



TPC Architects, Inc.

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TPC Architects, Inc.

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Key Scripture

Prov. 20:18

Prepare plans by consultation, and make war by wise guidance. (NASB)

Don't go ahead with your plans without the advice of others. (TLB)

Square Footage of Building Starts Now Rising

June 02, 2010 - Jim Haughey

Contractors will start buildings with 29% more square feet this spring than they started last spring during the worst panic period in the recession. While this is a substantial increase, it only restores the square footage of starts to just above the fall 2008 level when the initial shock of the financial crisis was causing widespread delays in construction starts. Nonetheless, the impact of rising starts has already prompted resumption in construction hiring, a boost in construction materials production and a spike in construction materials prices.

The square footage of building starts is forecast to increase a further 19% from spring 2010 to spring 2011. All types of buildings will gain with single family homes accounting for two-thirds of the increase. Multi-family housing

FORMING A BUILDING / PLANNING COMMITTEE

In the 1970s, during an initial meeting with a church in the Central Coast of California, the pastor asked me (Dan Kinnoin) for my advice on setting up a building committee. He wanted to know how many people should be on this committee, and what types of abilities and experiences they should bring. He wanted to know how this committee should interact with the Architect, who would take the lead for the various tasks, etc. Like many pastors, he was clueless how this should work but was honest enough to tell me he needed my help.

After giving this pastor some basic advice I decided to tap into the experience of many other churches. And so for the next few years I regularly asked TPC's church clients for their suggestions. I interviewed pastors, identified the strengths and weaknesses of their building and planning committees, and consolidated this information into the following advice.

Guidelines For Forming a Building / Planning Committee

The Committee your church appoints will be responsible for many far-reaching decisions. The members must be able to manage a variety of tasks, and be able to relate to building technology, finances, people and programs, and other factors. An ability to see the "big picture" and the faith to trust God for the "impossible" really helps!

These guidelines have been compiled from the experiences of both the architect/planner and the pastor during the course of numerous projects. It is our hope that your church may avoid some of the pitfalls and inefficiencies in the planning process by considering these suggestions.

The optimum committee size is five (5) people, with the pastor acting as a non-member consultant, or else not involved at all. He should never chair the committee. He may advise and give insights, and may be an effective public relations person. He must protect his role as the pastor of the church, not being emotionally or physically burdened with committee leadership.

Position No. 1:

COMMITTEE CHAIRPERSON

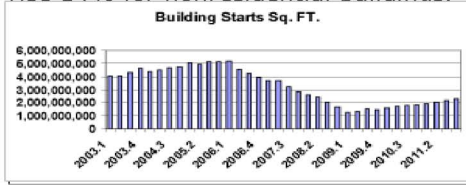
He (she) should have everyday experience of coordinating several different things. He (she) must have supervising skills. He (she) should have a broad perspective on planning, and not be particularly detail-oriented. A successful chairperson might be the vice president or comptroller of a large corporation, or a business person who successfully integrates the talents of others in achieving team goals.

Position No. 2:

TECHNICAL ADVISOR

This member is a valuable advisor to the committee, and will represent the church throughout any construction projects. An understanding of the construction sequence as well as the technical aspects is important. He (she) should understand

will turn about and account for 22% of the square footage increase for all buildings. Starts square footage will rise 14% for nonresidential buildings.



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aesthetics and the finances related to them, for the architect's concepts and needs will sometimes need interpretation. This person might be a contractor, but should have management experience.

Position No. 3:

"DETAILED PERSON"

This person has the ability to examine the details, and will not be satisfied with solutions that are based on assumptions. Necessary research, surveys, etc. can be coordinated by this member. He (she) must be sensitive and responsive to this important aspect of the committee's functions, and direct attention here when necessary.

Positions 4 & 5:

QUALITY CONTROL SPECIALIST

These people should have special vantage points from which to observe the planning process. They might, for instance represent individual areas of ministry. In addition to normal participation on the committee, they should be thinking ahead of the current step and analyzing the impact of the planning decisions on specific ministries of the church. They should be clear thinking people with a vision for the future.

God has equipped His church for the work at hand, and He desires for the church to apply wise planning. It is therefore wise to consider the roles of your committee members as you begin this planning process.

Other Considerations

Today there are many forms of "project delivery". The Architect is not always the first team member retained by the church, and in some cases is less visible to the Committee than if he is the lead member. Certainly there are other successful formats than having the Architect in the lead. However the Architect is usually the best-equipped member to lead the church through the development process. Make sure that your "team leader" has the experience, including understanding the value of good planning and design, to help you achieve maximum success with your planning.

Summary

Take the time to lay a good foundation for your project, beginning with the formation of a carefully selected planning or building committee. Use the "Guidelines" in this newsletter, compiled by pastors and committee members, to assist you. Together, commit your works to the Lord and your plans will be established (Prov. 16:3).

Business Conditions Continue to Show Progress in April ABI

A bottom may be in sight; Mergers and acquisitions expected to pick up

by Kermit Baker, PhD, Hon. AIA
AIA Chief Economist

U.S. architecture firms reported continued movement toward a recovery in business conditions in April. The AIA's Architecture Billings Index (ABI) stood at 48.4 for the month, its best reading since design revenue began heading down in early 2008. While any score below 50 still indicates declining billings overall, this reading shows that billings are declining at a very slow pace, which often indicates that they may be near their low.

Firms in the Northeast and Midwest are currently reporting the best business conditions, with billings up modestly at firms in the Northeast this month, and scores for firms in the Midwest hovering around the 50 level for the past few months. No major construction sector is growing yet, but commercial/industrial firms have reported increasing ABI scores in recent months.

April was the 27th consecutive month that billings declined at U.S. architecture firms. However, there are growing signs that the profession may be nearing a bottom for this business cycle. The April ABI score of 48.4 was the highest reading since January 2008--the last month that architecture firms reporting growing revenue levels--and indicates a very

