

GROWING IN FAITH

CHURCH BUILDING TEAM

- Jim Henderson, *chair*
- Gary Cartwright
- Kevin Goll
- Dick Hayden
- BethAnn Lynch, *recorder*
- Charles Pease
- Curt Post
- Phil Stavrides
- Don Seibert
- Pastor Stephen Larson
- Pastor Kristi Weber

ST. LUKE'S LUTHERAN CHURCH
205 N. Prospect Ave.
Park Ridge, Illinois
847-825-6659
www.stlukespr.org

**For everything there is a season,
and a time for every matter under heaven:
a time to be born, and a time to die;
a time to plant, and a time to pluck up what is planted;
a time to kill, and a time to heal;
a time to break down, and a time to build up; . . .**

Ecclesiastes 3:1-3 NRSV

WINTER 2009 NEWSLETTER

Growing in Faith, Our Vision

Winter . . . bare branches, brown grass, and piles of dirty snow; will spring ever come? In this winter season, St. Luke's looks toward developing a church building project to improve accessibility, update our existing structure, and increase usable spaces. Key elements of this vision include:

- *Cedar street level entrance with interior ramp and steps and an elevator*
- *Atrium/Convocation Space with room for fellowship and information about congregational and community ministry opportunities*
- *10,000 square feet for classrooms, rehearsal spaces, and offices*

With this vision in mind, St. Luke's Church Building Team has taken steps authorized by the congregation at its September 14, 2008, meeting. Jaeger, Nickola and Associates, Ltd. (architects) and Frederick Quinn Corporation (general contractor) have been proceeding with design development, matching our vision with financial capacity as indicated by the Growing in Faith capital campaign of 2008. Town Hall meetings for the congregation, neighbors, and community will offer an opportunity to clearly identify:

1. *specific proposed changes to the current building,*
2. *which spaces will be finished and ready to occupy by late 2010, and*
3. *which spaces will require additional funds and thus need to be scheduled for completion 2, 5 or more years down the road.*

Posters at St. Luke's show the most recent designs and the areas that would include unfinished spaces.

Decisions about when to proceed with construction will be made at a specially called congregational meeting after the design development and construction documents phases are completed and a comprehensive budget for the project has been determined. May 2009 is the estimated time for this meeting, preceded by Town Hall meetings for congregational discussion.

As winter changes to spring, come . . . learn more about our congregation's building project, participate in decisions that direct this project, and offer your support. Help St. Luke's commit to changing, updating, and expanding our space for current and expanding mission and ministry in our congregation and our community.

GROWING IN FAITH, OUR FINANCES

Fall 2008 saw gasoline prices rise to over \$4.25 per gallon and then drop again to under \$2.00 per gallon. During the same period the Dow Jones Industrial Average dropped from 11,400 to under 7,500 and rose again to 8,800. Economic news was pervasive and mostly dismal. This story was real and people felt the tensions it caused at home and at work. But the story of the economic roller coaster is not the only story.

St. Luke's has a story that gives thanks for ongoing financial support of *Growing in Faith* and thanks for an ongoing commitment to the vision we share. Our story is deeply connected with God's story. Remember when Genesis Chapter 41 tells the story of Joseph interpreting Pharaoh's dream about the seven fat cows and the seven lean cows. Joseph tells Pharaoh that his dream is a sign that there will be seven years of plenty followed by seven years of famine. Joseph is put in charge of the grain to save during the years of plenty and to distribute wisely during the lean years.

While we can't say that St. Luke's can predict how long years of plenty and lean years will last, we can give thanks for savings during past years of plenty and for the ability to distribute funds wisely during lean years. This plan for wise distribution allows St. Luke's to continue our commitment to our vision for changes to our building to support our mission and ministries. This plan for wise distribution also allows St. Luke's to continue our mission and ministries that support our congregation, community, and global partners during lean years.

Funding the \$3.8 Million Project

Thanks to funds received from previous building sources and approved for use at our September 14, 2008, congregational meeting, all expenses related to design development and to the production of construction drawings are able to be paid in full.

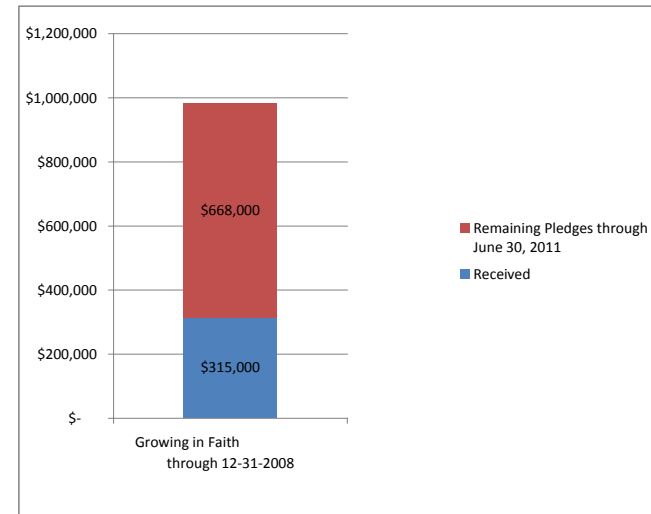
Pledges and gifts of \$315,000 received through December 31, 2008, as part of the *Growing in Faith* campaign will be used for leveraging a construction loan, for payment of initial construction expenses, and for other church building project related expenses. Interest payments for the loan during construction and payments for the principal and interest on the loan will be paid by remaining contributions of \$668,000 pledged to *Growing in Faith* through June 2011 and by new pledges and gifts given to a second capital campaign anticipated in 2011-2014.

Remaining payments for the mortgage will be included in the St. Luke's spending plan from 2014 until the loan is repaid. Terms of the loan (interest rate and duration) and the specific monthly payment amount will be presented to the congregation prior to a congregational vote to approve the loan. Pre-application conversations have begun with potential lenders.

Campaign giving during the first six months

Thank you to over 160 households who have already given one-time gifts or begun fulfilling their pledges to this first *Growing in Faith* Campaign.

Through December 31, 2008, \$315,000 has been received for *Growing in Faith*.



Total pledges and gifts to be received by June 30, 2011: \$983,000

Donating Professional Services

Thank you to St. Luke's members who have already donated services to the project.

Dick Hayden, *Hitchcock Design Group*
landscape design

Rick Libner, *R. A. Libner, Ltd.*
posters

Steve Tarpey
graphic design

Jon Tice, *Tice Survey Company*
surveying

Members who work in specific construction trades or related professional services are invited to offer in-kind work for the church building project.

The bidding process for the project will not occur until after a congregational vote to proceed with the project. If you or your company considers donating labor or services in this way, please contact Jim Henderson so your proposal can be included in the bidding process.

RECENT PROGRESS

Fall 2008

- Detailed cost estimates have been developed for the construction and remodeling project.
- Soil borings, asbestos assessments, traffic and surface water runoff studies have been completed as part of the design development and city permitting process.
- Preliminary recommendations are being developed for how spaces in the existing building would be used during the construction period and how current ministries would be affected by the construction.

PROPOSED TIMELINE

St. Luke's Building Renovations and Construction

September 14, 2008 | COMPLETED

- Congregational vote to approve Architectural and Engineering Contract and General Contractor Pre-Construction Contract

Mid-September 2008 to February 2009 | IN PROCESS

- Design Development Phase

February and March 2009

- City of Park Ridge approvals

February to May 2009

- Construction Documents Phase

May 2009 | ESTIMATE

- Congregational vote to approve General Contractor Construction Contract, Guaranteed Maximum Price and Loan Terms and Amount

After Congregational vote 2009 | TWO-MONTH DURATION

- Bidding and Permitting Phase

July or August 2009 | ESTIMATE ONLY

- Construction Phase begins

Early September 2010 | ESTIMATE ONLY

- Occupancy in new building

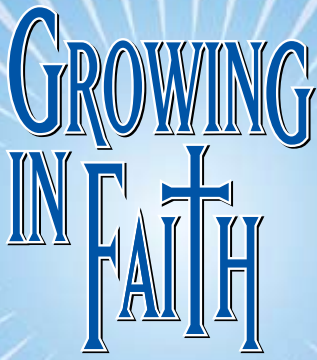
BEYOND OUR WALLS

Part of *Growing in Faith* extends Beyond Our Walls to a global and a local project. Distribution of funds for these projects is at least quarterly as the funds are received.

Mount of Olives Housing Project \$ 6,764 received by December 31, 2008 and sent \$ 28,479 pledges over 3 years

Early Childhood Scholarship Concordia on Avondale \$ 7,186 received by December 31, 2008 and sent \$ 24,255 pledges over 3 years

A poster describing these Beyond Our Walls projects welcomes people entering St. Luke's. The Mount of Olives Housing Project plans to build 84 apartments for Palestinian Christians on the Mount of Olives in Jerusalem. Concordia Avondale Campus provides childcare for infants through preschoolers in the Avondale neighborhood of northwest Chicago where 94% of families live at or below the poverty line. Scholarships make this childcare affordable to families.



GROWING IN FAITH

2008 - 2011 Capital Campaign

St. Luke's Lutheran Church

205 N. Prospect Ave.
Park Ridge, IL 60068

Remodeling Benefits for the Congregation

Improve Accessibility

Welcome people with mobility concerns (wheelchairs, walkers, strollers) to enter the building and access offices, restrooms, upper and lower levels without confronting stairs. (Currently only the sanctuary, Spangler Room and one restroom are fully accessible)

Update Existing Structure

Manage maintenance issues with a proactive schedule. (Currently we spend money to repair leaks in the roof over Fox Hall, flooding in the lower level classrooms beside the courtyard, and failures of the aging heating/cooling units above Fox Hall. The roof and the heating/cooling units are at or past their life expectancy. They will need to be replaced whether or not construction happens. Making the changes as part of a comprehensive construction program is the most cost-effective long-term option.)

Increase Usable Spaces

Offer hospitality in the convocation center and educational opportunities for adults and children of all ages simultaneously. (Currently adult forum meets in Fox Hall and limits the amount of coffee fellowship time. Also only one adult class currently is offered due to space limitations.)