

**Trinity Lutheran Church
Building Committee Update
February 21, 2016**

In 2010 Trinity's "Long Range Planning Committee" contracted Chenevert Architects to design the first phase of the Master Planned Trinity Oaks project. Phase 1a would consist of site work and infrastructure, moving and enlarging the pond, creating a park and walking paths, building a new entrance with signage, and constructing a multipurpose room that could be utilized for worship (156 people) connected to a child development center with 10 classrooms plus offices on the ground floor and an unfinished second floor. Phase 1b added a connected gymnasium. The total cost of this phase 1 was estimated at \$7.2mil in 2010 dollars. This plan was not implemented.

In 2014 the "Vision Team" proposed a "Move, Stay, Grow" plan of action:

- Move the Sunday activities of Trinity to Trinity Oaks.
- BRLS and TLCDC would Stay at the Florida Boulevard site and the buildings would be re-purposed to Grow our school and child-development center ministries.
- A new child development center would be built at Trinity Oaks to further Grow our child development ministry.

We asked Chenevert Architects to help us revise the 2010 Phase 1 plan to accommodate the "Move, Stay, Grow" plan and create a project that we could afford. Chenevert Architects gave us an Architectural Concept Plan that provided the basis for the scope of the "Rooted and Reaching" capital campaign. It had two parts that cost \$3,700,000 combined.

The plan was delineated during the campaign as follows:

Trinity Oaks Campus Development: \$2,900,000

- The Trinity Oaks plans include a sanctuary, kitchen, fellowship area, and children's ministry wing with offices and classrooms for a new Child Development Center.
- The existing Big House will be used for Bible studies, offices, and other ministries.
- The cost to develop the Trinity Oaks campus, including infrastructure, is approximately \$2.9 Million (before contingencies).

Florida Boulevard Campus: \$800,000

- We plan to double the capacity of BRLS and TLCDC by adding an additional class of children each year over a 10 year period and re-purposing current facilities for BRLS and TLCDC use. By adding classes of children each year, we will double our capacity to serve our community and the body of Christ by providing an Education Anchored in Christ.
- The cost to re-purpose the Florida Boulevard Campus is approximately \$800K (before contingencies).

ROOTED and REACHING Financial Goals:

- With God's blessing, your prayer and your gifts; raise \$2.4 million over the next three years.
- If necessary, secure remaining \$1.3 million from additional gifts or borrowing.

The ROOTED and REACHING capital campaign brought in \$1.7 million in commitments. This is fantastic, but \$700,000 shy of our upper goal so it is necessary for us to develop a revised plan. This is what we said during the campaign:

Q> If we can't raise or borrow the full \$3.7 Million plus contingency, what is plan B?

A> We need to regularly remind ourselves that our plans for tomorrow are based upon what we know today. God is in control, and so we let Him lead and He will provide the resources He wants us to have to accomplish the ministry He has entrusted to us. His will be done so that His kingdom might come in even greater ways as we remain **"Rooted and Reaching."**

The church has formed a "Building Committee" which it has tasked with the development of Plan B. This committee is comprised of construction professionals, engineers, financial professionals, trustees, our BRLS principal and both pastors. Development of Plan B has already prayerfully begun and the Building Committee is trying very hard to stay true to what was said during the capital campaign in regards to scope and function.

This is the Plan B thus far:

We will continue our plan to STAY and GROW the school and child development center at Florida Boulevard. Currently our child development is running at capacity and has a waitlist. BRLS has two classes of pre-school (3's) and one class for every grade pre-kindergarten (4's) through 8th grade. At this time, it appears we will have demand for two pre-kindergarten classes this fall. There is not a current demand for two pre-school classes; but if the demand materializes we will need one more classroom for Fall 2016. We believe that we will be able to re-purpose existing space to accommodate two pre-school and two pre-kindergarten classes. God willing, in the Fall of 2017, we will need to find yet another space for a second kindergarten classroom.

Plan B for Trinity Oaks is to build a sanctuary, kitchen, fellowship area, and a child development center. We are proposing that we build two buildings; a worship center (sanctuary) and a child development center. The worship center will accommodate approximately 250 people in either traditional or contemporary worship. The worship center will have a large narthex that will house a kitchen, restrooms, and a cry-room. Further the narthex will be able to serve as overflow which will expand the worship space to approximately 300 people.

The child development center will have 8 classrooms, an office, workspace, and a kitchen.

The two buildings will be connected by a courtyard and covered walkways.

The remainder of this document seeks to answer specific questions that have been asked of the Building Committee since the special voters' meeting on January 18, 2016. At that meeting the voters passed the following motion:

The Voters of TLC approve the Building Committee to sign a contract with ArchiMundi Consulting (Architect), to design a project with a \$3.0M budget that includes the necessary site development, a worship space, and child development center for a fee up to 8% of project costs (not to exceed \$240K).

1. The architect firm was replaced with a new firm. This decision was made for the following reasons...

The original Chenevert plan was too grand. We could not afford it. The revised Chenevert plan would have required CA to basically start again from the schematic phase (essentially from the beginning) and we would have been billed accordingly. After much deliberation, we believe that going with ArchiMundi Consulting is a better option for Trinity because of the unique expertise that John Munding possesses in working with LC-MS Churches and Child Development Centers.

Mr. Munding has years of experience working with Lutheran Churches and has a profound understanding of our ministry goals and how to best design facilities to accomplish those goals.

Mr. Munding is native of Baton Rouge, and a member of Bethany Lutheran Church in Slidell. He recently designed and oversaw the construction of a child development center for Bethany Lutheran Church very similar to the one that we are proposing to build at Trinity Oaks. Further, he is very knowledgeable and accessible and we believe that he has the interest of the Kingdom at heart and will be able to deliver a quality product at a reasonable price. For these reasons we have opted to change architectural firms. Mr. Munding's resume and list of projects and accomplishments are attached (pages 5-8).

Mr. Munding will further collaborate with a Baton Rouge architectural firm named Bani, Carville & Brown AIA of 3718 Government Street, Baton Rouge LA 70806. Their current projects and resume are attached (pages 8-9).

Chenevert Architects has served us well and has provided a masterplan that we will continue to utilize in the formation of future plans. Further, Chenevert guided us through a Planned Unit Development (PUD) process which was necessary in order to build a church and school on land that was formerly zoned residential.

2. The design has changed from what was presented prior to the capital campaign...

The design prior to the capital campaign was the Chenevert plan that would have cost \$7.2 million. It is a beautiful plan but as mentioned in the previous question, it was simply too expensive.

The design that we used during the capital campaign utilized the footprint of the \$7.2 million masterplan phase 1. The development of the park and the gymnasium were taken out of the scope of the project. It also called for changing construction materials and methods, eliminating the second floor classrooms, and built out only four of ten child development classrooms.

The scope of the Trinity Oaks portion of the project for the Rooted and Reaching campaign called for the following:

- Sanctuary
- Kitchen
- Fellowship area
- Children's ministry wing with offices and classrooms for a new Child Development Center.

We believe that we can get all of these items. We had planned to build the shell for a ten room child development center and buildout four of the ten classrooms. This also created a space that we had planned to use for contemporary worship. The revised plan is to build an eight room child development center that will provide the necessary revenue to support the financing that we will require to get this project done. It is looking like we will need to borrow approximately \$1.5 million. Preliminary projections indicate that the child development center alone will be able to support this prior to considering additional offerings from increased membership and attendance.

By finishing out the child development space there will not be a separate space for contemporary worship. This eliminates the possibility of the concurrent services (10:30 and 10:45) that we currently hold at the Florida Boulevard site. This change requires that the worship space that we propose to build at Trinity Oaks will accommodate both traditional and contemporary worship and we will have adjust worship times to accommodate two worship styles.

Under the CA plan the worship space was connected to the child development center and the future gymnasium. By constructing these spaces as separate buildings we are allowed to build the worship space and a future gym under building codes with relaxed requirements in regards to fire suppression. This provides for substantial savings.

ArchiMundi Consulting LLC is a sole proprietor architectural service of John Munding AIA.

With over 36 years of experience in Architecture, master planning and real estate development, I have been involved in a wide range of building types and managed the full scope of Architectural services including design, construction documents, construction and the management of clients. My passion is in working with client-users to develop programs that serve their needs and provide the framework for architectural solutions that really work. ArchiMundi is positioned to provide the full range of design service needs, from small projects requiring personal attention to large projects that require the assembly of consultants directed by a leader, experienced in the art of team management. Registered to practice Architecture in Louisiana since 1980.

Work History

Gasaway Gasaway Bankston Architects, Hammond, LA 2007 to 2012

Senior Architect

Project Manager for multiple projects, responsible for production, client management and construction administration, with overall focus on code compliance.

- Prairieville Middle School – \$13 million, 78,000 square foot middle school expansion with classrooms, administrative center and cafetorium; under construction at this time
- Live Oak High School – \$23 million, 210,000 square foot high school with band building, classrooms, admin center, library, vo-tech building, cafeteria and two gymnasiums built from 2010 to 2012
- North Oaks Women Services – proposed \$10 million, 45,000 square foot addition to hospital for delivery and infant care. not built
- Harrison Curriculum Center – \$1.7 million remodel of a 20,000 square foot school for use as a resource center for the St. Tammany Parish School Board

Church Development Partners, Orange, CA 2005-2007

Director of Facility Planning (deployed)

A real estate development company buying, entitling and developing properties to assist congregations in their effort to acquire land for ministry.

- Chino Valley, AZ – 18 acre residential & church master plan
- Las Cruces, NM – 23 acre residential/commercial & church master plan
- Thompson's Station, TN – 135 acre mixed use master plan including church/school, residential & retail development
- Tulsa, OK – 156 acre mixed use master plan including church/school, residential and retail development
- Oklahoma City, OK – 151 acre mixed use master plan including high school, residential, office and retail development
- Hernando, MS – 93 acre residential & church/school master plan

Lutheran Church Extension Fund, St Louis, MO 2001-05

Ministry workshop facilitator (deployed)

Led numerous congregations through process of generating mission statements and action plans for growth.

Langford Mundinger Langford, Memphis, TN 1987-2000 (originally The Cromwell Firm)

Started as Project Architect, became Partner in 1992, became President of firm in 1996

Medium sized firm with projects including office, education, religious, medical and institutional. Following is an example of projects: (served as PA or PIC)

- Medical projects
 - Methodist Hospital Memphis – LDR unit expansion
 - Methodist Hospital North - OR expansion
 - Methodist Medical Park – master plan & building design for physician office park
 - Glenwood Hospital Medical Mall – conversion of shopping mall to medical mall with physician offices, diagnostic lab and out-patient surgery center
 - Dyersburg Renal Dialysis Center
 - Lifeblood Laboratory & Administrative Center
 - UT Bowld Hospital Emergency Room
- Education projects
 - Memphis City Schools – Carver High School
 - Memphis City Schools - numerous ADA retrofit jobs (elevator additions)
 - Shelby State Community College Library
- Various Church Projects
 - Christ the King Lutheran – campus master plan, Early Child Care Center, Administration Center, classroom expansion
 - First Baptist Millington – master planning for 100 acre campus
 - Priest Retirement Village for Catholic Diocese – 16 unit living community
 - Bartlett Baptist Church – Master Plan & Family Life Center addition
 - Grace Celebration Lutheran – Child Care & Multi-purpose worship Center
 - St. Luke Lutheran – Family Life Center addition
- Perkins Restaurants – prototype development & CD's for numerous corporate owned stores
- Southern Security Federal Credit Union, two branch offices

Looney Ricks Kiss Architects, Memphis, TN 1986-1987

Project Architect

Medium sized firm with primarily single-family and hotel projects

- Hampton Inn - project manger responsible for production of numerous Hampton Inn's in various states

Clements Blanchard + Holmes Architects, Baton Rouge, LA 1983-86

Project Architect

Medium sized firm with projects including multi-family, office and retail

- Catfish Town - project manger for renovation of warehouses in downtown area for use as a retail center
- HammondAire Shopping Center - design and production for retail center and food court
- Tiger Stadium - Press box expansion

Gregory Matherne AIA, Baton Rouge, LA 1977-83

Started as intern and worked as Project Architect

Small multi-service firm involved with modest scale office, education and multi-family housing projects

Education

Graduated from Louisiana State University with Bachelor of Architecture—1976

Activities

Member of AIA—served Memphis Chapter as President in 1994

Architectural Advisor Committee, Lutheran Church Missouri Synod, 1992 to present

Carter Plantation – Architectural Review Board chairman, 2008 to present

East Memphis Rotary Club – 1996-2001

Hope House - Board of Directors 1998 – 2005

Christ the King Lutheran Church, Memphis, TN – Bd. Of Christian Education; pre-school & K-8 day school 1987-1994

John Mundinger - List of LCMS Congregations

Architectural Advisory Committee visits/facility analysis

year	church	location	pastor/contact	service
2011	St. Paul Lutheran	Cullman, AL	Warren Ruland	AAC consultation
2011	New Life Lutheran	Folsom, LA	James Taglauer	AAC consultation
2009	Holy Trinity Lutheran	Somerset, NJ	Andrew Dinger	Facility Analysis
2009	Epiphany Lutheran	Jackson, MS	Dwayne Hollins	AAC consultation
2009	St. James Lutheran	Gonzales, LA	Jim Ellsworth	AAC consultation
2008	Holy Cross Lutheran	Mobile, AL	Knut Meuller	AAC consultation
2006	Prince of Peace	New Orleans, LA	district office	Camp restore review
2006	Good Shepherd Lutheran	Biloxi, MS	Eric Hollar	Renovations to Fellowship Hall
2006	Immanuel Lutheran	Sierra Vista, NM	Jim Behnke	facility master plan
2006	Good Shepherd Lutheran	Biloxi, MS	Gary Faith	post Katrina ministry planning
2005	Christ Memorial Lutheran	Malvern, PA	Wes Ziebell	Facility Analysis
2005	Holy Cross Lutheran	Shelbyville, KY	Carol Stoop	Facility Analysis
2005	Messiah Lutheran	Grand Junction, NE	Craig McIlroy	Facility Analysis
2005	Peace Lutheran	New Berlin, WI	Jon Lorenz	Facility Analysis
2005	First Lutheran	Glencoe, MN	Wes Ziebell	Facility Analysis
2005	Shepherd of the Hills	Prescott, AZ	Andrew Byars	Facility Analysis
2005	Cross of Calvary	Memphis, TN	district office	occupancy permit question
2005	Zion Lutheran	Avila, AR	Mike Henry	AAC consultation
2004	Grace Lutheran	Greenwood, AR	Ormand McCaffert	AAC consultation
2004	Zion Lutheran	Ulm, AR	Thomas Lasko	AAC consultation
2004	Peace Lutheran	Prairie Grove, AR	Harold Pike	AAC consultation
2004	St. Paul Lutheran	Enid, OK	Craig McIlroy	Facility Analysis
2004	Redeemer Lutheran	Claremore, OK	Bruce Shroeder	Facility Analysis
2004	Holy Cross Lutheran	San Diego, CA	Carol Stoop	Facility Analysis
2004	Riverbend Lutheran	Alberta, Canada	Carol Stoop	Facility Analysis
2004	Community of Faith	Little Rock, AR	Sammy Jackson	AAC consultation
2003	Messiah Lutheran	Memphis, TN	Joe Frazier	Review options to renovate
2002	Our Savior Lutheran	Orlando, FL	Chris Bodley	Ministry Planning proposal
2002	Grace Lutheran	Murfreesboro, TN	Carl Wenck	AAC consultation
2002	First Lutheran	Benton, AR	Leonard Hill	AAC consultation
2002	First Lutheran	Blytheville, AR	Terry Coday	proposal for master plan
2002	St. John Lutheran	Stuttgart, AR	Phil Smith	moving child care to school
2002	Beautiful Savior	Olive Branch, MS	district office	church move question
2002	Holy Trinity Lutheran	Bowling Green, KY	Dick Stirn	AAC consultation
2002	Christ Lutheran	Paris, TN	Tom Crittendom	facility master plan
2002	Amazing Grace	Germantown, TN	Jim Devan	land acquisition question
2002	Faith Lutheran	Collierville, TN	Jim Lowitzer	land sale question
2002	Ascension Lutheran	Madison, TN	Mark Koch	AAC consultation
2002	Grace Lutheran	Clarksville, TN	Larry Peters	AAC consultation
2002	Our Savior Lutheran	Eagle River, WI		Facility Analysis
2001	Faith Lutheran	Franklin, TN	Jim Morenic	bell tower/phone tower
2001	Concordia Lutheran	Jackson, TN	Luther Hasz	master plan proposal
2001	Inspirational Grace	Memphis, TN	district office	child care license question
2001	Pilgrim Lutheran	Jonesboro, AR	Russell Shoemach	school start question
2000	Prince of Peace	Maumelle, AR		AAC consultation
1999	Christ Our Savior	Loudon, TN	Dave Johnson	AAC consultation
1999	St. Matthew Lutheran	Conway, AR	Ric McMillian	AAC consultation
1997	Faith Lutheran	Hopkinsville, KY	Dave Hysterburg	AAC consultation
1997	Trinity Lutheran	Columbia, TN	Harold Heismann	AAC consultation
1997	Shepherd of the Hills	Horse Shoe Bend, AR	George Brandau	AAC consultation
1997	Shepherd of the Hills	Crossville, TN	Dave Wallenberg	AAC consultation
1996	Emmanuel Lutheran	Hermitage, TN		AAC consultation
1995	Trinity Lutheran	Memphis, TN	Pastor Schmidt	HC toilet in basement
1995	Faith Lutheran	Greenville, MS	Gary Osburn	AAC consultation

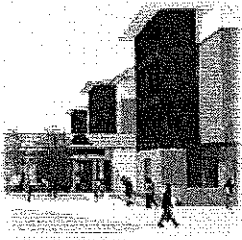
Design Projects

year	church	location	pastor/contact	service
2013	Bethany Lutheran	Slidell, LA	Rod Pasch	design Community Center
2012	St. Paul Lutheran	Hammond, LA	Louis Boldt	parking lot expansion
2010	Southern District	Slidell, LA	Kurt Schultz	design of district office
2010	Bethany Lutheran	Slidell, LA	Rod Pasch	design of Child Care Center
2010	Open Arms Institute	St. Louis, MO	Bob Scuderi	Child Care prototype
2009	CrossRoad Church	Hernando, MS	David Lewis	Design for Interior remodel
2008	Lutheran Cross of the Pines	Waveland, MS	Brock Cain	facility master plan
2006	CrossRoad Church	Hernando, MS	David Lewis	Land Acquisition/Master Plan
2006	Immanuel Lutheran	Tulsa, OK	Leonard Busch	Land Acquisition/Master Plan
2006	Our Savior Lutheran	McKinney, TX	Danny Tutwiler	Land Acquisition/Master Plan
2006	St. Peter Lutheran	North Fort Worth, TX	Robert Balduc	Land Acquisition/Master Plan
2006	Saving Grace Lutheran	Queen City, AZ	August Iadicicco	Land Acquisition/Master Plan
2006	Immanuel Lutheran	Oklahoma City, OK	Clinton McMullen	Master Plan for High School
2006	Trinity Lutheran	Litchfield Park, AZ	Dave Bolte	Land Acquisition/Master Plan
2006	King of Kings Lutheran	Tulsa, OK	Rick Tabisz	Land Acquisition/Master Plan
2006	Faith Lutheran	Thompson Station, TN	Jim Morenic	Land Acquisition/Master Plan
2006	Summit Community Ch.	Litchfield Park, AZ	Todd Stocker	Land Acquisition/Master Plan
2006	Rock of Faith Lutheran	Waukee, IA	Curt Cizek	Land Acquisition/Master Plan
2006	Immanuel Lutheran	Sierra Vista, NM	Jim Behnke	facility master plan
2005	Faith Lutheran	Oak Ridge, TN	Cal Knoke	design canopy
2005	Christ Our Savior	St. Augustine, FL	Gene Ingram	Land Acquisition/Master Plan
2005	St. Paul Lutheran	Aurora, IL	Paul Maras	facility master plan
2005	Mission Lutheran	Las Cruces, NM	Mark Seacat	Land Acquisition/Master Plan
2004	Athens Lutheran	Athens, TN	Jerry Borchers	Fellowship hall addition
2004	Christ Lutheran	Arlington, TN	Lonnie Jacobson	addition/remodel after fire
2001	Christ the King Lutheran	Memphis, TN	Charles Neugebau	design of school addition
2000	Christ the King	Memphis, TN	Chuck Neugebaue	design of child care center
2000	Mid-South District	Memphis, TN	Paul Reaves	design Mid-South district office
1998	Grace Celebration	Cordova, TN	Mark Brunet	design of child care/worship
1996	St. John Lutheran	Dickson, TN	Bill Wehman	facility master plan

Ministry Planning

year	church	location	pastor/contact	service
2005	Concordia Lutheran	Wilmington, DE	Dick Hartman	Strategic Ministry Planning
2005	Trinity Lutheran	Chestertown, DE	Cindy Todd	Strategic Ministry Planning
2005	Redeemer Lutheran	Springfield, MO	Tom Benson	Strategic Ministry Planning
2004	Faith Lutheran	North Palm Beach, FL	John Frerking	Strategic Ministry Planning
2004	First Lutheran	Gainesville, FL	John Roth	Strategic Ministry Planning
2004	Genesis Lutheran	Buchanan Dam, TX	Tim Tognetty	Strategic Ministry Planning
2004	Good Shepherd Lutheran	Tulsa, OK	Len Busch	Strategic Ministry Planning
2004	Prince of Peace	Springfield, VA	Kraig Stoneman	Strategic Ministry Planning
2003	Emmanuel Lutheran	Asheville, NC		Strategic Ministry Planning
2003	Our Savior Lutheran	Rehoboth Beach DE	Don Schaefer	Strategic Ministry Planning
2003	St. Stephens Lutheran	Hickory, NC	Dave Guelzow	Strategic Ministry Planning
2003	St. Mark Lutheran	Edmond, OK	Jeff Jenkins	Strategic Ministry Planning
2002	Zion Lutheran	Mayer, MN	Peter Meier	Strategic Ministry Planning
2002	Calvary Lutheran	Murrysville, PA	Charles Minetree	Strategic Ministry Planning
2002	Bethany Lutheran	Slidell, LA	Rod Pasch	Strategic Ministry Planning
2002	Redeemer Lutheran	Wayzata, MN	Don Taylor	Strategic Ministry Planning
2002	Christ Lutheran	Arlington, TN	Lonnie Jacobson	Strategic Ministry Planning
2002	Concordia Lutheran	Jackson, TN	Luther Hasz	Strategic Ministry Planning

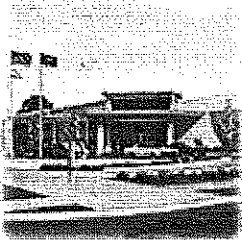
Active Projects



LSU New Residence Hall - Phase 1
Estimated Completion: Summer 2014
Cost: \$24.6 Million - 109,446 SF
Location: Baton Rouge, LA



LSU - New Residence Hall - Phase 2
Estimated Completion:
Owner: State of Louisiana
Cost: \$25.2 Million - 115,000 SF
Location: Baton Rouge, LA



BRCC - Automotive Training Center
Estimated Completion: Fall 2016
Cost: \$19.3 Million - 82,500 SF
Location: Baton Rouge, LA



St. Aloysius Master Planning
Location: Baton Rouge, LA



Copper Mill Elementary - New Gym
Estimated Completion: Summer 2015
Cost: \$4.5 Million - 30,800 SF
Location: Zachary, LA



MSA Academy East
New Gymnasium & Auditorium
Estimated Completion:
Owner: Iberville Parish School Board
Cost: \$5.9 Million - 26,000 SF
Location: St. Gabriel, LA

Portfolio

Bluebonnet Branch
Regional Library

Catholic High School
Health and P.E. Building
LSU East & West Campus
Student Apartments

Catholic High School
Science Building

Southern University New
Orleans Housing

East Baton Rouge Parish
Woodlawn Elementary School

Louisiana State University
Laville Hall Renovations

First United Methodist
Church Youth Building

Fairwood Branch
Library

Zachary Elementary School
Expansion & Renovation

Zachary Community Schools
Early Learning Center

LSU Hill Memorial
Library Renovation

McKinley High School
Alumni Building

Louisiana State
Insurance Building

LSU Residential College
One Housing Project

Historic Bailey House
Renovation

Iberville Math, Science & Arts Academy -
East

Zachary Community Schools
Rollins Place Elementary

St. Joseph the Worker
Church Renovation