



TPC Architects, Inc.

8680 Greenback Lane, Suite 107
Orangevale, Ca 95662

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TPC Architects, Inc.

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FEAR

Have you ever wondered who's behind that little voice in your head that tells you, "You're in this by yourself; one person doesn't make a difference, so why even try?"

His name is Fear. Fear plays the role of antagonist in the story of your life. You must rid yourself of him using life necessary means.

We're often impressed by those who appear to be fearless. The people who fly to the moon. Chase tornadoes. Enter dangerous war zones. Skydive. Speak in front of thousands of people. Stand up to cancer. Raise money and adopt a child that isn't their flesh and blood.

So, why are we so inspired by them?

PROJECT SCHEDULING

How many times have you heard (or given) the exhortation, "**On time and within budget**"? It sounds simple. We consider most ventures successful if they meet both of these criteria. Last month we discussed how to effectively manage a project's cost, so now it's time to talk about managing the time. Let's start by considering the impact of a project's timing.

Impact

Would you agree that a project's schedule is irrelevant if the impact of this timing on ministry and people is negative? The definition of success must begin with the ultimate impact the project has on those who will utilize its features. If you have laid a solid foundation of Ministry Master Planning (see Oct. 09 edition) and determined the correct, affordable scope of your project (Nov. 09 and Jan. 10 editions) the project's timing can be synchronized to meet these needs. Building the right thing at the wrong time can be disastrous!

Timing and finances are obviously closely related, and especially in today's economy. You may have done a great job in defining ministry needs, and been careful to count the cost for the correct priorities, but unable to move forward with "good timing" because of an inability to secure financing. On the other hand it is possible to move forward too quickly, without financial stability or equitable financing terms, and subtract from ministry.

Context

Think of your project's schedule as a strategic part of a much bigger picture. If you've master planned your facilities you are aware of how the current phase relates to the overall plan. Many times there are other factors that accompany a specific project phase. For instance, adding new restrooms to an existing building may trigger expensive sewer connection fees. Adding seating capacity to a worship center may prompt additional traffic impact mitigation (TIM) fees. Expanding a parking lot and creating additional impervious surface may require a redesign of the storm drainage system, and perhaps necessitate storm water detention. Other factors may include community impact (both positive and negative) such as a preschool, counseling center, or a sports facility shared with the community.

As you consider your project's timing stop and evaluate the factors involved and the people affected, along with the financial impact of this timing.

Comprehensive Planning

Schedules that go awry are often the victim of unforeseen events. Perhaps when you submit an environmental application to a local planning department in pursuit of a Conditional Use Permit you discover

