
Before You Hire an Architect

Fundamental steps to take before you begin your next building program

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Outline

- VMMB
- Basic Organization
- Current Health
- Gathering Resources
- The Building Committee
- Be A Survivor
- Prayer Guide
- The Integrated Process Model

Architect Not Needed?

- Depending on the project, you may be able to dispense with an architect!

P W F Architecture

Like This Project (found on the Internet)



P W F Architecture

According to the Internet, It took about a year and a half of planning, building, and photographing to accomplish. It took more than 75,000 Lego pieces to build, and is about 7 feet by 5.5 feet by 30 inches.



P W F Architecture

Features a balcony, a Narthex, stairs to balcony, restrooms, coat room, several mosaics, a nave, baptismal, altar, crucifix, pulpit, and an elaborate pipe organ.



P W F Architecture

Seats about 1372 Lego people, and as 3976 windows.



P W F Architecture

VMMB

- **Vision**
What is God calling you to do and be as a church?
- **Mission**
How are you going to accomplish the Vision?
- **Ministry**
What programs and resources shall be marshaled in order to facilitate the Mission?
- **Buildings**
The primary purpose of buildings is to accommodate and facilitate the various ministries utilized to accomplish the Mission so the Vision is realized.

P W F Architecture

Basic Organization

- **Bylaws**
Document tells how the church functions in terms of governance and decision making
- **Constitution**
Document tells what the Church believes
- **Articles of Incorporation**
Document filed with the State listing officers and other technical information
- **Organizational Chart**
Shows the chain of command of staff and accountability to Leadership

Current Health

- **Attendance**
Current attendance figures for all age groups crucial
Historical data to show cyclical growth or decline
How many cars in the parking lot?
- **Income**
Annual unrestricted giving
Specified giving: missions, building fund, benevolence, etc.
Current, accurate records. Are you bankable?
- **Debt**
Current debt service and total indebtedness; attitude towards debt
- **Cash flow**
Annual surpluses or deficits?
Set aside anticipated mortgage amount each month

Resources

- **Money**
Fundraising: consultant versus in-house program
An assessment will help us understand how much money you may raise
How much do you need?
- **People**
Congregational resources: contractors, bankers, property owners, developers
Leadership roles: committees, committees, committees
Targeted prayer throughout the process
- **Gift-in-kind**
Businesses or individuals may donate or discount services or materials or both

The Building Committee

- **Membership**
Best members are those sold-out to the Vision & Mission of the church
Construction-related experience of secondary importance
Long-term commitment needed (2+ years duration common)
- **Delegated Authority**
Usually, Building Committee answers to Governing Board
Those in authority must state *in writing* the purpose of the Building Committee
Clearly articulate the decision-making process to all involved, especially the Pastor's
- **Accountability**
Building Committee to design their own process, within guidelines, and keep to it
Limited membership: agree to disagree; become a lightning rod within your church

Be A Survivor

- Plan Ahead

Conflict is to be expected. Depending on how it is resolved, it can be a cause for beneficial change. New Barna research says 75% would do things differently.

- Heart Surgery

Allow God to perform any necessary heart surgery: "The Lord your God will circumcise your hearts . . . so that you may love him with all your heart and with all your soul, and live." Deuteronomy 30:6

- Choose to Change

The challenge is this: choose to *embrace* the process of designing and building your new facilities as an *opportunity* that God is *graciously* providing you to learn how to serve Him better, so He can work more effectively through you to accomplish His plans in the lives of those around you.

Prayer Guide

- Vision & Mission of the organization clarified
- The right people develop the ministries necessary to fulfill the Vision and Mission
- The right people are brought into leadership positions
- The leaders are prepared to: lead, follow, love, seek God with all their heart
- The congregation is prepared for: change, sacrificial giving, heart surgery
- The governmental agencies: that you will find favor in their eyes and your project will be a blessing to all those that work on it
- The consultants: the right architect, engineers, etc. are hired and prepared to do the work
- For everybody involved: that we all will be better-off for having gone through this process, *no matter what!* (Romans 8:28 & 31)
- The process of design, fundraising, and construction would be honoring to God and show ample evidence of His involvement
- Regular celebrations during the process (Ezra 3:10-13, Nehemiah 12:27-43)

Find Yourself on the IPM Diagram

The Integrated Process Model

An illustration of the model process to follow when undertaking a capital project, showing logical relationships, an orderly sequence to accomplish them, and the integrated nature of parallel work efforts.

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