

St. John Lutheran Church

Boerne, Texas



Phase 1 New Recreation Center view from James Street.

Master Plan Report 2019



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FOREWORD



HEIMSATH ARCHITECTS

From Pastor Waters

For the first 70 years of its existence, Boerne had no Lutheran church. Boerne had been founded by the *Freidenker*, the “Free Thinkers,” many of whom saw little need for organized religion and looked on established churches with distrust. The Lutherans in and around Boerne were served by pastors who came riding out of San Antonio on horseback. Finally, on October 27, 1929, a group of Lutherans gathered in Gilliat Hall on Main Street (now Pixie’s) and chartered St. John Lutheran Church. Two days later the stock market crashed. But these were German Lutherans, nothing if not stubborn, and neither Black Tuesday nor seven decades of waiting would stop them.

Within three years, they built the Historic Chapel, a place of their own for worship. Four years later, they built the Shepherd House, a home for their pastor. Both those buildings are testaments to their faith and icons of our identity as St. John Lutheran Church. But they’re old now, and they both need major work. Our Facilities Master Plan preserves the hard work of those who have gone before us, sacrificed so much, and waited so long to worship the Lord in Boerne. Our Plan builds on what they have done and preserves it for the future.

Our Plan also takes into account that times have changed. Since 2001, our congregation has worshipped in the Sanctuary and gathered in the Family Life Center on the other side of Turner Street. An Education Wing was added in 2014. Our Vision for the future sees “the whole church meeting in the same building on the same block, following a plan to optimize and improve our facilities.” **The updated Facilities Master Plan will preserve the heritage from our past while building for our future.** The Plan envisions dedicated space for children and youth so that our facilities will be attractive to the many families moving into Boerne. The Plan unplugs the bottlenecks we experience on Sunday mornings—especially with the Family Life Center, separating the recreation and fellowship activities into different spaces. In short, the Plan helps us “optimize and improve the facilities” we’ve been given.

For the first 70 years, there was no Lutheran church in Boerne. Ninety years ago, a small group of dedicated Lutherans changed that. Now is our time. Let’s do what we can to ensure that there will be a thriving Lutheran church in Boerne for generations to come.

Pastor Eric Waters



HEIMSATH ARCHITECTS

Vision for St. John Lutheran Church

This vision was developed by the congregation of St. John Lutheran Church in conjunction with their work in developing the Master Plan. It is provided here for reference.

In 5 years, by May 31st, 2023 (the end of the 2022/2023 church year)

Sunday Morning

St. John Lutheran Church has **doubled in size**. 800 people every week look forward to attending our multi-generational worship services. The services of Word and Sacrament are guided by the four *solas* of the Reformation, holding on to what is essential in our Lutheran tradition while reaching out to what connects with people in 2023. The whole church meets in the same building on the same block, following a plan to optimize and improve our facilities. The Family Life Center is used for ministry every Sunday. St. John Lutheran Church is full, still growing, and planning to keep growing in the Hill Country.

Ministries

St. John Lutheran Church is **changing lives** by: reaching out to the young families who are moving into the Boerne ISD; assimilating them into our multi-generational church family; connecting parents with “church grandparents” for support, community and guidance; teaching their children what we believe, why we believe it, and how to live it in their daily lives; putting members on a pathway which equips them to grow as disciples and make disciples in their family; and serving Jesus through the ministries at St. John, through local ministry partners, and through international mission partners and mission trips.

Impact

St. John Lutheran Church has become a **model** of a healthy and disciple-making church. Church governance is nimble and agile so that decisions are made efficiently and effectively. Pastors are equipping the laity to be servant-leaders of the church’s ministries. St. John Lutheran Church is mentoring other churches in the Hill Country to make disciples in their own congregations. St. John Lutheran church is an annual training ground for NALC pastors and a frequent host for NALC & LCMC church leadership teams.

April 25, 2018



HEIMSATH ARCHITECTS

EXECUTIVE SUMMARY



HEIMSATH ARCHITECTS

EXECUTIVE SUMMARY



The covered entrance.



The education building addition completed in 2008.

In 2018, St. John Lutheran Church began to explore ways to update its facilities to continue to serve their vibrant and expanding ministry. Over the years, the congregation has been very forward thinking in acquiring additional property when available and through the sequence of completed building programs the church has been able to respond to increasing needs for more and varied spaces. Once again, the church finds itself in a situation where ministry and congregation growth require an update to the campus master plan to serve the congregation's and community's needs for the future.

Having worked with the congregation for two decades, Heimsath Architects was commissioned for a second time to update their original Master Plan. The architects began a process spanning several months of gathering information, evaluating needs and options, and obtaining congregation and ministry input. The architects reviewed previous planning and ministry documents, growth trends for St. John Lutheran Church, city zoning codes and neighborhood issues. They conducted a Congregation Forum, an open congregation meeting, so congregation members could evaluate the existing facilities and explore possibilities. The Forum was followed by a full-day Design Retreat Workshop (DRW), where church leaders and architects brainstormed a range of building and site configurations. By the end of the Workshop, the group determined their preferred solution and identified the key issues:

1. The Family Life Center (FLC) has performed well but is now too small and needs to be expanded.
2. An expansion and redesign is needed to accommodate a bigger support space (kitchen, storage and restrooms) for the FLC.
3. Recreation and fellowship activities should be separated and a new building dedicated primarily to recreation should be introduced.
4. Youth education should be consolidated to a single building that is designed to both be a part of the overall campus and give the youth a dynamic area focused on their needs with the ability to be used separately from the rest of the campus.
5. Shepherd House and the Historic Chapel will get revamped to be more useful to the congregation. Historic Preservation will begin on the Chapel.
5. Older, inefficient, costly-to-maintain and non-historic structures should be removed

which allows the west side of the campus to be better used for new landscaping and parking needs.

5. The ultimate objective of this master plan focuses on moving all the major activities to the east side of Turner Street and to ease the transition between these buildings.

Heimsath Architects developed the conceptual solutions from the Forum and DRW into an overall campus plan indicating the scope and appearance of the proposed expansion. Additional meetings with congregation members helped to refine the plan and determine the final Master Plan and the potential phasing plan.

The total program is proposed to be built in three phases. When all phases are completed, the improvements will consist of a new education building (youth center), a recreation center (gym), an expanded fellowship hall, new kitchen and utility/support spaces, improvements to Shepherd House and the Historic Chapel, and new parking and landscaping. The Master Plan calls for construction of approximately 17,000 square feet of new additions or buildings and approximately 10,000 square feet of renovations.

What follows in this report is a summary of the Master Planning process, including notes from the Community Forum and Design Retreat Workshop. The recommended Master Plan program is described by function, including a square footage analysis that compares the size of existing spaces to what is planned and the phases in which it will be constructed. The final Master Plan documents, in plan and 3-D perspective, represent the overall direction of the new facilities and strategic renovations that will add to or replace some of the existing buildings. The Master Plan offers a practical outline for expanding and improving the entire property and facilities over time.

Phase One will address immediate priorities. This phase will include the construction of the new recreation center to the south of the existing fellowship hall. The connection between this new building and the existing fellowship hall will provide space for a new and bigger support space including a commercial kitchen, storage area, pantry, serving corridor and restrooms. The recreation center will be accessed from the parking lot through a newly created plaza as well as from the main circulation spine. This circulation spine made up of the Narthex and Foyer has become more congested as the congregation has grown. To ease this, the glass wall between the Narthex and Foyer will be removed and the patios to the south (between the FLC and classroom wing) will be enclosed to provide a sitting area and coffee bar.

On the west (left) side of Turner Street, a restoration program will be carried out for the existing Shepherd House and Historic Chapel. The addition at the back of the Shepherd House will be demolished. Shepherd House will be renovated to function better for meetings and other small gatherings. It will be connected to the Chapel by a covered accessible walkway. A front and rear porch will be introduced to the Historic Chapel. The existing restroom in the Chapel will be expanded and a new support space will be formed redesigning the existing sacristy area. This will help achieve a symmetrical platform making both the transepts equal in length.

EXISTING CONDITIONS



EXISTING CONDITIONS

Since its start in 1929, the congregation of St. John Lutheran Church has grown as the city of Boerne has grown. Through various building and purchasing activities over its history, the congregation has come together to create or acquire new spaces as ministry needs developed. In 1996, Pastor Schulte led the effort to master plan the church properties which led to the development of the east side of Turner Street. The Master plan was re-evaluated in 2009 after the congregation purchased the remaining lots of the block on the east side of Turner. This planning led to the construction of the 2-story education building. Now in 2019, the congregation is again re-evaluating the Master plan to understand how the campus can best be developed for the current and future needs of the congregation and its ministries. The church has established a vision of coalescing its major functions on the east side of Turner so that, "The whole church meets in the same building on the same block."

Historic St. John Church: The original small rock church was built in 1932 and was dedicated on April 3, 1932, costing \$3,194.00. It was then added to in 1949 and the addition was dedicated on December 1, 1950. The \$27,000.00 addition provided for the needs of the growing church of the time. Since the construction of the new sanctuary in 1999, the historic church does not have regular services but has become an important location for religious education, quiet individual prayer and occasional special worship services including weddings. Over time many of the functions that used the spaces in the support areas have moved to newer spaces. The building is in need of restoration and needs to be brought up to accessibility standards, but it is a historic part of the congregation and can be updated to continue as a useful and cherished part of the campus.

Shepherd House: The Shepherd House was built in 1936 and dedicated on April 19, 1936, costing \$3,000.00. The Shepherd house originally served as the parsonage of the church. The building has been used for many functions over the years. In 1980, the congregation voted to expand the building. However, the two foundation systems do not appear to be



Interior of the Historic Chapel.



Shepherd House and Historic Chapel Exterior.



*Interior of Luther Hall.**Interior of existing Fellowship Hall.*

moving with each other. The older portion of the building could be renovated since the old front elevation of the building is quite attractive and is part of the historic fabric. Given the vision to coalesce on the east side, we feel it would be best to remove the 80s addition rather than spending money to fix spaces in the wrong location.

Luther Hall: Built as the original gathering space for church fellowship and education functions, Luther Hall was dedicated on May 10, 1963, costing \$27,498.00. Over time, the utility of Luther Hall has been reduced by the subsequent construction episode since its dedication. As the Family Life Hall has become the prime location for fellowship and large educational meetings, Luther Hall has become more frequently used for small group events and overflow space for religious education. It is a solid building, though the kitchen, restrooms, and support spaces need updating and accessibility changes. It has a large gathering space though the ceiling is a bit low for the size of the space by today's standards. The larger question about Luther Hall is what is its program as the campus moves eastward.

Faith Hall: The first floor of Faith Hall was dedicated on September 7, 1975, with the second floor being added upon a congregational vote in June 1980. Faith Hall has been a very useful building over the years, including being the home for both the Geneva School and Ambleside. However, the wood framed 2-story building is nearing the end of its life-cycle. The corridors and stairs are narrow, there is not an elevator, and the building is not fire sprinkled, so bringing this building up to current standards would be very costly and require major changes to the structure and systems. It can still be used while it is functioning, but we do not recommend spending additional money to prolong its life.

Grace Place, Saxon House, and the storage buildings: Over the years the church has purchased several residences and re-purposed them for church use or sold and relocated the structures. The houses that remain on church property have been used for education and small group meetings. The garages have been used for storage. These spaces are inefficient,

run down and costly to maintain. Given the vision of the east side, we feel that the space these structures occupy on the site may be better used for parking or other support uses, while the current uses can be moved to new spaces.

Church, Family Life Hall, Administration (1999 Construction): St. John Lutheran Church, the Family Life Hall and the administration wing form a building complex which was built in response to the original Master Plan process. These areas still function well in their prescribed roles but some changes are necessary. The administration has slowly grown, so we recommend continuing to convert the classroom spaces into offices to keep the offices together. The Congregation has outgrown both the Family Life Hall and the kitchen. The nursery, while well placed, could also be reconfigured and updated. Finally, the narthex has become more frequently used and the glass wall between the narthex and foyer has become a bit of a bottle neck, especially in the seating areas. The glass wall, originally placed to control sound, may not be needed.

Education wing (2013 Addition): This is the newest of the additions and includes two large classrooms and the parlor. The large classrooms are useful to have and the church is filling in the other classrooms. This building has an elevator, so it would make sense that any additional 2-story space be added to this building so a second elevator is not required.



Faith Hall.



Worship Space.



Narthex/Foyer.



Grace Place.



CONGREGATION FORUM



HEIMSATH ARCHITECTS

CONGREGATION FORUM

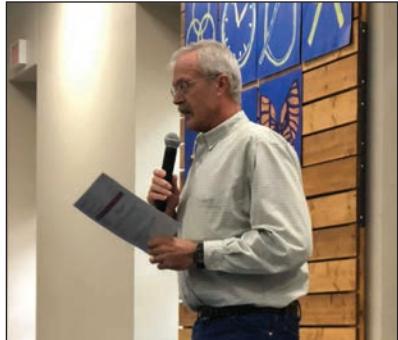
On October 21st 2018, an open meeting was held for congregation members to learn more about the master-plan and the opportunities for a church building program. The session was facilitated by Ben Heimsath, Eric MacLnerney, Jon Neal and Pallavi Bakre of Heimsath Architects. Pastor Eric Waters and Scott Kramer introduced the forum and schedule of the day to the attendees.

Ben Heimsath presented images of select examples and projects completed by Heimsath Architects and explained the key points considered in the designing of a spiritual space. He also gave an overview of key issues in the design of fellowship, educational and circulation spaces.

Attendees were then divided into groups. All the groups were given an area of ministry to discuss as they toured spaces used by that ministry. As the group evaluated the spaces they discussed the pros and cons of each space. Ultimately, the group leader presented a summary of these discussions.



Ben Heimsath facilitating information exchange at the Congregation Forum.



Group 1: Worship
Presenter: Scott Rutherford



Group 2: Fellowship
Presenter: Vernel Johnson



Group 3: Admin/ Support
Presenter: Shaun Danney

The space evaluation for all the seven groups is as follows:

Group 1: Worship - Scott Rutherford

- Services work well in sanctuary.
- Historic chapel should be preserved. It is presently used either for weddings or for other events by the people who are not members of the church.
- It has a handicap accessibility problem. The restrooms are nonfunctional and additional lighting is needed. The division on left can be removed. Stained glass needs preservation and the kitchen needs an update.
- Prominent cross above the altar will be good for both the sanctuaries.
- Space for praise service is needed.
- Historic chapel may have a memorial garden and an outdoor water-fountain, prayer garden and other spaces, which could be used during weddings.
- Praise service space can also be incorporated within the choir area. Issues of safety for older members in the choir should be considered.

Group 2: Fellowship - Vernel Johnson

- Fellowship hall is smaller than needed.
- Outdoor sitting space by the narthex is unused. Measures for weatherproofing should be undertaken.
- Bigger doors for fellowship hall will serve better.
- Biggest problem in outdoor space is the noise from the air-conditioners outside.
- Dining room is dark and not used to its optimum potential. It could be opened up and included in the fellowship hall. Air conditioning also is in a bad shape.
- Kitchen is small. Refrigerator and other appliances should be changed. First class commercial kitchen is suggested by a few people.
- Playground could be closer to children's ministry.
- Luther Hall- Has a low and leaking ceiling and the space is dark. The kitchen is adequate. Storage rooms should be cleared. The hall should only be used for kids.

- Saxon House can be moved since it sits on piers and beams. It is a well-constructed house and can be used as a guesthouse or youth livable area.
- The acoustics of fellowship hall do not enable hearing for the older people when some meetings are held in the hall.
- Shepherd House:
 1. Remodel the kitchen and bring the bathrooms into handicap compliance.
 2. Open main living room area to hold more people.
 3. Set-up wifi and media equipment.
 4. Landscape the area between Historic chapel and Shepherd House to be utilized for weddings and gatherings.
 5. Do not demolish Shepherd House, instead refurbish and preserve it.

Group 3: Admin-Support - Shaun Danney

- All the offices are adequately sized except the secretary's office.
- Offices could be made more easily visible for visitors.
- Toilets are too low. This is a huge problem since aging population is the major user group.
- Handicap accessibility to be worked on in restrooms.
- Church records storeroom is too small. Also, if it had a firewall that would be helpful.
- Restroom in Faith Hall is small. Lighting needs to be improved too and extra stalls should be added.
- Restrooms in Luther Hall need to be remodeled.
- Electrical layouts in old garages and storage areas should be reworked.
- More place for volunteers to work is needed.

Group 4: Faith Formation – Kids & Youth - Sharon Pace

- Nursery- It is used adequately.
- Shepherd House- Needs a total update, could be expensive. Maybe removed since it is not necessarily a historic structure.
- Luther Hall- Large enough for small gathering. Could be refurbished. Summer classes for kids and dance classes use this space.
- Historic Chapel- It is not used for youth anymore.
- Faith Hall- It is the most used space and is the best among all the spaces. It could be refurbished. Stairway from first to second floor is very steep.
- Need some bigger areas, preferably outdoor, for kids education and recreation.
- Saxon House works well. Bathrooms should be updated.
- Nursery building feels crowded.
- New education wing is great.

Group 5: Faith Formation – Adults - Kathy Nobles

- Demolish Grace Place
- Saxon House- Better than Shepherd House. Has some good meeting spaces.
- Luther Hall- not appropriate for adults use.
- Try to establish big continuous spaces. Presently the spaces seem disconnected.



*Group 4: Faith Formation
(Children & Youth)
Presenter: Sharon Pace*



*Group 5: Faith Formation
(Adults)
Presenter: Kathy Nobles*



*Group 6: Orientation &
Circulation
Presenter: Melva Williamson*



*Group 7: Outreach & Arrival
Presenter: Roger Hemminghaus*

- Shepherd House could be used for adults.
- Family Life Center (Fellowship Hall) is good, but not big enough.
- Consider converting Shepherd House into an admin building.
- When is kids' education moving out of Faith Hall?

Group 6: Orientation and Circulation - Melva Williamson

- Some entry element is needed to demarcate the narthex visually.
- Outdoor space through narthex- It could be covered and converted to a coffee area. The suggestions that were discussed included removing the glass walls and having sliding doors to accommodate the outside into inside spaces.
- Handicap accessibility is needed for the back entrance.
- The provision of electric carts for handicap accessibility should be considered.
- Historic Chapel- signage is needed. Better lighting between sacristy and chapel is recommended. Handicap accessible parking spaces and handrails should be added.

Group 7: Outreach/ Arrival - Roger Hemminghaus

- Memorial Garden- could be a place to sit and pray. That would increase its usability. It could also be a play area for kids.



Attendees discussing comments at Congregation Forum.

- Constructing an elevated walkway or a sky bridge for Turner St. or closing the street off completely should be considered.
- High maintenance buildings should be removed and playgrounds/ parking should be created instead.
- Security is an issue.
- More curbs and more accessible routes throughout the site could improve handicap accessibility.
- Outdoor signage is needed to locate the buildings, especially from the site entry and parking spaces. Also locating the church is sometimes a problem despite the online navigation.
- Grace Place is not in a good shape.
- If garages are torn down, what provision could be made in the new buildings for storage?
- St. John is expecting 800 worshippers in attendance in near future, thus enough parking spots are expected including disabled parking spots.

The responses from each group were recorded by the Heimsath Architects team. Comments sheets were available to church members in the following week to provide any additional comments.

The session ended with a prayer led by Pastor Eric Waters and a note of thanks by Scott Kramer.

DESIGN RETREAT WORKSHOP



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DESIGN RETREAT WORKSHOP

INTRODUCTION:

On 17th November 2018, Heimsath Architects facilitated a day-long Design Retreat Workshop with representatives and leaders of the Church and ministries. The architectural team including Ben Heimsath, Eric MacLnerney, Jon Neal and Pallavi Bakre spent a day with church members to facilitate design of the new master plan. The session started with a prayer led by Pastor Eric Waters followed by an introduction of the goals of the meeting by Scott Kramer. Ben Heimsath requested that everyone introduce themselves and list their responsibilities as a part of the church.

The attendees for the design retreat workshop were as follows:

- Chris: Chair of family ministry.
- George: Youth and Children.
- Brad: Vice- President of the Council.
- Kyle: Children's ministry.
- Jake: Jr. at High school.
- Scott: President of the Council.
- Eric Waters: Pastor.
- Matthew: Kids and Youth.
- Lanne: Everything technology (tech. support).
- Roger: Council.
- Sara: Chair of the council.
- Sharon: Secretary of the council.
- Lovs: Incoming Secretary.
- Shay: Worship Committee.
- Bob: Outreach committee.
- Shaun: Incoming chair.
- Vi: Outgoing chair.



Participating in the morning session at the Design Retreat Workshop.



After the introductions, notes from the Congregation Forum were reviewed. Ben reminded the group that the Design Retreat Workshop was about discussion and visioning. This was a chance for each individual to share their ideas while taking time to hear from others. The first exercise was designed to get the discussion going. Attendees were asked to move closer or farther from the center of the circle to indicate how much they agreed or disagreed with the question.

CIRCLE RESPONSE QUESTIONS:

1. Should SJB create a new space for praise and worship?

-YES: 0 MAYBE: 12 NO: 5

2. Should SJB expand the existing Worship Space?

-YES: 0 MAYBE: 2 NO: 15

3. Should SJB add more classrooms?

-YES: 2 MAYBE: 8 NO: 7

4. Should SJB restore/ renovate historic chapel?

-YES: 17 MAYBE: 0 NO: 0

5. Should SJB restore/ renovate Shepherd's House?

-YES: 5 MAYBE: 9 NO: 3

6. Should SJB expand fellowship hall or build a bigger one?

-YES: 17 MAYBE: 0 NO: 0

7. Should SJB build a new school campus on the west side of Turner St.?

-YES: 5 MAYBE: 6 NO: 6

8. Should SJB move facilities all to one side or the other of Turner St.?

-YES: 6 MAYBE: 2 NO: 9

9. Should SJB expand parking?

-YES: 6 MAYBE: 9 NO: 2

10. Should SJB do any major renovation work?

-YES: 0 MAYBE: 10 NO: 6

11. More child/Youth facilities?

-YES: 17 MAYBE: 0 NO: 0

12. Pre-school or Pre-K program?

-YES: 9 MAYBE: 8 NO: 0

13. Elementary grade?

-YES: 1 MAYBE: 9 NO: 7

14. Recreation facility?

-YES: 1 MAYBE: 16 NO: 0

15. Outdoor Gathering Spaces?

-YES: 7 MAYBE: 9 NO: 1

16. Restoring historic chapel for weddings?

-YES: 6 MAYBE: 9 NO: 2

17. BBQ Pit?

-YES: 9 MAYBE: 8 NO: 0



Members discussing master plan options.

Retreatants were asked to give one-word answers to the following questions.

WHAT IS THE BEST THING ABOUT ST. JOHN?

- Friendship (1 person)
- Family (3 people)
- Fellowship (8 people)
- Aesthetic (1 person)
- People (3 people)

WHAT IS THE WORST THING ABOUT ST. JOHN?

- Politics (2 people)
- Tradition (2 people)
- Volunteers (3 people)
- Multiple Demands (1 person)
- Fragmented (1 person)
- Progressivism (1 person)
- Fellowship Space (1 person)
- Engagement (1 person)
- Facilities (1 person)
- Attrition (1 person)

Retreatants were asked to describe the first image that came to mind in response to the following statement.

THE IDEAL PICTURE OF ST. JOHN FOR YOU IS?

- Sunday Morning—Crowded sanctuary—Underneath the skylight.
- Gathered people.
- Sheep and Shepherd.
- Congregation- Hall, Community, Gathering, Sunday.
- People of all age groups gathered together.
- Narthex during Christmas.
- People hugging, shaking hands and meeting each other.
- Bird's eye view of St. John.
- An electric place on Sundays and throughout the week.
- Community involvement.
- Church on Christmas evening.
- Sitting in the pew for the ongoing service.

The attendees were then divided into three groups, each facilitated by a staff member from Heimsath Architects. The groups were asked to work together using templates to develop potential solutions.

Each group was responsible for creating at least three master-plan solutions, which were then hung on the walls for all to review and discuss. The groups were encouraged to think outside of the box for at least one solution. The groups were asked not to let budget limit their vision especially for the out-of-the-box solutions.

Copies of the original master plan from 1997 and the revision in 2009 were available, but the groups were told to start fresh and think about the vision from this point forward.



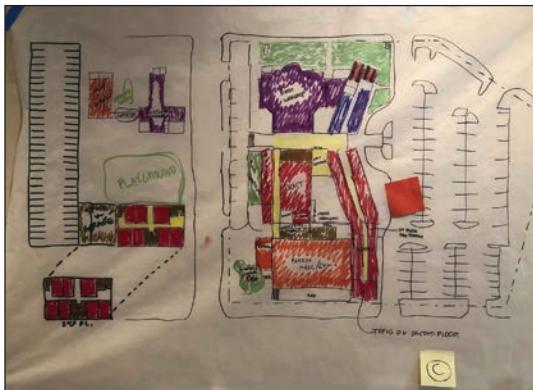
Brainstorming ideas in breakout groups during the Design Retreat Workshop.



Option A: Shepherd House and the Chapel remain with a connection between them. The rest of the buildings on the west side are removed and replaced by parking. A new Social Hall, Gym, and Expanded Foyer are built on the east side. The existing FLC is converted into a children's center.



Option B: Shepherd House and the Chapel remain, but the rest of the west side is replaced by parking, a new school, and a recreation pavilion. The current FLC is converted to classrooms. A new FLC center and Youth Center is built to the south.



Option C: Shows the parking, chapel-Shepherd house connection and recreation/play area. A new education building is built on the west side. On the east side, the FLC is used for Blast and a new Parish Hall/Gym built to the south. The classroom building is extended.



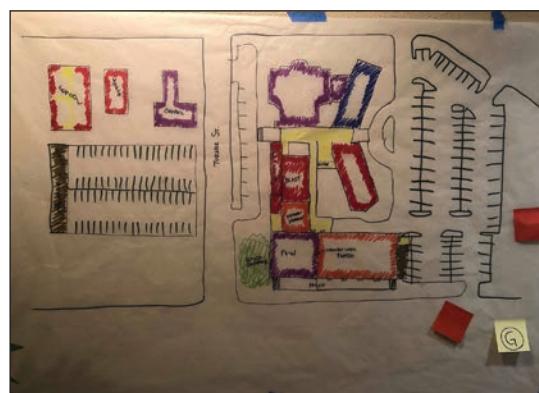
Option D: Only the Historic Chapel is kept on the west side allowing for additional parking, a future school, and a recreation pavilion. The FLC is expanded and a new recreation space built to the south with a 2-story classroom addition along Turner. This scheme is similar to the 2009 Master Plan revision.



Option E: This solution garnered the most votes. The west side maintains the Shepherd House and chapel, but removes the other buildings for parking and landscaping. On the east side the FLC is expanded and a new Recreation center with outdoor pavilion is built to the south. A new expanded kitchen connects the two gathering spaces. A new Youth wing is added to the classroom wing. The narthex/foyer is expanded and a corridor connecting to the fellowship, kitchen, utility area and gym is added. The plaza to the south is enclosed to become the nursery.



Option F: This option splits the west side parking space into two to create a new recreation space. A larger FLC is built in the same place and a new classroom/youth space is built to the south.



Option G: The west side keeps Shepherd House and the Historic Chapel and adds a school building. On the east side the nursery expands and the FLC is used for Blast. To the south a new recreation center and a new Praise and Worship space are built.



Option H: The west side of Turner Street keeps Shepherd House and the Chapel and replaces everything else with a large parking area. The east side calls for building a new youth wing and recreation center over the existing parking and extending the foyer to the new construction. Additional parking will be to the south.



Option I: This option is similar to option H where the new youth wing and parish hall/gym would go to the right-most end of the site extending the narthex. The parking spaces will be relocated to the bottom of the site.



Option J: The west side of Turner street indicates similar solutions to previous options with the addition of a new education facility. The east side adds a new building to the left of the fellowship hall for new classrooms, circulation and a gym. The Parish hall goes to the right as an extension of the existing education wing.

After the master-plan solutions were made and posted, each group presented the merits of their various solutions. After a discussion, each attendee was asked to vote for the solution they felt was the best solution to develop. Option E received the most votes.

Many of the other solutions that received votes had similarities to Option E. The architects discussed with those who voted for other solutions why they voted how they did and if their concerns could be incorporated into Solution E.

Everyone agreed to go ahead with Option E and the architects were excited to begin refining the concept into a workable design. The meeting ended with a prayer led by pastor Eric Waters and a note of thanks by Scott Kramer.

With the selection of Option E at the Design Retreat Workshop the architects moved forward with some major design decisions.

On the west side of Turner street, the Chapel and Shepherd House would be renovated and connected with a handicap accessible walkway. The open space between the Chapel and Shepherd House was proposed to be landscaped and turned into a wedding garden in the later phases. The demolition of the rest of the buildings allows for new parking and additional landscaped space. There would be continued discussion about Luther Hall.

On the east side, the FLC would expand and a new Recreation Center would be built to the south. A Youth Center would be added to the 2-story classroom wing. The kitchen and support area would be reworked. The Youth Center and the Recreation Center would both have separate entrances and be tied back to the main circulation .

As the design has progressed, Heimsath Architects, the Council and Church leadership have met multiple times to further refine the needs and priorities of the congregation.

The final master plan reflects these alterations and the transformation of the conceptual option E into a workable design.



Opportunities to share ideas are integral to the success of the Design Retreat Workshop.

PROGRAM ANALYSIS



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PROGRAM ANALYSIS

The following program analysis identifies the needs for new and renovated campus facilities for St. John Lutheran Church. The building square footage is analyzed by use. Using the results of the Congregation Forum, the architects' analysis of the current program is compared with similar programs from other congregations. The final master plan is based on these area recommendations.

These items were presented as a 'wish list' or starting point for discussion during the Design Retreat Workshop. The potential phasing, given budget considerations, has added insight and refinement to these discussions. Many details and specifics will continue to be developed during the building implementation program.

The following chart shows the existing square footage of current buildings, compared to the size and square footage of the architects' recommendations for the fully implemented master plan.

PROGRAM ANALYSIS

	EXISTING CONDITIONS			RECOMMENDED		
	Sq. Ft.	Rooms	Occupancy	Sq. Ft.	Rooms	Occupancy
WORSHIP						
SANCTUARY	5883	1	490	5883	1	490
ROBING ROOM	330	1	2	330	1	2
ALTAR GUILD	296	1	1	296	1	1
SANCTUARY TOWER	73	1	0	73	1	0
CHOIR	749	1	37	749	1	37
CHAPEL	1834	1	153	2221	1	153
CHAPEL SACRISTY	187	1	9	477	1	9
CHAPEL TOWER	41	1	2	59	1	2
GARDEN	868	1		868	1	
Sub-Total	9394		695	10088		695
FELLOWSHIP	Sq. Ft.	Rooms	Occupancy	Sq. Ft.	Rooms	Occupancy
FAMILY LIFE HALL	3484	1	290	5118	1	350
SMALL MEETING ROOM				290		
FLH-SMALL DINING ROOM	429	1	36	0	1	36
FLH KITCHEN	582	1	3	862	1	4
SOCIAL AREA	1199	1	80	0	1	80
LUTHER HALL-KITCHEN	265	1	1	265	1	1
LUTHER HALL DINING ROOM	1474	1	123	1474	1	123
GYM				5928		
Sub-Total	6234		453	13937		514
ADMINISTRATION	Sq. Ft.	Rooms	Occupancy	Sq. Ft.	Rooms	Occupancy
CHURCH ADMIN-OFFICES	2096	7		2096	7	
SHEPHERD-OFFICES	141	1		141	1	0
Sub-Total	2237	8		2237	8	
EDUCATION	Sq. Ft.	Rooms	Occupancy	Sq. Ft.	Rooms	Occupancy
ADMIN WING-CLASSROOM	390	1	20	390	1	20
FLH-NURSERY	227	1	6	0	0	0
FLH-NURSERY	156	1	4	0		
FLH-YOUTH ROOM	334	1	17			
FLH-CLASSROOM	370	1	19			
SAXON HOUSE	1711	3	86			
NEW NURSERY				888	4	
CHAPEL CLASSROOMS	784	2	39			
THE HUT	1092	1	55			
LUTHER HALL CLASSROOMS	428	2	21	428	2	21
SHEPHERD CLASSROOMS	1013	5	51	640	3	
NEW YOUTH CLASSROOMS (1ST FLOOR)				1157	3	
NEW YOUTH CLASSROOMS (2ND FLOOR)				1223	3	
OLD EDUCATION ADDITION (1 FLOOR)				1834		
OLD EDUCATION ADDITION (2 FLOOR)				1917		
Sub-Total	6505	18	317	8477	30	41
FAITH-CLASSROOMS <i>(Not used by church)</i>	3928	9	196			
SUPPORT	Sq. Ft.	Rooms	Occupancy	Sq. Ft.	Rooms	Occupancy
ADMIN WING-STORAGE	77	1		77	1	0
ADMIN WING-RR	423	2	2	423	2	2
FLH-RESTROOM	667	2	3	667	2	3
FLH-CLOSET	77	1		0	1	0
FLH TABLE/CHAIR STOR.	287	1		0	1	0
FLH NEW STORAGE				836	1	
NEW PANTRY				561	1	
NEW RESTROOMS				279	6	
CHAPEL STORAGE	47	2		0	2	0
SAXON GARAGE	931	1		0	1	0
THE HUT GARAGE	390	1		0	1	0
FAITH STORAGE	95	3		0	3	0
LUTHER HALL-STORAGE	17	3		17	3	0
LUTHER HALL-RR	246	2	1	246	2	1
SCOUT STORAGE	582	3		0	3	0
SHEPHERD STORAGE/SUPPORT	152	1		152	1	0
OLD EDUCATION ADDITION STORAGE	195			195		
OLD EDUCATION ADDITION RR	395			395		
NEW YOUTH BLDG. STORAGE				133	1	
NEW YOUTH WING RR				139	3	
THE NEW STORAGE IN PARKING				1066	5	
Sub-Total	2221		7	5186		7
CIRCULATION	Sq. Ft.	Rooms	Occupancy	Sq. Ft.	Rooms	Occupancy
SHEPHERD HOUSE				276	2	
HISTORIC CHAPEL				127	3	
FLH CIRCULATION				280	2	
THE NEW CORRIDOR AND FOYER				1228	1	
NEW EDUCATION CORRIDOR				449	1	
NEW COFFEE KIOSK				863	2	
NEW YOUTH WING (1ST FLOOR)				894	1	
NEW YOUTH WING (2ND FLOOR)				723	1	
NARTHEX				2238	1	
ADMIN WING CIRCULATION				500	1	
OLD EDUCATION ADDITION (1ST FLOOR)				973	1	
OLD EDUCATION ADDITION (2ND FLOOR)				569	2	
Total NET SF**	26591			39925		

MASTER PLAN OVERVIEW



MASTER PLAN OVERVIEW

In 2018, St John Boerne Lutheran (SJBL) Church started considering the changing needs of the church infrastructure with expanding ministry. SJBL had previously worked with Heimsath Architects twice, first in 1997, to set the original campus master plan and again in 2008, to re-examine the master plan given the changes in congregational needs since the original plan. The scope of this previous work included the 1999 construction of the worship, fellowship, and administration spaces east of Turner Street and the 2013 construction of the 2-story educational/classroom wing.

One of the major discussion points of the master plan was how to deal with the two sides of Turner Street. The 2018 vision statement from the church expressed the desire for “The whole church meets in the same building on the same block.” With the worship space, fellowship space, administration spaces, and most of the classrooms already on the east side, it makes sense to continue to develop the new spaces adjacent to these for convenience, safety, and efficiency.

The clear circulation path created by the Narthex/Foyer should be maintained so that users can easily find their way as the campus gets bigger. However, as the campus develops the larger fellowship space, the youth classrooms, and the related recreation space it needs, more parking will be required. The east side of Turner is a big site, but it will not easily fit the additional spaces and additional parking, so uses on other side of the street should be reconsidered.

Much of the church's history is on the west side of Turner and the church wants to preserve this history even as it considers making changes to these lots. Many of the buildings have been on site for more than 50 years and they are aging. The old Chapel building and Shepherd House need attention and many in the congregation would like to see these buildings preserved. The other buildings on the block are nearing the end of their useful life cycle, and it would be expensive to upgrade them to provide for functions that are now mostly located on the east side.

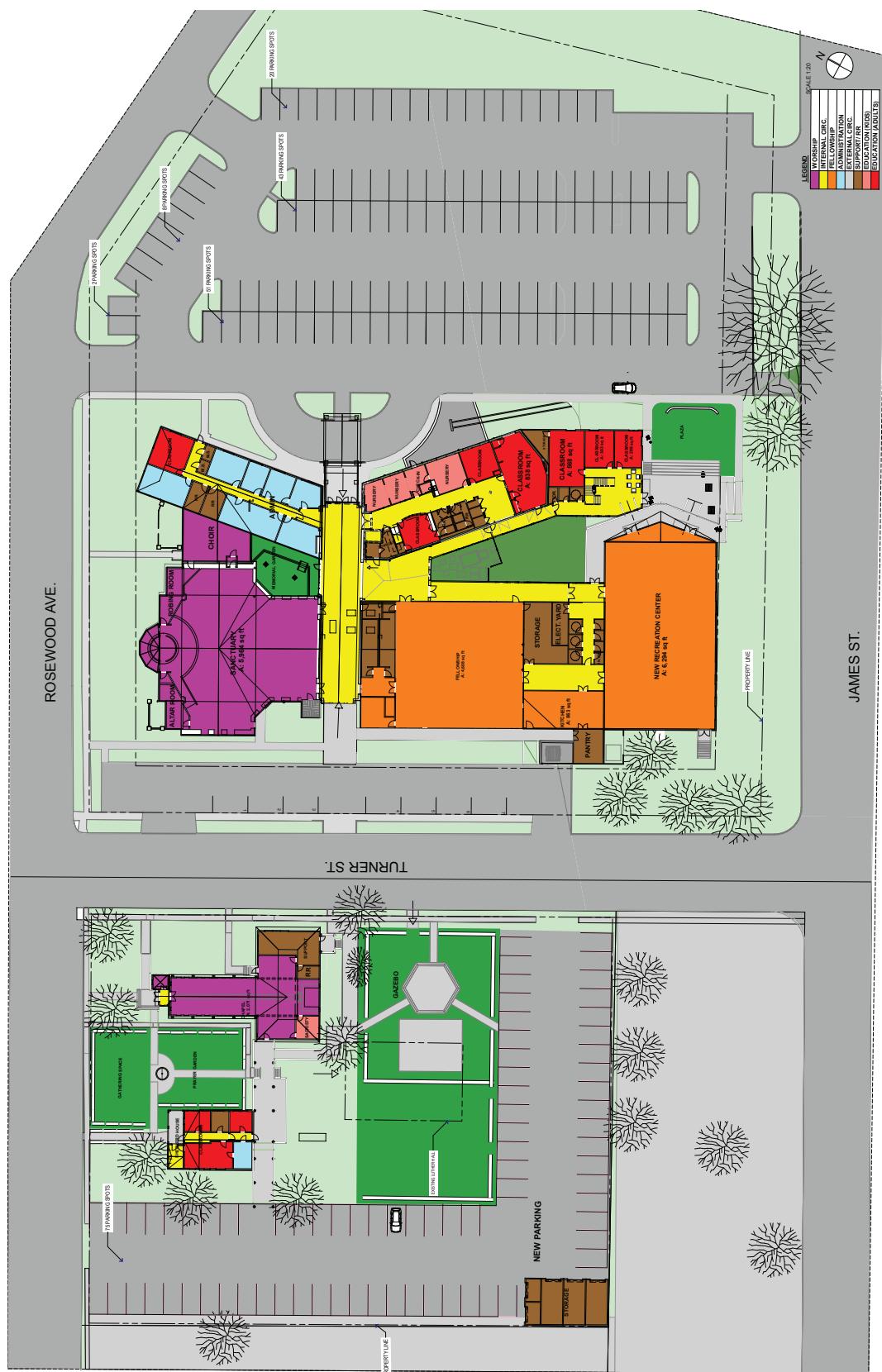
Faith Hall has been a wonderful home for religious education over the years including hosting Geneva and Ambleside schools. However, bringing the 2-story wood framed building to current standards would be costly and difficult.

Many of the other structures are converted houses and garages that are inefficient and expensive to maintain. Even if they were to be upgraded for new uses, their locations on the site are not in the right places to allow for new parking or other activities.

Luther Hall is a solid building and provides a nice large meeting space though the ceiling is low by today's standards. The kitchen and restrooms need to be remodeled to bring them up to date in terms of code and usability, though the cost to do this work may eclipse the cost of providing the same space in a better location.



MASTER PLAN OVERVIEW



FULLY DEVELOPED SITE-PLAN

The new fully developed master plan achieves the following goals:

1. Expansion

Recreation Center. A new large recreation center will be built to the south of the existing buildings on the east side of Turner. It will be large enough to hold a high-school basketball court, but will be designed as a flexible space to be used for different types of recreation as well as youth gathering, assemblies, and fellowship activities. It will be connected to the main circulation spine of the narthex/foyer as well as having a separate entrance so that the space could be used by outside groups.

Kitchen/Support/Restrooms. The support area for the current Family Life Center will be rebuilt and expanded so that it can serve both the Family Life Center and the new Recreation Center. This will include a new commercial kitchen, a serving area, new restrooms, and expanded storage. The restrooms will be placed so that they can be accessible to both assembly spaces or just to the Recreation Center when it is used by outside groups. The existing switch gear to the south of the current kitchen will be enclosed in an electrical room to save the expense of re-feeding a large portion of the existing building. The current pole mounted transformers will be moved and the service increased for the new additions.

Family Life Center. The Family Life Center will be expanded to include the space currently occupied by the classrooms and nursery. The space will be designed to be flexible for multiple assembly types but will not include a recreation use any longer.

Youth Center. A new dynamic two-story youth wing will be added to the existing 2-story classroom building. The building will be designed to both be a part of the normal circulation patterns of the church and to have its own identity and a separate entrance. It is positioned to have easy access to the new Recreation Center.

Circulation/Fellowship. The current plaza to the south of the Narthex/Foyer will be enclosed to become a more comfortable seating area. The glass wall between the Narthex and the Foyer will be removed to improve people flow. A new enclosed corridor will be built along the east side of the Family Life Center to provide access to the new Recreation Center for the main circulation spine. Similarly, an enclosed corridor will provide access directly to the new Youth Center.

Nursery. The nursery will move to the first floor of the 2-story classroom building to allow the Family Life Center to expand. In the new location, it will expand and have the ability to have a playground if desired.

2. Convenience & Safety

Having all the major buildings and functions on the east side of Turner and connected by a clear enclosed circulation path will greatly increase the convenience and safety of the campus. The main floors of all of the east side buildings will be kept on the same level for convenience and accessibility. This does mean that the new Recreation Center will

be about five feet above the existing grade. The design of the new plaza takes this grade change into account with an accessible ramp and stairs connecting to the parking lot. The master plan calls for a new parking area on the West side of the property, which will provide much needed relief.

3. Preservation

Historic Chapel. The Master plan allots a budget to start the preservation of the original Chapel and to make modifications to it to make it more useful. These modifications include removing the operable partition and placing a permanent wall at the east transept. This renovation will make both transepts symmetrical around the altar and chancel. Renovations will also improve accessibility, and create an accessible restroom.

Shepherd House. The 1980s addition will be removed and the original structure will be renovated. With the proximity to the chapel, one use may be to be a bride's room for weddings as well as a meeting space. A raised covered walkway will be built to connect Shepherd House and the Chapel. This will provide accessibility and connectivity to both buildings and to the parking lot to the west.

Luther Hall. The decision to renovate or demolish Luther Hall will be made at a later time. The main space is useful, though the ceiling is a bit low. The surrounding support spaces need a good deal of renovation. It may cost more to bring the building up to current standards than it would be to build new. Its location is not conducive to the vision of having everyone on one side of the block and it breaks up the area that is programmed in the future as a landscape plaza. However, Luther Hall is viewed by many as an important part of the the historic fabric of the church, so this decision can be made later.

Other Structures on the West Side. The master plan calls for the other structures on the West side of Turner, including Faith Hall, Saxon House, and Grace Place to eventually be demolished. Demolishing these structures removes buildings that are inefficient, aging, costly to maintain and would be difficult to bring to current standards. This allows for a new parking lot and designed storage buildings to be constructed. This also opens up the west side for future community-based open space like a plaza with a bandstand. These structures do not need to be demolished immediately, but the master plan calls for them not to be updated as they will eventually be removed.

4. Optimization

The removal of the inefficient houses and garages on the west side allows for more efficient use of the church campus and for concentration of activities on the east side. The new additions of the Recreation Center and Youth Center along with the renovations to the existing spaces will expand the facility and increase circulation and connectivity. On the west side, a designed storage building will create better more organized and controlled storage. New parking on the west side provides increased and overflow parking for the expansion of the buildings on the east side.

5. Outreach

The master plan creates specialized areas for the congregation to interact with the community. The west side of Turner provides landscape elements and parking that could be used by the community. Shepherd House and the Chapel will be upgraded so that they will be able to be used by outside groups for weddings and other events. The new Recreation Center is given its own entrance and restrooms so that it too can be used by outside groups. The Youth Center has a separate entrance so that the youth outreach can, when desired, function without having to interact with the rest of the church campus. The plaza that links the Recreation Center to the Youth Center will create an amphitheater that can also be used by the public.

PHASING

It would be monetarily impractical, physically unfeasible, and too much of a disruption to the church to build all the master plan at once. Therefore the master plan is broken into three phases. The architects spent a good deal of thought working with the church to understand what the top priorities were and how we could adjust the phasing to best accommodate them. The following three phases allow the highest needs to be met first while paving the way for a campus that gives the church essential spaces for its growing ministry needs.

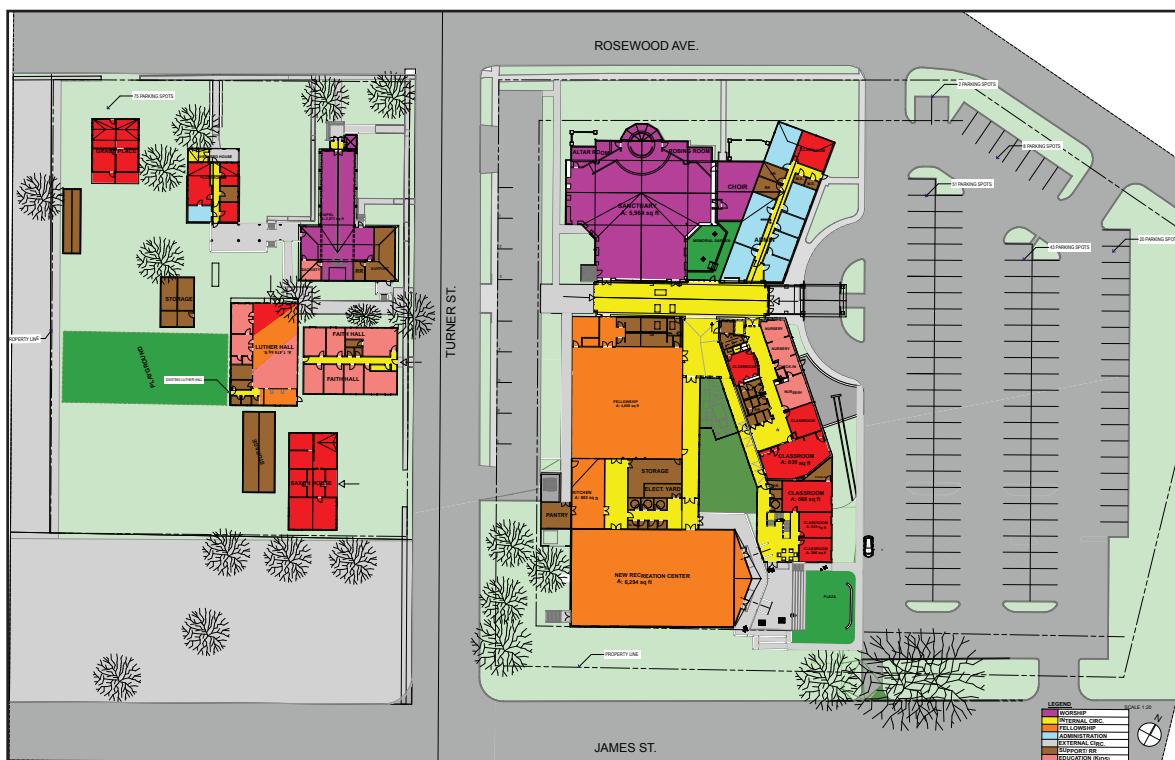
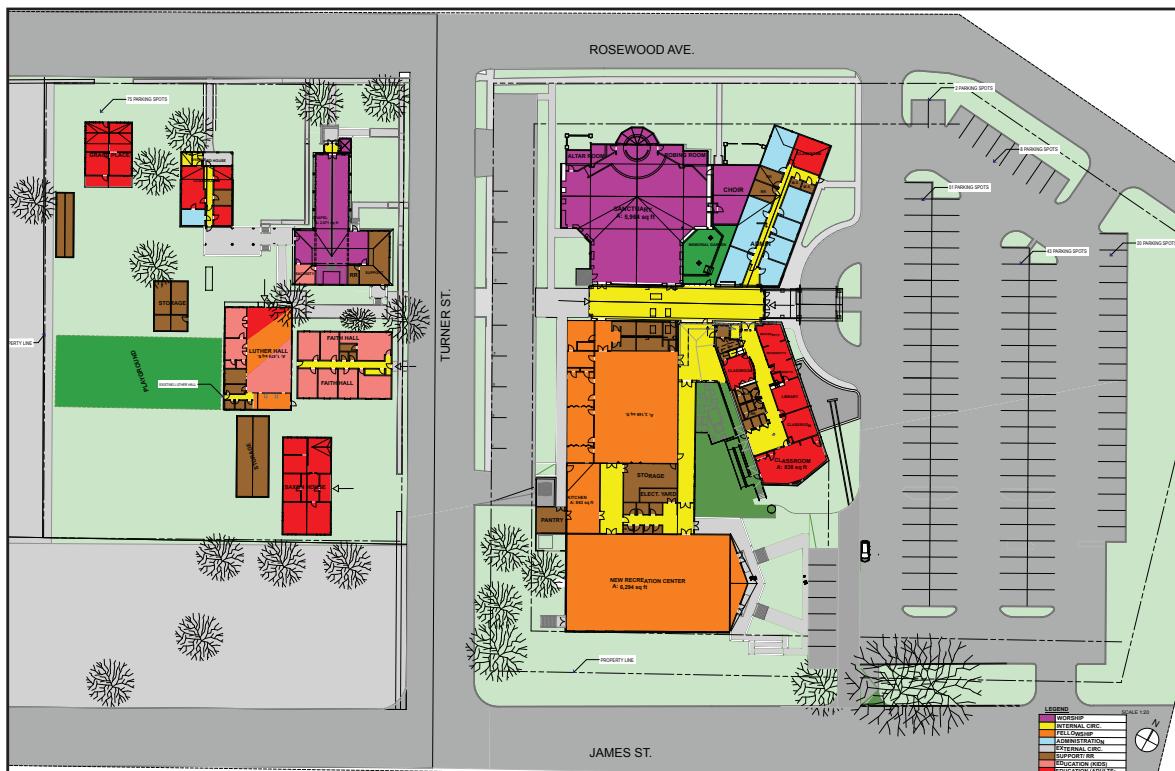
Phase I:

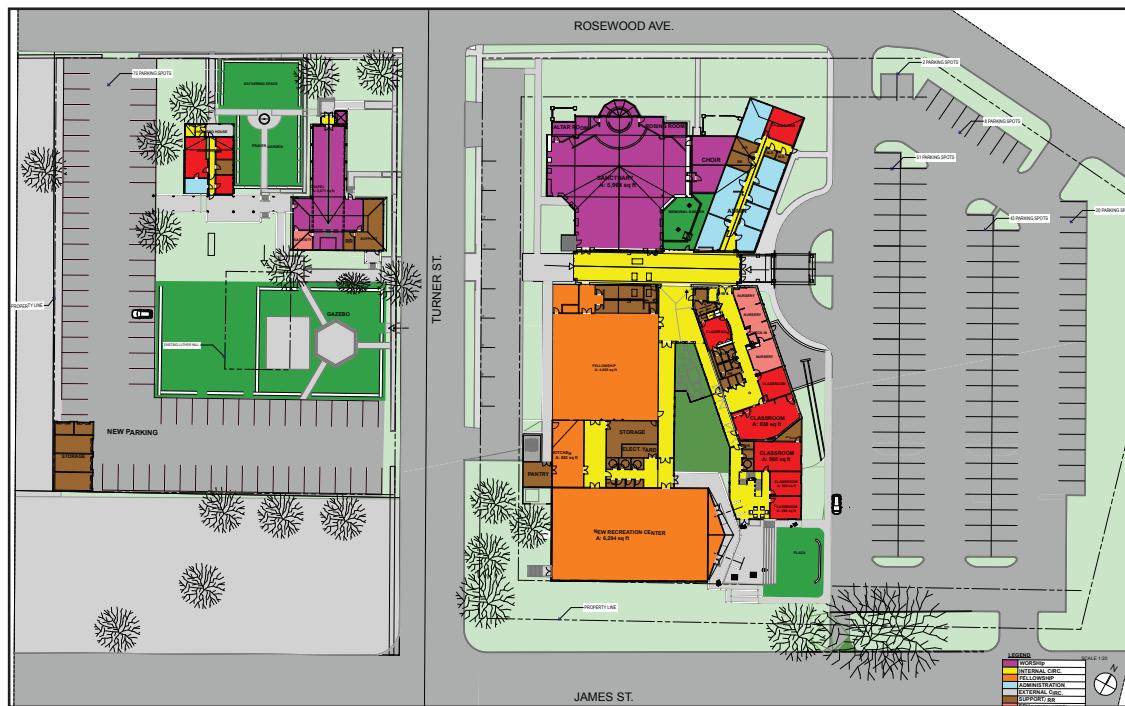
West Side. The Historic Chapel and Shepherd House will be renovated and the walkway built between them. Changes to the Chapel include removing the west sliding partition and creating a transept symmetrical to the east side, creating an accessible restroom, building a walkway to make the front of the church accessible, building a porch on the back side to make access better, and creating a support space out of the rest of the west transept. The rest of the Chapel budget will be used to preserve the most critical aspects of the building. The scope of the preservation has not been determined, as a full conditions assessment has not yet been done. While the congregation would like to keep the chapel for use by future generations it has not necessarily committed to a fully developed historic preservation program at this time.

Shepherd House will have the '80s addition removed and the original building will be stabilized and renovated to provide meeting spaces. Part of the vision for this space will be for it to function as a bride's room for weddings in the chapel and as a meeting space possibly for outside groups.

The walkway between Shepherd House and the Chapel provides a level transition between the two buildings as well as an outdoor gathering space. It also provides a separation between the prayer garden/columbarium and the more public landscaping of the future phases.

In Phase 1, the other existing buildings will remain and continue to be used as they are currently with the idea that as more and more uses move to the east side they will eventually be demolished. The future of Luther Hall may be decided a later stage.





Additional Items can be added in Future Phases.

East Side.

A new Recreation Center will be added to the south of the existing buildings. The space will be designed for ball sports and will be large enough to have a full sized high school basketball court. It will also be designed to be flexible enough for a number of uses including assembly and overflow for the Family Life Center. The space will be connected to the main circulation spine for church use and have its own entrance to the east for outside users.

Between the Recreation Center and existing Family Life Center a new support core will be built. This will include replacing the existing kitchen so the church will be without a large kitchen during the construction period. The new support core will include a new commercial kitchen and pantry. A serving corridor outside the kitchen allows the kitchen to service either the Family Life Center (FLC) or the Recreation Center. There will also be six new individual restrooms that can be separated from the main building with the Recreation Center when it is being used by outside groups. The existing electrical gear outside the existing kitchen will be enclosed in an electrical room to save the cost of moving it. The actual pole mounted transformers will have to move, however.

To ease congestion in the Narthex/Foyer area, the glass wall between them will be removed. The south patio will be enclosed to provide a more comfortable gathering space that is protected from the outside temperature and the noise from the HVAC units. This area may include a coffee bar. An enclosed corridor will provide access to the Recreation Center from the main spine without going through the FLC. This will require that the units which serve the FLC and Worship Space be moved on top of the new construction.



A new Recreation Center will provide space for many activities in Phase One.

Phase II:

A 2-story youth wing will be added to the south end of the classroom building. The space, which includes 6 classrooms built around a dynamic gathering space, will be able to function as part of the whole church or independently for special functions. A separate entrance to the south gives the space its own unique entrance that is close to the Recreation Center and a new open split-level plaza with sitting steps. The Youth space is connected back to the rest of the building and the existing elevator with a new enclosed corridor on two floors. This new corridor allows the two existing large meeting rooms in the Education wing to stay intact.

The existing Family Life Center (FLC) will expand into the classrooms on the west edge and be remodeled into more of a gathering space since the recreational uses will move to the Phase 1 Recreation Center. This expansion takes the space of the nursery which will move to a larger area that currently houses the library and a classroom. This new space also allows for an outdoor play area. The library will move upstairs to the classroom nearest the elevator.

Future Phases:

The later phases consist of additional items that can happen as needed whenever the church is ready. For this reason, we haven't labeled them as a specific phase as some of these may be done as part of Phase I or Phase II. We have lumped them together as a final phase for simplicity.

Prayer Garden / Columbarium. The space between Shepherd House and the Historic Chapel will be filled in with a landscaped prayer garden which will include a columbarium. This is envisioned as a beautiful space for quiet contemplation and prayer.

Due to its proximity to the Chapel, it should be planned as a lovely spot for wedding photographs as well. The Phase One covered walkway will provide an edge to the south and a landscape buffer will provide protection from Rosewood Avenue.

Parking & Storage. The removal of Saxon House and Grace Place will allow the back part of the west side to be converted into a much-needed parking lot for 74-75 cars. A storage building is planned for the southwest corner. This will be designed much like a typical storage unit but in materials that fit in with the campus and neighborhood.

Public Plaza. A landscaped public plaza/park with a bandstand will occupy the middle of the campus. This area will be an amenity for both St. John and the surrounding community. If Luther Hall remains it will be part of this public area. Receptions, gatherings, and musical events would be suitable at this location. Renderings show the potential for a bandstand, which would be typical of 19th and early 20th century small town squares and plazas.

Sanctuary Cross Installation. To place more emphasis on the crucified Christ, the Church wants to commission liturgical artwork for the Sanctuary. Suspending a new cross over the altar signifies the resurrection of Jesus Christ, while its location in the apse relates to the stained glass depiction of the Trinity in the window above. There has been discussion as to whether the depiction will be a simple cross or a crucifix with a corpus. This is among the rich conversations the Church should have in the development of this work of art with strong spiritual and symbolic associations.



A new cross above the altar will be a commissioned piece of liturgical art.

CODES AND PERMITTING



HEIMSATH ARCHITECTS

Any building or site development activity will require permits issued by the City of Boerne. The City has adopted the following codes with local amendments:

- Building: 2009 International Building Code.
- Fire: 2009 International Fire Code.
- Mechanical: 2009 International Mechanical Code.
- Electrical: 2011 National Electrical Code.
- Plumbing: 2009 International Plumbing Code.
- Gas: 2009 International Fuel Gas Code.
- Energy: 2009 International Energy Conservation Code.

The largest portion of the facilities will fall into the type A-3 occupancy category. Limits and standards for occupancies, exiting, and fire ratings will also be determined based on the building construction type. Most of the existing construction will be considered to be Type V unrated construction.

The part of the facility that includes the Worship Space, the Administration, and the Family Life Center is considered as a single building. When the 2-story classroom wing was built, it was separated from the existing building by a fire wall and is fire sprinkled. The Youth Center should be able to just continue as part of the classroom building. The new Recreation Center and support area will similarly need to be separated from the Family Life Center with a fire wall and be fire sprinkled. The Youth Center and Recreation Center will need a minimum of 10' between them and any canopies between them will need to be non-combustible.

The plat will need to be amended before the building can be built to the South as the City does not allow buildings to cross lot lines. The buildings will also need to meet the Commercial Design Standards which require the buildings to have elements of Texas Hill Country style. We will need to work with the city regarding the parking and phasing as well as on the location of the dumpster.



Existing tower and Narthex entry off of Turner Street.



ESTIMATED BUDGET



The following projected budget has been developed to help the church understand approximate costs and scope. It has been developed in conjunction with Keller Martin Construction, Inc. who was the General Contractor for the previous two major construction phases.



TOTAL PROJECT COSTS St John Boerne Updates

5/20/19

Note: Estimate is based on current design information, refinements in costs will be necessary as design progresses.

PHASE 1				
COST ITEM	COUNT	UNIT	UNIT COST	COST
Physical Costs				
WEST SIDE				
Historic Chapel Modifications/Fixes	1	Allowance	\$600,000	\$ 600,000.00
Demolish Shepherd Addition	568	SF	\$20	\$ 11,360.00
Renovation of Shepherd House	1,550	SF	\$100	\$ 155,000.00
Covered Walk between Shepherd and Chapel	730	SF	\$100	\$ 73,000.00
EAST SIDE				
New Family Activity Center	6,403	SF	\$220	\$ 1,408,660.00
New/Renovated Kitchen/Support Area	3,293	SF	\$280	\$ 922,040.00
Enclose Courtyard and New Access	1,900	SF	\$300	\$ 570,000.00
Electrical Transformer move	1	Allowance	\$215,000	\$ 215,000.00
Mech. Units Relocate	1	Allowance	\$75,000	\$ 75,000.00
Phase 1 Plaza and Ramp	1,350	SF	\$10	\$ 13,500.00
Misc. Site work	1	Allowance	\$75,000	\$ 75,000.00
Subtotal				\$ 4,118,560.00
General Conditions	10	Months	\$30,000	\$ 300,000.00
Contractor Fee		Percentage	5%	\$ 220,928.00
Estimating Contingency		Percentage	5%	\$ 231,974.40
Construction Subtotal				\$ 4,871,462.40
Development Costs				
Architectural/Engineering Fee		Percentage	10%	\$ 487,146.24
Civil Engineering/Surveying/Geoetech	1	Allowance	\$20,000	\$ 20,000.00
Permitting/Approvals Allowance	1	Allowance	\$5,000	\$ 5,000.00
Materials Testing Allowance	1	Allowance	\$15,000	\$ 15,000.00
Owner's Contingency		Percentage	5%	\$ 243,573.12
Reimbursable Allowance	1	Allowance	\$5,000	\$ 5,000.00
Other Costs				
Crucifix @ Worship	1	Allowance	\$15,000	\$ 15,000.00
TOTAL PHASE 1 COST				\$ 5,662,182



HEIMSATH ARCHITECTS

PHASE 2				
COST ITEM	COUNT	UNIT	UNIT COST	COST
Physical Costs				
EAST SIDE				
Expand/Renovate Fellowship Hall	6,000	SF	\$110	\$ 660,000.00
2-Story Youth Addition	5,500	SF	\$250	\$ 1,375,000.00
Moving Nursery	580	SF	\$50	\$ 29,000.00
Moving Library	539	SF	\$50	\$ 26,950.00
Parking Changes	1	Allowance	\$20,000	\$ 20,000.00
Plaza	1,116	SF	\$10	\$ 11,160.00
Misc. Site Work/Utilities	1	Allowance	\$75,000	\$ 75,000.00
Subtotal				\$ 2,197,110.00
General Conditions	10	Months	\$30,000	\$ 300,000.00
General Contractor Fee & GC		Percentage	5%	\$ 124,855.50
Estimating Contingency		Percentage	5%	\$ 131,098.28
Construction Subtotal				\$ 2,753,063.78
Development Costs				
Architectural/Engineering Fee		Percentage	10%	\$ 275,306.38
Civil Engineering/Surveying/Geotech	1	Allowance	\$5,000	\$ 5,000.00
Permitting/Approvals Allowance	1	Allowance	\$5,000	\$ 5,000.00
Materials Testing Allowance	1	Allowance	\$15,000	\$ 15,000.00
Owner's Contingency		Percentage	5%	\$ 137,653.19
Reimbursable Allowance	1	Allowance	\$5,000	\$ 5,000.00
TOTAL PHASE 2 COST				\$ 3,196,023



OTHER PHASES					
COST ITEM	COUNT	UNIT	UNIT COST	COST	
Physical Costs					
WEST SIDE					
Demolish Faith House	4,800	SF	\$15	\$	72,000.00
Demolish Luther Hall	2,681	SF	\$15	\$	40,215.00
Demolish Saxon House	1,800	SF	\$15	\$	27,000.00
Demolish Saxon House Garage	1,000	SF	\$15	\$	15,000.00
Demolish Shepherd House Garage	600	SF	\$15	\$	9,000.00
Demolish Grace Place/Garage	1,600	SF	\$15	\$	24,000.00
New parking	27,700	SF	\$5	\$	138,500.00
New Storage Building	1,150	SF	\$110	\$	126,500.00
Minimal Starting Landscape	1	Allowance	\$100,000	\$	100,000.00
Columbarium	50	Units	\$300	\$	15,000.00
Gazebo	320	SF	\$100	\$	32,000.00
Subtotal				\$	599,215.00
General Conditions	6	Months	\$30,000	\$	180,000.00
General Contractor Fee & GC		Percentage	5%	\$	38,960.75
Estimating Contingency		Percentage	5%	\$	40,908.79
Construction Subtotal				\$	859,084.54
Development Costs					
Architectural/Engineering Fee		Percentage	10%	\$	85,908.45
Landscape Architecture Fee	1	Allowance	\$40,000	\$	40,000.00
Civil Engineering/Surveying/Geoetech	1	Allowance	\$5,000	\$	5,000.00
Permitting/Approvals Allowance	1	Allowance	\$5,000	\$	5,000.00
Materials Testing Allowance	1	Allowance	\$5,000	\$	5,000.00
Owner's Contingency		Percentage	5%	\$	42,954.23
Reimbursable Allowance	1	Allowance	\$5,000	\$	5,000.00
TOTAL OTHER PHASES COST				\$	1,047,947



HEIMSATH ARCHITECTS



HEIMSATH ARCHITECTS

HEIMSATH ARCHITECTS

An award-winning firm with more than 500 completed projects, Heimsath Architects has a long-standing commitment to community participation in design. This focus allows us to bring projects to completion while meeting many unique and complex challenges. We work with churches and nonprofit groups as a specialty in the planning and development of new sites, renovations, mixed-use facilities, and multiple or phased programs.

Heimsath Architects began in Houston in 1959 and rapidly rose to prominence through its innovative designs and its outstanding work with religious congregations. From 1970 through the mid 80's, the firm was located in rural Central Texas, where it engaged in significant historic preservation and began to work creatively with traditional design elements. In 1985, the firm moved to Austin in order to provide better service to a number of projects in Southwest and Central Texas. Since relocating to Austin, Heimsath Architects has focused on churches, religious programs, and community projects and has worked in nine states.

Ben Heimsath has personally conducted more than 50 master plan Design Retreat Workshops over the past eight years, each of which has included participatory design sessions. He is joined by partners, Eric MacInerney, Sandy Stone and Li Tong. Eric MacInerney oversees production, construction documents, specifications, and construction administration. Sandy Stone and Li Tong provide expertise in historic preservation, interior design, specifications and adaptive re-use. The firm's renovations and new construction projects range in size from \$500,000 to more than \$20,000,000 and include everything from chapel renovations to the design of 1,500 seat sanctuaries.

Heimsath Architects has won wide acclaim for completed projects and has been awarded numerous design and construction quality citations in its history. Over the years, our work has appeared in numerous publications, including Newsweek, Architecture, Architectural Record, Texas Architect, and Metropolis. Our guiding philosophy is that the best design comes from both creativity and collaboration. The abilities of each member of our professional staff, along with the abilities of the many volunteers with whom we work, are valuable resources for creating visionary, pragmatic building programs.



*Design Retreat
Workshop participants
brainstorming with
Eric MacInerney.*

