

TO: All members of Star of Bethlehem

FROM: Master Site Plan Update Committee ("MSPUC")

DATE: June 28, 2017

SUBJECT: Weekly update

BACKGROUND: The MSPUC was formed upon authorization by the Voters at the March 21, 2017 Special Voters' Meeting. Members of this Committee are:

Brad Wetzel (chair) brad.wetzel@wlhs.org

Jon Maertz

Nathan Koepke

Jesse Treuden

Larry Schaefer Sr.

Kim Peck

Katie Wegehaupt

Bill Wandschneider

Eric Westin

Tim Mueller (advisory)

Gene Szaj (advisory)

Pastor Jacob Schwartz (advisory)

Highlights of the most recent meeting (June 26) of the MSPUC:

- A final updated master site plan was presented and reviewed by the MSPUC.
 - This plan uses the same 2-story educational structure on the west side of our existing footprint that was presented in the congregational open forums July 11-12.
 - The new classrooms have been updated to 960 sq. ft. each.
- Cost estimates were reviewed and various phasing options were discussed.
 - The MSPUC was presented with different building cost scenarios:
 - "Shell" costs for lower level, first floor and upper level
 - Area/window well costs
 - "Finishing" costs for lower level, first floor and upper level
 - Vestibule cost
 - Renovation costs to several current classrooms
 - The extent of a "Phase 1" building project will not be determined until funding expectations can be calculated.
- The MSPUC, along with the direction of Congregation President Gene Szaj, laid out potential next steps:
 - A Voter's Meeting will take place on Sunday, July 9, after the 2nd service.
 - Vote to contract with a capital campaign company
 - Vote to form a "Building Committee" to carry on the next steps of the groundwork laid out by the MSPUC
 - If a vote to contract with a capital campaign company is favorable, then the "Consensus Building" phase will kick-off immediately.
 - If a vote to form a building committee is favorable, committee members will be enlisted and the committee's first task will be to work through the RFP process to solicit a construction manager firm.

No further MSPUC meetings are scheduled as the work of the MSPUC is almost complete. Please expect to receive a final narrative report from Excel Engineering in the near future. This report will summarize the details of the Star of Bethlehem updated master site plan.

Respectfully submitted for the last time,
Brad Wetzel, MSPUC Chairman