

Master Planning Your Facilities

What is a Master Plan and why is it so important?

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Presented by

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Outline

- Description of a Master Plan
- Uses and Benefits of a Master Plan
- Process of Completing a Master Plan
- The *Integrated Process Model*

What is a Master Plan?

- A phased development plan implemented over time on a given parcel of land according to ministry needs and available resources
- A strategy to maximize the ministry potential of your property
- A means to have a *balanced* facility at each phase
- A method to guide future construction projects
- A 4-5 month design process with the Architect

PWF Architecture

A Phased Development Plan

**Birch Bay Bible
Community Church**

Blaine, Washington
8.69 acres
43,000 SF at full build-out



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A Phased Development Plan

**Faith Assembly
of Lacey**

Lacey, Washington
3.5 acres
80,000 SF at full build-out



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PWF Architecture

A Phased Development Plan

Bellingham Covenant Church

Bellingham, Washington

8.5 acres

40,000 SF at full build-out

Phil Frisk was the Project Architect while employed at Taylor Group Architects.



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A Phased Development Plan

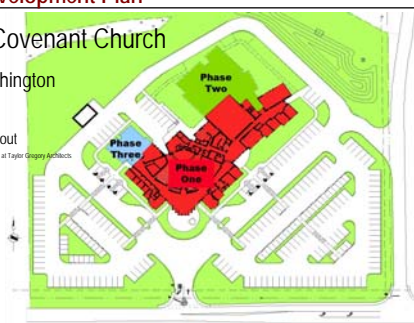
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Benefits of a Master Plan

- Allows you to enjoy the highest and best use of your property for ministry
- May facilitate future jurisdictional approvals
- Illustrates the Vision and Mission of your organization
- May help in a capital campaign
- Significant construction cost savings for future phases of expansion



Accommodating Future Construction

Wenatchee First Assembly

Wenatchee, Washington

Expandable Sanctuary

Phil Frisk was the Project Architect while employed at Taylor Gregory Architects.





Accommodating Future Construction

Wenatchee First Assembly

Wenatchee, Washington

Future HVAC Equipment

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Accommodating Future Construction

Bellingham Covenant Church

Bellingham, Washington

Expandable Sanctuary

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Bellingham Covenant Church

Bellingham, Washington

Building Systems Expansion

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New Heights Christian Fellowship

Boise, Idaho

Future Classroom Wing

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Accommodating Future Construction

Site Design

Water, Stormwater, Street Access, Utilities



The Process of Completing a Master Plan

- Establish the Building Committee
- May be preceded by a LFS (Limited Feasibility Study)
- Meet with governing jurisdictions
- Complete questionnaire
- Determine maximum desired development
- Stay put and build or sell and move-on?
- Begin with 4-6 site options
- Review/refine options over 3-4 months
- Present final Master Plan

Find Your Place on the IPM Diagram

The Integrated Process Model

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