

Proposed Master Plan for
St. John's Lutheran Church
Findlay, Ohio



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RCM architects
613 south main street
findlay, ohio 45840
419-424-9790
419-424-3653 fax
www.rcmarchitects.com

Master Planning for St. John's Lutheran Church

RCM Architects and Saint John's Lutheran Church conducted a needs assessment to create a Master Plan for the campus. A workshop was held on October 25th, 2008 to determine the programmatic needs of the congregation, and subsequent meetings developed the master plan for both the site and the building. The following are the results of those discussions.

The greatest need is to address the Sanctuary's environment through re-glazing of the existing windows and renovation of the existing space. The other needs are to create an entry to the sanctuary, an expanded narthex, a new Fellowship Hall, new toilets, an expanded kitchen and to update the existing spaces to better serve the congregation. Included in the report are descriptions of each area and a Master Plan showing the proposed layout.

The Master Plan is divided into phases to aid sequencing and cost effectiveness. A Probable Cost Estimation is provided to guide fund raising efforts. It will be at the discretion of the church to decide the sequence of construction based on preferred fund raising capabilities.

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- Site Plan
- Programmatic Descriptions
- Master Plan Phases
- Probable Cost Estimation
- Elevations

Attached:

- Phased Site Plan
- Phased Building Plan
- Master Building Plan
- Exterior Elevations
- Chapel Layout Options
- Existing Site Plan
- Existing Building Plan

I. Site Plan:

St. John's Lutheran church is located on prominent frontage on Tiffin Avenue. Although located in a highly commercialized area, the church is surrounded by green space and provides a peaceful setting while maintaining visibility from the street. This was the main design consideration while developing the master site plan for the property. Other site considerations include safety for the Kiddie Club playground, accessible routes to the building and adequate parking while optimizing green space.

The Master Plan for the growth of the property includes the addition of a circular drop-off drive, new parking off Londonberry Drive, relocation of the playground and additions to the building. The Southern portion of the property lends itself to being sold or developed to raise money for the church and is shown parceled into three lots on the proposed site plan.

II. Programmatic Descriptions:

Renovated Sanctuary

The current Sanctuary will be renovated to create a comfortable and flexible area for worship within the existing structure. New glazing of the windows, new moveable seating and a reconfiguration of the space will alleviate current glare problems during service and provide a center aisle.

Area Needs:

- New glazing to reduce glare and control temperature.
- New heating, ventilation and air control
- New Altar
- Center aisle
- Choir to the side of center of altar
- Organ and piano adjacent to each other and in front of choir
- Moveable seating
- Optional Audio/Visual Booth for sound and projection control

Proposed Chapel Entry, Narthex, Entry Canopy and Drop-off Drive

The current Narthex acts as a corridor from the Parish Center to the Sanctuary. A new formal entrance and gathering place for the Sanctuary will improve circulation and access. The proposed expanded Narthex can accommodate the congregation as they enter and exit the worship space, allowing for informal and formal gatherings to occur.

The expanded Narthex will be the main entrance for the Sanctuary and will have an entry vestibule as well as a covered drop-off from the circular drive. The drop-off area is fully accessible to all persons and provides coverage in inclement weather. The canopy serves as an entrance indicator for the Sanctuary.

Proposed Fellowship Hall

The current Fellowship Hall has been appropriated for and divided into classes and multi-purpose activities. A dedicated area for the Fellowship Hall will provide a platform area for performances, a formal area for banquet events, and rentable space for the community. The proposed Hall shall accommodate a minimum of 150 persons seated at tables, have access to table and chair storage and be accessible to the kitchen.

Kitchen

The proposed Kitchen is approximately twice the square feet of the current kitchen and is located adjacent to parking. The increased size allows space for new equipment as well as preparation and serving islands. The proposed kitchen is accessible to both the proposed Kiddie Club and the proposed Fellowship Hall.

Kiddie Club

The Kiddie Club Area will be relocated to the current Fellowship Hall. This location addresses the need for a dedicated entrance separate from other church functions and allows for adjacent storage and toilet rooms. The playground area is relocated west of the building to allow for parking at the front entrances and to provide a private area for the children to play.

Toilets

New men's and women's toilets are proposed to provide accessibility and bring the number of fixtures up to meet current codes. The toilet rooms are centrally located to be convenient to the Sanctuary, the offices and the Fellowship Hall. There will be two family toilets provided, one adjacent to the women's toilet room and one near the Kiddie Club area.

Administration

The Pastor's office and the Reception/Work Room have been relocated to provide increased efficiency of space, proximity to parking and increased visual monitoring of multiple building entrances. The Reception/Work Room is programmed to provide space for one receptionist, two work stations with computers, a work table to seat 6, storage and waiting. The Pastor's Office has direct access to the Reception/Work Room as well as the corridor.

Classrooms/Nursery/Lounge

The proposed Classroom and Nursery space is currently divided and used for storage. The proposed plan demolishes the interior subdividing walls to provide useable space for the nursery and teaching. The current Lounge will remain in its current location. One classroom will be made smaller by the relocation of the offices. The Multipurpose Room will remain for group activities and other functions with the option of enclosing space for storage.

Heating, Ventilation, Cooling, and Electrical Systems

The entire facility including areas not touched by renovation will be updated for environmental comfort and efficiency. Lighting, power and data outlets and thermostat control will be part of the proposed renovated systems.

III. Master Plan Phases

The Master Plan for St. John's Lutheran Church can be broken down and achieved through phased construction. The proposed four phases divide the work into discrete sections. The sequence of the phases will be at the discretion of the church based on fund raising efforts. See attached drawings for diagrams of the phased plan and site plan.

Phase I – The Sanctuary

- Proposed Expanded Narthex
- Renovated worship space
- Proposed Entry Canopy
- Proposed Drop-off Drive and new Parking and Landscaping
- Relocated Playground

Phase II – The Fellowship Hall

- Proposed Fellowship Hall
- Proposed Trellised Walk
- Proposed Kitchen and Pantry
- Renovate Multi-purpose room into Kiddie Club
- Proposed Family Toilet

Phase III – Offices and Bathrooms

- Relocated Offices
- Renovated Classrooms/Nursery/Lounge
- Proposed Toilet Rooms
- Update Electrical and Mechanical in remaining areas

Phase IV – Site Improvements

- Proposed Playground
- Proposed Parking and Landscaping

IV. Probable Cost Estimation

The following is a probable cost estimation based on current market conditions and the proposed Master Plan square footages. These figures are intended for planning purposes only.

Phase I		
New Narthex		
New Drop-off Canopy		
Renovated Worship Area		
New Glazing in Chapel		
New Drop off Drive, Access and Parking		
Estimated Construction Total		
Total with A/E @ 8%		
Total with 10% contingency		
Phase II		
New Fellowship Hall		
New Trellised Walk		
New Kitchen		
New Family Toilet		
Renovation in existing Fellowship Hall		
Estimated Construction Total		
Total with A/E @ 8%		
Total with 10% contingency		
Phase III		
Renovated & Proposed Toilets		
Relocated & Renovated Offices & Entry		
Renovated Nursery and Classroom		
Update Electrical & Mechanical		
In remaining existing areas		
Estimated Construction Total		
Total with A/E @ 8%		
Total with 10% contingency		
Phase IV		
New Playground		
New Parking		
Estimated Construction Total		
Total with A/E @ 8%		
Total with 10% contingency		

Please Note the Following:

1. The above estimation is based on prices in the summer of 2009 and should be valid until June 2010.
2. We are currently in a depressed market and costs may rise dramatically when this recession period is over. For planning purposes, we recommend adding a 5% yearly contingency to these numbers for every year construction doesn't start after 2010.
3. The probable cost estimation for each new and renovated space includes construction costs, electric, heating and cooling systems and finishes. It does not include furniture unless noted otherwise.

V. Elevations

Conceptual elevations were done to illustrate the massing of the proposed additions to the church. The East and South elevations show the height of the fellowship hall, the trellis and the entry canopy.

This concludes the Master Planning Effort.

Thank you for the opportunity to work with your congregation. We have enjoyed our open discussions and your heart for an improved worship experience. When funds are raised we would enjoy the opportunity to return and assist with the implementation of these improvements.

Blessings,

W. Jerry Murray, AIA NCARB APA LEED AP
President



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