

**Good Shepherd Lutheran Church and Early Childhood Center  
Campus Redevelopment Update  
September 16, 2008**

**RECAP**

It has been ten weeks since the last official campus development report. During that time, focus has been on meeting the requirements of the congregational vote as well as getting ready for our 35<sup>th</sup> anniversary and ceremonial groundbreaking. Now that we have crossed that threshold, updates will resume and new communication formats will commence going forward. As a recap of the vote on 6-29-2008, the following resolution was adopted and will serve as the current project basis:

- Recommend approval of current design plan for phase 1A and 1B and request ongoing value engineering before finalizing.
- Immediately begin construction on Site Work Infrastructure in preparation for new construction and to make immediate positive impact on GSLC's existing ministries (using cash on hand).
- Continue accepting contributions for GSLC Building Fund (no professional campaign planned at this time).
- Set goal of a \$9mm building fund and begin building construction of phase 1A when contributions/pledges of \$5mm are received AND weekly worship attendance reaches an average of 700 across 3 services.

**WHERE ARE WE AS OF SEPTEMBER 2008?**

Since the voters meeting, work has been diligent in an effort to prepare for the groundbreaking on our Site Work Infrastructure. In preparing to actually break ground, design work on the infrastructure (parking, lights, utilities) has begun and the full design work for phase 1A and 1B is being finalized. Current schematic designs were approved on 6-29 and the final designs will include full design construction documents that are used in finalizing utility plans as well as final building designs. The utility plans are part of the infrastructure improvements that were also approved on 6-29 and are essential to obtaining the site development permit as well as place necessary subsurface facilities so that demo work will not be needed at a later date. Completing the full construction documents will allow GSLC to obtain a single site development permit so we will not be required to seek re-approval once actual building construction commences. The full design documents from our architect and engineering consultants will be completed according to the following schedule:

- Completion of Schematic Documents - including structural, mechanical, electrical and plumbing - October 1st
- Completion of full Design Documents - November 1<sup>st</sup> (to be used in site development submittal to City of Cedar Park)
- Completion of Construction Documents - December 15th (to be used in actual construction of buildings)

In addition to the design work being finalized, civil engineering work has continued to finalize site utility requirements which resulted in a very productive predevelopment meeting with the City of Cedar Park. During that meeting, every department head was present to discuss any outstanding issues, code changes and city services (such as sewer, water and fire). During that meeting, all parties were in agreement with the proposed Site Development Infrastructure, Phase 1A and Phase 1B schematic designs so no holdups are anticipated at this time.

**What You Can Expect Going Forward**

The Site Development Permit is expected to be applied for in November (once Design Documents are finalized) and then the City of Cedar Park will control the timing of the site development and final building permit issuance. Once issued, ground breaking can occur on the parking and infrastructure improvements.

Communications regarding campus development will also change going forward. The objective will be to communicate campus development information as a part of our four core ministries that drive what GSLC does day in and day out. To achieve this, an entire wall of the current activity center is being designed to deliver relevant and timely information about each of our ministries. Additionally, a leadership section and campus development section will be added to deliver information about current construction status, fundraising and other benchmark objectives approved by the congregation. Look for that communication "wall" to be finished in October along with other selective improvements for the activity center and current sanctuary.

We have continued to grow and our challenge will be to keep adequate facilities to meet the needs of that growth without losing our focus. GSLC has shown an amazing resolve to focus on ministry during an uncertain facility status and God has blessed that by meeting our needs at every turn.

On behalf of the Board of Directors,  
Kyle Montgomery Executive Director