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## **Building Committees**

The mantra of real estate value is simply "location, location, location", but the key to any church design and build project might be the more complex: "organization, evaluation, communication, delegation". A design and build project is a complicated process which usually involves organizing a group of individuals to evaluate the needs and resources of the church, assessing the options available to meet the needs, and then effectively communicating the decisions of the group to others who will join forces to solve the need. A committee structure is often utilized to carry out this work.

There is no "right" way to organize the process and it varies greatly from church to church. We offer one example here. The church may appoint 5-8 individuals to a Steering committee which will oversee the work of smaller sub-committees. The sub-committees might include Land Acquisition, Ministry, Finance, Architectural Design, and Interior Design. The ministry subcommittee might try to identify the specific needs of the various ministries of the church and report those to the Steering committee. The Steering committee might assume certain roles for itself such as interviewing and selecting a builder. Throughout the entire design and build process most of the committees should meet regularly to share information.

A chairman should be appointed for each committee since a single point of communication is crucial. Unanimity will not always be possible, but should always be sought. The type of organizational structure is not as critical as making sure everyone understands the function of the structure and each individuals role within it.

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