

ST. JOHN'S



WEST BEND



Connecting Caring Sharing

Embrace & live out our Mission

Grow in commitment to Christian living through:
Education, Worship, Stewardship, Service

More people's will experience
Word & Sacrament

More people will provide and receive
the Lord's Care in daily life

Expansion of Worship,
Day Care, Fellowship & Youth

Utilize the current Campus to the Fullest

PROGRAM GOALS



WORSHIP CENTER

A Place for Hospitality / Gathering
Offices for current and future staff needs
Better entry, circulation and accessibility
Better toilet rooms

DAY CARE PRESCHOOL

Expanded Day Care programming—almost doubling enrollment
Safety – Security
After School Programming and Activity Area

RECREATION

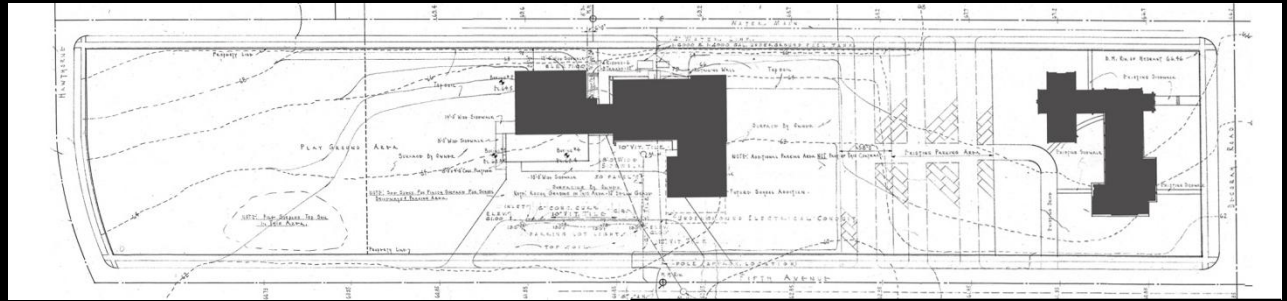
Full size Gymnasium, Stage, Lockers, Storage
Renovated Spaces for Large Group Programming
(Cafeteria-Commons, Library, Meeting Spaces)

SITE (Existing)

Parking
Site Development, Utilities, Storm Water

PROGRAM GOALS





OVERALL SITE

Day Care & Preschool



Recreation

Worship Support & Administration

Fifth Street

Sixth Street

Decorah

135 Parking Stalls

Existing Site

SITE LAYOUT



WORSHIP CENTER

Worship Support
& Administration Addition





The Proposed MASTER PLAN

WORSHIP CENTER



**Compatible
with Historic
Building**

**Good Roof
Drainage**

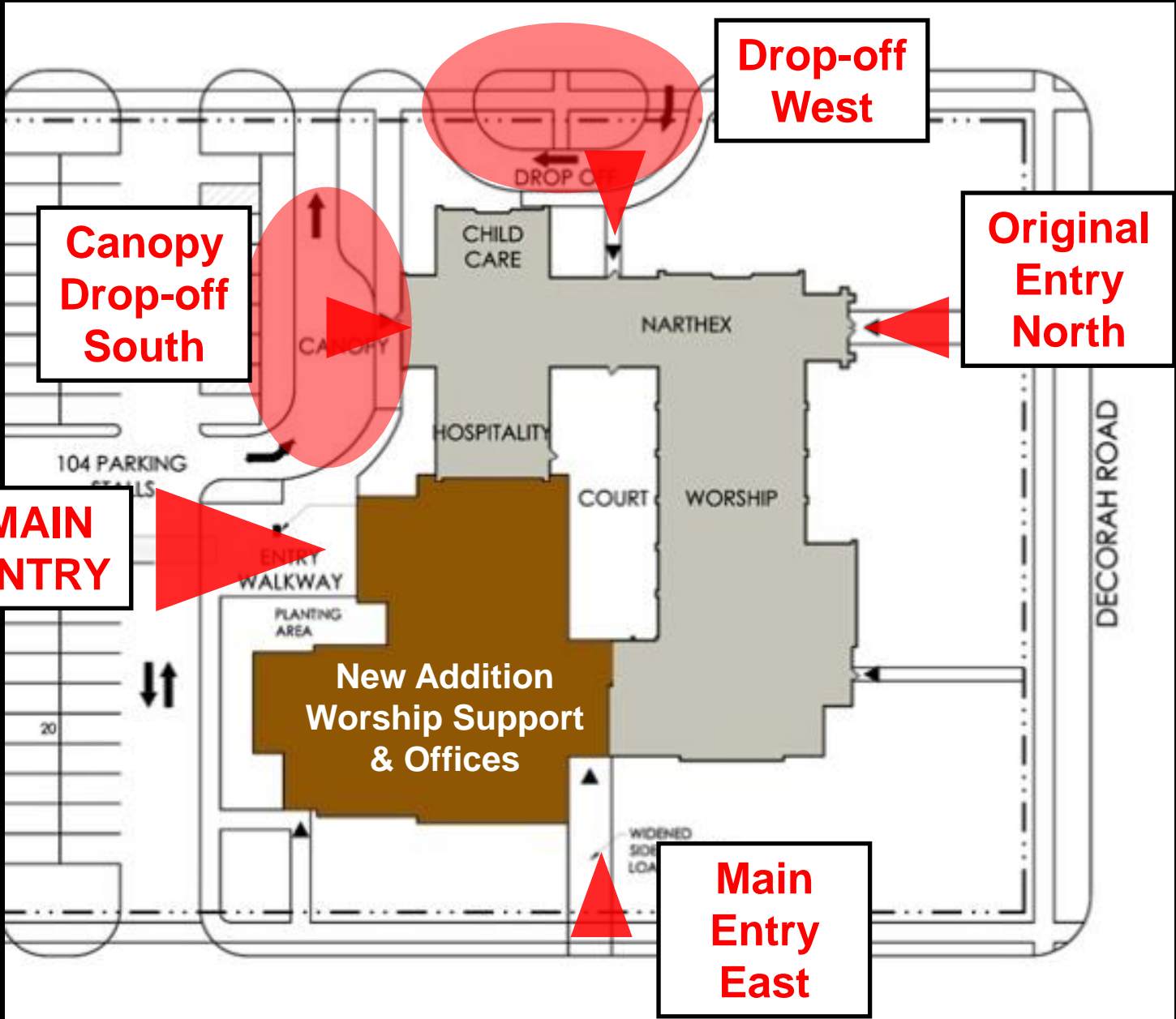
**Preserve
& Celebrate
Art Glass**



ROOF PLAN
SCALE: 1/32" = 1'-0"

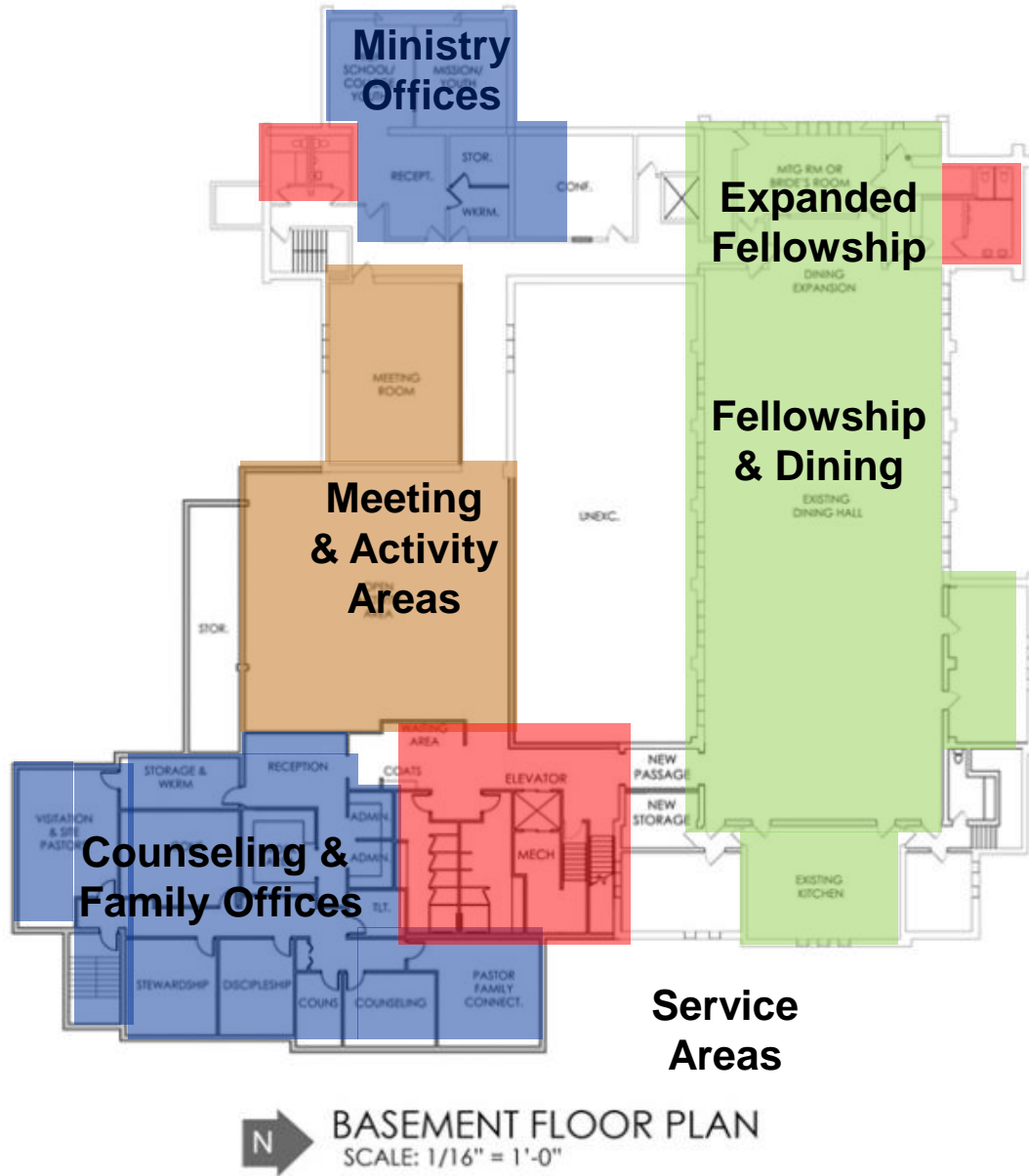
The Proposed MASTER PLAN

WORSHIP CENTER



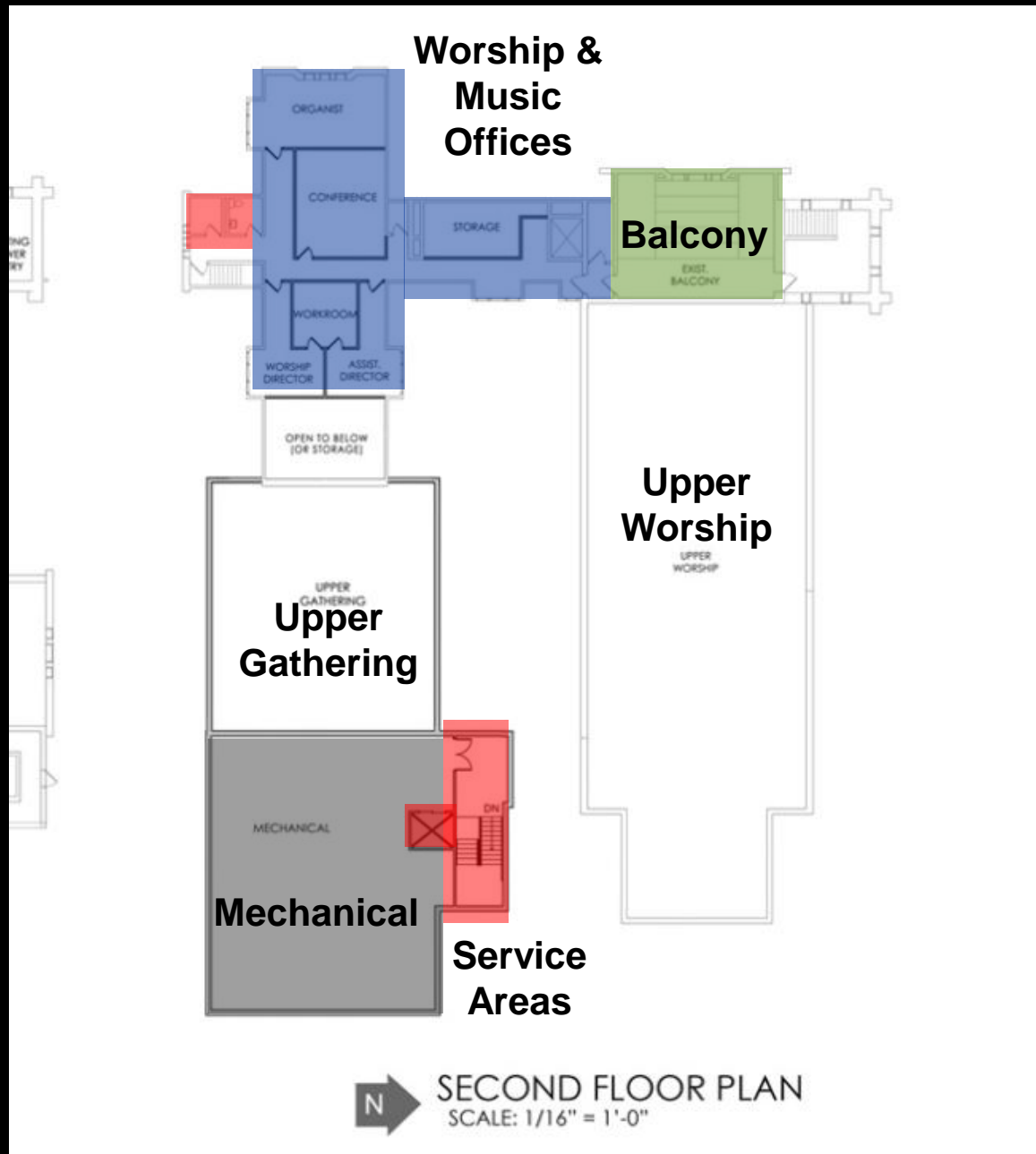
The Proposed MASTER PLAN

WORSHIP CENTER



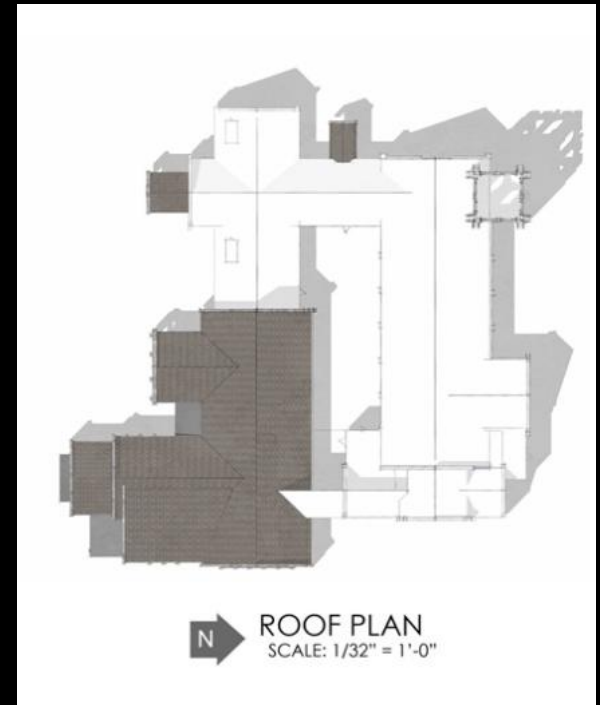
The Proposed MASTER PLAN

WORSHIP CENTER



The Proposed MASTER PLAN

WORSHIP CENTER



■ The Proposed MASTER PLAN

WORSHIP CENTER



SOUTH ELEVATION



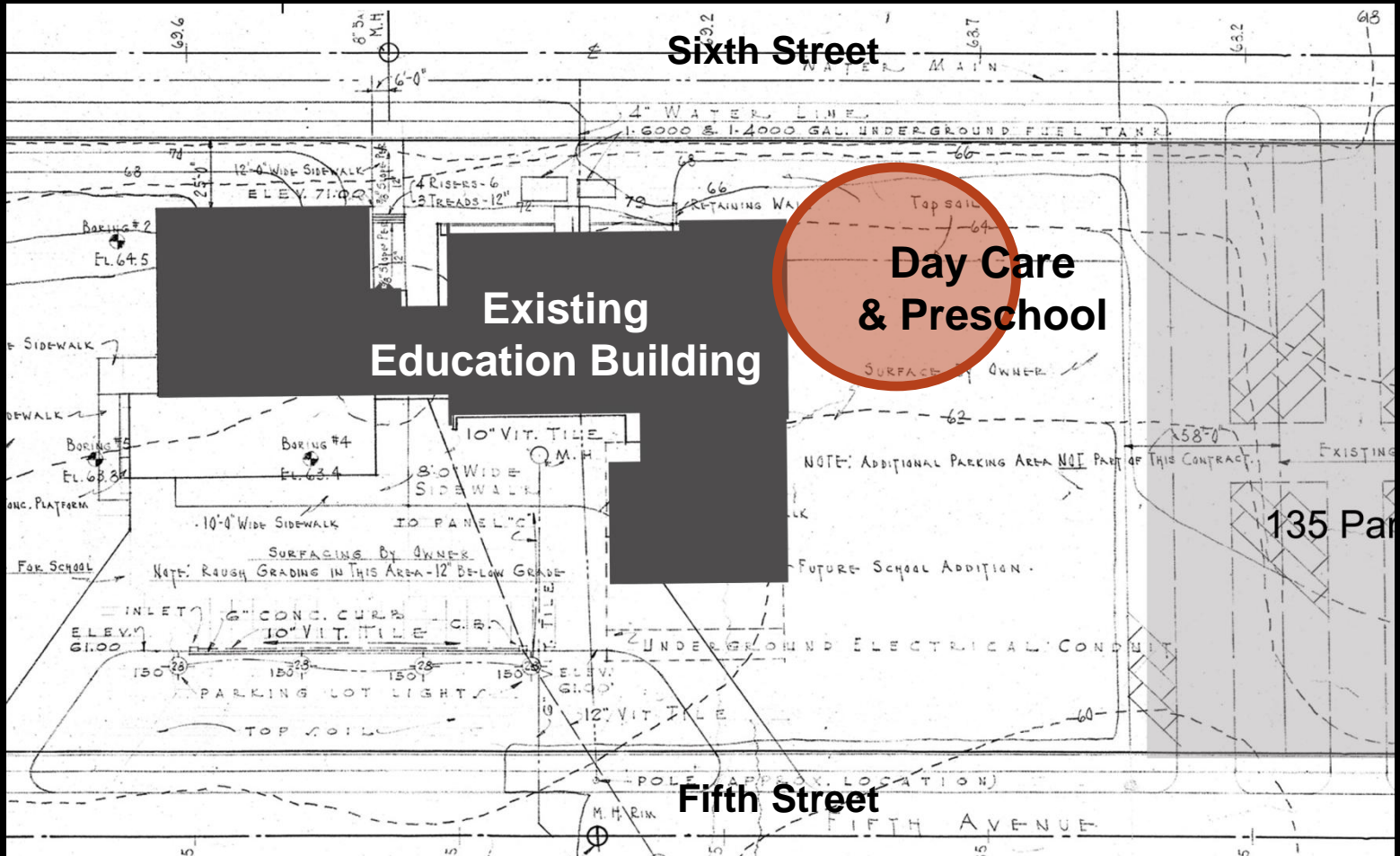
■ The Proposed MASTER PLAN

WORSHIP CENTER

DAY CARE

Day Care & Preschool Addition

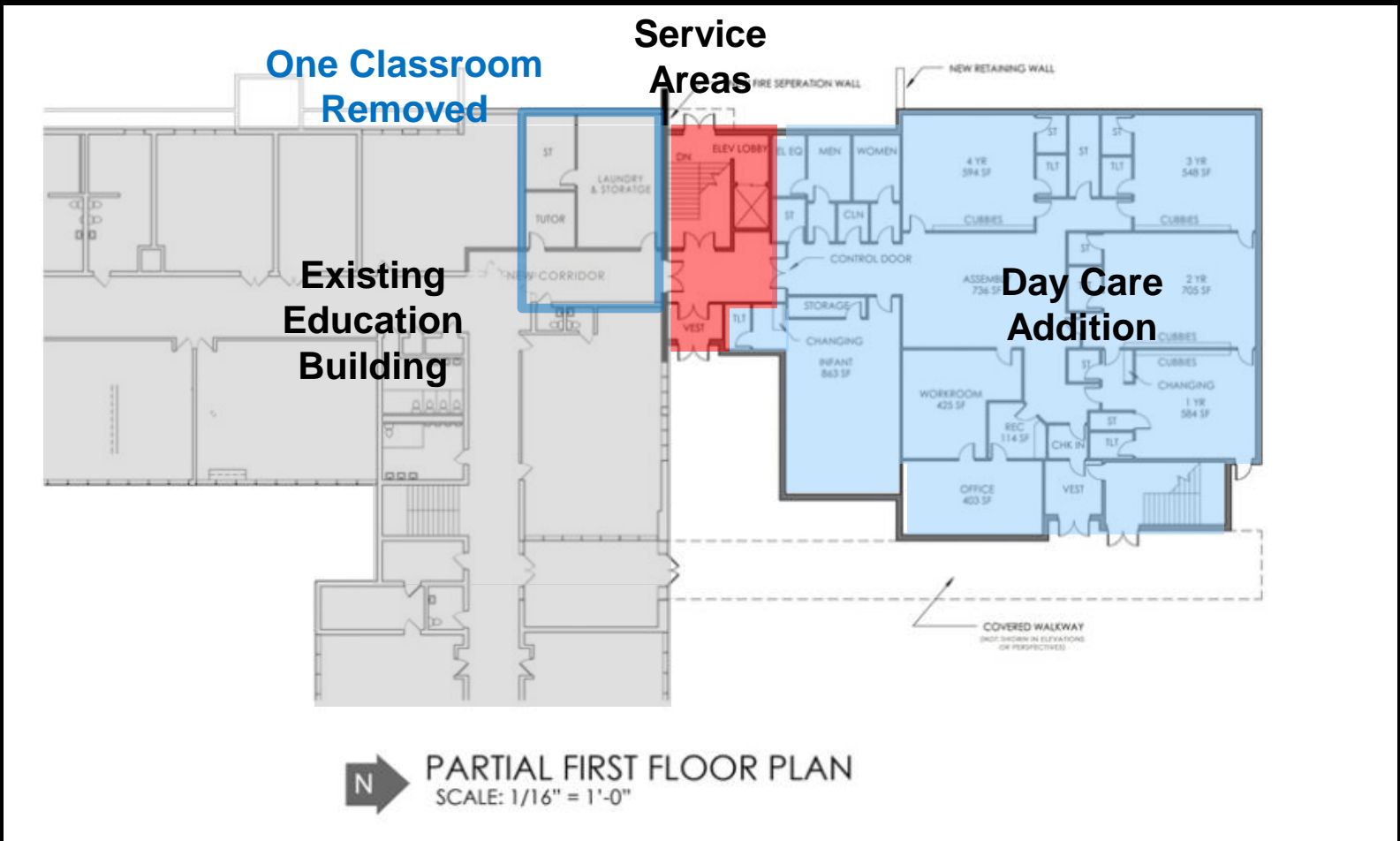




GROTH
DESIGN
GROUP

The Proposed MASTER PLAN

SITE LAYOUT





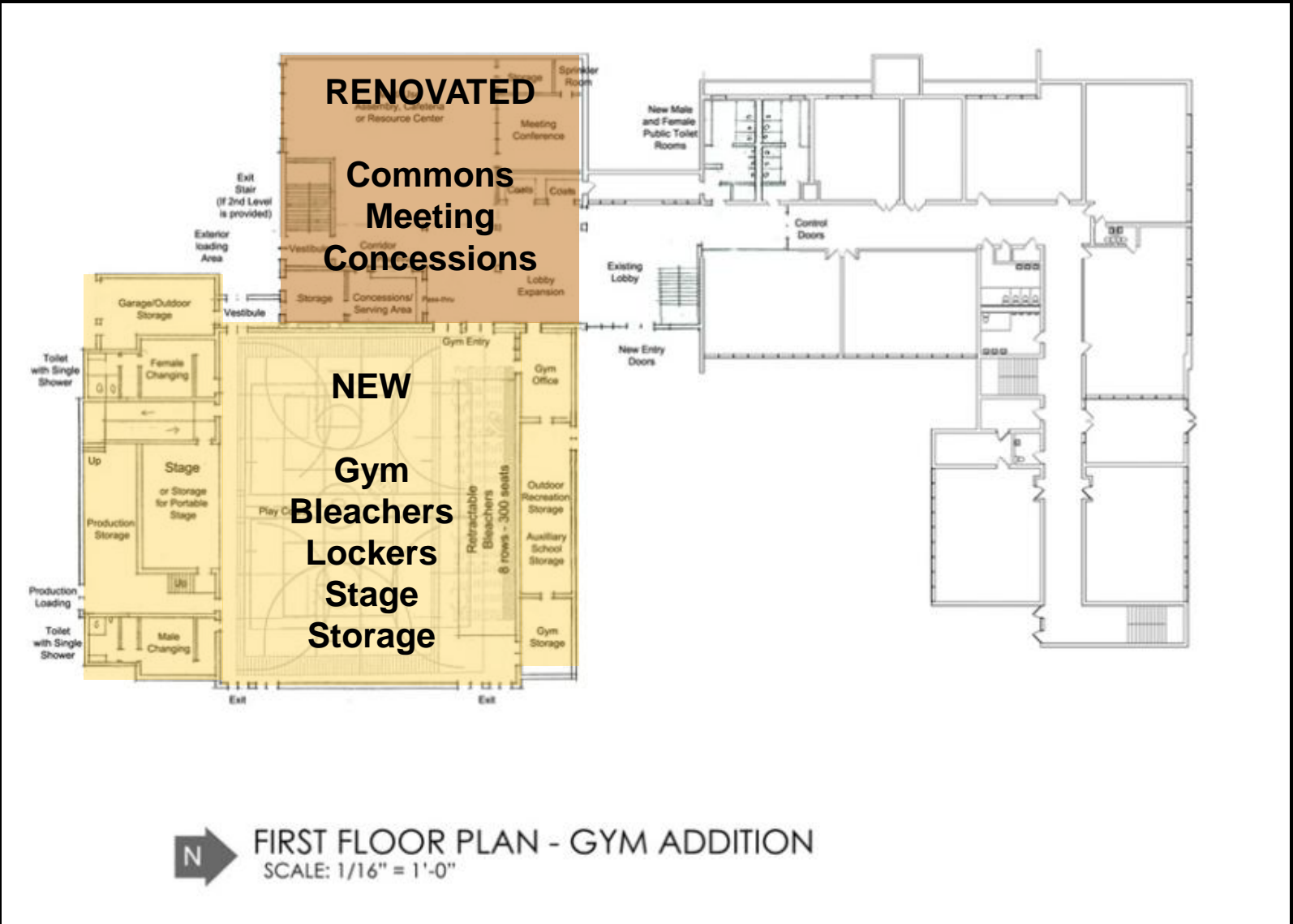
■ The Proposed MASTER PLAN

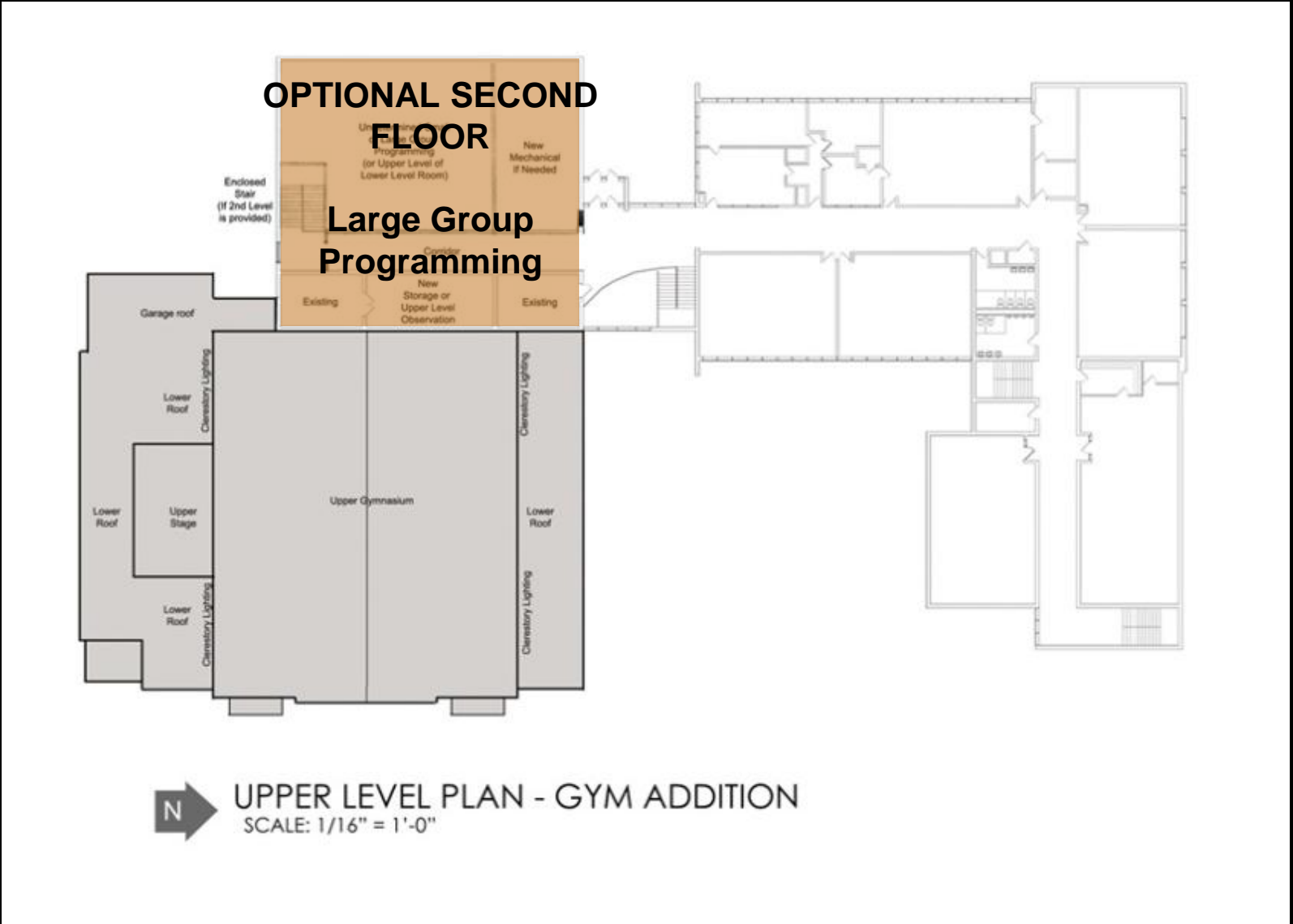
DAY CARE



RECREATION

**New Gymnasium &
Existing Gymnasium Renovation**



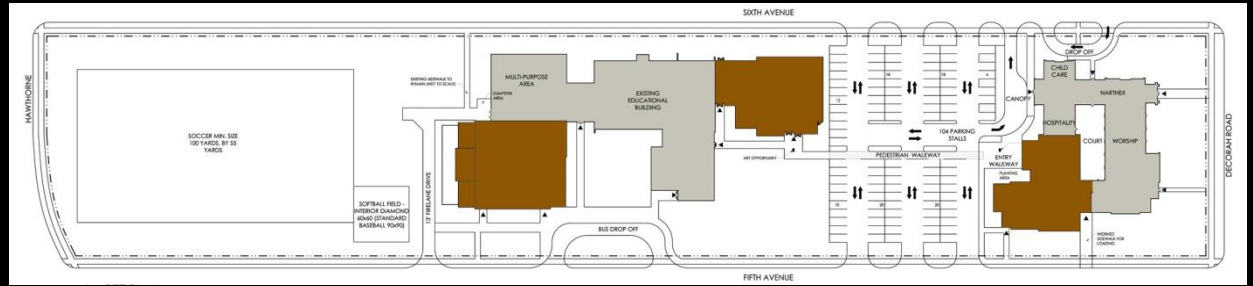






SITE

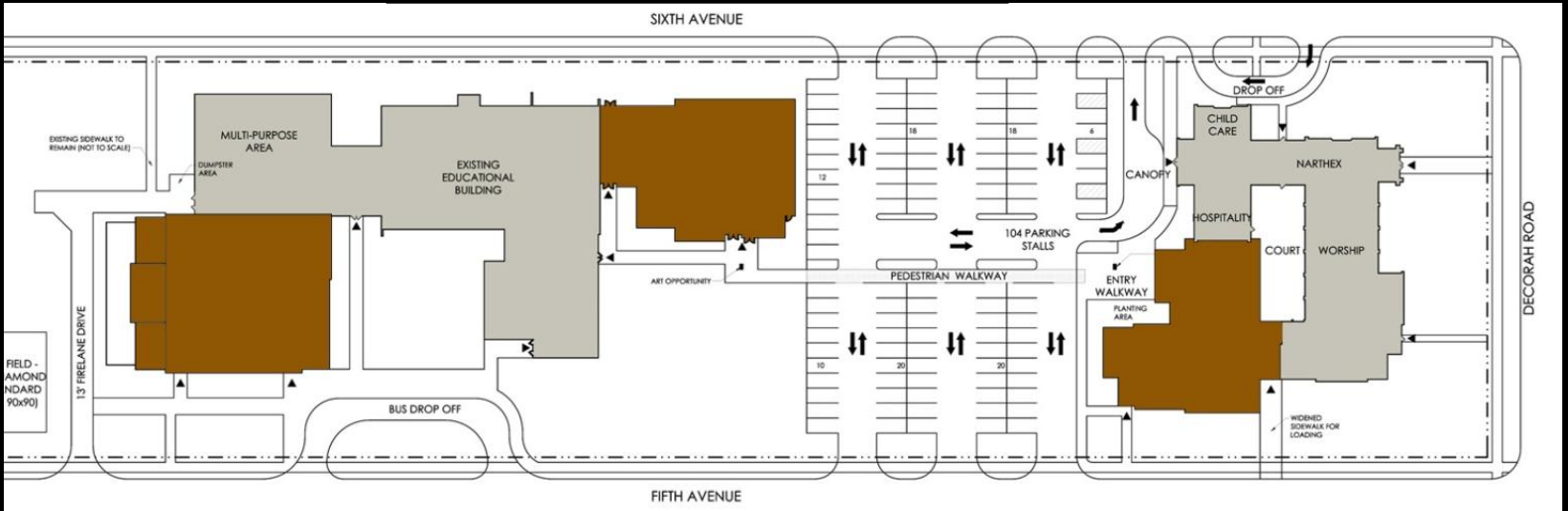
Parking & Drop Off



OVERALL SITE

Day Care & Preschool

ENLARGED SITE



Gymnasium

Support for Worship & Administration

The Proposed MASTER PLAN

SITE LAYOUT



EXISTING PARKING ON SITE:

152 Stalls

MASTER PLAN PARKING ON SITE:

106 Stalls (Loss of Approx. 50 Stalls)

OPTIONS:

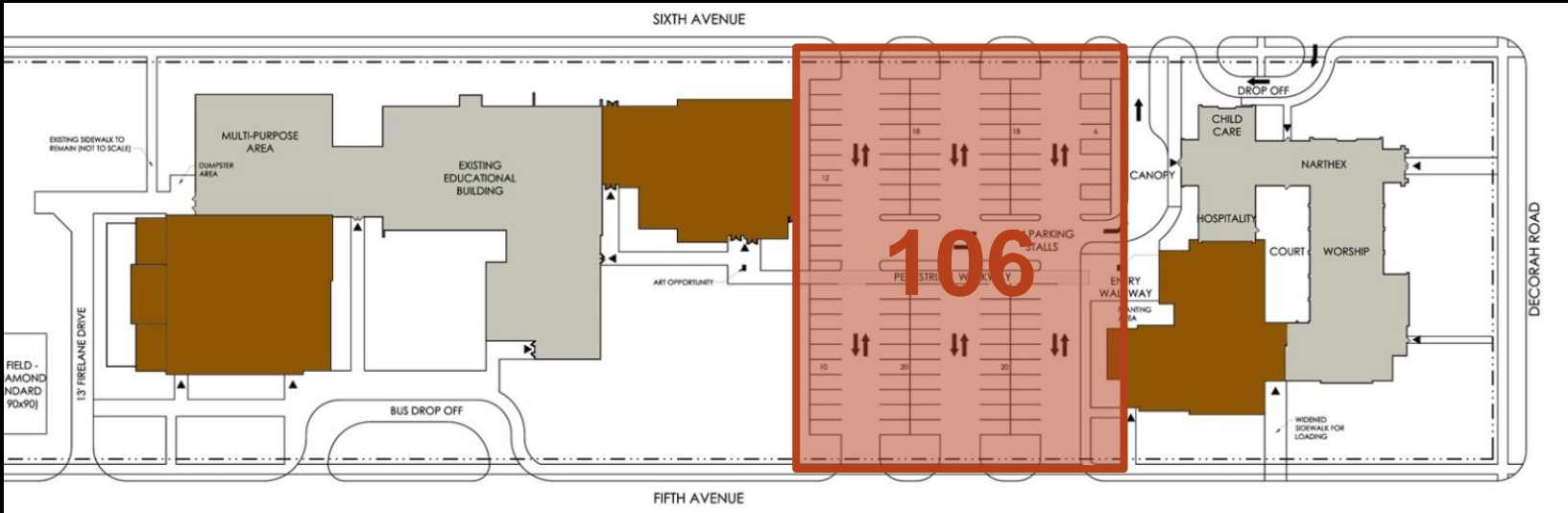
East Existing (no Increase)

West 3 Parcels (up to 50 Stalls)

West 4 Parcels (up to 70 Stalls)

Off-Site/Remote Parking

50 - 70



The Proposed MASTER PLAN

PARKING





MASTER PLAN

Building Data, Probable Cost
& Phasing

The Proposed MASTER PLAN

BUILDING DATA

EXISTING

71,500 SF

Worship Building

28,300 SF

Education

43,200 SF

NEW ADDITIONS

52,500 SF

Worship Building

16,500 SF

Day Care/Preschool/Activity Areas

17,400 SF

Recreation

13,100 SF

New 2nd Floor of Existing Gym

5,500 SF

TOTAL FACILITY MASTER PLAN

124,000 SF

The Proposed MASTER PLAN

BUILDING DATA



MASTER PLAN COST REMINDERS

Costs verified with Architectural and Construction Professionals

The costs include all costs of

- Construction Costs
- Sprinkler and Code Provisions
- Fees & Contingency Moneys
- Owner Costs
- Inflation
- Furnishing Costs

Phasing that can be done in each area.
(No first step has been identified!)

Costs reflect a Master Plan that is completed over many years

Any actual Building Project will not be more than can be afforded by the congregation

The Proposed MASTER PLAN

BUILDING DATA



WORSHIP CENTER

\$ 6.9 M

Addition	\$ 4.5 M
Remodeling	\$ 1.5 M

EDUCATION CENTER

\$ 4.2 M

Addition	\$ 4.0 M
Renovation	\$ 195,000

RECREATION ADDITION

\$ 4.3 M

Gymnasium Addition	\$ 3.2 M
Existing Gym Renovation	\$ 1.1 M

SITE (Existing)

\$ 0.9 M

Parking / Site Development	\$ 862,000
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TOTAL MASTER PLAN

\$ 15.4 M

The Proposed MASTER PLAN

BUILDING DATA



ST. JOHN'S

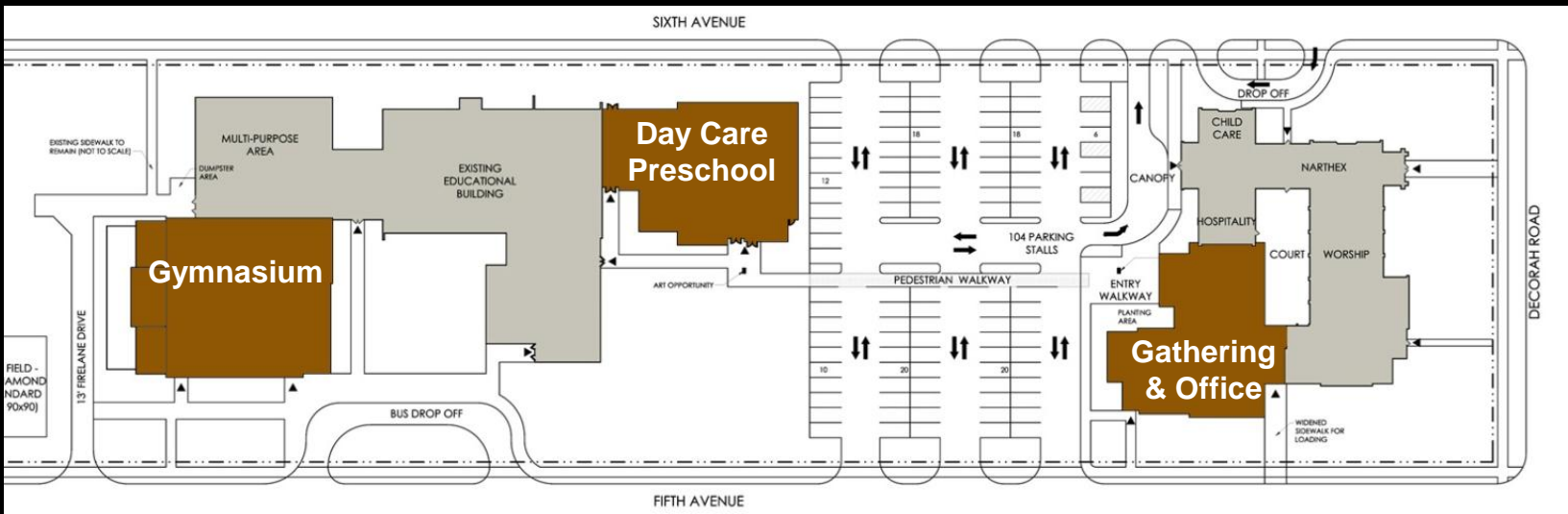


WEST BEND





BIRD'S EYE PERSPECTIVE
 EDUCATION BUILDING
 LOOKING SOUTHWEST
 NO SCALE



The Proposed MASTER PLAN





PERSPECTIVE LOOKING NORTHEAST
NO SCALE



GROUND LEVEL PERSPECTIVE
LOOKING SOUTHWEST
NO SCALE



GROUND LEVEL PERSPECTIVE
LOOKING SOUTHWEST
NO SCALE



The Proposed MASTER PLAN

ST. JOHN'S



WEST BEND

