



The Building Process

Eight Steps

1. A Ministry Plan (Strategic Planning)

Because what we do in our buildings is ministry. Either our ministry plan guides our building plans, or our floorplan dictates our ministry. So, we start with a ministry plan.

2. Space Study

A study to evaluate the functionality of each space for ministry, to evaluate growth capacity, to gauge curb appeal, and assess the quality of the facilities you now have.

3. A Master Site Plan

This is a plan for where to place the next building and shows where future buildings will be placed to provide balanced space for continued growth. You add the next phases as they are needed and can afford to build them. A Master Site Plan should be done by a *church* architect. Such a plan will save the church money over the long term.

4. A Floor Plan for this Phase

This is not the construction document with electrical, HVAC, and plumbing details. But it does show the layout of the building to scale. The drawing with an accompanying rendering (a picture, an artist's conception) are helpful in the Capital Campaign. You can secure the floor plan with the Master Site Plan.

5. A Capital Fund Campaign

This is usually led by an outside consultant working with a team of church members. Such campaigns emphasize giving an offering, over-and-above the tithe, over a three-year period. Members are challenged to give at the definite leading of the Lord. It isn't an effort to manipulate people into pledging an amount on impulse. Instead, the emphasis is on thinking it through, talking it through (with one's spouse), and praying it through. Such campaigns cost money, but a church must spend money to raise big money.

6. Value Engineering

Once the Capital Campaign has concluded, and you know much was pledged, you now evaluate how much of this project you can afford to build. You can cut back if to, or if commitments exceed expectations, you can add something to the project.

7. Construction Documents

Now that you know how much you can afford to build, you have the construction documents drawn up. These documents show details for electrical, HVAC, plumbing, etc.

8. Build! (or Renovate!)

And while construction is ongoing, train and prepare for doing ministry in the new building. Have a plan to hit the ground running.