

**Good Shepherd Lutheran Church
And
Early Childhood Center
Campus Redevelopment Update
May 5, 2008**

RECAP

The last report on April 4, 2008, focused mainly on updating the congregation on formal Board actions for the site development engineering contract. It also provided an update on actions that were to be considered during the April 8, 2008, Board of Director's meeting regarding design. These actions are required to meet the mandate of bringing a design, cost estimate and timeline to the congregation.

STATUS (May 4, 2008)

Site Development:

There is no new development regarding site development since the last update in March. Preliminary work has continued as well as engineering design on the water detention facilities needed for the proposed master plan. For this part of the project to be complete, the floor plan footprint will need to be complete which is discussed below in the design section. Again, as a recap from the previous update, the site development work includes the following:

- Schematic Design for water and wastewater utilities and storm water detention
- Construction Design phase for grading, drainage and utility plan
- Soil borings and Geotechnical Report
- Submittal of required plans to City of Cedar Park for review and approval

Timeline for completion of site development work is June 16th, 2008, with permit receipt projected to be July 31, 2008.

After discussion with ECC staff, it is the intention to move the infants into the main building and move the older children to portables just prior to demolition. This was previously discussed as a possible option and included in the April report. This option gives some additional flexibility regarding utilities and placement of the portables. It also lessens the need for an additional temporary playground. There are ongoing discussions with LISD about obtaining some of the school district's portable classrooms, but that project is not yet complete. The plan would be to have the portables in place by the fall semester, which begins on August 25, 2008.

Design:

During the April 8 Board meeting, a proposed Design and Preconstruction Agreement from Chasco Constructors was reviewed and sent to an ad hoc contract review committee (Suzie Chapman, Eric Tabor, Kyle Montgomery) to establish more protective language for GSLC. The contract review committee met on April 10 to establish a new agreement type that specifies a limited design scope (and cost) and then called a special Board meeting on Sunday, April 25, to consider the basis for a schematic design agreement with Chasco Constructors and architect Susan McFarland, AIA. The Board of Directors approved a schematic design proposal basis of \$48,000 for design services that will ultimately be backed out of a full architect services agreement once construction begins. The agreement specifies a schematic design and artist rendering that can be used for estimating costs, timelines and provide a design for the congregation to review and provide comments.

The first floorplan and site footprint design was received on Friday, May 2, and is currently being reviewed by the campus redevelopment team. While very complete, the current floorplan is being reviewed to determine how best to build for our most immediate needs first without creating aesthetic and functionality concerns. A congregational meeting will be called very soon to present the design and cost estimates. In the meantime, we will begin to solicit comments from key ministry groups on the design and also begin to formulate a recommendation from the Board of Directors on how to proceed based on identified needs and financial resources.

Other Information:

Be on the lookout for additional updates throughout the month of May regarding design presentation(s). As reported in past updates, some aesthetic projects continue. These are ongoing projects that will allow us to redevelop our campus while providing the best facilities possible for members and visitors in our current configuration.

Continued thanks to the members of GSLC for keeping ministry and mission as our church focus.

On behalf of the Board of Directors,

Kyle Montgomery
Executive Director
Good Shepherd Lutheran Church
and Early Childhood Center