



TPC Architects, Inc.

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TPC Architects, Inc. Newsletter

Construction Material Costs Outrun Finished Building Prices in June, Subjecting Contractors to Price Squeeze Despite One-Month Dip in Costs

Latest Producer Price Index Figures Show Contractors are Paying More for Diesel Fuel, Metal Products; Association Officials Urge Congress, White House to Rethink Pending Cuts for Infrastructure Repairs

Construction costs again outpaced other producer prices in June but contractors remained unable to recoup the costs through higher bid prices, according to an analysis of producer price index figures released today by the Associated General Contractors of America. Association officials said the ongoing cost squeeze will put new pressure on construction firms to reduce staff and possibly close.

Some buildings materials better able to withstand tornado wind loads

An assessment team from American Society of Civil Engineers (ASCE) sent to evaluate the damage from the May 22 tornado in Joplin, Missouri found that building materials

TEAM BUILDING

Thoughts on selecting your development team.

If your church had a need to plan their campus and/or expand their facilities how would you begin? Who would you look to for advice? How would you determine who belongs on your development team?

I often hear of churches making their first phone call to a lending institution. "How much can we borrow?" is the first question that comes to mind. This of course is a great question when it is a part of an overall planning process. In our January 2010 newsletter (use *Past Newsletters* link on the left) we stated,

"Financial Master Planning considers ALL elements of a project's cost, both construction and non-construction costs. The resulting "net building dollars" will then make sense, and will enable the church to avoid overspending during the final design phase of their project. A properly prepared Financial Master Plan protects the church from downstream headaches (or worse)."

So, is your bank your first team member? I'd say no. As much as you must not neglect financial planning, your first need to define who you are, what you need for ministry effectiveness, and how this can be accomplished given your current conditions. Therefore your FIRST team member must be a planner!

Some churches have leaders or members with valuable planning experience. Some have been through church projects before; some have pronounced professional experience that is a tremendous asset to the planning process. I've had the pleasure of working with some quality "planning people" in a church setting. These have included a school board vice president, the president of a large grocery chain, the owner of a large manufacturing facility, a top environmental mitigation consultant, the vice-president of a large site work and roadway construction company, and even a corporate architect! These people, and others, have been used by the Lord as the foundation for a church project has been established.



Team Leader

Some churches have sufficient in-house planning expertise to minimize their need for a professional planner. However it is rare that they are able to function independently as the project planner or the leader of the development team. Such people make great committee chairpersons, relating well to the project planner and

play a role in how well a structure can withstand twisting and uplift loads. Buildings using structural steel, load-bearing masonry or reinforced concrete fared best. The Society plans to draft building-code recommendations based on what it learned from the Joplin investigation and a survey of damage from an April tornado in Tuscaloosa, Alabama.

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other members of the development team. So, should an architect be your team leader? *Maybe or maybe not.* Does this architect have the type of planning experience you need? Are they qualified to assess your ministry needs and create a viable master plan for all aspects of your church?

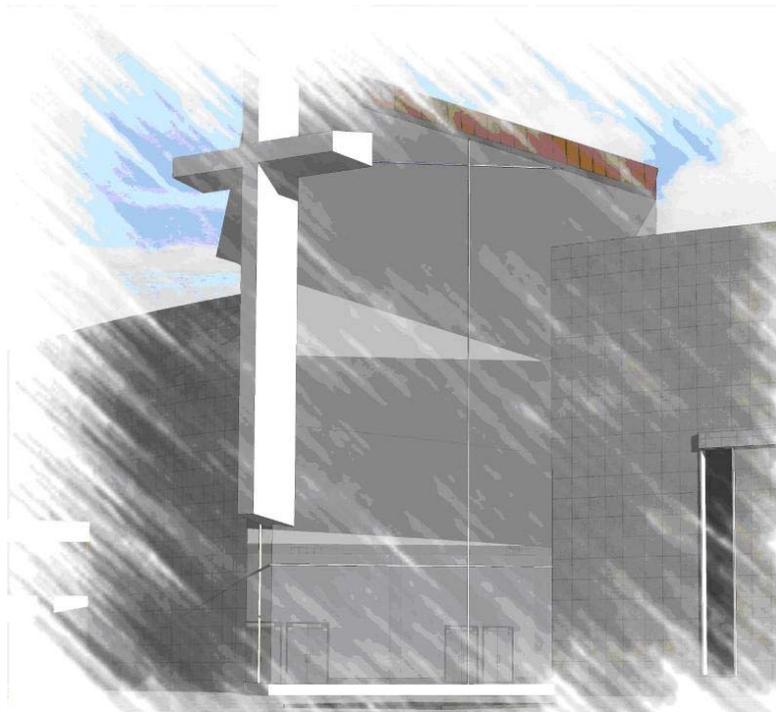
A Short Quiz

Select from the list below the team members that you believe belong on your development team, and assign the priority number in the space on the right:

<u>Team Member</u>	<u>Selection Priority</u>
Planner	_____
Bank / Lender	_____
Agencies	_____
Contractor	_____
Civil Engineer	_____
AVL Consultant	_____
Interior Designer	_____
Systems Engineers	_____
Fund Raising Consultant	_____
Other	_____

Summary

As you consider team building you may also wish to revisit the Project Delivery Methods edition of TPC's newsletter (January 2011). In our next newsletter we'll continue this discussion, with a focus on the responsibilities of each member of your team.



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

Sincerely,

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