

GROWING IN FAITH

**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

FALL 2008 NEWSLETTER

Growing in Faith Capital Campaign

Thanks to your support, St. Luke's is proceeding with a church building program that will improve accessibility, update our existing structure, and increase usable spaces.

As of July 31 we have responses from over 200 households with gifts and pledges from more than 180 households totaling \$983,000. Of this amount \$860,000 is in pledges for the 3-year period.

At its July meeting, the Congregation Council approved the building team's recommendation to obtain design development services for the expansion plan. A congregational meeting will be held on September 14. At that time, we will vote on how to fit our financial abilities to our goal of using our new facilities by September 2010.

Currently, we are negotiating with the Mission Investment Fund of the ELCA and Thrivent Financial for Lutherans to evaluate our 3-year pledge results and determine what can be borrowed to work on the project. From those negotiations we have learned that the money pledged thus far will allow us to borrow \$2.7 million and develop a \$3.7 million project.

Your generous response affirms that it is time for St. Luke's to make this significant financial commitment to change our facilities to meet current and expanding needs. Keep reading to learn about how your response is shaping the actions St. Luke's is taking.

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

RECENT PROGRESS

Summer 2008

Jaeger, Nickola and Associates, Ltd., the architectural firm that developed St. Luke's Master Plan, has been working with the Building Project Planning Team during the summer to prepare for our September 14 congregational meeting.

Requests for Proposal (RFPs) were sent to eight general contractors in July. Interviews were conducted by representatives from St. Luke's who will bring a recommendation to Council and to the congregation.

Initial meetings with the City of Park Ridge were held in August to discuss preliminary zoning issues.

Initial work to scale a first phase of the construction plan to match St. Luke's financial capacity began. Results of this work will be a topic at the congregational meeting.

FINANCING

Why are pledges so important?

Pledges are the key measure used by lenders to determine the size of the loan St. Luke's can secure for our church building project. Effectively, every additional dollar pledged increases our ability to borrow three dollars. In the big picture, an additional \$260,000 in pledges increases the amount we can borrow by \$800,000. See the graph provided for comparisons.

Other sources of funding such as generous one-time gifts, bequests, and cash already on

hand from earlier building campaigns are greatly appreciated and are an important part of our ability to accomplish our financial goals. At this time, these gifts increase our total project dollar for dollar.

Perhaps at this time a pledge might be considered as a way to increase our ability to borrow the money still needed for the building project. To make a pledge, please contact the church office.



What does a General Contractor do?

During the design development portion of the project, the general contractor would work to determine how the building could be constructed and in what sequence the work should be performed, and will provide the architect with detailed cost estimates. As the project moves forward, the general contractor (GC) will take charge of qualifying subcontractors, obtaining bids and supervising the work as it is performed. There are a number of different ways in which the congregation and the GC can work together, but ultimately the GC is the firm that gets the building built.

Building Project Planning Core Team

Members of the Building Project Planning Core Team will be named in September. The Core Team is a smaller group (6-9 members) from the full team who will meet with the architect and general contractor frequently during the design development process and will be responsible for making key decisions on the project. The larger group, more representative of the congregation as a whole, will continue to act in an advisory capacity.

PROPOSED TIMELINE

St. Luke's Building Renovations and Construction

September 14, 2008

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

Mid September 2008 to Late December 2008

- Design Development Phase including City of Park Ridge approvals

Early January 2009 to Late April 2009

- Construction Documents Phase

Early May 2009

- Congregational vote to approve General Contractor Construction Contract

Early May 2009 to Late June 2009

- Bidding and Permitting Phase

Early July 2009

- 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. Distributions of funds for these projects are expected to be made several times each year as the funds are received.

Mount of Olives Housing Project

\$ 6,515 received and sent by August 15, 2008
\$ 28,479 pledges over 3 years

Brochures are available on the information table by the office at St. Luke's that describe the Mount of Olives Housing Project plan to build 84 apartments for Palestinian Christians on the Mount of Olives in Jerusalem.

On September 14, 2008, a presentation will be given at St. Luke's during the 9:45 Adult Forum by members of St. Luke's who traveled to the Middle East in June 2008 and who visited the site where the apartments are to be built.

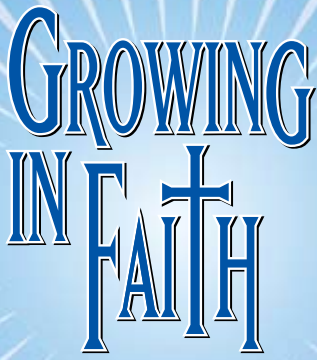
Early Childhood Scholarship

Concordia on Avondale

\$ 5,975 received and sent by August 15, 2008
\$ 24,255 pledges over 3 years

An article about the Concordia on Avondale Campus education ministries appears on page B of the Synod Supplement to the August 2008 edition of The Lutheran which is mailed to all St. Luke's member households.

On October 5, 2008, Brenda Swartz, Executive Director of the Concordia on Avondale Campus will be at St. Luke's during the 9:45 Adult Forum to tell more about this ministry.



GROWING IN FAITH

2008 - 2011 Capital Campaign

St. Luke's Lutheran Church
205 N. Prospect Ave.
Park Ridge, IL 60068

Information to help you prepare for the September 14, 2008 congregational meeting includes:

A separate mailing with background information for the meeting will be sent to member households.

Official notification of the meeting appeared in the September Messenger, in the Parish Notes at St. Luke's, and during announcements in worship following St. Luke's constitutional requirements.

Displays with information about the church building program will be available in Fox Hall from 9:45 to 10:45 on Rally Day, Sunday, September 7. No formal presentation will be made, but Building Project Planning Team members will be on hand to answer questions.

Town Hall Meetings will be held Monday, September 8 and Wednesday, September 10 to discuss the status of the church building program.