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**Bossart Builders**  
Energy and Experience Building for HIM

# Bossart Builders

## Energy and Experience Building for HIM

By Augie Bartolo

The recipients of numerous industry awards — as well as consistently high acclaim from clients — Bossart Builders stands alone as New Jersey's foremost builder of churches and nonprofit institutional projects. As an independent dealer for The Barden & Robeson Corp., one of the largest producers of panelized predesigned building systems in the Northeast, Bossart Builders is responsible for the planning, design and construction of over 50 churches throughout the tri-state area. In addition, the firm has developed and built over 250,000 square feet of commercial space, and custom and tract homes in New Jersey, New York, Connecticut and Virginia. That portfolio transcends single-family development to include multifamily communities and mixed-use retail space, experiences which have proven invaluable to the company's stellar success in a highly specialized

building sector. The builder has direct access to predesigned wood systems manufacturers, post and beam, glulam arch companies, precast concrete and pre-engineered steel manufacturers, permitting cost effective material solutions for clients.

Based in Flanders, NJ, Bossart Builders operations are grounded on a simple yet ever-expanding business philosophy deploying accrued experience to succeed, a boundless energy to excel and a strong dedication to customer services. With the firm's unparalleled capabilities in creating state-of-the-art churches and institutional projects, Bossart Builders places a powerful emphasis on customer services that encompass start-to-finish construction management of each endeavor. The builder coordinates all industry professionals involved in designing and construction, including architects, structural and civil

**The vast expanse of the back of the Calvary Bible Church in Readington, NJ, shows the significant addition that Bossart Builders added to the original church. This addition included a gathering room, an all-purpose room, commercial kitchen, library, conference room, nursery, pastoral offices, and reception and administrative offices.**



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**Clavary Bible Church was built by Bossart Builders, features state-of-the art audio/visual equipment and capabilities with 60 angled halogen lights controlled by a dimming panel, theater-lighting controls which can be controlled singularly or in conjunction with the halogen lights. A 26-foot-high ceiling creates an expansive atmosphere for the 500-people capacity room.**

engineers, land-use attorneys, land planners, traffic consultants and ministry planners. The firm assists clients in securing all project plans, permits and inspections, as well as provides close supervision of subcontractors and operating budgets. Bossart Builders is also capable of securing clients' financing by means of bonds, traditional financing vehicles and equity fundraising through biblical stewardship materials. The company is headed by David Bossart, founder and President, along with his son, Jason, who serves as Vice President.

Most recently, Bossart Builders garnered an award from the Community Builders Association (CBA) for its Trinity Fellowship Church project, Toms River, for Best Commercial Builder. In addition, Jason received the CBA Project Manager of the Year award for work on the Calvary Baptist Church project, Readington, NJ. Both David and Jason Bossart are scheduled to speak at the annual International Builders' Show in Orlando, FL, in February 2007. There, they will be presented with yet another award for excellence involving the Trinity Fellowship

Church project from the National Commercial Builders Council (NCBC) of the National Association of Home Builders (NAHB). The Barden & Robeson Corp. will host a booth displaying design and materials information during the event.

As intriguing as the church-building genre in which Bossart Builders specializes is how the company began in a quest to fulfill its absorbing slogan, "Energy and Experience, Building for Him." Like many successful builders, David Bossart was presented with problematic circumstances destined for transformation into opportunities, as he explains. "We were involved mainly in commercial development and some residential work about 10 years ago, a particularly bad time for those types of development," he says. "A good friend, Pastor Richard Borg, was doing some fundraising for a church of his denomination in Upstate New York. That was when Borg was introduced to Barden's director of church division who was looking for a reputable commercial builder to represent them in New Jersey. Richard had the director contact Barden & Robeson Corp. and, as they



**The commercial kitchen designed and built for Calvary Bible Church by Bossart Builders features a Royal commercial stove and ovens, two True side-by-side refrigerators, maple Homecrest kitchen cabinets supplied by building partner Barden Homes, double commercial stainless sinks, two microwaves, two convection ovens, one freezer and a 22-foot-long walk-in pantry.**

say, the rest is history. As it turned out, that first church project was literally ‘our calling.’”

David was quick to realize how he could put his engineering background (B.A., Rutgers), commercial building knowledge and more than 30 years of experience in the real estate industry to work for his special client base. Citing the “new realities” underpinning church and institutional development in the 21st century, Bossart Builders adapts heretofore unheard-of technical and aesthetic attributes to various projects. “Just as the proportions and extent of amenities in new homes have been redefined over the past several years, the size, scope and complexity of our projects are constantly increasing,” he says. “For example, new churches need to be bigger to accommodate more people in high-growth areas. They also have to be more comfortable and, at least in many of the projects we’re involved with, provide multi-purpose functional components that will be used on a daily basis, not just Sundays.”

Remodeling and additions play a major role in achieving the goal of these “flexible family life centers,” as David refers to them. Often, the firm’s church projects facilitate ministries for youth

activities, pre-schools, day care and senior services. “And it doesn’t stop there,” according to David. “Churches now have advanced audio-visual systems, enhanced security programs, coffee shops, bookstores and even lounges.”

Bossart Builders offers its unique client base unsurpassed construction management services as much out of pure necessity as competitive practicality. David attributes this to the nature of his customers’ objectives which are based solely on generosity. “Giving, not taking, is our clients’ bottom line,” he says. “This is why we so highly value their input and project wish lists. We know every project is aimed at serving congregations and communities, but we also need to balance our clients’ dreams and needs with viability and costs in order to bring them to fruition. To us, nothing is more rewarding. That endeavor is our mission.”

Of the firm’s wide-ranging suite of services comprising site planning, architectural design, construction and procurement of permits, fiscal discipline is an especially critical component, as Jason Bossart notes. “Since they are working with relatively limited budgets when compared to conventional residential and commercial clients, cost efficiency for our nonprofit customers is crucial.”

**This is not just a business,  
but a ministry, as well.**  
— Robert Lunn, Barden & Robeson  
Corp. (retired)

He also details the advantages to customers of working with an “all-inclusive” construction management firm toward the realization of those savings. “Our clients are much better off with a company like ours that seamlessly combines all project services under one roof,” he explains. “This eliminates the need for them to take bids on an a la carte basis, which is a time-consuming and expensive proposition in most cases. We take care of hiring all contractors, subs, architects and suppliers, as well as working with local governments to attain the necessary permitting for each project. Add to all that our close association with Barden & Robeson as our materials supplier and we’re saving each client an average of 20 to 30 percent on the overall costs of a project.”

In addition to four full-time project managers and a small support staff, Bossart Builders retains a broad network of design, engineering, financing, architectural and fundraising consultants who are closely familiar with the nature of the company’s narrow building sector to accomplish its “one-stop shopping” objective

**Right: Dave Bossart is joined by Project Manager Wayne Wagoner, in front of the Christian Community Chapel front steps.**

**Below: The vision for the newly constructed Christian Community Chapel in Hillsboro, NJ, was to build a colonial-style church with traditional architecture for the new sanctuary to complement the historic colonial parsonage next door. Bossart Builders has beautifully accomplished this goal with this postcard perfect exterior.**

for clients. As Jason indicates, the experience required of consultants in their respective areas of church and nonprofit project development may vary greatly from those of residential building enterprises. “When building a church, for instance, our traffic engineer has to be concerned as much with the configuration of a parking facility as with the impact of traffic on adjoining streets,” he says. “Similarly, from a design perspective, we have to deal with an entirely different set of rules concerning fire codes and the other regulations involved in large-scale projects because we are creating spaces to accommodate hundreds of people at a time.”



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**Christian Community Chapel in Hillsboro is an independent Bible-based mission currently under construction by Bossart Builders. Pictured here is the church sanctuary, altar and balcony for additional parishioners' seating.**

Bossart Builders employs an array of marketing devices — along with a steady stream of referral activity — for promotional and branding purposes that allow for continued growth and recognition in its niche market. A targeted newspaper and magazine program, in conjunction with an informative Internet presence, work to solidify the builder's stature to an atypical target audience. The company's website also presents users with a comprehensive online newsletter as a reference for current and future projects. "We believe in a sensible but not overwhelming media mix because our business really lends itself to referrals through the common thread of Christianity around which many projects are based," says Jason, who holds a degree in political science and has completed internships both in the U.S. Senate and the White House. "My main responsibility here is to manage the relationship of our contractors, subs and suppliers, with the building committees of the churches. The experiences I had when interning in Washington, DC, were important toward my gaining the proverbial 'people skills'".

**The Jamesburg Presbyterian Church asked Bossart Builders to build an educational wing, to incorporate a day care center, educational classrooms, offices and a commercial kitchen onto the existing church that was originally built in 1854. Superior Walls were called upon to do the big, full height 10-foot basement walls that will be finished for the day care facility. Superior Walls' studs and insulation were a big factor in selecting the company, as well as its speed and waterproofing system. Bossart Builders also had to underpin and shore up the existing building — a complicated process in the lathe and plaster, post and beam construction of the original structure.**

PHOTO BY JOHN MARTINELLI PHOTOGRAPHY



**Dave Bossart with Project Manager Bill Howes and Frank Moschella, the Building Committee Chairman, at the new entrance to the educational wing of the Jamesburg Presbyterian Church.**

PHOTO BY JOHN MARTINELLI PHOTOGRAPHY



necessary to run our business efficiently and provide the most attentive services to our clients and their communities.”

Though churches remain an integral mainstay of the firm’s project base, Bossart Builders continues to offer its expertise to institutional development, a natural offshoot of the church genre in much of its space proportions and utilization, as well as in acquiring approvals through effective municipal interaction. In 2005, Bossart Builders developed the Jean Street Homeless Solutions Project in Morris Township, a low-income wood truss and panelized residential project consisting of 15 flat units in three two-story buildings. For this project, the firm earned the Best Builder Award for Affordable Homes from the CBA.

Other projects entail a private school for special needs children in Upstate New York, scheduled to break ground in spring 2007, and a new American Legion building in Toms River, now under construction. “We are very excited about both of these projects mainly because of whom they will be serving when completed,” David says. “There is a tremendous need across the country for more structures that can facilitate the needs of challenged children, supervisory personnel and administrative staff. The American Legion (Post 129) building will be a state-of-the-art facility, with spacious rental areas for weddings, Christenings, entertainment, meetings and other special occasions, and of course, a magnificent space for the American Legion membership of veterans to congregate.” When completed, David says, “The Toms River American Legion will be the largest in the state of New Jersey.” A large project in Howell Township, The Restoration Family Fellowship, will create a church sanctuary, a fellowship center and an adult day care facility on a vacant 10-acre parcel in a high-growth community.

Bossart Builders has also been named construction manager for the Newark Bible Church, Newark, the Shilon Pentecostal



PHOTO BY JOHN MAR TINELLI PHOTOGRAPHY

**Looking into the construction process underway at the Jamesburg Presbyterian Church you can see the original Tiffany stained glass window on which you can still read the signature of New York designer J & R Lamb Studios. This studio, now located in Clifton, NJ, is the oldest continuing operation of stained glass manufacturing in the country.**

Church, Somerville, as well as additional projects in New Jersey, New York and Connecticut.

“Green building” is also a prized portion of the builder’s highly principled approach to creating functional spaces that exceed regulatory environmental compliance. To that end, the company relies on superior quality wood products provided by Barden &





**Left: The Rock of Salvation Church, being erected with the Barden pre-manufactured panel and truss system, is located in Islip, Long Island.**

**Below: Project Manager Mike Muehrle and Pastor Acevedo pictured here with Dave Bossart in front of the Rock of Salvation Church.**



Robeson. Wood materials are a cost-effective, viable solution that successfully addresses the dynamics aligned with sustainable design. Known for its renewable advantages compared to steel, cement and plastics, wood's thermal efficiency reduces energy usage — and thus its negative effects on the environment. David cites equally significant rationale for his firm's preference of wood products in its sustainable design efforts. "Wood has a high strength-to-weight ratio. Pine and spruce are about 16 times lighter than steel and five times lighter than concrete," he states. "Wood's natural char layer acts as an insulator when burning to help shield the remaining sections. Its mechanical properties are less affected by intense heat than materials such as steel, which can buckle and collapse at temperatures only slightly higher than the flame ignition point for timber."

Bossart Builders was named the 2006 Builder of the Year by CBA, and Jason Bossart was installed as a Director of the CBA Board for 2007. David Bossart has served as President of the Somerset/Morris CBA, Director of the New Jersey Builders Association (NJBA) and Commercial Council and Chairman of the CBA Council. He has been the Director and Designated Commercial Property Builder (CPB) of the NAHB, and presided over development of the "Education — Dream House" project, which earned a National Builder Award from the NAHB. He has also been a recipient of the Award for Excellence for Best Commercial New Construction and Renovation for churches from 1997 through 2001. David has been an active member of the Urban Land Institute, the International Council of Shopping Centers and the New Jersey Business & Industry Association. This article represents his company's third appearance in *Builder/Architect* magazine.

In closing, David recalls a statement from his close friend, Robert (Bob) Lunn, now retired from Barden & Robeson, where

he created the church building program over 25 years ago: "I will always remember these words that Bob once said to me, 'This is not just a business, it is a ministry, as well.'"

*Bossart Builders is headquartered at 191 Route 206, in Flanders. For more information, call (973) 584-6855 or visit [www.bossartbuilders.com](http://www.bossartbuilders.com). ■*

