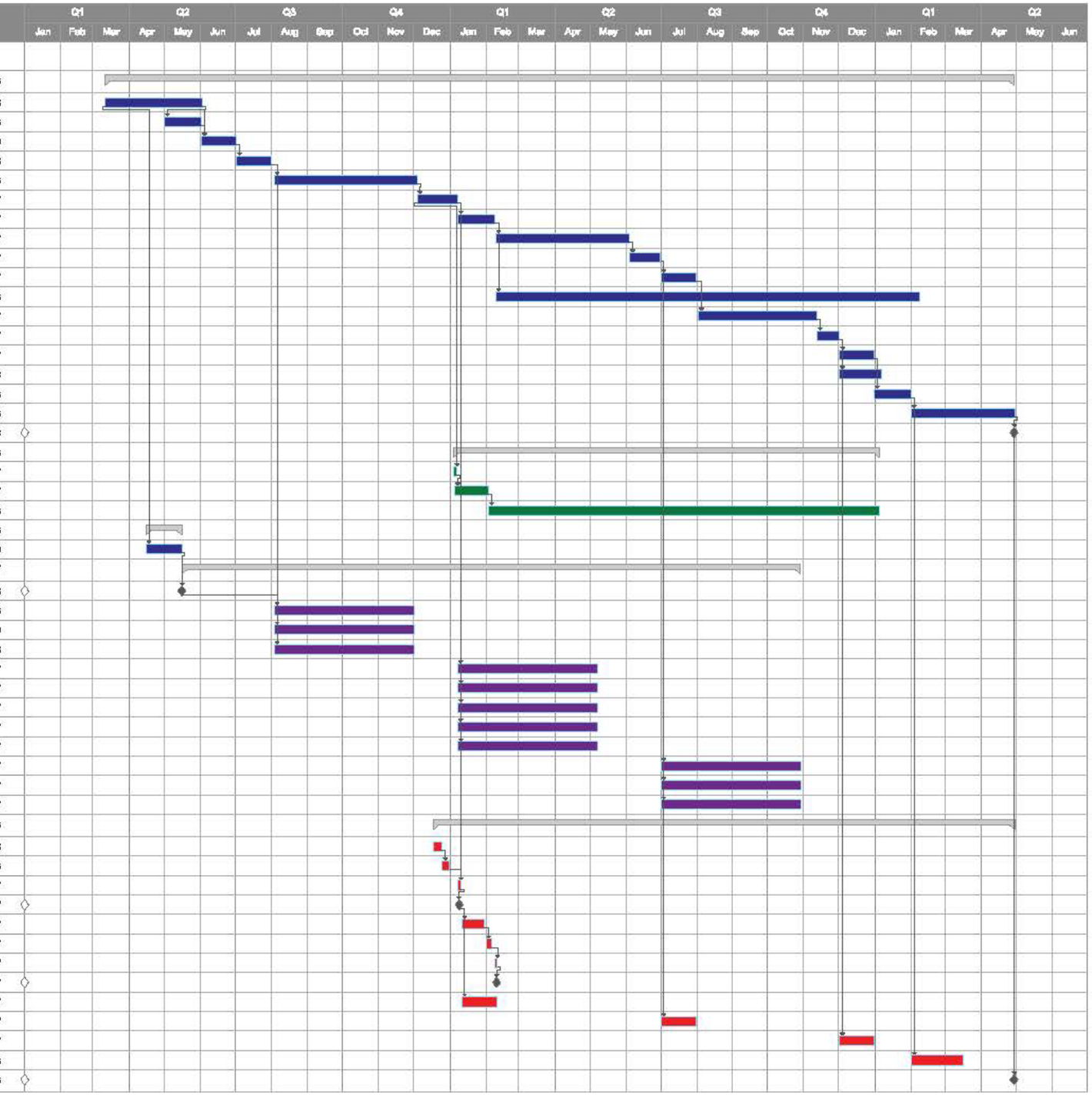
#2606 2026 08 15 Memorial Dr. Presbyterian Church

	Task Name	Duration	Start	Finish
1	**Memorial Drive Presbyterian Church**			
2	**Design**	559d	03/11/26	04/28/28
3	Program Verification & Site Evaluation	59d	03/11/26	06/01/26
4	PM/CM Estimate	22d	05/01/26	06/01/26
5	Donor Meetings	22d	06/02/26	07/01/26
6	Project Scope Discussion	22d	07/02/26	07/31/26
7	100% SD Check Set	89d	08/03/26	12/03/26
8	100% Scematic Design	25d	12/04/26	01/07/27
9	SD Pricing	22d	01/08/27	02/08/27
10	100% DD Check Set	83d	02/09/27	06/03/27
11	100% Design Development	19d	06/04/27	06/30/27
12	DD Pricing	22d	07/01/27	07/30/27
13	SUP Process	280d	02/09/27	02/07/28
14	50% CD Check Set	74d	08/02/27	11/11/27
15	50% Construction Documents	13d	11/12/27	11/30/27
16	50% CD Price Check	22d	12/01/27	12/30/27
17	100% CD Check Set	27d	12/01/27	01/06/28
18	100% Construction Documents	22d	12/31/27	01/31/28
19	GMP Pricing & Permit	84d	02/01/28	04/28/28
20	Issue for Construction	0	04/28/28	04/28/28
21	Fundraising	261d	01/04/27	01/03/28
22	Visuals for Fundraising	1d	01/04/27	01/04/27
23	Fundraising Feasibility Study	21d	01/05/27	02/02/27
24	Capital Campaign	239d	02/03/27	01/03/28
25	PM/CM Consultant Selection	22d	04/15/26	05/15/26
26	Select PM/CM	23d	04/15/26	05/15/26
27	**Enabling Tasks**	370d	05/15/26	10/28/27
28	PM Engaged	0	05/15/26	05/15/26
29	Soils Report	85d	08/03/26	11/30/26
30	Full Survey	86d	08/03/26	11/30/26
31	Plat Recorded	88d	08/03/26	11/30/26
32	Investigate MEP Systems	85d	01/08/27	05/07/27
33	Investigate Fire Walls	86d	01/08/27	05/07/27
34	Isolate A/C Zones	88d	01/08/27	05/07/27
35	Isolate Fire Alarm Zones	85d	01/08/27	05/07/27
36	Isolate Active Circuits	86d	01/08/27	05/07/27
37	Plan Temp Uses of Areas	88d	07/01/27	10/28/27
38	Plan for Parking	85d	07/01/27	10/28/27
39	Asbestos Report	86d	07/01/27	10/28/27
40	**GC Engagements**	358d	12/18/26	04/28/28
41	Solicit Interest Letters	5d	12/18/26	12/24/26
42	Prepare RFP	5d	12/25/26	12/31/26
43	Drawings Ready	1d	01/08/27	01/08/27
44	RFP Issued	0	01/08/27	01/08/27
45	RFP Responses	15d	01/11/27	01/29/27
46	TMG+ Evaluate	5d	02/01/27	02/05/27
47	Interviews	2d	02/08/27	02/09/27
48	GC Selected	0	02/09/27	02/09/27
49	SD Pricing	22d	01/11/27	02/08/27
50	Update Price DD	22d	07/01/27	07/30/27
51	Update Price 50% CD	22d	12/01/27	12/30/27
52	Update Price for GMP	32d	02/01/28	03/16/28
53	Notice to Proceed/Construction Ready	0	04/28/28	04/28/28



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Previous Expenditures

- Contributions and Interest $2,725,724
- Expenses to Date: $190,562

Architect	$123,153
Owner's Rep	$ 45,000
Fundraiser	$ 22,409

- Remaining Balance $2,535,162

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Previously Approved by Session

- Merriman Holt Powell as Architect
  - Fee Percentage of 4.3% of Construction Cost
- GenerosityOS as Fundraiser
  - Phase 1 (of 2) fee of $45,000
- The Mathis Group as Owner's Representative

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Requested Expenditures through January 2027

- Forecasted expenditure through January $1m - $1.2m
  - Architect
  - MEP Engineer
  - Civil Engineer
  - Structural Engineer
  - Owner’s Rep
  - Fundraising

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Motion from the Floor to:

- Approval of Expenditures through January 2027
  - Forecasted expenditure through January up to $1.2m
  - Allows us to: Advance Design
    Award the needed Engineers: Civil
    MEP
    Structural
    Fundraising at high level (Phase 2)

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Questions and Answers

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THANK YOU

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