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Planning · Architecture · Design

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TPC Architects, Inc. Newsletter

Steady Increase in U.S. Construction Activity Projected Through 2014

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Even though growth in the U.S. economy continues to be disappointing, nonresidential construction activity is projected to see healthy if unspectacular gains this year, with construction of commercial facilities is expected to lead the upturn, with spending gains of almost 9 percent this year and nearly 11 percent next year, led by double-digit gains in hotel construction. Industrial construction spending is projected to nearly

Enlarging the Place of Your Tent



*"Enlarge the place of your tent;
Stretch Out the curtains of your dwellings, spare not;
Lengthen your cords and strengthen your pegs."
(Isaiah 54:2, NASB)*

Is your Church feeling stretched? Do you have growing pains? Is a lack of building space, parking, or other physical needs limiting your effectiveness or growth? If so, you likely are on the alert for a solution.



Perhaps you are aware of a property for sale in a preferred area. Or maybe you have wondered about leasing more space next door. Or you might have an interest in partnering with a community group in

match the overall nonresidential building totals this year and next, while institutional construction activity should lag behind, with modest single-digit gains over each of the next two years. Healthcare is expected to be the strongest institutional sector.

These predictions from the AIA's Consensus Construction Forecast Panel, comprised of the nation's leading construction forecasters, are consistent with information derived from the AIA's Architecture Billings Index (ABI). While national ABI numbers were mixed in 2011 - suggesting and uneven performance for construction in 2012 - they were more uniformly positive in 2012. Eight of the 12 months of 2012 showed positive national ABI readings, including the final five months of the year. The ABI readings in the fourth quarter of 2012 were the strongest quarter since the downturn began in early 2008, suggesting that construction activity should begin to accelerate significantly in the first half of 2013.

using or developing a a common facility.

Can the solution be as simple as *"Commit your works to the Lord and your plans will be established,"* (Prov. 16:3)? As an approach, yes. As for detail, wisdom and planning are recommended. *"We should make plans counting on God to direct us,"* (Prov. 16:9 TLB).

In previous newsletters we have shared in some detail about this planning process. (You may wish to use the "Past Newsletters" link in the left-hand column to read more.) Today I'd like to tell you about a current client of ours who applied wise planning to their need.

This church determined, through the master planning of their current site, that they would need more property in order to accommodate the needs of their expanding ministries. They developed a relationship with the local planning department and were aware of the need to obtain a Conditional User Permit. They approached their site search with eyes wide open. Here is how they proceeded:

1. Identified Ministry Needs
 - Came to grips with the needs of all ministries, from worship to educational to administration to community.
 - Developed a Ministry Master Plan to translate these needs into site and building area.
2. Determined net acreage required
3. Searched out prospective sites. They found a few to choose from, but only one had the preferred size and location.
4. Determined the approximate purchase price.
5. Performed an initial site investigation.
 - Net usable acreage, after subtracting steep slopes, setbacks, easements, environmental features (including protected trees).
 - Site access (to major streets and highways). Considered traffic impact and potential mitigation.
 - Available services (utilities, fire, sanitation, etc.)
 - Other Factors
6. Made an offer, with a due diligence clause.
 - Allowed sufficient time to prepare for Step 7 and receive a response from the city (Step 8).

Space Planning The TPC Office

Our frequent readers hear quite often that we greatly value in good planning here at TPC. Recently we implemented one of our own plans in the office.

Several months ago we expected that our team would grow and expand. While our office layout was working, there were some kinks that time revealed. So we created a very different office layout master plan, and designed for easily expanding our team in the future.

At last we found Alvaro Vaca, our newest team member, which meant it was time to implement the next phase of our office layout master plan - and he was to start in less than two weeks. Thankfully, our plan was in place and we "pulled the trigger!" Almost with a bang and a puff of smoke our office was transformed into a revitalized, lively

7. Prepared a preliminary Master Plan.
 - Site usage (buildings, parking, access/egress). Determined that this site could provide the required ministry functions, including the actual parking ratio (parking to seating).
 - Site Utilities (available services, upgrades, connection fees, etc.)
8. Submitted a pre-application package to the City.
 - Feedback from all city departments
 - Summary of likely development requirements and conditions.
9. Assessed total project cost
 - Along with the purchase price, this needed to work for the Phase 1 project scope.
10. Assessed project timing.

You may find the above steps intimidating! But the beauty of the planning process is that you take it one step at a time. The important thing is to take these steps in the right order.

"If you take one step forward, you can see a little further down the road."
(Chinese Proverb)



The first two steps are enlightening and are worth their

hub of creativity and productivity. (It only took the partition crew 3 hours to tear down what we had and rebuild the new layout).

We are thoroughly enjoying the newly energized space and are poised for the future.

A good plan made for a smooth and very successful transition.



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weight in gold. Once you know WHO you are, then you can quantify WHAT you need, and you can better assess your options.

Here at TPC Architects we are observing a change in the seasons. Although the national economy is far from healthy, 2013 has given birth to some optimism. We are noticing that land parcels that have been on the market for several years are beginning to sell. Congregations are developing more confidence in stepping forward. Perhaps your church is also sensing and opportunity to "enlarge the place of your tent."

We encourage you to plan, even as the church mentioned above has done.

*"He who tills his land will have plenty of food,
But he who follows empty pursuits will have poverty in plenty."*

(Prov. 28:19, NASB)

"Therefore be careful how you walk, not as unwise men but as wise, making the most of your time, because the days are evil."

(Eph. 5:15, NASB)

May the Lord bless you as you step forward!

TPC Welcomes Alvaro Vaca!

We are delighted to welcome Alvaro Vaca to our team! He joins us in the production department after 12 years of experience with firms in San Francisco and Davis. He and his wife Nina have three children ages 8, 4 and 1. You'll enjoy his pleasant personality, humble attitude and sharp mind!

Welcome Alvaro!



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

Sincerely,

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