



Omega Church Consultants, Inc.

architectural • financial • consulting
construction management

Value Engineering

Many churches miss an opportunity to receive the “most building for the money” when they fail to employ “value engineering” during the design process of the project. Value engineering involves allowing contractors and suppliers to review the plans prior to completion and to offer alternative design methods and materials that would result in cost savings to the church while maintaining the integrity of the design concept. While some architects are not comfortable allowing others to have design input, it can be of great value to the church client.

As an example, our firm was once hired to provide construction services on a church being designed by another architect. The church asked us for value engineering services during which we developed, with the help of a truss manufacturer, an alternative wood truss roof framing design. Omega saved the congregation over \$150,000 by making some truss changes that nobody would ever notice.

Value engineering is normally part of the service offered by design/build firms. Since a design/build company is familiar with current construction materials, methods and costs, it can utilize that experience during the design process by incorporating the most cost-effective products and construction techniques. If the church is working with an architect and a separate construction manager, the church may want to bring the CM on board early enough in the design process to solicit his feedback on the final design specifications.

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