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Planning · Architecture · Design

2260 Douglas Blvd. Suite 155  
Roseville, CA 95661

## TPC Architects, Inc. Newsletter

### Do You Believe in Great Design?

Sometimes we need to remember that great design has its roots in the design process! In 1935 Frank Lloyd Wright created a masterpiece for the Kaufmanns, forever underscoring this truth. "Falling Water" transcends the residential stereotype and demonstrates what can happen when talent and commitment come together. Can you envision great design for your project?



### Useful Links

### Project Timing

Do you remember the old days when a successful project could often be accomplished with a few simple steps?

1. Secure property in your target area, at a competitive price, or
2. Update your facilities master plan to define the next development phase.
3. Design your improvements, with careful cost analysis (often via the preconstruction services of a qualified general contractor).
4. Agency entitlements (such as a conditional use permit).
5. Secure financing. For a church this was often a combination of a capital campaign plus bank financing.
6. Procure permits.
7. Final bid negotiations.
8. Construct project.

These past few years have challenged the timing of this process! Step 5 is often the stumbling block. There are, however, some things a church should consider regarding this sequence.

#### Planning

The first four steps should be done regardless of the timing of construction. These planning steps may require from six months to a year or more. They also establish the design of the improvements and enable you to communicate this design to the church. Further, project phasing and other options can be defined. Even if you are uncertain about the timing of securing financing, you are much better off laying this planning foundation. Delaying the planning process simply delays the project when the remaining steps do become feasible.

#### Financing

You are more likely to succeed with financing when you have a clear definition of your project, including development options. Although conventional bank financing can still be difficult to obtain, there is some encouragement with alternate methods, including bond programs.

#### Motivation

A well conceived, carefully planned project is more likely to garner the support and even the philanthropy of those in the church and community. In fact, statistics show that charitable giving actually *increases* during times of recession

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when the cause is shown to have long-term value. So, don't consider these recessionary times as a roadblock to your planning. In December 2009, Bill Tell, Sr. Vice President of The Navigators in Colorado Springs offered this advice:

*As an elder at my church and as the Sr. Vice President of The Navigators overseeing fundraising, I often interact with leaders who feel that the current economic downturn is simply a time to wait it out when it comes to planning for the future and fundraising. Nothing could be more untrue! Two things should characterize us in this time of uncertainty. First we need to be planning our future capital campaigns and fundraising so when the recession eases up, we are ready to go! At the end of every recession is a sharp spike in charitable giving and you want to be a part of that! Secondly, in our fundraising, we should be asking boldly. In a recession, people give more to those they care about! Hopefully your vision for the future is not in recession.*

TPC Architects understands the importance of Bill's advice. Linked to the obvious need to raise funds is the time required to actually plan! In order to be in a position to move forward when the recession abates your master planning and conceptual design plans must be in place.



*A rendering shows off the fruits of planning and excites motivation to become involved.*

### **Summary**

Only by using these current months to plan can you benefit during this dynamic economic transition. You must "swim against the current" to spawn! We encourage you to view today's financial challenges as an opportunity to plan. Think of it as "free time" that is costing you zero development dollars. Although it may not be the perfect time to build it is an essential time to plan! In so doing:

1. You will keep your inertia. Everyone will stay focused on the goals you have set and be able to pray specifically about the timing of the next step.
2. You will have the necessary communication tools for your Capital Campaign and other fund-raising activities.
3. You will be postured to move forward quickly when the economic recovery begins.
4. Similarly, you will be in a good position to benefit from the last chapter of lower construction costs.

### **God's Perspective**

God provides a helpful perspective on timing in Habakkuk 2: 1-3,

*<sup>1</sup> I will stand on my guard post  
And station myself on the rampart;*

*And I will keep watch to see what He will speak to me,  
And how I may reply when I am reproved.*

*<sup>2</sup> Then the LORD answered me and said,*

*"Record the vision*

*And inscribe it on tablets,*

*That the one who reads it may run.*

*<sup>3</sup> "For the vision is yet for the appointed time;*

*It hastens toward the goal and it will not fail.*

*Though it tarries, wait for it;*

*For it will certainly come, it will not delay.*

**Let's hear it for God's timing as we plan our way!**

I encourage you to contact me personally with any questions you may have.

Sincerely,

Daniel M. Kinnoin, AIA, NCARB  
Principal  
TPC Architects, Inc.  
NEW CONTACT INFO. AS OF APRIL 1ST.  
2260 Douglas Blvd. Suite 155  
Roseville, CA 95661  
T. (916) 772-4100  
F. (916) 772-7804



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TPC Architects, Inc. | 8680 Greenback Lane | Ste. 107 | Orangevale | CA | 95662