

Shepherd@50 Question Answer Responses

TOPIC	QUESTION	ANSWER
SHEPHERD@50	How do I submit my questions?	You may e-mail questions at any time to shepherdat50@outlook.com . Questions and answers will be posted at shepherdlutheran.com/shepherdat50 . The goal is to have a response to all questions within 96 hours. If that is not possible, we will notify you and forecast when a response will be available.
	How can we help?	Please pray for God's guidance and provision. Please tell others about Shepherd @ 50. You may share the drawings. Please let the Shepherd @ 50 committee know of potential donors who may wish to support our efforts.
Current as of: Thursday, March 1, 2018		
CAMPUS FACILITIES	When will we be able to hear from the architect and builder?	Contractors (Builder) Kevin Krueger and Bear Goolsby (Architect) will hold a Town Hall Q&A Session on Sunday, JAN 28, 2018, from 1:30-3:00 in the gym. Please mark your calendar and plan to be there!
	What is the next part of the design process and when will it begin?	The next part of the design process (part 2) involves pre-construction and design-development documents. This part includes design drawings for architectural work, structural design, civil design, electrical, mechanical, plumbing, handicap accessibility, and our review of this work. Part 3 involves engagement with city officials for permitting. Pending a congregational vote, parts 2 and 3 of design will take approximately 150 days, or five months.
	When is our goal to have the new building completed?	The goal is to have the building ready for use at the beginning of the 2019-20 school year. Krueger Construction Company estimates 11-12 months from beginning of construction to final move-in.
	Will the new facilities utilize solar energy?	That is unknown at this time - we will bring this as a suggestion to the architect and builder.
	Safety concerns - will there be fire safety (sprinklers) throughout the facility and handicap accessibility?	All current requirements for building codes for San Antonio and Bexar County will be followed.
	What happened to the classrooms we were hoping for? I realize we have a second [and third] phase, but I believed some could have been incorporated instead of multi-use rooms.	Except for the gymnasium building, new classrooms were not a part of Shepherd's Master Plan (Phase 1); however, the new gym allows for reutilization of the current gym space as appropriate. In Phases 2 and 3 of the Master Plan, the focus is on campus facility and school classroom renovation and rejuvenation efforts. As for the multi-purpose (use) rooms on the current drawing, they will serve for those times when we need space for funeral receptions, special meeting areas, or even larger areas for class activities. Additionally, this will allow the school to conduct class activities such as band or grade presentations/events on campus without having to limit these activities due to time constraints.
	Where is the Rear Emergency exit? Are there adequate emergency exits for the new facility? In case of an emergency evacuation, would a quick exit be possible? Especially if something was blocking the main entry into the building?	All current requirements for building codes for San Antonio and Bexar County will be followed.
	Why is the 2nd story not extending over the concession [area]?	It does extend over the Concession area. The entry area will be two story height.
	Will the church steps be diverted since it is in the footprint of the new building?	Yes. The location of the steps will be adjusted to accommodate the size and location of the new facility.
	What kind of external construction will be used?	External construction materials are not known at this time. When we have more detailed drawings of the facility's exterior, we will share those drawings as they become available - including further discussion.
	Are there plans to use bullet resistant windows & doors in the building plans?	School safety and security are always one of the top priorities with this new facility. That's one of the reasons for the physical placement of the building in front of the old with it's new limited and controlled access plan and procedures. We are considering all options will review and address this concern as a part of the planning and design process.
	What material will be used for the gym floor?	Gym floor is programmed to be wood unless budget dictates otherwise.
	Will there be room for bleachers on the stage side of the court?	Bleachers are not programmed for the stage side of the court.
	Will the ball field stay as is?	Yes. There are no plans currently to modify the athletic fields.
	Will there be additional bathroom facilities besides the locker rooms?	Yes. As shown on the drawings, there are several additional facilities for men, women and family as part of the architectural planning. These facilities are located on both the first and second floors of the new facility. The projected number of bathrooms exceeds the current codes for number of facilities.
	Can we create a walking path that would encircle the entire building/property to provide fitness benefits for: students, parents, waiting during sports practices, reflection/prayer walk, etc.?	At the present time, this is not part of the project scope. While this idea can't be ruled out, the campus security issues we must deal with may likely prohibit this from taking shape
	Are there showers near the gym or in the locker rooms?	Showers will not get used, therefore good stewardship dictates none to be programmed.
	How high is the ceiling in the band room? It should be a minimum of 20 - 22 feet for hearing safety of staff and students.	The height of the ceiling (17') meets the published codes for the designated facility use (i.e. band and choir) - this includes the published standards for ear and hearing safety in that room.
	How does someone get from school to [the] principal's office without going through the new gym?	The second level entry next to the church will be the exterior access the office area. From that entry, go down the stairs or use the elevator to get to the lower level for the admin area.
	Will [the] concession area have plumbing, etc. so that it can be used as a kitchen for wedding receptions, etc.?	No. The concession area will have many outlets for warmers and other such appliances. There will also be a sink for cleaning. Food preparation will be done elsewhere. A "full kitchen" has never been programmed - not even in the master plan. Additionally, a full kitchen is very costly and has a very cumbersome set of rules, regulations and inspections.
Where is the HVAC unit?	HVAC units are programmed to be over the flat roof areas between 1) the gym and the admin area, and 2) the gym and the band hall/hallway area - attempting to have it not visible from Wurzbach.	
What would is to have stone covering [the] whole wall (front elevation) of [the] new gym for curb appeal and to match stone on the church?	Our budget, at this time, dictates a wains-coat (approx. 4 feet) of stone with stucco or other attractive covering above - much like the back and sides of the church building. To cover the entire wall would be cost prohibitive.	
IPUS FACILITIES	Will the school still have a library?	Yes, it will still have a library. The location of the library will be managed by the school administration and maintain it current operational capabilities for all students, teachers and staff. The library will, most likely be in the current cafeteria space (after the cafeteria gets moved into the current gym space), as programmed by the master plan.

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CAMPUS FACILITIES	CAMPUS	<p>Was any thought given to locating the building along the east fence - elevate the gym floor to existing grade with offices and classrooms on the lower floor; connecting the new building to the existing classrooms; and renovating the old classrooms and multi-purpose rooms. [This would mean that we] Do not tear down the existing [facility], but renovate to include multi-purpose rooms [with] a smaller library - all in "one package" - accomplished at [the] same time for "one" price. Result - new classrooms for students <u>now</u>, <u>no cost</u> to tear down old church, less construction later and <u>one</u> price for architectural drawings [and] better use of limited space.</p>	<p><i>After careful consideration and studying of this option by the facilities sub-committee and others, there is no support to proceed - simply, put, this will not work. Explanation follows: campus safety and security would be more complicated than now; the cost of putting the gym on top is cost prohibitive due to support structure required; city requirements along with existing easement along the fence line will push this into the old building which means it still needs to be removed - therefore no cost savings; the required retaining wall only adds to the previous comment and at considerable cost; the length of this building will encroach the city's Right of Way along Wurzbach Road and will not likely get required city approval; adult Sunday School would be a much further walk from church; the current issues with facility accessibility issues are not helped with this plan; all the planning to-date (including the Master Plan) get tossed out the window along with all the costing projections (not good Stewardship); costs would be moving in the wrong direction and defeat all efforts to bring the project into alignment with our budget: the time lost to re-engineering will jeopardize the intent of Shepherd@50 since it's unlikely we could finish in 2019.</i></p> <p><i>We appreciate the thought and effort; however, we will proceed with the proposal as currently planned, written and resourced.</i></p>
		<p>During construction will the student drop off lane and lower parking area be not available due to construction activity, office and storage area?</p>	<p><i>Student drop-off and pick-up will likely move to the back side of the campus during demo of the old building and construction of the gymnasium. Construction fences will dictate this issue when that time comes. The access road leading out to Wurzbach at the bottom of that parking lot (near the dumpster location) will probably stay open - a little early to tell at this time. The contractor hasn't worked this scenario yet.</i></p>
		<p>When the new steps are built from the parking area along the new gym building to the foyer double doors, need a addition of sidewalk or steps for continuous traffic flow from the grey emergency exit door at the front right of the church to the new steps. Rationale - in the current building, people come out the emergency exit door and are challenged by a retaining wall or having to navigate around two cedar trees to get to the side walk. Need to be able to exit church, down the steps, and depart AWAY from the building. The three cedar trees on that side of the church will need to be removed for the new construction. Realize that this is a requirement creep.</p>	<p><i>Having walked and talked about adequate egress from the church front right exit confirms those cedars need to be removed and replaced with a better tree that; a) is not prone to destroying the grass within it's surrounding area and, b) doesn't grow out of control like the cedars have done.</i></p>
		<p>If we are connecting to the current school building, we will need to update code, correct? Should we include the worship center in this process as well? I can see how connecting to the Worship Center could increase both security for the school and create a nice face for the Worship Center as well (thinking about Sunday uses). The connection could simply be extending the lobby area. OR ... How close can we get to the Worship Center before we'd need to update code? I've seen other campuses with two building just a few feet from one another.</p>	<p><i>A constructed cover between the new building and the church was not in the plan (maybe like the one we now have between the school and the office building). As far as any "required modifications" to the school building due to the new building "touching" it, the "touching" was minimal so we don't have to spend any additional funding or design time on school building renovations with this project (new facility). This may be something to discuss in later 'rejuvenation' project(s) for the school/classroom building.</i></p>
		<p>While I understand the concern for safety and how many middle school kids do not shower during the week, having showers available for overnight youth events would be advantageous...[as well as] visiting mission teams appreciate them also. Can we discuss this with the builder to gain additional information.</p>	<p><i>Since we plan on keeping the Dove and King George Houses, it is less of an issue for either of those perported uses. Additionally, there is not a definitive need for showers for the students at Shepherd of the Hills Lutheran School and Childcare since it is has not been a significant issue in the past (need vs. nice to have). Also, if the showers would be more used by visiting teams, stay over-night groups, or other such events, this expense would not be for Shepherd, but for unknown groups and not make the expense, maintenance, and operation a frugal and responsible expenditure in light of the current availability of the Dove and King George House(s).</i></p>
		<p>Can we use the upstairs storage area by the elevator - at the south (?) of the large room area in to a concession like kitchen?</p>	<p><i>It would be an increase in cost that is prohibitive due to already having the (1) concession area as a "warming area", (2) there is a kitchen in the school now that we could coordinate use, (3) there are full kitchens in both the Dove and King George Houses if it became a definite issue, , and (4) it would not be a practical use of the space and reduce the space available. However, that would be a 'use and a programming' decision.</i></p>
		<p>Can we price the idea of a commercial type of kitchen to determine if people would be willing to give to the idea a chance to do so?</p>	<p><i>We absolutely can do so. It impacts a lot of different things and would be a very expensive item for little return on investment. It would be more practical to meet with the groups, alay their concerns, and develop a feasible, practical solution with all the resources available now and in the current plan. Frugal and responsible thinking indicates to stay away from this item if possible. It opens you up to a lot of different things if you cook in there including the health department oversight. At this point, we need to address needs primarily and wants on a required case-by-case basis.</i></p>
		<p>Can we do everything possible to make the large room areas, as large as possible? Not limiting the size of the upstairs space with walls is important. I would like us to make the rooms able to be divided and opened completely. Please will you ask the builder to work at making this possible?</p>	<p><i>We have already spoken and talked about this. We will research proposals for Permanent walls vs. Movable walls during the next step in the design process. The rooms are already quite large and can accommodate well over 150 people comfortably (and within code). In keeping with a frugal and responsible use of space and resources, if a larger space is needed, we are able to use the gynasium to accomodate a larger group. This would also have to take into account any supporting equipment necessary such as chairs, tables, etc.</i></p>
		<p>How will we cover the gym windows to prevent sunlight from coming in during games?</p>	<p><i>Yes, this is on the table and we are looking into what types of coverings are available to let light in and stop direct sunlight.</i></p>
		<p>Can we be certain that the floor drains in the restrooms are slopped to avoid flooding into the gym?</p>	<p><i>We can, but I will tell you this question is a strange one. You are more likely to have a roof leak or a fire sprinkler leak as a plumbing leak. We can slope a bit in restrooms, but not much due to TAAS handicapped requirements.</i></p>
		<p>Will the band hall also be used for choir and the church choir? It would be very helpful to have this room available for the church choir as well (add risers, etc.). First floor access is helpful for many of our choir members.</p>	<p><i>Yes. Shepherd of the Hills Lutheran Church and School always schedules and shares space, facilities and equipment as needed. The new facility will not be an exception to this standing rule. Additionally, there are elevators to assist with movement so there is another option to walking up and down the stairs.</i></p>
PARKING		<p>Where will people park for basketball tournaments?</p>	<p><i>The front and rear parking lots will remain available for event parking. What space remains in the front of the facility will be marked for additional parking as appropriate.</i></p>
		<p>How will we accommodate Christmas Eve and Easter crowds/attendees in terms of parking?</p>	<p><i>Parking will be handled as it has been since the construction of the sanctuary and associated offices. Parking will be available for all events that occur on the Shepherd of the Hills Lutheran Campus facilities and additional support will be coordinated on an "event based, as needed" basis among both church and school staff as well as any available surrounding community resources.</i></p>
		<p>What will happen to the total available parking and the playground? How much parking are we losing?</p>	<p><i>There will be very little (if any) impact on that large central playground . As for parking, there will be a reduction in available parking spaces. The projected count will be a net loss of 55. we currently run 80 to 110 open spaces on a Sunday - not counting the 20 spaces which can be used, but aren't marked. We use those spaces on high volume days. Also, like St. Luke's Catholic, we can arrange to use the ballfield for parking. They use their ballfield for parking every Sunday.</i></p>

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FINANCE	What are the remaining costs for the design process?	<i>We have paid \$43,000 for Part One of design process. Part Two of design is \$91,000. Part Three of design is \$82,000. The total of those three design parts is \$216,000.</i>
	How much money has been donated so far for Shepherd@50?	<i>Out of \$1.4 million in pledges, \$297,000 in actual payments has been received already and deposited into the Shepherd@50 account. (Note: This amount is updated in the Weekly Newsletter and will <u>not</u> be updated weekly here)</i>
	When will we know the cost of the new building?	<i>Krueger Construction Company said they plan to have construction costs ready before Christmas. We have stated to him that our total budget - design and construction - is \$4.5 million.</i>
	Is it too late to submit a pledge card?	<i>No, not at all. Pledge cards are available in the church lobby along with Shepherd @ 50 campaign booklets. You also may pledge or donate online at shepherdlutheran.com/shepherdat50.</i>
	Are the amounts of money coming in each week put in the Weekly Newsletter? Amount pledged? Amount in so far?	<i>We began putting this information in newsletters and on public display to inform the congregation as well as the school parents. It is an opportunity to share our progress with our concerned population and prospective donors.</i>
	Is the school going to raise the tuition to do their part in paying for this building?"	<i>Yes. We increase tuition each year between 2-5 percent to cover Cost of Living increase. The school budget Planning Team is aware of the long-range increase of mortgage payments. This was part of the budget which included increase in student numbers to meet this goal. As currently planned, using Capital Campaign Funds for a subsidy, the church and school combined monthly mortgage payment would increase by about \$2,000 each year. If the school paid half, that means an annual increase of \$12,000. That amount, divided by 400 students, would be a potential increase of \$30 per student per year. Whether this payment increase may be absorbed elsewhere in the budget or passed along through a tuition increase would need to be determined by school leadership and the SHLS School Board. Alternately, we have found ways to budget the need to fund technology enhancements and other building needs by asking families to pay an annual fee when registering. This allows folks to pay an annual fee in August and not see a large annual increase in tuition (i.e. technology fee, curriculum fee, etc.). They expect these fees as this is common practice for private school tuition fee schedules. All these ideas are being considered to financially support the funding for the new facility.</i>

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MISSION CHURCH	What is the name of the new Mission Church and where are you meeting now? Where will the new church be located?	<i>The name for the Mission Church is Alamo Hills Church.</i>
	How may I find out more about what is going on with the new Mission Church?	<i>The church has an active Facebook page for Alamo Hills Church (please 'Like' us and follow us to keep in constant contact with everything that is going on).</i>
	What are some of the major events and activities that are going on now with Alamo Hills Church?	<i>Ministry rolls are being assigned. A subcommittee of "worship scouts" is underway. A location for worship is being finalized in time for the APR 2018 monthly service. Continued integration into the Alamo Ranch Community thru meetings with local leaders, joining the Alamo Ranch Biz Association - just to name a few.</i>
	What is the timeline for the Mission Church activities and when are services?	<i>The first formal church service is scheduled for 16 SEP 2018. Monthly services will begin 22 APR 2018 to show the community what our services offer and what is available to parishoners in terms of groups, support, activities, and fellowship.</i>

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