



Ωmega Church Consultants, Inc.

architectural • financial • consulting
construction management

Specifications

Every architectural design will include both drawings and specifications. The specifications are written instructions detailing the techniques, materials, and performance standards to be utilized during construction. However, there are no industry standards that dictate the completeness of the specifications. With the architect's help the owner must decide how the architect should present the specifications. The architect will prepare specifications for the project based upon the complexity of the design, the requirements of bidders and permit authorities, and the type of construction arrangement between the owner and the builder. The architect may provide a combination of three types of specifications as needed.

On a project where the church will be soliciting lump-sum bids from several builders, the plans may specify the manufacturer and model number of every light fixture, faucet, door knob, etc. This insures that every bidder is furnishing the same products and the owner can compare "apples to apples". This limits brand competition, however, and therefore may increase construction costs.

A second option is the "performance specification". The plans may say, "Furnaces to be Brand X, Model Y, or equal". This allows the bidders to submit proposals for other brands of equal performance. The architect and owner then must compare each bid carefully. This option works well when the builder has already been selected by the owner.

A third option, "allowances", will be discussed in next month's column.

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>.
Copyright 2001 All Rights Reserved.