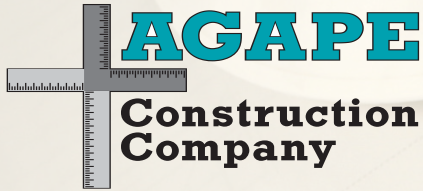


A DESIGN AND BUILD FIRM



AGAPE Construction Co Kirkwood MO 314-909-9050

# Newsletter

Fall 2019 / Winter 2020



Hannah and her daughters enjoying an afternoon snack in their new Kitchen

## New Expansion Makes a House a Home

Family Home Revitalized with Dramatic Updates

Before: 2614 sq. ft. • After: 3468 sq. ft.

After giving birth to their three daughters, Nick & Hannah Mayer quickly found their small Warson Woods home would no longer support the rising needs of their growing family. They had already fallen in love with their neighborhood but did not love their original house. To remedy this, they called Agape.



The original charming Colonial Home in Warson Woods

*“Our friends have bad experiences with other contractors. We wanted to avoid their mistakes and didn’t want to cut corners. We wanted the best. That’s why we chose Agape.”*

-Nick Mayer, Happy Homeowner

The solution was a large 15’ x 29’ rear addition that totally transformed the home from a traditional colonial to an open concept charmer. A major goal was to increase overall functionality and give each room new purpose.

This addition allowed for each daughter to have her own room and host a variety of their friends with ease.

**Article Continued on Next Page**



Organized Mudroom ready for any outgoing adventure

# Stay Where You Are...Have the Home of Your Dreams!



*Wide Open Floor Plan allows for activity to flow freely from the Kitchen to the Dining and Living Areas*

## New Expansion Makes a House a Home (Continued from Cover)

The Mayers are incredibly hospitable - they often invite their neighbors, friends & family over for weekly Happy Hour parties. The home's new open-floor plan remodel is ideal for that. By expanding the kitchen and living area, the original cramped layout evolved into a dynamic family-centered space.

Upstairs, a new master suite and bath was added across the rear of the home. The addition also allowed for a larger children's bathroom and upstairs laundry - a must for every busy mom! Nestled next to the Garage is now a transformed Mudroom, organized and well-stocked for the girl's sporting needs.

To keep their project on track, the Mayers met with Agape Project Manager Brian Kelly each week. "Even when we texted, Brian responded immediately and always did a great job listening to our needs," Hannah acclaimed, "He even guided us through a thorough preplanning stage to ensure that our project would run smoothly, successfully and be complete on time - in under 6 months!"

*"Our cramped house was transformed into a place that our family loves! It's now our Perfect Home - We love it!"*

-Hannah Mayer, Happy Homeowner



*Enhanced Master Bath is filled with color and personal touches*



*The Light-filled Master Bedroom is surrounded by a comforting view of the tree-filled backyard*



Check out Agape Construction on Houzz



Top: Ed Heine - Project Architect, Laurie Smith - Senior Architect  
 Bottom: Kurt Kostecki - Project Architect, Kevin O'Brien - Owner & Engineer

## Meet Your Expert Architectural Team

**A**t Agape Construction, we are pleased to offer you a fully skilled & licensed Architectural Team. Using our seamless Design and Build Process, we work step by step with you from beginning design through the complete construction process.

**Kevin O'Brien**, Founder of Agape, is both a licensed Professional Engineer and a Journeyman Carpenter. He loves the building process and has extensive experience with both remodeling and custom new homes.

**Laurie Smith**, Senior Architect, has a passion for creative design solutions. She considers herself "old school", because she loves hand-drawing perspective sketches for clients.



"Daniel's House", a 4 Unit Building donated to Mission Gate Prison Ministry, can host up to 11 men seeking a fresh start in life



Men from Mission Gate helping with the Remodel



Examples of our Award-Winning work - A Craftsman style home and the Historic Kirkwood Train Depot restoration project

**Ed Heine**, Project Architect, loves a challenge and has designed significant remodels of several historic homes in our area as well as new homes and commercial projects.

*"I love exploring design possibilities with clients and exceeding expectations with the finished project."*

- Laurie Smith, Senior Architect

**Kurt Kostecki**, Project Architect, designs highly functional and aesthetically pleasing spaces. He has extensive experience in design, structural analysis and 3-D modeling. Together they work closely with our Project Consultants and Field Team, taking your project from concept to reality.

## Agape Owners Give Back

### Honoring Their Son's Memory

**D**aniel Bart O'Brien, age 28, beloved son of Agape owners, Kevin & Amy O'Brien, died tragically April 1, 2019. Shortly after his death, God inspired his parents to purchase and dedicate a 4-unit building in South St. Louis to Mission Gate Prison Ministry. Agape employees, subcontractors and friends have been involved in the remodel.

At "Daniel's House", men who have accepted Christ, fresh out of prison, will be given a second chance. Each of the four apartments has a picture of Daniel with his beloved dog and a little bit of his story. A brindle colored boxer is even being sought as the mascot of this new home.

*"For nothing is Impossible with God."*

- Luke 1:37



Daniel Bart O'Brien

# Stay Where You Are . . .



**After**

*Tom & Jill Moller enjoying their new Living Space.*



**Before**

*Dated Brick Fireplace gets warmed up with a Fresh New Look*

## Comfortable Elegance in a Smaller Home

Traditional Architect / Bid Process was a Bust so Homeowners turn to Agape

**Downsizing from 13,000 to 4,000 sq. ft.**

**T**om and Jill Moller are extremely generous and hospitable. Hosting large gatherings, entertaining and housing many people in their 13,000 sq. ft. home came naturally to them. After 16 years of sharing their home, they desired a simpler lifestyle. So in 2017, they began the process of transitioning to a smaller, more manageable home.

First, they purchased a 4000 sq. ft., outdated, 55 year old house in Frontenac. To design their remodel, the Mollers chose the traditional model of selecting an architect. After several months, they began the contractor selection process only to discover the drawings were not construction ready and an initial bid came in way over budget.

Jill knew her church friend, Kevin O'Brien, owned Agape Construction, but was not aware that he was a licensed engineer and that Agape was a full Design-Build Firm. She asked him for a price to do the work, but when Kevin reviewed the plans, he pointed out several significant technical mistakes. Kevin said that he could price it as drawn or price it as it should be built.

*"We made a mistake in not having Agape do the initial design. Kevin's structural expertise saved the day."*

-Jill Moller, Agape Client



**After**



**Before**

*New Gabled Roofs above Front Porch & Garage enhance the Curb Appeal of this 55 year-old home*

# Have the Home of Your Dreams!



**After**

*Elegant See-Through Peninsula features a Full Wet Bar and subtly connects the home's Primary Living Spaces*



**Before**

"Jill, I honestly wish we could have helped you with your project sooner," Kevin said. "Agape has talented architects on staff, and when we do both the design and construction in-house, it's a seamless process. If there's ever a problem, Agape takes care of it."

Ultimately, the Mollers trusted Kevin and Agape and have been very pleased with the results. The entire house is more visually appealing and functional after being completely updated both inside and out.

*"I loved working with the Mollers. They were kind to everyone, understood the building process and the importance of making timely selections."*

-Kevin O'Brien, Agape Owner

The front exterior is more aesthetically pleasing with the addition of new gabled roofs above the front porch and garage.



*New Master Bath is an Architectural Delight with its Multiple Ceiling Heights and Angles enhanced by a variety of lighting*

**Article Continued on Next Page**



Celebrating 35 years of making our clients' dreams a reality.

# Custom Homes & Remodel Projects . . .



*The Livability of this Home is increased by the Fabulous Outdoor Living Space*

## Comfortable Elegance in a Smaller Home (Continued from Previous Page)

Nestled in the back, an intimate covered porch has become the centerpiece of Tom & Jill's new outdoor living space. Thanks to the infrared heaters in the ceiling, they enjoy it most of the year.

Inside, Jill liked the basic layout and cabinetry in the existing kitchen but wanted more openness and connection between the kitchen and the family room. Agape carpenters installed an elegant see-through peninsula with matching cabinets perfect for displaying Jill's favorite dishes. It features a full wet bar, complete with wine cooler.



*Classy Covered Porch sports a Slate Tile Floor and Infrared Ceiling Heaters for Year-Round Enjoyment*

*"The craftsmanship was amazing! Agape's carpenters demonstrated great attention to detail."*

-Tom Moller, Agape Client

The stylish new master bath is an architectural delight with multiple ceiling heights and angles enhanced by a variety of lighting. Reconfigured and enlarged thanks to a 10' by 17' bump out addition, it features some of their favorite elements from the pool house in their previous residence.

Tom's crowning glory is his new wine cellar in the lower level. Capable of housing up to 3000 bottles of wine, the room is kept at 55 degrees, the ideal temperature for red wine to mature.

"Our inviting 4000 sq ft home certainly makes our lives easier and still enables us to host our friends & family," Jill concludes. "Thank you again, Agape. We appreciated the professionalism and expertise of your team."



*New Wine Cellar boasts its own separate Refrigeration System and houses up to 3000 bottles of wine*



Like Agape Construction on Facebook

# Our Business is Built on Referrals, and We Appreciate Yours!

## Eat the Rewards of Referral!

A tasty "Thank You" for your loyalty!

If someone calls saying you referred them to Agape, we will mail you a \$25 restaurant gift card as our way of saying "Thank You!"

## Welcome to Our New Clients!

We greatly appreciate your business!

- JoAnn Anzalone
- David & Jill Beck
- Brad & Jane Brunk
- John & Beverly Brunner
- Mike & Michelle Butler
- Michael & Hannah Ehrlich
- Barb Fehrenbacher
- Steven & Nicole Harf
- Stacey Wehe
- & Paul Jorjorian
- Dan & Margaret Lane
- Tom McGrath \*
- Shaun & Kelsey Moore
- Erik & Amy Musiek
- Susan Nieman \*
- Blake & Joanne Noyes
- Janet O'Neal \*
- Michael Rogger \*
- & Ellen Clawitter
- Jeff & Jennifer Sigmon

\* Repeat clients



Fireplace Remodel  
Chesterfield, MO

Before  
After



Look for us in Your Neighborhood!

## Thinking of Your Next Project?

Agape's team provides a perfect blend of architectural design and technical expertise at a price point that can meet your budget.

Call us for a free consultation or visit us online!

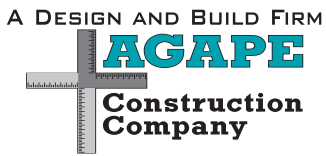
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[www.AgapeConstruction.com](http://www.AgapeConstruction.com)



Kevin O'Brien, Ted O'Toole & Laurie Smith

Celebrating 35 years of making our clients' dreams a reality.

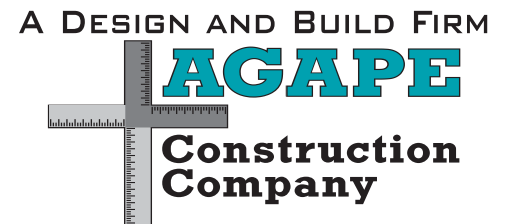


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Established in 1985, Agape Construction Company, an experienced Design and Build firm, is proud to have an A+ Rating and several Torch Awards from the St. Louis Better Business Bureau.

*“Stay Where You Are... Have the Home of Your Dreams!”*



### *All Inside:*

- STUNNING KITCHENS
- REIMAGINED BATHROOMS
- A GORGEOUS BACK PATIO
- AN INCREDIBLE MUD ROOM
- INVITING FIREPLACES
- AND MORE!

WHOLE HOUSE RENOVATIONS | ADDITIONS | NEW BATHS | GOURMET KITCHENS  
CUSTOM HOMES | NEW GARAGES | MASTER SUITES | SMALLER HOME PROJECTS