Christus Victor Lutheran Church

Bonita Springs, Florida

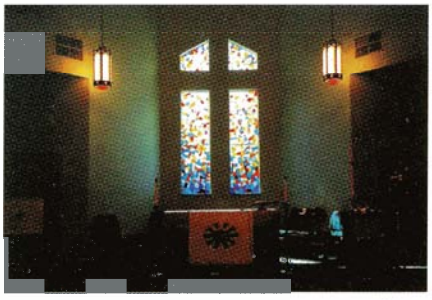
Design/Build: Myler Church Building Systems

Photo Courtesy of Allen Galloway

In 1996, the leadership of Christus Victor Lutheran Church determined that the church's growth and potential for expanded ministry was being hindered by a lack of adequate facilities. In order for the church to have an effective ministry and community outreach, it must maintain an adequate balance between a number of factors: programs that meet the needs of the community, proper resources and well-trained personnel, as well as sufficient space and facilities in which to house the congregation.

The church invited several local and national architectural firms, in addition to firms that solely specialize in church related facilities, to make recommendations on what the direction/form of the next building program. Myler Church Building Systems, of Crawfordsville, Indiana specializing in church planning, designing, and building was commissioned to assist the church in resolving this problem.

Initially an implementation of a feasibility study was undertaken. The decision to investigate the feasibility of this expansion program was correct. Myler's extensive analysis indicated that the church's current facilities were inadequate for it's attendees as well as inadequate for any future growth in worship, education, and other program areas. According to Myler's experts, the church's site was sufficient to support a ten year growth projection. However, Christus Victor Lutheran Church had to consider providing additional facilities in order to meet present and future needs for balance growth in worship, education, fellowship and administration space.



MANUFACTURERS/SUPPLIERS

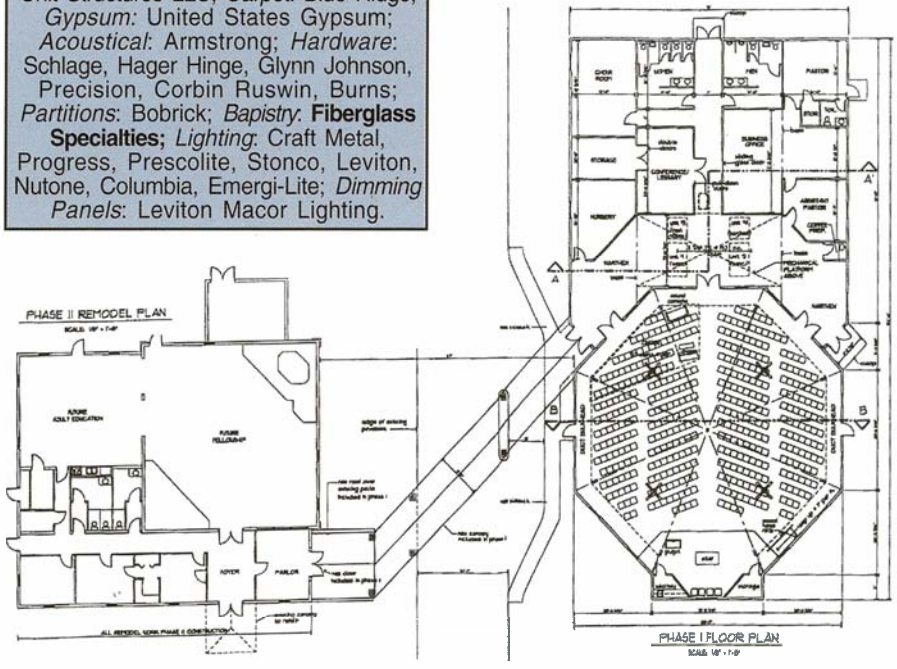
Exterior Walls — *Windows*: Pella; *Fiberglass Steeple:* **Fiberglass Specialties.**
Roof — *Shingles*: Prestique.
Floors — *VCT:* Armstrong.
Interior Walls — *Laminated Arches*: Unit Structures LLC, *Carpet:* Blue Ridge; *Gypsum:* United States Gypsum; *Acoustical*: Armstrong; *Hardware*: Schlage, Hager Hinge, Glynn Johnson, Precision, Corbin Ruswin, Burns; *Partitions*: Bobrick; *Bapistry*: **Fiberglass Specialties;** *Lighting*: Craft Metal, Progress, Prescolite, Stonco, Leviton, Nutone, Columbia, Emergi-Lite; *Dimming Panels*: Leviton Macor Lighting.

After analyzing the church's financial capability, growth projections, and associated space requirements and comparing it with other churches who have faced similar circumstances, Myler's professional opinion was that the church should proceed with the design and construction of a 393-seat new worship space, narthex, nursery, choir room, conference/library room, three offices, restrooms, storage, all connected by a covered walkway to the existing facility and 129 new parking spaces. The church approved the design of the new facility in the fall of 1998.

The design featured stained and finished 31-foot architectural grade Douglas Fir arches. The loads for the building were engineered for 110 m.p.h. Florida winds. In addition, Collier county required a 6-inch fire well be drilled to provide for emergency water.

The fiberglass steeple is by Fiberglass Specialties, Inc. with spire and copula with eight vented louvers. The spire includes optional back lighting system with neon tubes, wiring, and transformer. The dead and wind loads for the 32-foot fiberglass spire are 1330 lbs.

The construction delivery method was design/build with a guaranteed maximum price. The construction period was ten months ending in July of 1999. The project was brought in on time and with no cost overruns.



DESIGN/BUILD
MYLER CHURCH BUILDING SYSTEMS, INC.
970 North Englewood Drive
Crawfordsville, IN 47933

FILE UNDER
RELIGIOUS
Bonita Springs, Florida

CONSTRUCTION TEAM

CONSTRUCTION MANAGER:
Myler Church Building Systems, Inc.
970 North Englewood Drive, Crawfordsville, IN 47933

ENGINEER: Myler Church Building Systems, Inc.
970 North Englewood Drive, Crawfordsville, IN 47933

ELECTRICAL/MECHANICAL/STRUCTURAL ENGINEER:
Myler Church Building Systems, Inc.
970 North Englewood Drive, Crawfordsville, IN 47933

CIVIL ENGINEER: Community Engineering Services, Inc.
9200 Bonita Beach Road, #213,
Bonita Springs, FL 34135

COST ESTIMATOR: Myler Church Building Systems, Inc.
970 North Englewood Drive, Crawfordsville, IN 47933

GENERAL DESCRIPTION

SITE: 6.02 acres.
NUMBER OF BUILDINGS: One; New building connected to existing building.
BUILDING SIZES: First floor, 8,803; covered walkway, 643; total, 9,446 square feet*.
BUILDING HEIGHT: First floor, to eave, 20'; to peak, 36'; to top of bapistry, 69'.
BASIC CONSTRUCTION TYPE: IV/New.
FOUNDATION: Concrete footings.
EXTERIOR WALLS: Colored masonry block.
ROOF: Fiberglass shingle.
FLOORS: Carpet, VCT, quarry tile.
INTERIOR WALLS: Gypsum board, metal studs.

CHRISTUS VICTOR LUTHERAN CHURCH

Date Bid: Oct 1998 • Construction Period: Nov 1998 to Aug 1999 • Total Square Feet: 9,446*

C.S.I. Divisions (1 through 16)	COST	% OF COST	SQ.FT. COST		SPECIFICATIONS
BIDDING REQUIREMENTS	—	—	—		Included in Div. 1: Pre-bid info., inst. to bidders, info. available to bidders, bid forms, general conditions, addenda.
1. GENERAL REQUIREMENTS	200,541	22.11	21.98	1	Summary of work, allowances, measurement & payment, alternates/alternatives, modification procedures, coordination, field engineering, regulatory requirements, identification systems, references, special project procedures, project meetings, submittals, quality control, construction facilities & temporary controls, material & equipment, facility startup/ commissioning, contract closeout.
3. CONCRETE	129,032	14.23	14.14	3	Formwork, reinforcement, accessories, cast-in-place, grout.
4. MASONRY	31,780	3.50	3.48	4	Masonry & grout, accessories, unit.
5. METALS	23,637	2.61	2.59	5	Materials, fastening, joists, decking, fabrications, ornamental.
6. WOOD & PLASTICS	145,771	16.07	15.98	6	Fasteners & adhesives, rough carpentry, heavy timber construction, wood & metal systems, prefabricated structural wood, finish carpentry, wood treatment, architectural woodwork.
7. THERMAL & MOIST. PROTECT	32,296	3.56	3.54	7	Waterproofing, dampproofing, water repellents, insulation, shingles & roof tiles, flashing & sheet metal.
8. DOORS & WINDOWS	35,887	3.96	3.93	8	Metal doors & frames, wood & plastic doors, door opening assemblies, wood & plastic windows, hardware, glazing.
9. FINISHES	90,112	9.94	9.88	9	Gypsum board, tile, special ceiling surfaces, carpet, painting, wall coverings.
10. SPECIALTIES	11,793	1.30	1.29	10	Baptistry spire, toilet & bath accessories.
11. EQUIPMENT	—	—	—	11	—
12. FURNISHING	—	—	—	12	—
13. SPECIAL CONSTRUCTIONS	23,348	2.57	2.56	13	Incinerator, vault.
14. CONVEYING SYSTEMS	—	—	—	14	—
15. MECHANICAL	68,436	7.55	7.50	15	Basic materials & methods, plumbing, HVAC, testing, adjusting & balancing.
16. ELECTRICAL	114,242	12.60	12.52	16	Basic materials & methods, lighting.
TOTAL BUILDING COST	**906,875**	**100%**	**$99.39**		
2. SITE WORK	116,309			2	Subsurface investigation, demolition, preparation, excavation support systems, paving & surfacing, utility piping materials, sewerage & drainage, ponds & reservoirs, improvements, landscaping.
LANDSCAPING & OFFSITE WORK	—				Included in Site Work.
TOTAL PROJECT COST	**1,023,184**				*(Excluding architectural and engineering fees)*

UPDATED ESTIMATE TO JUNE 2000: $102.77 PER SQUARE FOOT

**These calculations are based on covered walkways divided in half, giving the total square footage to calculate from of 9,124, according to AIA document D-101*