



# HTCI Temple Expansion Update



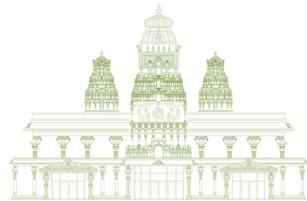
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June 15, 2025 - Extraordinary General Body Meeting



# Temple Expansion: **Agenda**

- ❖ Meeting Start (11AM)
- ❖ BoT Secretary Welcome Message and Agenda
- ❖ Prayer
- ❖ BoT Chairman on Temple Expansion
- ❖ Temple Expansion Presentation
- ❖ Temple Board of Trustees (BoT) Recommendation
- ❖ Q&A
- ❖ Meeting Conclude (12PM)





# Temple Expansion: **Timeline**

- ❖ **2023 Q2** - The BoT Long-Range committee was tasked with the Temple Expansion concept ideation.
- ❖ **2023 Q4** - During the 2023 Gala Dinner, BoT fundraising committee and BoT Long-Range committee introduced the Temple Expansion idea and started the fundraising process.
- ❖ **2024 Q1** - Temple **hired external consultants to move from concept to design phase.**
- ❖ **2024 Q2** - BoT Long-Range sub-committee, Board Members and Design team met several times to review the Design.
- ❖ **2024 Q3** - BoT Long-Range sub-committee, Board Members and Design team met several times to review the Design.
- ❖ **2024 Q4** - First design of the Temple Expansion shared in both Gala Dinner and in the Annual General Body Meeting. And the scope of the work is:
  - Expand kitchen & dining Area (South East)
  - Expand existing multipurpose hall to create larger multipurpose hall and private pooja spaces (North East)
  - Expand West side of main worship hall and relocate 4 shrines (Sri Mahavir, Sri Shirdi Sai, Sri Saraswathi and Sri Bhudevi); Relocate Nataraja Devatha and add a small Jyotirlinga Shiva vigraham for devotees to perform abhishekam
  - Create additional 6 classroom spaces for Balagokulam
  - Storage Area
  - Covered Car Pooja area
  - Standalone Event Center (400 Seating Capacity)
  - Additional Parking Spaces
- ❖ **2025 Q1** - Temple sent out the request for proposal (RFP) to various local construction companies to select the best Construction Manager as Constructor (CMc) to come up with **the cost estimation and scheduling.** One construction company was selected as the CMc, but NO formal legal contract signed yet.
  - Started talking to Banks for the construction loan.
- ❖ **2025 Q2** - Construction Design finalized and CMc came up with the preliminary cost estimates for various options.



# Temple Expansion: **Work Done So Far**

- ❖ We have invested \$290,000 so far, for the following work:
  - Site Survey
  - Geotechnical Evaluation
  - Building 3D Scan
  - Schematic Diagrams
  - Design Development
  - City permit for site
  - Construction Document - 90%
  - Interviewed 3 CMC's and selected "Pepper Construction" - but no contract signed yet.
  - Sent out RFP to 8 banks for Loan and got response from 2.
  - Worked with Pepper for Prelim estimates by key expansion items
  - Rezoning (from Agricultural land to Religious use) of the west and south lot - in progress.





# Temple Expansion: **GSF**

KP

**Gross Square Feet (GSF)** is a measure of the total area of a building, calculated from the exterior walls.

**Net Square Feet (NSF)** refers to the usable or assignable space within a building, excluding areas like walls and structural elements.

Essentially, GSF includes everything within the building's outer walls, while NSF focuses on the area people can effectively use.

**GSF**



# Temple Expansion: **Estimates**

KP

Site Preparation, Fees (CMc, Legal, City, etc.) - Common Expense	\$1.2M
Mechanical, Electrical and Plumbing (MEP), New Detention Pond - Common Expense	\$3.0M
West (Worship Hall Extension) - 14,268 GSF	\$6.5M
West 8" Walls	\$600k
Basement Extension (6,520 SQFT)	\$1.2M
Basement Interior Renovations - 8,739 GSF	\$1.7M
New Elevator	\$500k
New Car Puja Shed - 544 GSF	\$400k
North (Multi-purpose Hall) - 5,366 GSF	\$2M
South (Kitchen Extension) - 5,366 GSF	\$2M
Kitchen Equipments	\$400k
Storage Barn - 5,122 GSF	\$650k
140 parking spaces	\$710k
225 parking spaces	\$1.1M

Estimates



# Temple Expansion: **Estimates**

KP

Kitchen, Event Hall, Worship Hall, Basement, 225 Car Parking Lot, Storage Barn	\$20M
Kitchen, Event Hall, Worship Hall, Shell only Basement, 225 Car Parking Lot, Storage Barn	\$18M
Kitchen, Event Hall, 225 Car Parking Lot, Storage Barn	\$12M
Kitchen, Basement, 140 Car Parking Lot, Storage Barn	\$10.7M
Kitchen, 140 Car Parking Lot, Storage Barn	\$9M

**Estimates**



# Temple Expansion: **Existing Loans**

Narayanan

- **Phase 2 (Existing Worship Hall Construction from 2013 - 2015) Old National Bank Mortgage Loan**
  - **Balance as of 5/30 - \$48,412**
  - **Plan to pay if off by July 2025**
- **COVID 2020 Small Business Administration (SBA) Loan**
  - **Balance as of 4/30 - \$140,232**

Monthly Maintenance



# Temple Expansion: **Bank Loan Status**

<b>Bank Name</b>	<b>Loan Amount (Pre-Approval)</b>
<b>The National Bank of Indianapolis</b>	<b>60% of the as-completed appraised value</b>
<b>First Financial Bank</b>	<b>\$8M or Max of 85% of the appraised value, whichever is lower</b>
<b>Old National Bank</b>	Not Interested
<b>PNC Bank</b>	Not Interested
<b>Merchants Bank</b>	Not Interested
<b>US Bank</b>	Not Interested
<b>Huntington Bank</b>	Not Interested
<b>Fifth Third Bank</b>	Not Interested

External Financial Audit and building appraisal are required for mortgage loan pre-approval.

# Temple Expansion: Pledges and Donation Status Mohan



## Pledges and Donation Status

Category	Pledges	Donation
<b>Multipurpose Hall</b>	<b>\$262,122</b>	<b>\$211,216</b>
<b>Dining Hall</b>	<b>\$174,000</b>	<b>\$157,120</b>
<b>Worship Hall</b>	<b>\$74,216</b>	<b>\$79,046</b>
<b>Basement</b>	<b>\$45,002</b>	<b>\$68,256</b>
<b>General Temple Expansion Donation</b>	<b>\$60,000</b>	<b>\$15,000</b>
<b>Total</b>	<b>\$615,013</b>	<b>\$530,638</b>

We will make every effort to use the Donations made towards a category for that purpose only.



## Temple Expansion: **Monthly Maintenance**

- For utilities and facilities maintenance, for the current 33,000 SQFT, in 2024, we spend \$322k per year, which is \$26.83k a month. **Per Square footage expenses comes to \$9.76.**
- For additional 24,000 square footage, based on \$9.79 per square foot, it will be \$556k year, which is \$46k a month.
- So, **our monthly utilities and maintenance expenses will go up** from \$26.83k to \$46.37k = Around \$20k more per month.



# Temple Expansion: **Recommendation**

HTCI Board of Trustees is recommending to pause the Temple Expansion Project, till:

- We raise \$2.5M cash for a total of \$3M cash available for construction downpayment.
  - Macroeconomics factors like global shifts in trade, political policies, economic monetary conditions and immigration policies have settled to a predictable level.
  - Banks are willing to give loans.
  - Mortgage rates drops below 6%.
  - Temple operational revenue goes up, to take care of the additional operational and maintenance costs.
  - HTCI completes the External Financial Audit.
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- All donations/pledges towards Temple Expansion and all future Sahasrapatra Sarana Vriksham donations will be saved in a separate “Temple Expansion” funds and will be used **ONLY** for Temple expansion work.



# Temple Expansion: **Recommendation-cont..**

**Additional action HTCI Board of Trustees will work on:**

- **Explore options to increase temple revenues from operations**
- **Undertake smaller projects with high impacts**
  - **Pathway on German Church Road**
- **Design plans for phased approach utilizing current designs**
- **Get community input on what is priority for expansion**
  - **Parking**
  - **Kitchen**
  - **Classrooms**
  - **Worship hall**
  - **Multi purpose halls**

**No project will be undertaken unless it is financially viable option**

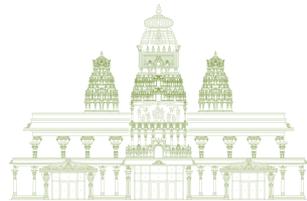


# Temple Expansion: **Work To Do**

Mohan

- ❖ Long range committee to look into smaller projects and provide recommendation to the board
- ❖ Board to pick a project to start
- ❖ Raise \$3M cash for Mortgage down payment
- ❖ Secure Bank Loan
- ❖ Sign CMC contract
- ❖ Start Construction

Work Done So Far





# Temple Expansion: Q&A

Mani

## Questions & Answers

(OR)

## Suggestions

Q&A