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architectural • financial • consulting
construction management

Site Development

One aspect of the church design and construction process has become increasingly problematic and costly in recent years. We often see codes that dictate to the church how they will develop their land in such areas as landscaping within and around the parking lots, entry drives and passing lanes, pedestrian and bike paths, and site lighting. Because some towns suffer from inadequate storm sewer systems and other infrastructure problems, they are forcing developers to build private stormwater filtration systems and elaborate sewer treatment facilities on their sites. Churches are not exempt from these commercial requirements.

All of this adds an element of uncertainty to the budgeting process as churches plan for new construction. The same building plan built at two different sites could have dramatically different costs. Therefore, a conceptual site development plan should be presented for review to the local permit agencies early in the design process, even before closing on a new land purchase. The church should acquire as much information as possible, with the help of their architect and civil engineer, in order to avoid any costly surprises later. Make the closing on any purchase agreement for new land or buildings contingent on a satisfactory feasibility study and due diligence survey. Your architect and civil engineer will work closely together with you and your permit agencies to design your site in a way that meets all the current codes, and then help you determine what your site development costs may be.

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