

OPTION C – RELOCATE TO NEW SITE

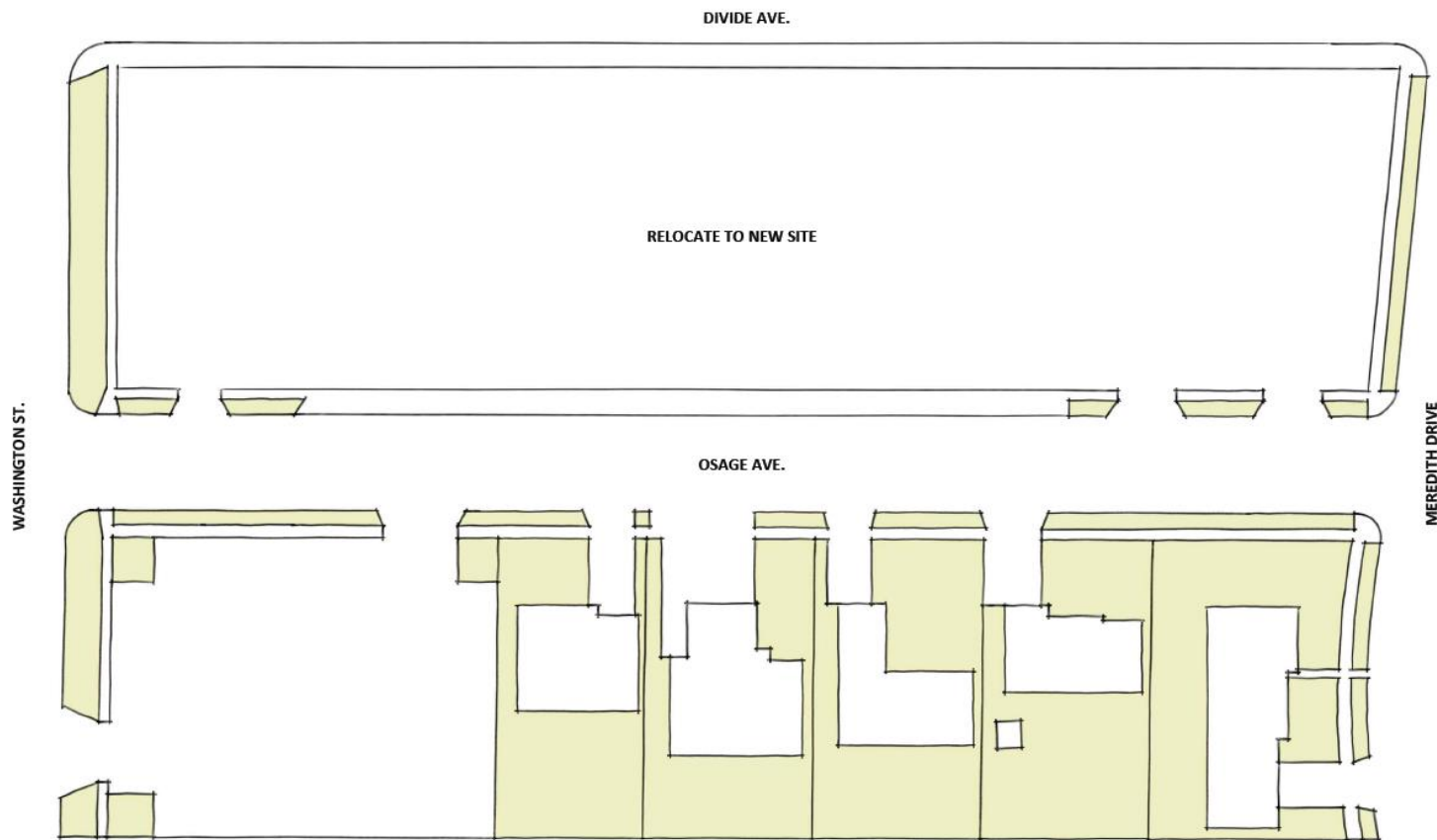
ESTIMATED KNOWN COST: \$ 10,435,000 + \$ 750,000+ (land costs*)

STRENGTHS:

- design can allow for all improvements and efficiencies needed
- sale of existing property can provide partial funding for new facility
- worship can continue in the existing space until construction is complete on the new facility

WEAKNESSES:

- church will lose the walkable, central location within the community
- sacrifices the iconic architecture of the existing building
- land costs in Bismarck may be cost-prohibitive



*land cost is variable depending on size, location and market at the time of purchase.

GOOD SHEPHERD LUTHERAN CHURCH: LONG RANGE IMPROVEMENT PLAN OPTIONS

INTRODUCTION/BACKGROUND

Good Shepherd Lutheran Church (GSLC) was originally built in the summer of 1960. Additions and renovations took place in 1967, 1994 and 2004. The last facility study and master plan was completed during the Lynne Center addition and east parking lot construction in 1994. The 1967 sanctuary was built for a congregation size of 1,200 members. Currently, Good Shepherd Lutheran Church has a congregation of over 3,600 and growing with six weekly worship services. When asked if the current facility and site will meet the mission and vision of GSLC in the next 5-10 years, over 50% of the respondents said no.

In an effort to determine what improvements and possible expansions are needed, Church Council has spent the past three years looking at the existing facilities, compiling a needs assessment, and conducting a congregational and pastors/staff survey. In addition, Council has hired Kairos Resource Development to guide GSLC mission development and has conducted a MAP Assessment and Community Leader Gathering to listen to both the congregation and the community about our mission and opportunities over the next 5-10 years. Using all of the tools so far completed, the Long Range Planning Team is presenting options for improvements and expansions over the next 5-10 years and beyond.

FACILITY NEEDS SUMMARY

A congregational survey and a pastors/staff survey conducted in 2018 has outlined the greatest needs over the next 5-10 years to be the following:

- Improved/expanded parking area, including additional accessible parking spaces
- Expanded sanctuary and narthex
- Improved and expanded Lynne Center
- More security and access control to youth spaces
- Larger and improved youth gathering spaces, including outdoor spaces
- Improved and expanded office space, including better ventilation and heating/cooling
- Addition of outdoor green space

QUESTIONS?

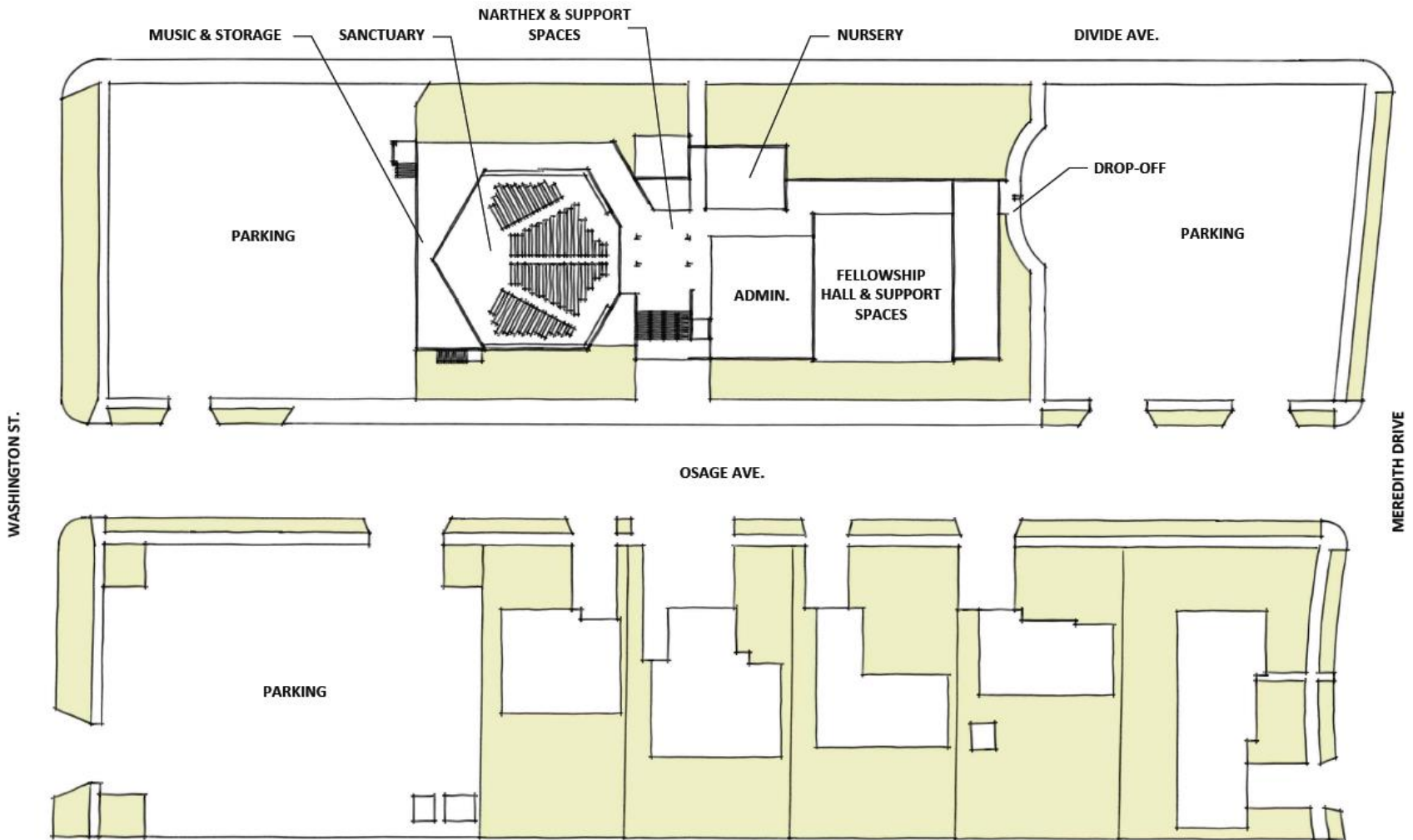
Contact Jason Tomanek, Chair of the Long-Range Planning Team, at 701-224-2239 or jason.tomanek@hotmail.com.

OPTION A – KEEP FACILITY/SITE AS IS WITH KNOWN MAINTENANCE NEEDS ADDRESSED

ESTIMATED KNOWN COST: \$ 700,000 – \$ 725,000

STRENGTHS: cost only for long-term maintenance items and upgrades to existing spaces needed currently

WEAKNESSES: space is limited now with no room for expanded ministries or partnerships as congregation continues to grow



OPTION B – RENOVATION AND ADDITION

ESTIMATED KNOWN COST: \$ 2,875,000 + \$ 500,000 (acquisition cost for two parcels)

STRENGTHS:

- retains iconic architecture and central, walkable location within community
- centralizes and improves office space/administration
- allows for expansion and flexibility of gathering spaces including the Sanctuary and Lynne Center
- provides expanded parking and a more visible, dedicated front entry
- keeps the church in a walkable, central location within the community

WEAKNESSES:

- cost and variability of acquiring needed properties for additional parking
- worship may need to be temporarily relocated during the construction

