**Leading Your Church through a Building Program**

**Leadership Conference 2013**

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***I Chronicles 28:20-29:3***

*20 And David said to Solomon his son, Be strong and of good courage, and do it: fear not, nor be dismayed: for the LORD God, even my God, will be with thee; he will not fail thee, nor forsake thee, until thou* ***hast finished all the work for the service of the house of the LORD.***

*21 And, behold, the courses of the priests and the Levites, even they shall be with thee for all the service of the house of God: and there shall be with thee for all manner of workmanship* ***every willing skilful man****, for any manner of service: also the princes and all the people will be wholly at thy commandment.*

*29:1 Furthermore David the king said unto all the congregation, Solomon my son, whom alone God hath chosen, is yet young and tender,* ***and the work is great: for the palace is not for man, but for the LORD God****.*

*2 Now* ***I have prepared with all my might*** *for the house of my God the gold for things to be made of gold, and the silver for things of silver, and the brass for things of brass, the iron for things of iron, and wood for things of wood; onyx stones, and stones to be set, glistering stones, and of divers colours, and all manner of precious stones, and marble stones in abundance.*

*3 Moreover, because I have set my affection to the house of my God, I have of mine own proper good, of gold and silver, which I have given to the house of my God, over and above all that I have prepared for the holy house,*

**Introduction:**

Get comfortable with the fact that it’s going to cost more than you expect and require more time than you have. Don’t become consumed with the project to the neglect of your walk with God, your time with your family, your time in the study, or your compassion for souls.

**1. The Roles in a Building Program**

A. The Pastor

B. The People

C. The Project Overseer

D. The Financial Administrator

E. The Building Committee

F. The Ministry Leaders

G. The Local Officials

H. The Architect

I. The Engineers

J. The General Contractor

K. The Sub Contractors

L. Other Consultants

2. The Resources for a Building Program

A. Consider the generosity of God’s people.

B. Consider the importance of managing resources diligently.

C. Consider the expense of project planning.

D. Consider the opportunity for cost savings in a project.

E. Consider alternative methods of construction.

F. Consider the management of contracts, draws, change orders, invoices, payments, and lien releases.

3. The Route of a Building Program

A. The Process of Planning and Design

1. Defining program requirements.

2. Evaluating schematics and renderings.

3. Evaluating floor plans and elevations.

5. Determining grading and utility plan requirements.

4. Adding mechanical and engineering plans.

6. Defining finishes and fixtures.

7. Defining the landscape and hardscape plans.

B. The Process of Value Engineering

C. The Process of Bidding and Contracting

**Three Kinds of Contracts:**

* **“Not to Exceed” Contract**

AKA “guaranteed-max”

(turn-key; based on mutual understanding of finished product; most starting cost, lowest risk, contractor assumes risk of unknown)

* **“Stipulated Sum” Contract**

AKA “lump-sum”

(based on drawings; change orders as necessary)

(this is what we used...West Wing was 5.25% Overhead & Profit [doesn’t include management 0.8%] and 1.25% Insurance)

* **“Negotiated Fee” Contract**

AKA “cost-plus”

(lowest starting cost, highest risk, church assumes risk of unknown)

D. The Process of Approval and Permitting

E. The Process of Construction and Progress Oversight

1. Executing what you must accomplish.

2. Checking on the progress of what you’ve asked others to accomplish.

3. Evaluating the work of others.

4. Meeting with those necessary to lead the project to completion.

F. The Process of Furnishing and Outfitting a Building