

Customer | Emmanuel Lutheran Church

Project	Renovate and expand a 30-year-old church and its adjacent buildings
Challenge	A tough-to-expand octagonal building, with 8 load-bearing walls and corners
Size	7,000 square feet
Cost	\$1.3 million
Construction Time	7 months, June–December 2008



Meeting the Needs of a Growing Church

When the Emmanuel Lutheran Church in Venice, Florida wanted to expand its sanctuary, it ran into a roadblock. Although initial architectural designs looked promising, the estimated cost exceeded the church's budget by half a million dollars.

Unsure of what to do, renovation chairman Chuck Kinter contacted Van Con.

"At the time we started talking to Van Con," says Kinter, "our project had little hope of becoming a reality. Van Con offered to analyze the proposed design and come up with a solution that would be within our budget of \$1.3 million.

And they said if they couldn't find a way to do it, they wouldn't charge us anything."

Van Con did find a way.

Project manager Jack Moorman started by assessing and prioritizing the church's goals for the renovation. Then he examined every facet of the construction top to bottom, looking for ways to increase efficiency and decrease cost.

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Project Features

Sanctuary

Expanded interior footprint 2300 sf, increasing groundfloor seating capacity from 350 to 500 and balcony capacity from 40 to 70 plus instrument space

Raised roof over chancel and created new loft behind altar to fit restored organ pipes

Dramatic improvement to lighting, visibility and acoustics throughout the sanctuary

Redesigned and balanced cooling system to increase efficiency

Installed state-of-the-art video and sound systems, including robotic cameras and digital lighting controls

Replaced entire chancel, rehanging cross with new LED backlighting

Narthex

Converted outdoor greeting area into an enclosed lobby, joined to sanctuary by frameless glass doors

Added gurney-accessible elevator leading to church balcony

Grounds and Exterior

Mounted 20-ft. aluminum cross on church façade, with backlighting

Landscaped entire campus, including sod and irrigation of 3-acre grounds and installing bollard lighting around parking lots and sidewalks

Sealed and striped existing paving; resurfaced existing sidewalks



Construction Team

General Contractor

Van Con, Inc., led by project manager Jack Moorman

Architect

The Maddox Group

Specialty Supplier

Cornel Zimmer Organ Builders

Electric

Able Electric

HVAC

ProAir Heating and Air Conditioning

“It was important for us to be good stewards and use our resources effectively to meet the church’s needs,” says Moorman. “So we tweaked every system in the building to get to a better bottom line. We looked at the overall architectural design as well as the roofing, the HVAC, and materials like flooring and seating. We also worked with vendors to negotiate better prices and solutions than the church could have found on its own.”

With a revised budget and design in hand, Van Con began the renovation, demolishing and rebuilding the church’s main facility and linking it, via a newly constructed lobby, to the church’s adjacent buildings.

Van Con’s work was so efficient that money was left in the budget for a host of projects outside the original scope of the renovation. These included painting all

of the church buildings, replacing roofing, upgrading finishes, installing new audio and video systems, and irrigating and landscaping the entire property.

“I’ve worked on a number of projects like this,” says Chuck Kinter, “but I’ve never experienced the willingness and cooperation put forth by Van Con. Six months after the start of construction, we held our first service in the renovated sanctuary, and we received our permanent occupancy permit just four weeks later.”

“Van Con’s attitude was always, ‘we’re going to make this work.’ That’s what made this project succeed.”

“Van Con was the right choice, beginning to end.”



Ohio

8535 North Dixie Dr.
Dayton, OH 45414
phone 937.890.8400
fax 937.890.4916

Florida (Lic. No #CGC1508265)

103 Triple Diamond Blvd.
Nokomis, FL 34275
phone 941.488.4888
fax 941.918.8423

1.800.216.9646
info@van-con.com
www.van-con.com



van con
general contractor