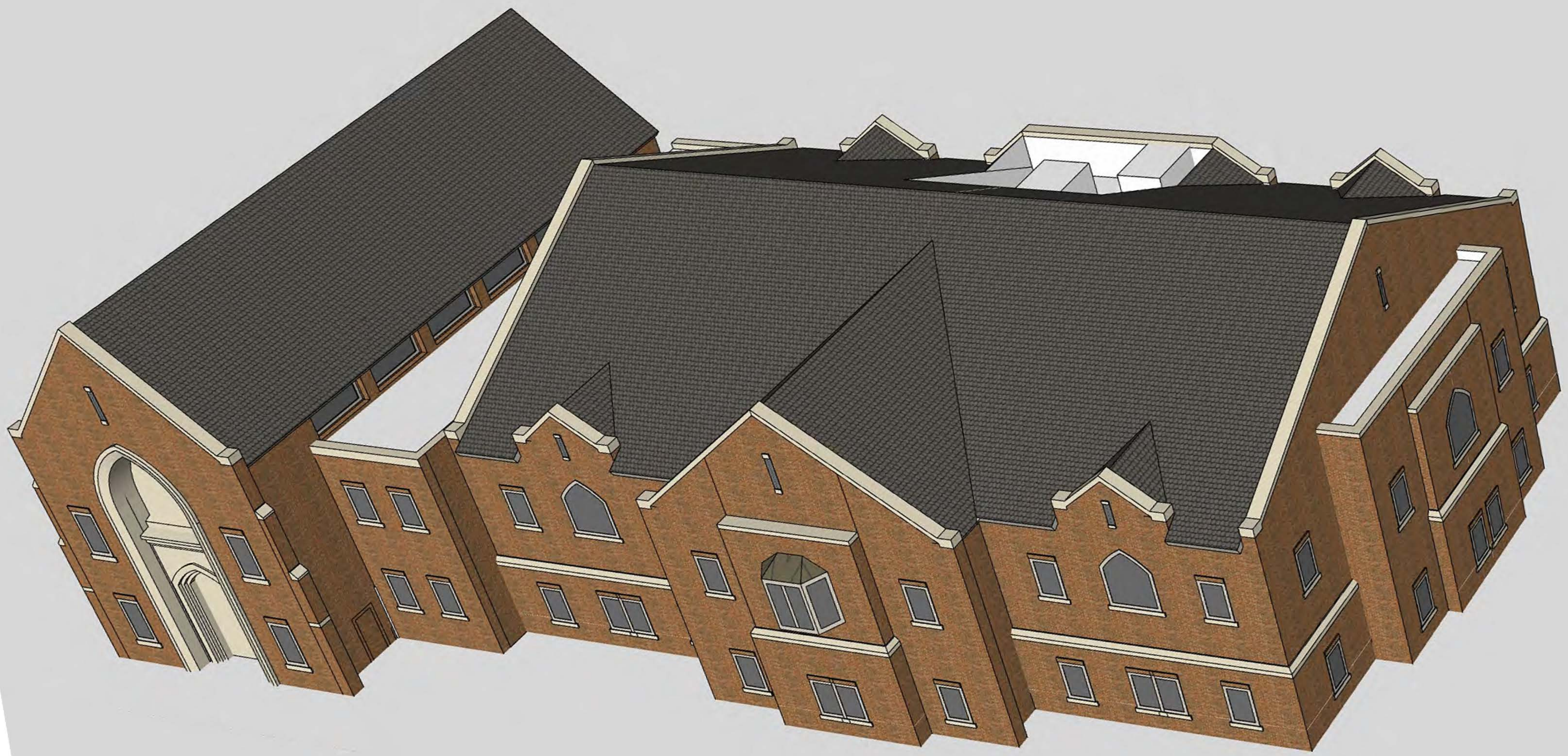

SECOND
PRESBYTERIAN CHURCH
A TIME TO BUILD
LS3P
trehel
THE BETTER BUILDING EXPERIENCE

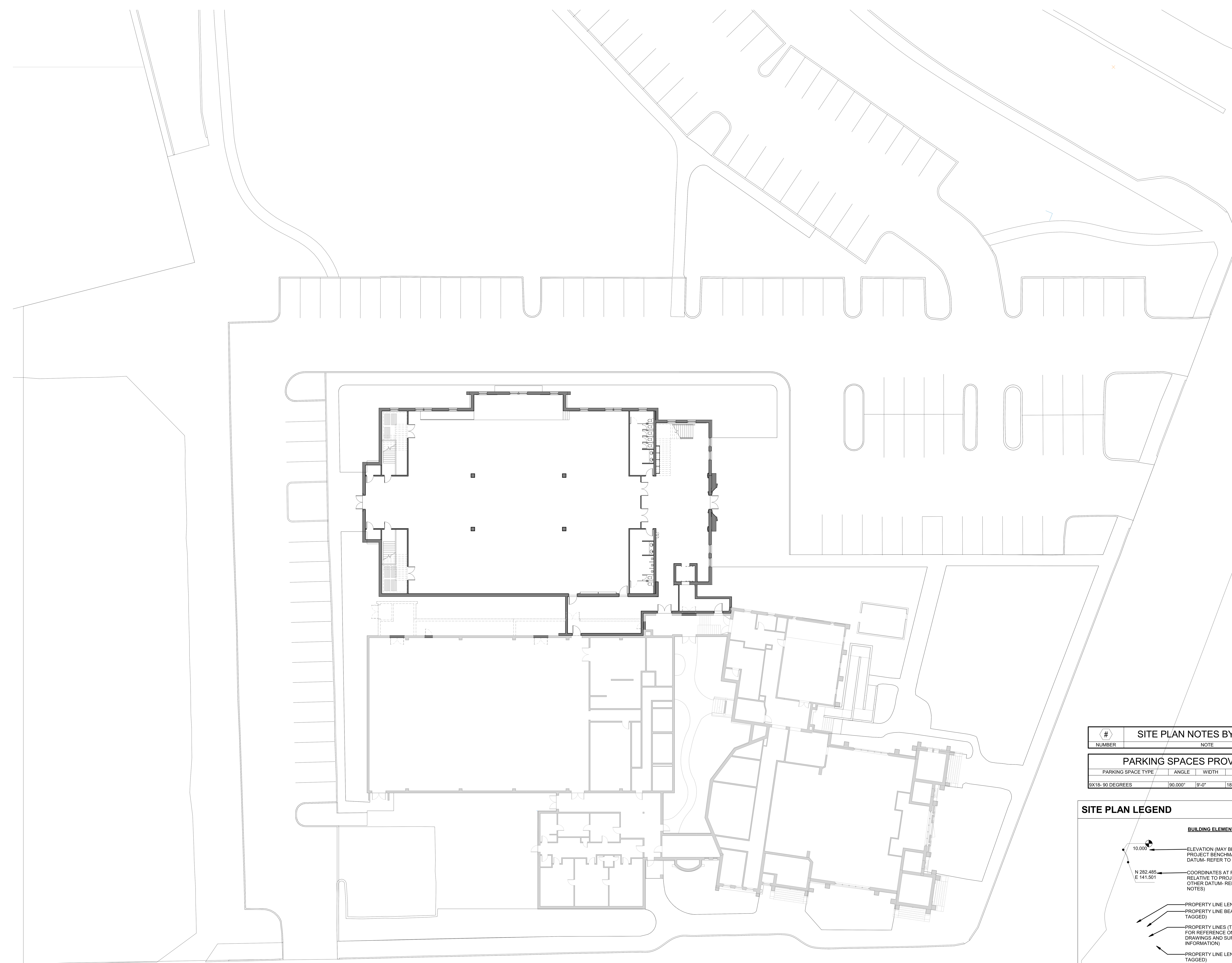
Committee Motions

6/1/25 Congregational & Corporation Meeting
Personal Motion from Floor, RE Melton L. Duncan

1. The Congregation & Corporation approves by standing count the revised "A Time to Build" architectural design and campaign program and promises to support, pray and give towards this work and the overall general mission of Second Presbyterian Church to the best of their ability.
2. It authorizes the trustees to negotiate an (up to) $5,000,000 loan for financing "A Time to Build" with To Be Determined Bank and any legal contracts with the builders and others according to their particular convention related to A Time to Build.
3. The Congregation approves the Diaconate plan to convert 225 South Academy Street into more parking for the benefit of Second Presbyterian Church.
4. Finally, the congregation gives the final design decision authority related to A Time To Build to the judgment of the Building Campaign Committee




THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE



A1 **ARCHITECTURAL SITE PLAN**

1/16" = 1'-0"

#	SITE PLAN NOTES BY NUMBER
NUMBER	NOTE

PARKING SPACES PROVIDED				
PARKING SPACE TYPE	ANGLE	WIDTH	LENGTH	COUNT
9X18- 90 DEGREES	90.000°	9'-0"	18'-0"	74

SITE PLAN LEGEND

BUILDING ELEMENTS

10.000 — ELEVATION (MAY BE RELATIVE TO PROJECT BENCHMARK OR OTHER DATUM- REFER TO GENERAL NOTES

N 282.485
E 141.501 — COORDINATES AT POINT (MAY BE RELATIVE TO PROJECT BENCHMARK OR OTHER DATUM- REFER TO GENERAL NOTES)

PROPERTY LINE LENGTH (IF TAGGED)

PROPERTY LINE BEARING (IF TAGGED)

PROPERTY LINES (TAGS MAY BE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS AND SURVEY FOR PROPERTY INFORMATION)

PROPERTY LINE LENGTH (IF TAGGED)

PARKING SPACES (ONE PER DIAGONAL LINE)

4 — PARKING ROW COUNT

TRUE NORTH

SECOND PRESBYTERIAN CHURCH

LS3P

2 WEST WASHINGTON STREET STE 600
GREENVILLE, SOUTH CAROLINA 29601
TEL. 864.235.0405 FAX. 864.233.4027
WWW.LS3P.COM

SECOND PRESBYTERIAN CHURCH

105 RIVER STREET
GREENVILLE, SC 29601

LS3P PROJECT: 3800-211490

Δ	DATE	DESCRIPTION

SHEET NAME:
ARCHITECTURAL SITE PLAN

ORIG SUBMISSION: 2025.04.11

SHEET: **A-050**

SCHEMATIC DESIGN

A1 **FINISH PLAN - LEVEL 1**
1/8" = 1'-0"

SECOND PRESBYTERIAN CHURCH

LS3P

2 WEST WASHINGTON STREET STE 600
GREENVILLE, SOUTH CAROLINA 29601
TEL. 864.235.0405 FAX. 864.233.4027
WWW.LS3P.COM

SECOND PRESBYTERIAN CHURCH
105 RIVER STREET
GREENVILLE, SC 29601
LS3P PROJECT: 3800-211490

Δ	DATE	DESCRIPTION

SHEET NAME:
FINISH PLAN - LEVEL 1

ORIG SUBMISSION: 2025.04.11

SHEET: **A-801**

SCHEMATIC DESIGN

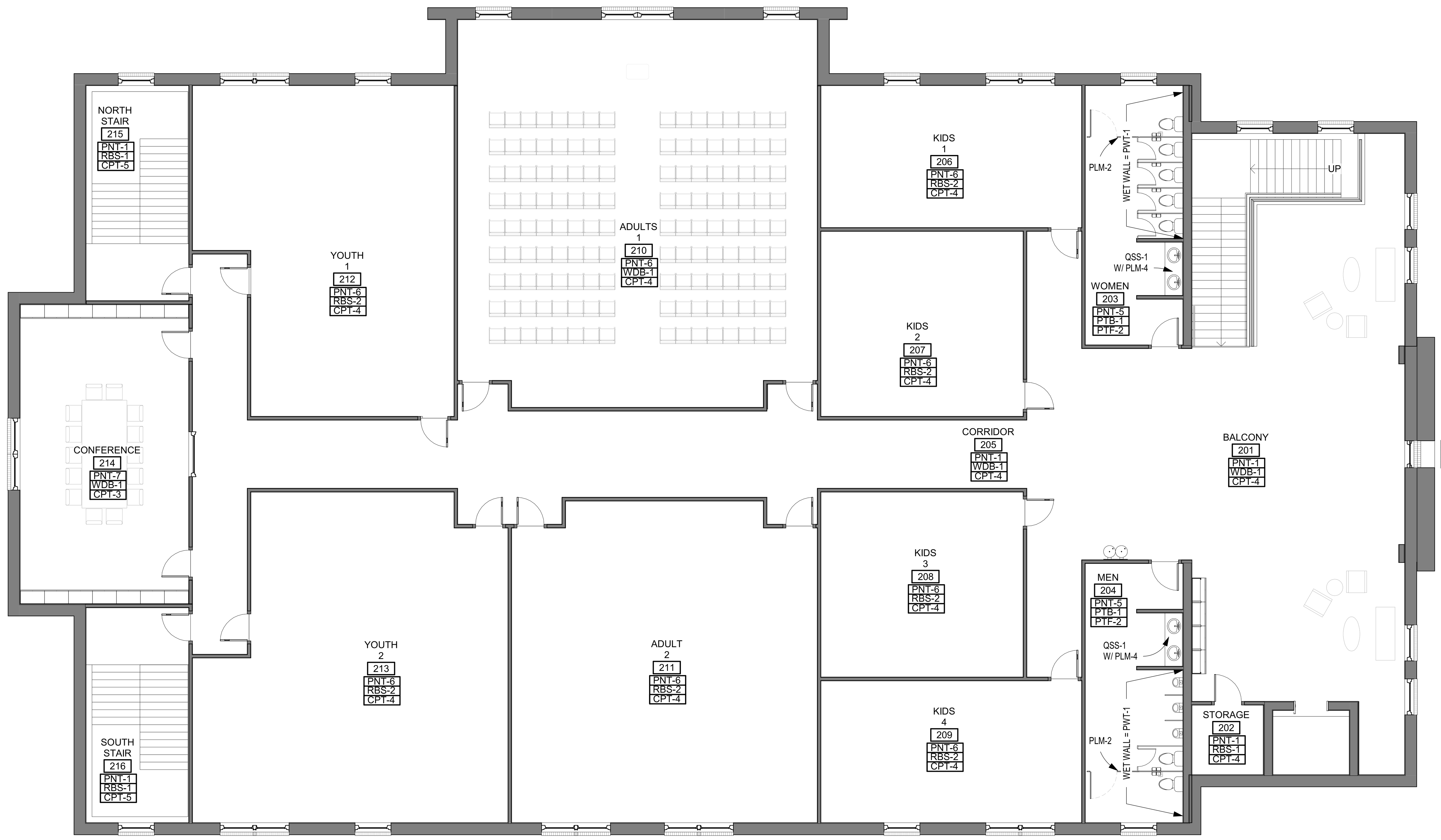
E

D

C

B

A



A1 **FINISH PLAN - LEVEL 2**
1/8" = 1'-0"

1 2 3 4 5 6

SECOND PRESBYTERIAN CHURCH

LS3P

2 WEST WASHINGTON STREET STE 600
GREENVILLE, SOUTH CAROLINA 29601
TEL. 864.235.0405 FAX. 864.233.4027
WWW.LS3P.COM

SECOND PRESBYTERIAN CHURCH
105 RIVER STREET
GREENVILLE, SC 29601
LS3P PROJECT: 3800-211490

Δ	DATE	DESCRIPTION

SHEET NAME:
FINISH PLAN - LEVEL 2

ORIG SUBMISSION: 2025.04.11

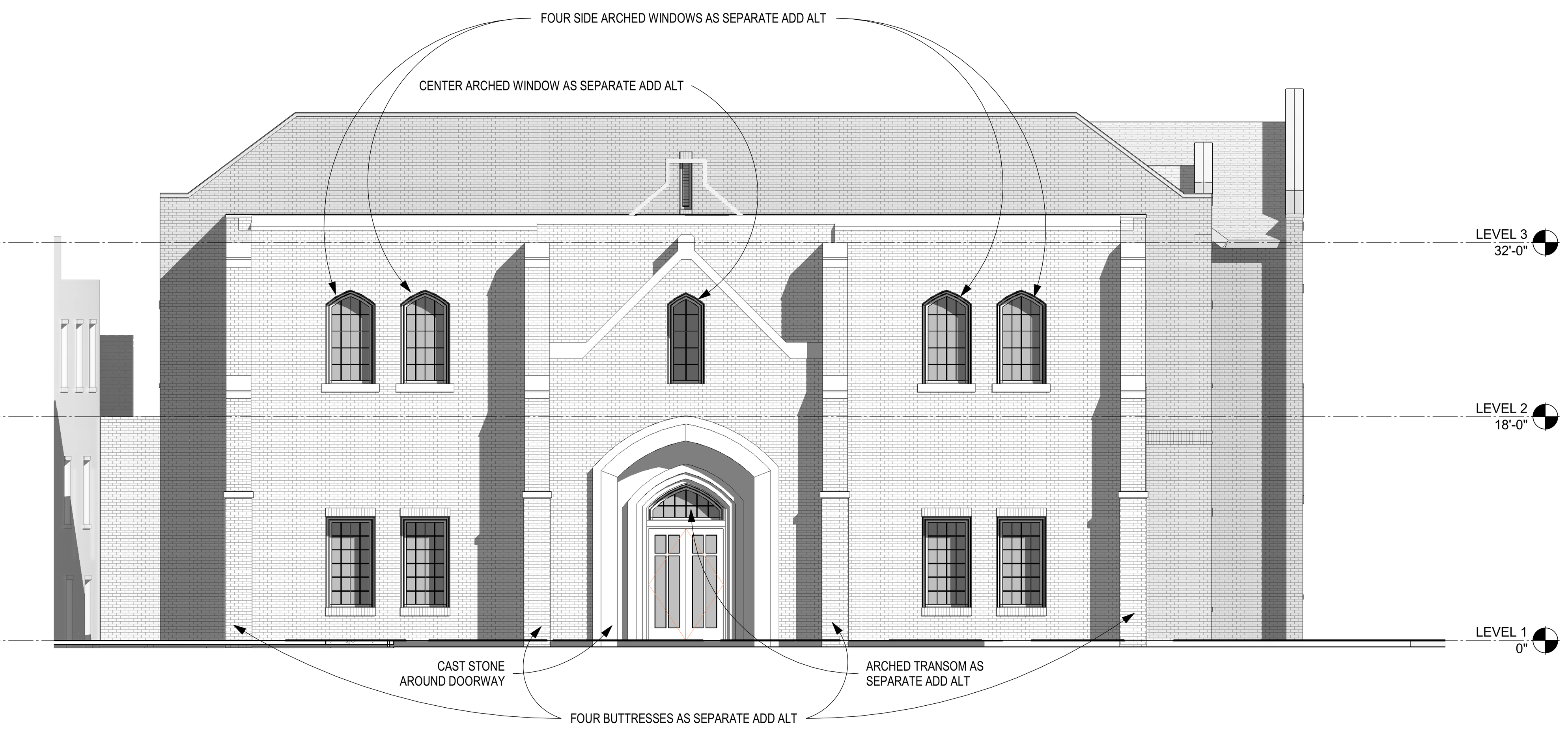
SHEET: **A-802**

SCHEMATIC DESIGN

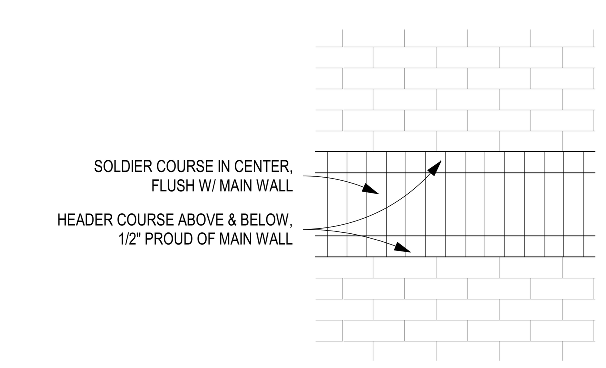
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE

# ELEVATION NOTES BY NUMBER	
NUMBER	NOTE

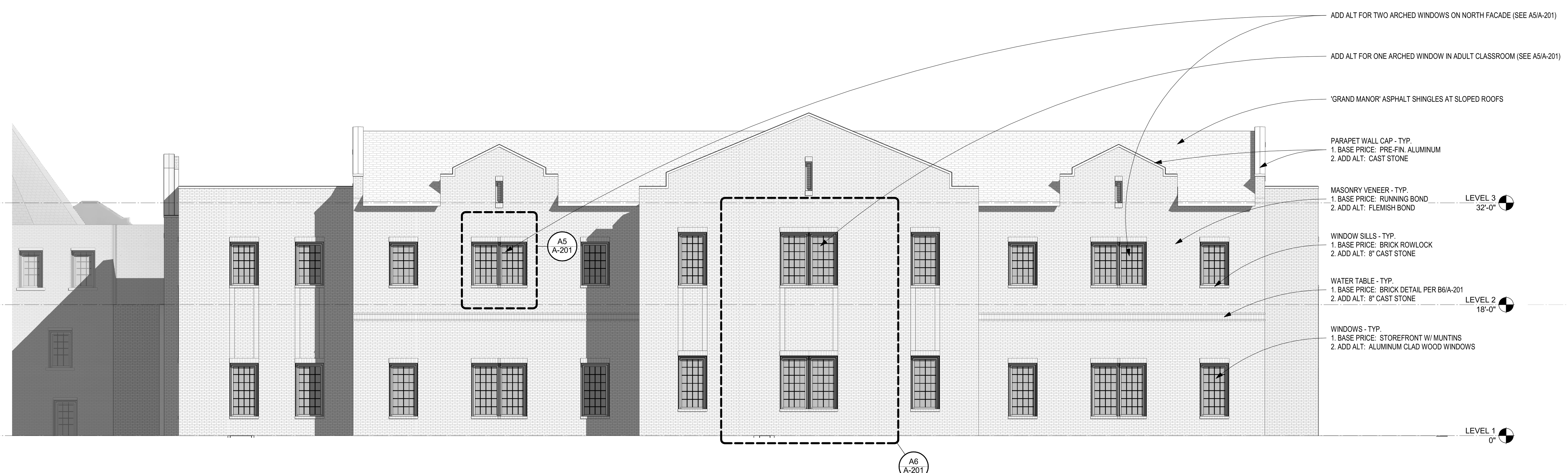
C1 ELEVATION - EXTERIOR - EAST (BASE PRICE)
1/8" = 1'-0"

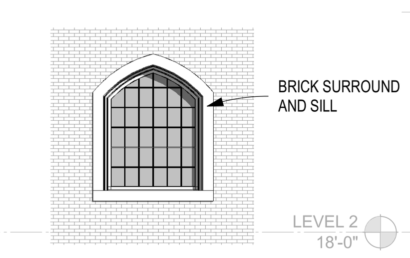


C4 ELEVATION - EXTERIOR - EAST (ADD ALT)
1/8" = 1'-0"

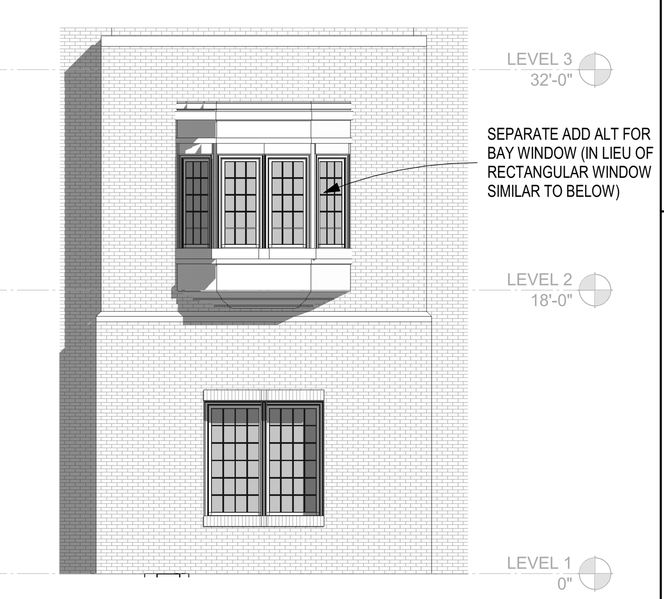


B6 BRICK DTL
3/4" = 1'-0"





A5 ARCHED WINDOW (ADD ALT)
1/8" = 1'-0"



A1 ELEVATION - EXTERIOR - NORTH
1/8" = 1'-0"

A6 NORTH BUMPOUT (ADD ALT)
1/8" = 1'-0"

SECOND PRESBYTERIAN CHURCH

LS3P
2 WEST WASHINGTON STREET STE 600
GREENVILLE, SOUTH CAROLINA 29601
TEL. 864.235.0405 FAX. 864.233.4027
WWW.LS3P.COM

SECOND PRESBYTERIAN CHURCH
105 RIVER STREET
GREENVILLE, SC 29601
LS3P PROJECT: 3800-211490

Δ	DATE	DESCRIPTION

SHEET NAME:
EXTERIOR ELEVATIONS

ORIG SUBMISSION: 2025.04.11

SHEET: **A-201**

SCHEMATIC DESIGN

#	ELEVATION NOTES BY NUMBER
NUMBER	NOTE

C1 **ELEVATION - EXTERIOR - WEST**
1/8" = 1'-0"

A1 **ELEVATION - EXTERIOR - SOUTH**
1/8" = 1'-0"

SECOND PRESBYTERIAN CHURCH

LS3P
2 WEST WASHINGTON STREET STE 600
GREENVILLE, SOUTH CAROLINA 29601
TEL. 864.235.0405 FAX. 864.233.4027
WWW.LS3P.COM

SECOND PRESBYTERIAN CHURCH

105 RIVER STREET
GREENVILLE, SC 29601

LS3P PROJECT: 3800-211490

Δ	DATE	DESCRIPTION

SHEET NAME:
EXTERIOR ELEVATIONS

ORIG SUBMISSION: 2025.04.11

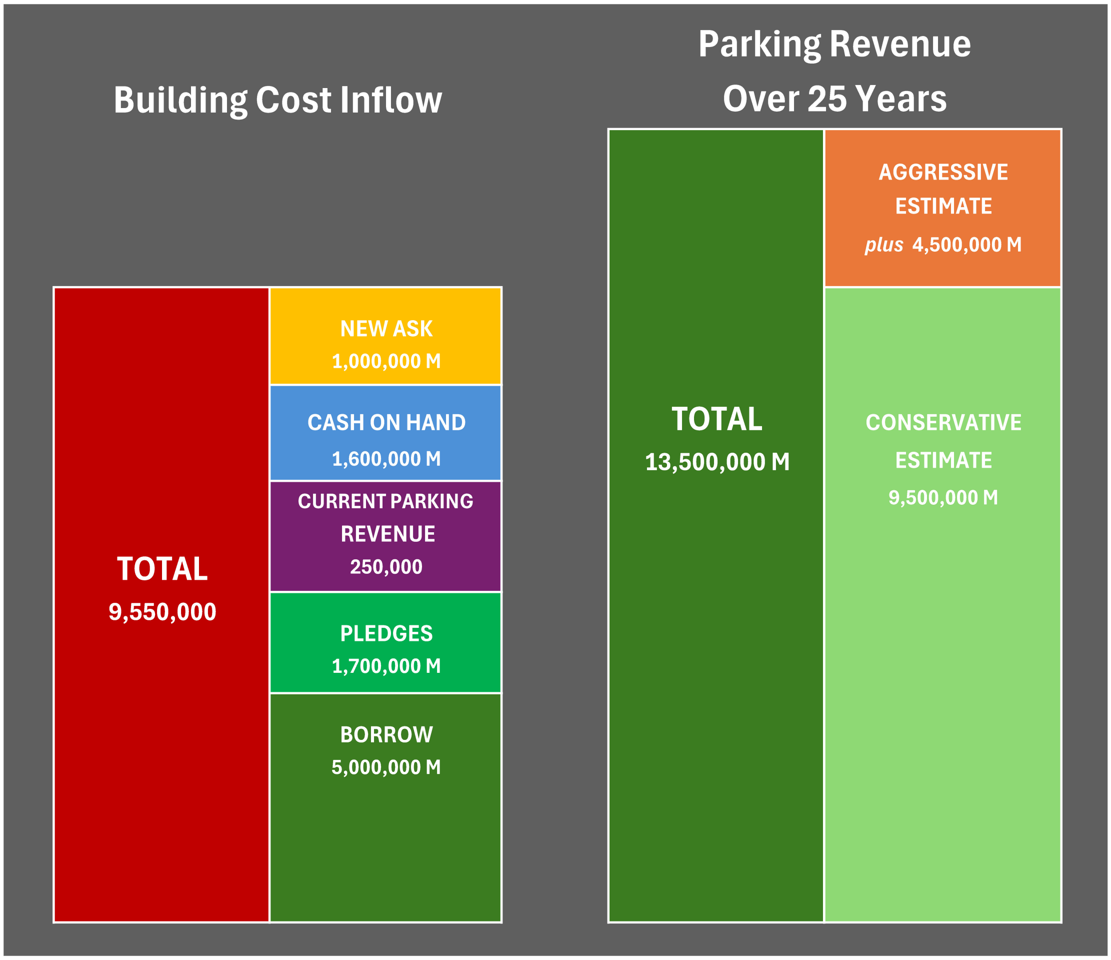
SHEET: **A-202**

SCHEMATIC DESIGN

SECOND PRESBYTERIAN CHURCH
est. 1892

A TIME TO BUILD

Financial Plan



SECOND PRESBYTERIAN CHURCH

Assumptions

			2025	2026	2027	2028
			Construction Expense Draw Rate			
	Total Project Cost	**$ 9,550,000**	0%	25%	65%	10%
Build phase	TTB Given	1,575,000				
	TTB Pledges Remaining	1,700,000				
	TTB - New Ask	**$ 1,000,000**	Pledge Fulfillment Rate			
	Total TTB Remaining	*2,700,000*	25%	35%	30%	10%
	Total TTB	$ 4,275,000				
	Parking Revenue Growth Rate during Build	5.00%	$ 290,000	$ 304,500	$ 319,725	$ 335,711
	per mo.		24,167	25,375	26,644	27,976
	Total Parking Revenues during Build Phase	$ 959,936				
	less Total Interest Only Payments during Build	$ 391,563				
	Total Excess Parking Revs after I/O Pmt during Build	**$ 568,373**				

Long-term Financing	Parking Revenue Growth Rate, 2029 ffd	3.50%	Total 2029-53: $ 13,533,562	
	Principal Debt (long-term)	**$ 5,000,000**		
	Interest Rate (fixed, same as build phase)	**6.25%**		
	Amortization (years)	**25**	**Total Principal + Interest**	**Total Interest**
	Debt Repayment (monthly)	$32,983		
	Debt Repayment (annual)	$395,802	$9,895,041	$4,895,041
	% of Excess Parking Revs applied to debt, 2029 ffd	50%		
	Add'l Debt Payments via Excess Parking Revs	$1,162,154	$9,403,757	$4,255,970
				$639,071 Total savings on Interest
	General Budget Annual Growth Rate	3.00%		
	Capex Reserve %	3.60%		

Build-out Financials		2025							2026																
Project Month		Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May 1	Jun 2	Jul 3	Aug 4	Sep 5	Oct 6	Nov 7	Dec 8	Jan 9	Feb 10	Mar 11	Apr 12	May 13
Construction Timeline		TTB Raising (cont)							*ARC converted to parking (via RA $)*																
Cash On Hand via TTB		**1,575,000**	1,671,429	1,767,857	1,864,286	1,960,714	2,057,143	2,153,571	2,250,000	2,354,125	2,458,250	2,562,375	2,666,500	2,472,188	2,277,875	2,083,563	1,889,250	1,694,938	1,500,625	1,306,313	1,112,000	688,852	265,704	0	0
(+) TTB Pledge Fulfillments	$ 2,700,000	96,429	96,429	96,429	96,429	96,429	96,429	96,429	78,750	78,750	78,750	78,750	78,750	78,750	78,750	78,750	78,750	78,750	78,750	78,750	67,500	67,500	67,500	67,500	67,500
(+) Parking Rev less prev mo. I/O payment		0	0	0	0	0	0	0	25,375	25,375	25,375	25,375	25,375	25,375	25,375	25,375	25,375	25,375	25,375	25,375	26,644	26,644	26,644	25,824	23,616
Total Cash		**1,671,429**	**1,767,857**	**1,864,286**	**1,960,714**	**2,057,143**	**2,153,571**	**2,250,000**	**2,354,125**	**2,458,250**	**2,562,375**	**2,666,500**	**2,770,625**	**2,576,313**	**2,382,000**	**2,187,688**	**1,993,375**	**1,799,063**	**1,604,750**	**1,410,438**	**1,206,144**	**782,996**	**359,848**	**93,324**	**91,116**
(-) Construction Expenses	$ 9,550,000	0	0	0	0	0	0	0	0	0	0	0	298,438	298,438	298,438	298,438	298,438	298,438	298,438	298,438	517,292	517,292	517,292	517,292	517,292
Cash Remaining		**1,671,429**	**1,767,857**	**1,864,286**	**1,960,714**	**2,057,143**	**2,153,571**	**2,250,000**	**2,354,125**	**2,458,250**	**2,562,375**	**2,666,500**	**2,472,188**	**2,277,875**	**2,083,563**	**1,889,250**	**1,694,938**	**1,500,625**	**1,306,313**	**1,112,000**	**688,852**	**265,704**	**-157,444**	**-423,968**	**-426,176**
(-) Construction Loan Draws		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	157,444	423,968	426,176
Cumulative Loan Balance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	157,444	581,412	1,007,588
Interest Only Payment		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	820	3,028	5,248

**No parking income utilized until actual construction begins; rest of 2025 inflows to be used for ARC conversion + new repaving RA + capex reserve plus-ups*

**Total Cash during construction equa*

Build-out Financials		**2027**								**2028**													
Project Month		**May** *13*	**Jun** *14*	**Jul** *15*	**Aug** *16*	**Sep** *17*	**Oct** *18*	**Nov** *19*	**Dec** *20*	**Jan** *21*	**Feb** *22*	**Mar** *23*	**Apr** *24*	**May** *25*	**Jun** *26*	**Jul** *27*	**Aug** *28*	**Sep** *29*	**Oct** *30*	**Nov** *31*	**Dec** *32*	*Totals*	
Construction Timeline																							check
Cash On Hand via TTB		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,275,000	
(+) TTB Pledge Fulfillments	$ 2,700,000	67,500	67,500	67,500	67,500	67,500	67,500	67,500	67,500	45,000	45,000	45,000	45,000	45,000	45,000	0	0	0	0	0	0	2,700,000	$ -
(+) Parking Rev less prev mo. I/O payment		23,616	21,396	19,165	16,922	14,667	12,401	10,123	7,833	6,863	6,423	5,980	5,535	5,088	4,638	4,186	3,497	3,515	3,534	3,552	3,571	589,189	
Total Cash		**91,116**	**88,896**	**86,665**	**84,422**	**82,167**	**79,901**	**77,623**	**75,333**	**51,863**	**51,423**	**50,980**	**50,535**	**50,088**	**49,638**	**4,186**	**3,497**	**3,515**	**3,534**	**3,552**	**3,571**		
(-) Construction Expenses	$ 9,550,000	517,292	517,292	517,292	517,292	517,292	517,292	517,292	517,292	136,429	136,429	136,429	136,429	136,429	136,429	136,429	0	0	0	0	0	9,550,000	0
Cash Remaining		**-426,176**	**-428,396**	**-430,627**	**-432,870**	**-435,124**	**-437,391**	**-439,669**	**-441,959**	**-84,565**	**-85,006**	**-85,448**	**-85,893**	**-86,341**	**-86,791**	**-132,243**	**3,497**	**3,515**	**3,534**	**3,552**	**3,571**		
(-) Construction Loan Draws		426,176	428,396	430,627	432,870	435,124	437,391	439,669	441,959	84,565	85,006	85,448	85,893	86,341	86,791	132,243	-3,497	-3,515	-3,534	-3,552	-3,571	4,682,240	
Cumulative Loan Balance		1,007,588	1,435,984	1,866,611	2,299,480	2,734,605	3,171,995	3,611,664	4,053,623	4,138,188	4,223,194	4,308,642	4,394,536	4,480,877	4,567,667	4,699,910	4,696,412	4,692,897	4,689,363	4,685,811	4,682,240		
Interest Only Payment		5,248	7,479	9,722	11,976	14,243	16,521	18,811	21,113	21,553	21,996	22,441	22,888	23,338	23,790	24,479	24,460	24,442	24,424	24,405	24,387	391,563	

struction equals pledge fulfillments plus (parking income less prev. month's interest only payment)

Long-Term Financials

(all amounts $000s)	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	Totals	Totals
SPC General Budget	2,116	2,179	2,245	2,312	2,382	2,453	2,527	2,602	2,680	2,761	2,844	2,929	3,017	3,107	3,201	3,297	3,395	3,497	3,602	3,710	3,822	3,936	4,054	4,176	4,301		
(+) Parking Revenues	347	360	372	385	399	413	427	442	458	474	490	507	525	543	562	582	602	624	645	668	691	716	741	767	793	**$ 13,534**	$ 13,533,562
Total Income	2,463	2,539	2,617	2,697	2,780	2,866	2,954	3,044	3,138	3,234	3,334	3,436	3,542	3,651	3,763	3,879	3,998	4,121	4,248	4,378	4,513	4,652	4,795	4,943	5,095		
(-) Capex Reserve[1]	89	91	94	97	100	103	106	110	113	116	120	124	128	131	135	140	144	148	153	158	162	167	173	178	183		
Total Income	2,375	2,448	2,523	2,600	2,680	2,762	2,847	2,935	3,025	3,118	3,214	3,313	3,414	3,519	3,628	3,739	3,854	3,973	4,095	4,221	4,351	4,484	4,622	4,765	4,911		
Debt Payment	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	396	**$ 9,895**	9,895,041
Add'l Debt Payments[2] (parking less debt pmt)	-48	-36	-24	-11	3	17	31	46	62	78	94	111	129	148	167	186	207	228	250	272	296	320	345	371	398		
Gen. Budget (excl. Debt and capex reserve)	1,979	2,052	2,127	2,204	2,284	2,367	2,452	2,539	2,629	2,722	2,818	2,917	3,019	3,124	3,232	3,343	3,458	3,577	3,699	3,825	3,955	4,089	4,227	4,369	4,515		

[1] Capex Reserve has been broken out from the total general operating budget above so that it can grow/scale forever at the rate used on the Inputs tab

[2] If red, it means the parking revenues do not fully cover the fixed debt payment obligation for that year