



Manitowoc Lutheran High School  
Federation Meeting  
February 8th, 2025

#### Campaign / Master Site Plan Committee (MSPC) Report

The Steering Committee will be meeting within the next few weeks. That will most likely be our last meeting. We are getting closer to being able to close the project out. Kevin will be presenting the latest project financial report. It is not the final financial report since there are still a few things pending. There are a couple of punch list items that still need to be addressed. Communication from Catalyst and the subs responsible for addressing the punch list items has been very slow. My experience has been that a reasonable response to punch list items, especially items that are considered minor, is typically very slow. I think in some cases, contractors are hoping the project owner will just give up. I don't believe that will happen on our case. When we have completely closed out the project, I will send out a final camping / building update. Thank you for your patience.

The MSPC met for the first time on January 15<sup>th</sup>. We did well as far as attendance is concerned. We have 12 members on our committee. We had 10 members attend in person and one virtually. Our next meeting is scheduled for February 26<sup>th</sup>.

As you can see, there is a lot we can talk about. As a committee we will need to focus on needs vs. wants; immediate needs vs. future wants. As we discussed the different bullet points listed on the initial meeting document, and with some important input from Dave and Pastor, my impression is that the immediate needs are:

- Relocation of our offices (New construction, providing more office space than we have now).
- Classroom space: Dave mentioned that if we call for an additional teacher (Remember enrollment has, and appears it will continue to increase), we will not have a place to put that teacher. If we relocate the offices, the current office space could be converted to classrooms. Would that be enough additional classroom space to accommodate our increasing enrollment?
- The fitness center: The fitness center was part of our phase I project but was removed to keep the project cost at a number we felt the Federation could tolerate. My own observation: Is the fitness center, in the minds of some, slipping from being a need to a want?

- One item I did not have on the list, and it needs to be part of the discussion, can we get the kitchen moved up to the first floor? Our hot lunch people are doing a great job, but a first-floor kitchen certainly would make their job much easier.
- This I sense may be moving from a want to a need: A garage for our transportation vans.

One of the challenges of developing a master site plan is, as you consider immediate needs, you must look at the big picture. You don't want to build something now that ends up being an obstacle to something you want to do ten years from now. We must do our best to develop a plan that as we add future phases to our overall building plan, everything "fits." Traffic flow within the building, parking, building security, athletic fields-all these things need to be considered.

And then there is the mobile home park: Do we have a legitimate chance of acquiring that property? Do we develop two plans, one with and one without the mobile home park? Can we address immediate needs without considering the mobile home park? I think we can.

I am very pleased with the blend of our committee. We have good representation of administration, faculty and support staff. We have at-large members who love MLHS and have a desire to see our ministry grow and be a part of developing a plan that will accommodate our growth. I look forward to some lively and interesting discussions.

As we move forward, we pray that our gracious Lord will grant us wisdom. We do not know what is going to happen tomorrow much less ten years from now. But we must try, and by the grace of God we will do our best. We pray for harmony within our group. We accomplish more if we work together in Christian love and unity.

Thank you for your service to your Lord.

In Christ,

Jerry Haupt  
MLHS Master Site Plan Committee