

## *What Professionals To Hire Early On In Your Church Building Program*



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Many churches start their building program by hiring an architect. Now there are many more practical options available for churches. Most churches need professional help in the early planning stages of their building programs. So, what professionals are available?

There are at least 3 options of who to professionally hire early on. These 3 options consist of hiring an Owner's Representative, a Project Manager, or a Construction Management Advisor. A fourth option would be to hire a church design/builder who provides the same services within the scope of services provided to your church.

Hiring any one of these professional people or firms early on can provide a wide range of advisory services to a church throughout the planning, design, bidding, negotiation and construction phase of the project.

These services usually include most of the following:

- Determination of ministry needs and balancing these with space requirements and financial capability of your congregation.
- Provide direction in selecting the right project delivery system for your church.
- Provide direction in selecting the right team members (architect, consultant, construction, etc.) for project delivery system selected.
- Help your church identify and manage risks and anticipate potential problems before they become costly.
- Establish project controls, cost controls, and quality controls for your project.

Hiring any one of these professionals contributes to the proper planning of a realistic construction budget, efficient designs and construction documents, the more likelihood bids will come in within early estimated construction budgets and fewer in the field change orders.

The lack of timely, unbiased and factual input by a professional to a church building committee can be the biggest cause of failed church building programs, cost overruns, delays and costly lawsuits. Hiring a professional(s) that truly understands the responsibilities a church building committee has to its congregation and can help avoid catastrophes from occurring is well worth the money a church invests in these types of professionals.