

Identifying Potential Risks In A Church Building Program



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The first step in identifying the potential risks that your church might face in a church building program is to hold a brainstorming session by gathering together the members of the project team, which might consist of your architect or design/builder (if you have selected them), your church building committee, and other leaders of your church. You then develop a list of all the things that could reasonably happen during each phase of the project.

Remember that risk refers to an unforeseen event, which could cause a deviation from the project plan involving costs and schedule. Also, remember that risk refers to both positive and negative events. For instance, during the construction phase, if oil prices drop, this could cause a decrease in the costs for asphaltting your parking areas, which is a positive event. If oil prices increase, this could cause an increase in the costs for asphaltting your parking areas, which is a negative event.

There are 6 basic phases to a building program. These phases are the Planning Phase, Design Phase, Funding Phase, Construction Document Phase, Financing Phase, and Construction Phase. It is best and the easiest to consider the potential risks in each phase of your church building program rather than bouncing from one phase to the other.

Identifying reasonable risks is not an exercise in identifying every conceivable risk. Obviously, someone could take this task to the extreme and list every conceivable event that could affect the project, such as terrorist attacks, nuclear war, economic depressions, etc. The purpose of going through the exercise of identifying potential risks is the same as anything else we do in life. It is to prepare us mentally for the challenges that might come up and what we will do if a challenge does confront us. Identifying risks is not meant to scare us into doing nothing, but is there to spur us into action to overcome any challenge that confronts us as we proceed through the successful completion of our church building program.

