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Planning · Architecture · Design



2260 Douglas Blvd. Suite 155
Roseville, CA 95661

November/December 2012

TPC Architects, Inc. Newsletter

["ABI Reflects Strongest Billings in Nearly Two Years"](#)



Overall billings for

Altering Your Course

I recently participated in a webinar sponsored by Reed Construction Data, entitled, "Post-Election: Where is Construction Headed?" The presenters were Bernard Markstein, (*chief economist for Reed Construction Data*), Kermit Baker (*chief economist for the American Institute of Architects*), and Ken Simonson (*chief economist for the Association of General Contractors of America*). As these men shared their observations and projections for the design and construction industry subsequent to the November 2012 election, I took particular note of the forecast for 'Alterations' projects.

The graph below vividly shows the severe downturn of New Construction projects in 2008 while Alterations projects increased.

Architectural firms across the US are on the rise, hinting at a broad-based recovery. The recovery is strongest in the West, and in the residential sector.

Click on the image for the details and AIA Article.

[October Saw Construction Spending at 37-month High](#)

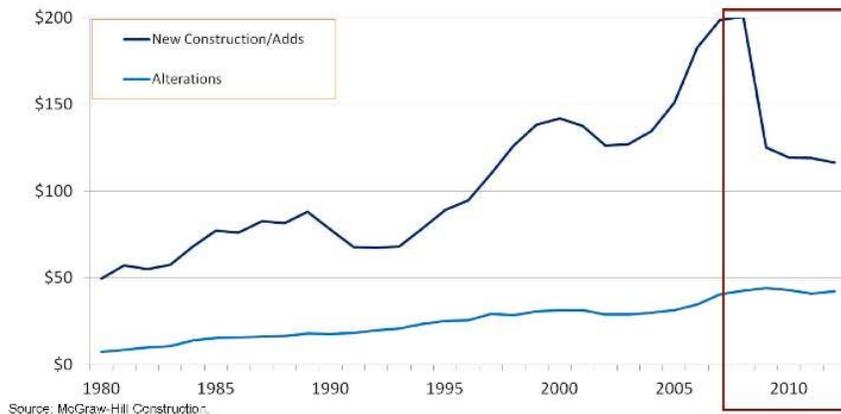
The rise in construction spending in October marked a 37-month high -- beating expectations -- according to a report by the Associated General Contractors of America. Spending rose 1.4% in October over September figures, with the multifamily housing sector up by 53% since October 2011 and even the weak public sector's numbers inching upward in October.

You can click the title or click [HERE](#) for the article.

Useful Links

Downturn has been Extremely Severe for New Construction and Additions, but not for Alterations

Nonresidential building construction starts, billions \$



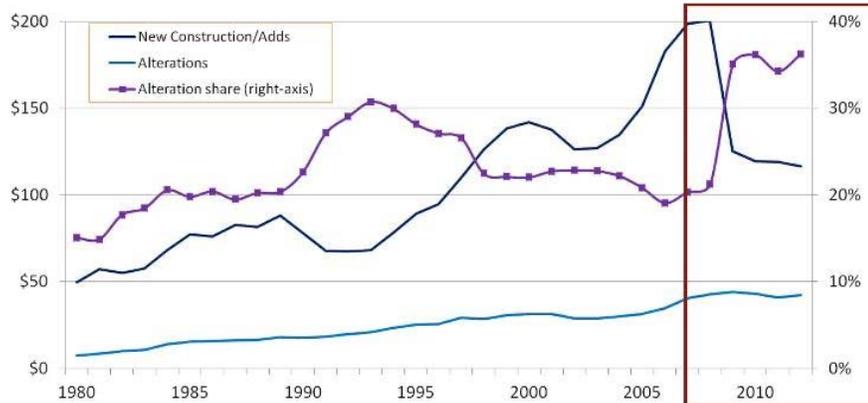
Source: McGraw-Hill Construction.

Post-Election: Where is Construction Headed?

As a result, the percentage of Alterations projects has increased during the severe downturn in New Construction, as shown in the graph below.

As a Result, Alterations Share Typically Rises During Downturns

Construction starts, billions \$



Source: McGraw-Hill Construction.

Post-Election: Where is Construction Headed?

(Percentage of alterations shown by purple line with square nodes)

With the 2012 election behind us, it is projected that New Construction projects will have a very slow recovery, but Alterations are expected to have a strong response. *So how does*

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this affect the growth and expansion of the local church?

Consider Foothill Bible Church in Lincoln, CA. Faced with the need to leave their rural location due to environmental issues with the ground water, and unable to afford to construct a ground-up facility, they elected to purchase an industrial building near the center of town.

This image shows the warehouse as it was purchased.



The rendering below illustrates the transformation of this building into a new worship center, now under construction.



Foothill Bible Church, Lincoln, CA

Renovation of an industrial building into a worship center

If you are facing circumstances that preclude a new construction project, you may wish to "alter course," and consider a renovation or alteration project instead. Sometimes a church will have potential within their current facilities to increase ministry capacity this way. In other cases, as with Foothill Bible Church, the adaptive use of a different structure can provide a solution.

Perhaps the Lord is encouraging you to consider an alternate course to meet your facility needs. We encourage you to first master plan these ministries, and then consider options other than new construction to meet these needs. You may be surprised at the results!

May the Lord bless you in your planing and your ministry!

MERRY CHRISTMAS!
From all of us at TPC Architects

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

Sincerely,

Daniel M. Kinnoin, AIA, NCARB
Principal
TPC Architects, Inc.
2260 Douglas Blvd. Suite 155
Roseville, CA 95661
T. (916) 772-4100
F. (916) 772-7804



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