



Christ Lutheran

# Master's Plan



sfsarchitecture

driven by connections

# a NOTE from Pastor Kunze



November 2021

Dear Friends in Christ,

We became part of the Master's Plan nearly 41 years ago! Whether you are a charter member or just came on board, thank you for making Christ Lutheran a mission-strong faith community. Our mission is this: Together in Christ that others may know Christ. All our ministries: Worship, NextGen, Early Education Center, Christ Lutheran School, Outreach & Discipleship, Family Life & Care, are directed by our mission. The Master's Plan, including this Phase V facility expansion, is directed by our mission. If what we do, whether directly or indirectly, does not result in someone coming to know Christ as their Lord and Savior, it's not worth doing.

My friends, it's not only worth it, but also urgent! We are in unprecedented times because of this pandemic. It has left many homes and families in desperate need for hope. The struggle is real, but the good news is that we have real hope in Christ to offer. That's part of our mission. In fact, we have ministries in place to support, feed, teach and to help families get back on track. That's part of our mission. For those doing well, we have ministries in place to keep them on track. That too is part of our mission.

We have before us now the NEXT STEP for Christ Lutheran Church & Education Center. It is a big step! With the proposed increase in facility expansion, I am confident our ministries will increase and meet the needs before us. This is the mission and vision this congregation put into motion 41 years ago!

What is before us now, as big as it is, is nothing for God to accomplish. His economy is limitless. We can rejoice in that and even hope for some miraculous gift that will help us reach our goal for this project. But that misses the point. That misses what God intends for His Church in times like this. He desires that we come together, that we unite under the mission to share the Gospel, the hope, the faithfulness of our God, to the people around us and to the world. All families connected to Christ Lutheran Church & Education Center are called to do this!

My friends, I can't say it any other way: THIS NEXT EXPANSION WILL GROW GOD'S KINGDOM!

As we near the kickoff for this campaign the weekend of November 14, 2021, this is what I am humbly asking of you: first, go to God in prayer, reflecting on what He has called the Church to do for the world we live in. Next, pray for His guidance for how you can support this important campaign, whether in prayer, financially or both! Finally, pray for the Church to be the beacon of hope, truth, and life for the lost, the least and lonely of this world.

If you would like me or someone from the Management Team to contact you to talk more about our mission and what is before us, we are more than happy to do it. In the meantime, remember this, the Master's Plan and this next facility expansion is about coming together in Christ that others may know Christ.

Thank you for the honor to serve you as your senior pastor,

A handwritten signature in dark ink, appearing to read "Pastor Jeff Kunze".

Pastor Jeff Kunze

P.S. Please prayerfully fill out the pledge card enclosed in this booklet and bring it with you to worship on November 13 or 14. If you are unable to attend church that weekend, you can mail (or scan and email) your pledge card, bring it to worship later, or drop it off at the office during business hours. We don't want to make this complicated. Just call the church office or email me for guidance: [jeffrey.kunze@clcop.org](mailto:jeffrey.kunze@clcop.org).



our  
**GOALS**

## Mission & Ministry GOALS for FY2022

- Presented in May 2021
- Along with the CLT and the Master's Plan Management Team, lead the congregation forward in expanding our physical facilities to grow ministry, the Gospel flourishes, and the Kingdom of God expands in our community and throughout the world.
- Provide administrative guidance and support for The Master's Plan Management Team.

## Spiritual Foundation for the Master's Plan

- “Together in Christ, That Others May Know Christ.”
- “Together in Christ, Preparing the Next Generation of Christian Leaders.”
- Proverbs 22:6 “Train up a child in the way he should go; even when he is old he will not depart from it.”
- Proverbs 9:9 “Give instruction to a wise man, and he will be still wiser; teach a righteous man, and he will increase in learning.”

# where we've **BEEN**

## Phase I

- Worship Area
- Nursery
- Main Office Area
- Room 103
- Christ Lutheran Early Education Center Classrooms
- Bathrooms



## Phase II

- Elementary School Classrooms
- Auditorium
- School/NextGen Office
- Bathrooms



## Phase III

- Middle School Classrooms
- Library
- Youth Room



## Phase IV

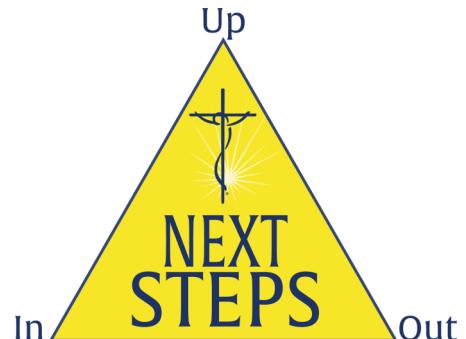
- Commons
- School Office
- Middle School Classrooms
- Courtyard



# our NEXT STEPS



- Pray
- Take action—pledge card enclosed
- Ultimate goal is \$8.2 million in donations & pledges
- As set forth by the Congregational Leadership Team, we can move forward with 60% of \$8.2 donated and pledged by February 22, 2022, which is \$4.92 million.
- The amount needed to move forward is \$1.75 million (\$4.92 million minus \$3.17 million in the bank).
- The congregation approves any additional borrowing.

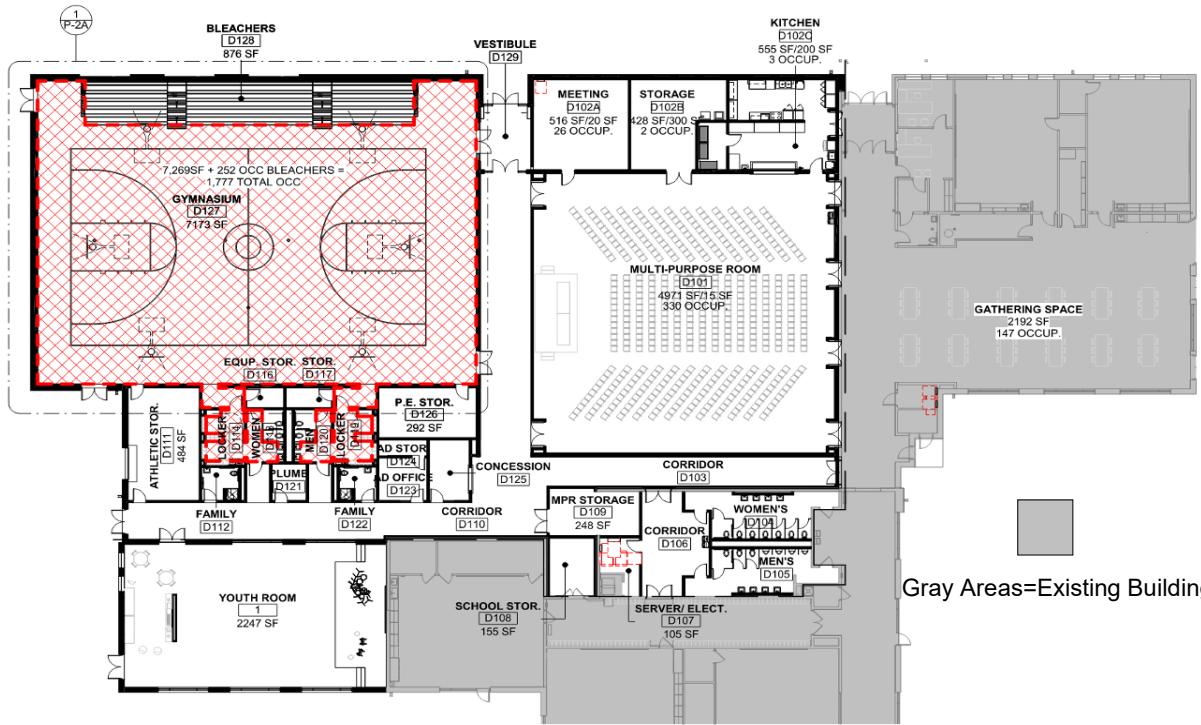




join us in  
**PRAYER**

## Prayers to pray right now:

- For lives that will be changed by the Gospel through these facilities.
- For the Holy Spirit to move in hearts and allow sacrificial giving to happen, over and above our regular tithes, offerings and gifts.
- For the Management Team as they continue to lead the Master's Plan Phase V Campaign.
- Pray for the architects and construction company as they continue their work of planning.
- Pray for the permitting process and bidding process.



### Gymnasium, Locker Rooms, Additional Bathrooms

- FEMA storm shelter per Overland Park building code.
- Equipped to serve as emergency shelter.

### Multi Ministry Room, Kitchen, Storage

- Designed to host assemblies and large events.

### Permanent Youth Room

- Current space will be remodeled into required bathrooms.

### Parking Lot Resurfacing & Painting

### Additional Considerations

- Impact study on current debt load and operating costs completed.
- 10 year revenue projections completed for giving, CLEEC & CLS tuition.
- Development plans have been approved by the City of Overland Park.



## GYMNASIUM



# YOUTH room & MULTI ministry room





## frequently ASKED questions

### What and Why

#### ***Q: What is the Master's Plan? What were the other four phases?***

A: The Master's Plan is the long-term vision for the development of ministry facilities at the 11720 Nieman Road Campus of Christ Lutheran Church and Education Center. The previous four phases of the facility develop sequentially added the Church Worship Area, Church and School Offices, as well as the existing school and preschool classrooms. The fourth phase was completed in December 2016. Phases II, III, IV have been paid for in full. The only debt we have is the mortgage on the property from the original purchase.

#### ***Q: Besides the gym, what other facilities are included?***

A: The 5<sup>th</sup> phase of The Master's Plan includes several critically important facilities necessary for enhancing the impact of the ministries at Christ Lutheran Church and Education Center. Beyond the gymnasium, the facility additions include a multi-ministry room, a permanent youth room, conversion of the current youth room into restrooms to support gymnasium crowds, a kitchen, and additional locker room facilities designed to accommodate gymnasium use. Finally, additional storage space for church and school ministries have been included in the plans for Phase V.

#### ***Q: Why not just build the gym only? How will the other spaces be utilized by CLS and CLC?***

A: Building the gymnasium with the other facilities is the most cost and resource efficient way to achieve our long-term ministry vision. The gymnasium included in Phase V is currently being designed as a wind/storm shelter capable of handling the occupancy standards for all future expansions in the Master's Plan. Christ Lutheran School will primarily use the facility daily to enhance our Physical Education and Athletics program. It will also allow for a play space for recesses on days with poor weather. A whole variety of conference style ministry events can be hosted in the multi-ministry space and gymnasium. Applications for children's and youth include lock-in style events and enhancements to the Vacation Bible School experience as well.

#### ***Q: How can these new facilities serve the community around us?***

A: The surrounding community can be greatly benefited by the construction of new facilities. The community and 3<sup>rd</sup> party groups will have an opportunity to reserve and use the facilities after construction is complete within the parameters set by the CLT. This will provide a similar benefit to the community as other local churches offer. By expanding out physical infrastructure, we will have greater flexibility to grow our mission and ministry programs for all ages to expand our mission.

### Project Costs and Timelines

#### ***Q: The project has paused before, what could pause it again?***

A: The project has been paused before due to budget shortfalls in general giving in the spring of 2019. Individuals pledging their support for the Master's Plan are asked to do so only if they can continue their support of the general offering to sustain the active ministry budget.

# frequently **ASKED** questions



## Project Costs and Timelines (continued)

**Q: I heard that the total project cost was going to be ~\$7M, how did it go up by an additional \$1.2M? What confidence do you have that the cost will not go up higher?**

A: Costs associated with the project are fluid given industry wide fluctuations in material costs and availability but reflect the latest changes in building code expectations plus the addition of a 2% contingency to account for unforeseen cost increases. The Management Team is working with the architects and builder to continue to monitor and refine costs. The sooner we can finalize a contract with our builder, the sooner we will be able to lock in pricing for materials and labor, both of which have increased in recent years. For example, construction and material costs increased 18% from 2018 to 2021.

**Q: Do we need to re-pave the parking lot?**

A: Parking lot repairs are included in Phase V for Christ Lutheran. The parking lot repairs include repainting crosswalks, parking lines, and the asphalt surface. This repair is occurring within the expected timeframe of general use for regular use parking surfaces.

**Q: If the project starts in March 2022, when do we expect it to be complete?**

A: Summer of 2023

## Giving and Participation

**Q: Who is being asked to participate?**

A: The Congregation Leadership Team, Executive Ministry Team, and Master's Plan Management Team are inviting all supporters of Christ Lutheran Church and Education Center to consider participating in this capital campaign. Existing support includes individuals from the church and school ministries, including many who do not attend Christ Lutheran Church, but share a passion for Christian education and the overall ministry of Christ Lutheran.

**Q: What is the date by which we need pledges to support the 60% raised requirement so we can have a project start in March 2022?**

A: We want to have gifts and pledges accounted for by February 22, 2022, so the city of Overland Park can issue building permits and the construction contract can be signed.

**Q: How do I make a contribution over and above my regular tithes and offerings?**

A: Check, credit card, stock, donor-advised fund, or IRA are the currently accepted contribution vehicles. TBD on crypto-currency.



## frequently ASKED questions

### Giving and Participation (continued)

***Q: Is my gift tax deductible?***

A: Yes, any financial contribution paid to the Master's Plan campaign is fully tax deductible.

***Q: Can I do a contribution match?***

A: Yes! Please contact Brent Howard for more information on interest or development of a matching contribution. ([Brent.Howard@clcop.org](mailto:Brent.Howard@clcop.org)).

***Q: Could I set up automatic or recurring payments against my pledge?***

A: Yes, recurring payments can be setup using the CLC app or by through [www.clcop.org](http://www.clcop.org). Please contact Brent Howard if you have any questions.

***Q: When does my pledge need to fulfilled?***

A: By November 2024.

***Q: What are the suggested giving levels and number of giving units at each level to achieve the goal?***

A: A pledge of \$7,000 spread across 250 giving units would yield \$1.75M to begin physical construction of Phase V and satisfy raised pre-build commitment goals. Donors are asked to prayerfully consider a pledge to the Master's Plan that suits their budget range, keeping in mind that gifts may be accepted after the pre-build target date of February 2022, until the conclusion of the capital campaign in November 2024 to achieve the estimated \$8.2 million needed to complete Phase V.

***Q: What if I would like to sponsor a specific portion of the project, like one basketball goal, or the kitchen, or the AV system. Do you have a list of the costs for items like that?***

A: The cost of specific portions of the project are available upon request.

***Q: Are there opportunities to have my name and giving associated with the project?***

A: No. Giving at CLC has always been anonymous.

***Q: Are there other ways I can help with the campaign?***

A: There are many ways to help with the next phase of the Master's Plan at Christ Lutheran. Your prayerful support of the campaign is greatly appreciated by all members and families of Christ Lutheran. Sharing the important message of the mission of the Master's Plan at Christ Lutheran with your friends and family is very much appreciated. Christ Lutheran desires to connect with friends and families of all who support Christ Centered ministries that assist in accomplishing the mission of Christ: "Together in Christ, that others may know Christ."

- Use the enclosed pledge card to indicate how God is moving you and your family to participate in the Master's Plan and bring it with you to worship on November 13/14 or send to the church office.
- Gifts to the Master's Plan may be given in cash or check as you enter/exit worship.
- Gifts via credit card or ACH can be given at [www.clcop.org/give](http://www.clcop.org/give).
- Appreciated stock may be donated directly to Christ Lutheran Church. Please contact Brent Howard for more information:  
[brent.howard@clcop.org](mailto:brent.howard@clcop.org) or (913) 754-5808.
- Required minimum distributions may be paid directly to Christ Lutheran Church at the address below.
- Grants from donor advised funds and family foundations may be paid directly to Christ Lutheran Church at the address below.
- Other assets may be donated and/or transferred to Christ Lutheran Church. Please contact Brent Howard for more information:  
[brent.howard@clcop.org](mailto:brent.howard@clcop.org) or (913) 754-5808.



**GIVING**  
estimator

**Giving Estimator: Funds Needed to Achieve 100% Raised Over 3-year Building Fund Period**

<b>Gift Amounts</b>	<b># Needed</b>
\$1,750,000	1
\$625,000	1
\$500,000	2
\$300,000	2
\$200,000	3
\$100,000	4
\$50,000	5
\$40,000	5
\$20,000	5
\$10,000	10
\$5,000	20
\$2,500	40

**Giving Estimator: Funds Needed to Achieve 60% Raised by February 2022**

<b>Gift Amounts</b>	<b># Needed</b>
\$437,500	1
\$210,000	1
\$175,000	2
\$105,000	2
\$70,000	3
\$35,000	4
\$17,500	4
\$15,000	4
\$7,000	5
\$5,000	10
\$2,500	20

\*Totals for each table add up to over 100%. This is intentional and allows for increases in construction costs and additional contingency funds.

