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# Ωmega Church Consultants, Inc.

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architectural • financial • consulting  
construction management

## Bidding

Obtaining bids for all the labor and material components required in a large building project can be one of the most puzzling, and rewarding, times in the construction process. For instance, on one recent church project we were puzzled when we received bids from four qualified civil engineers for the same scope of work that ranged from \$14,000 to \$100,000. We felt rewarded since our budget for the work was \$25,000. This simply points out that you need to know what prices are realistic and you need to take enough bids to assure that you are receiving a good value.

If you want a General Contractor (GC) to build your church, the bid process is simplified since you might ask four GC's to bid the project and each will offer you a lump sum bid. So you only need to compare four numbers and verify that each bidder is including everything you need to complete the project as envisioned. If you are working with a commercial lender, they may want you to receive at least three such bids from GC's.

If you decide to hire a Construction Manager (CM), then the CM will take many bids on all of the major components of the project. The CM will share all of these bids with you and you will mutually decide whom to hire for each trade. The bank will not request three builder bids, but may want your CM to provide an itemized budget backed-up with a copy of the best bids for each major trade on the project.

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