



Ωmega Church Consultants, Inc.

architectural • financial • consulting
construction management

Surveys and Testing

"For which of you, intending to build a tower, sitteth not down first, and counteth the cost, whether he have sufficient to finish it?" (Luke 14:28). Since Jesus taught that it is prudent to plan ahead and count the costs, we are looking again at some of the costs associated with construction that are often overlooked. Of critical importance to anyone planning to build a strong foundation is the evaluation of the land and soil (another parable comes to mind here). Although most architects do not include surveys and civil engineering in the design fee; the architect will assist the church with planning for, and receiving, the professional services required for the project.

Most projects require a "spot survey" which locates all property lines, setbacks, easements and existing improvements. This survey should be prepared by a registered surveyor or civil engineer according to ALTA guidelines so that it can be used by a lender and title company as well as the architect. The church will also need a topographic survey showing existing as well as proposed elevations of the land and improvements. The civil engineer will also design the storm water drainage systems. Soil testing should be done to determine the load-bearing capacity, soil type and water table of the land. Some localities will require environmental surveys to detect hazardous buried materials, a wetlands survey and traffic studies. If renovating an existing building plan for the expense of testing for (and treating) asbestos and lead-based paint.

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