



Ωmega Church Consultants, Inc.

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"Construction Ahead - Expect Delays"

Many churches wait until they are putting chairs in the aisles before thinking about what to do next. At this point the church may begin to lose potential new converts and church members.

The design and build process can be a lengthy one. A feasibility study, master plan and conceptual design should be developed to consider the options available to the church. This may take three to six months to develop. The church may then want to begin a fund-raising campaign based upon the design concept and projected construction budget, which may take several more months. Arrangements for additional financing, sale of existing facilities, and purchase of new land can also add to the time-frame. The architectural drawings may take four to six more months. The plans may then need to be submitted to permitting authorities, a zoning board, the lender's appraiser, and others for review. The builder may need a month or two to finalize his construction bid based upon the completed drawings.

Once all of these design and financing issues have been completed, the church can finally break ground. The construction process may take five to twelve months, depending on size and complexity of the project and availability of labor. Even smaller church projects take more time than most people expect, because every project regardless of size will need to go through a similar process of planning, funding, design and construction. There are always unexpected delays along the way. By beginning early, the church should realize a better plan, lower costs and a smoother transition to the new facility.

Jeff Thomas is Vice President of Omega Church Consultants, Inc., Church Designers and Builders, located in Indianapolis. You may contact him at info@omegachurchdesign.com or (317) 359-6248 or visit the Omega website at <http://www.omegachurchdesign.com>.
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