

Executive Summary
Campus Master Plan Committee Proposal
December 2, 2009

Introduction: This summary describes the proposal that will be presented by the LAUMC Campus Master Plan Committee (CMPC) for approval by the members of LAUMC at the All Church Charge Conference on December 13, 2009. This summary also includes information concerning the CMPC's original and amended "charter", the CMPC's work to date, and the CMPC's efforts to conduct a "reality check" with respect to its recommendations. The CMPC will present two recommendations for approval by the congregation:

Phase I Recommendation:

- Create two project centers on the campus of LAUMC to meet the current and growing workspace needs of the congregation:
 - Renovate Room 8 to create one Campus Project Center;
 - Construct an addition to the front of the Education building for a second Campus Project Center
 - Request funding for these two projects from the LAUMC Opportunity Fund

Phase II Recommendation:

- Request funding of up to \$35,000 for the LAUMC Opportunity Fund for an independent consultant to perform a feasibility study to assess the viability and potential size of a capital campaign to fund Phase II of the Master Plan. A detailed recommendation for Phase II will be presented for approval at an All Church Charge Conference no later than December 15, 2010.

History of The CMPC: Based upon the 20/20 Vision Study, a Building Committee (Campus Project Center Committee (CPCC)) was elected pursuant to 2008 United Methodist Book of Discipline para. 2543 in February 2009 to propose a solution for the church-wide need for a campus project center/workroom. The CPCC was charged with making a recommendation for the creation of a Campus Project Center (or workroom) to be presented for approval at an All Church Charge Conference on or before December 15, 2009.

In order to avoid the risk of using valuable church financial assets on a project that would only have short term viability, the CPCC quickly determined that any project center solution should be undertaken as part of an overall, long-term strategy for the facility needs of the entire LAUMC campus. As a result, the Administrative Board expanded the CPCC's charter in June 2009 to develop the Campus Project Center proposal as part of a long-term conceptual master facilities plan for the entire church campus, and the CPCC was renamed the Campus Master Plan Committee. The CMPC includes eleven church members and Senior Pastor Mark Bollwinkel.

The CMPC's Work: From its inception, the CMPC has firmly believed that ongoing feedback from the various constituencies at LAUMC, as to both the ideas and needs of those constituencies, is essential to the CMPC's work. As a result, since June 2009, in addition to its own regularly scheduled meetings as a committee, the CMPC has met with approximately 20 different church constituencies on at least one, and often several, occasions. During the course

of these meetings, CMPC members obtained detailed information concerning the work and space needs of each constituent group, and solicited feedback on the CMPC's ideas for a Campus Project Center and a long-term conceptual campus master plan. The CMPC also met with various church leadership and administrative groups (including the Board of Trustees, Administrative Board, and members of our pastoral team) to solicit their input on these subjects. Having participated in more than 75 such meetings since March 2009, the CMPC has a clear picture of the current and future facilities needs of our church. Those needs form the basis for the CMPC's current proposal and long-term thinking.

The Campus Project Center: Based upon the information it has gathered from constituents, the CMPC has concluded that there is a significant need for a Campus Project Center. It is apparent that this need is shared by a wide range of church constituents for (a) project work space, and (b) storage. It is also apparent that this need is likely to increase in future years. As a result, the CMPC recommends that the church create two Project Centers in order to respond to the growing demand for such space. The first of these Project Centers would be obtained by renovating Room 8, and the second would be created by building an approximate 1,000 square foot addition on the front of the Education building. The CMPC has carefully reviewed the proposal created in 2005-2006 to construct a 725 square foot addition to the Education building and concluded that (a) the space needs to be larger to be an effective Project Center, and (b) even in an expanded form, this space alone cannot satisfy the work/project area and storage needs of all our constituents. Both Campus Project Centers would be paid for with funds from the LAUMC Opportunity Fund, which funds are available.

The "Conceptual" Long-Term Master Facilities Plan: With respect to the preparation of a long-term master facilities plan, the CMPC has been encouraged by our Board of Trustees, our pastoral staff, and many of our church constituents to "dream big". While the CMPC's work on this aspect of its charter is still in its infancy, we are focused on preparing a long term plan for our campus that will enable LAUMC to serve its growing ministries and vibrant membership for decades to come, and to upgrade some of its oldest existing facilities (which are now more than 50 years old). At this point, an outline of a "conceptual" master plan has emerged, which could include the following phases/timing:

- Phase I (Immediate): Creation of the project centers described above.
- Phase II (3-6 years out): Creation of a new building (two stories plus basement) for Youth/Children needs and abundant storage space. The building would be located at the site of current youth room, youth office, and Rooms 9 and 11, and could potentially include some underground parking.
- Phase III (8-12 years out): Creation of a new building (two stories plus basement) where current Rooms 5-7 are located. Upon completion, we could achieve the long-term goal of moving the church administrative offices to the center of the campus (into the Education building), and the new structure would be available to house the pre-school, a new technology center, and much needed additional meeting space. This structure might also include underground parking and/or basement storage.

- Phase IV (15-20 years out): Construction of a new, or expanded and renovated, sanctuary at the site of the current sanctuary, along with underground parking and/or basement storage.

Please note that Phases II-IV are merely preliminary ideas at this point that will be further shaped and refined based on church and constituent needs and input as the CMPC continues its work; each of those phases would also be subject to approval by church members at subsequent All Church Charge Conferences.

The Regulatory “Reality Check”: In order to ensure that its proposals are viable, the CMPC has engaged in a number of efforts to assess the feasibility of these proposals, including a preliminary assessment of the various local regulations and ordinances that would apply to the proposals (including regulations pertaining to site coverage, building, permit, parking, and other requirements). The CMPC has also held preliminary meetings with the Los Altos Planning Department to discuss these issues. Based on our review to date, we have no reason to believe that the long term facilities plans described above cannot be structured in a manner that will satisfy all applicable local government regulations.

The Financial “Reality Check”: The biggest question with respect to the longer term facilities plan is whether church members will provide the significant financial support needed (through a capital giving campaign) to realize that plan. The CMPC is unable to assess this “financial viability” element without the assistance of a capital campaign feasibility study conducted by an experienced consultant who would confidentially interview a number of church members who are key leaders and donors within our congregation. Based upon those interviews, the consultant would provide the CMPC with valuable information and church member feedback concerning (a) what amount LAUMC can reasonably expect to raise in a near term capital campaign for Phase II, and (b) the plans for Phase II. Armed with that information, and assuming a capital campaign is determined to be viable, the CMPC would then present a formal Phase II proposal for approval and creation of a Phase II Building Committee pursuant to 2008 United Methodist Book of Discipline para. 2543 at an All Church Charge Conference prior to the end of 2010. Future phases of the long term plan would be subject to a similar feasibility study and all church approval.

Funding For the Financial Feasibility Study: The CMPC has interviewed four different capital campaign feasibility consultants, and based on those interviews, the CMPC believes that it can secure the necessary study for \$35,000 or less. Accordingly, the final component of the CMPC’s current proposal is approval of the expenditure of \$35,000 from the LAUMC Opportunity Fund (which funds are available) for the purpose of conducting a Phase II capital campaign feasibility study during the first quarter of 2010.