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architectural • financial • consulting
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The Value of Good Plans

A complete and carefully prepared set of building plans is the real "foundation" of any building. It's difficult to place a value on the architectural design because it not only conveys most of the intangible artistic elements that will give the building its unique "personality", but it includes the technical information required by the craftsmen who will work on the project.

A good set of architectural plans will include enough information for any qualified builder to get complete and comparable bids from all of the major trades who will be required for the project. The goal of the owner should be to provide the contractors, the lender, and the congregation with enough details and specifications that all major questions regarding construction are answered in the architectural plans. A good set of architectural plans will reduce misunderstandings and errors and should foster a well-organized and efficient building project. All of which translates into time and money saved. Incomplete plans invite change orders, conflict, poor scheduling, and extra cost. Assumptions can kill a building project. Good plans reduce assumptions.

The plans and specifications also give the owner and the architect a means of judging the performance of the craftsmen on the job. If the plans call for 4000 lb. concrete and 95% compaction of the subgrade, these are verifiable standards of performance which must be met by the contractor. Simply put, an investment in good architectural plans can save a church more than just money.

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