The background features a vibrant rainbow-colored brushstroke on the left side, transitioning from purple and blue at the bottom to red, orange, yellow, and green at the top. On the right side, there are overlapping green geometric shapes in various shades, creating a modern, abstract design.

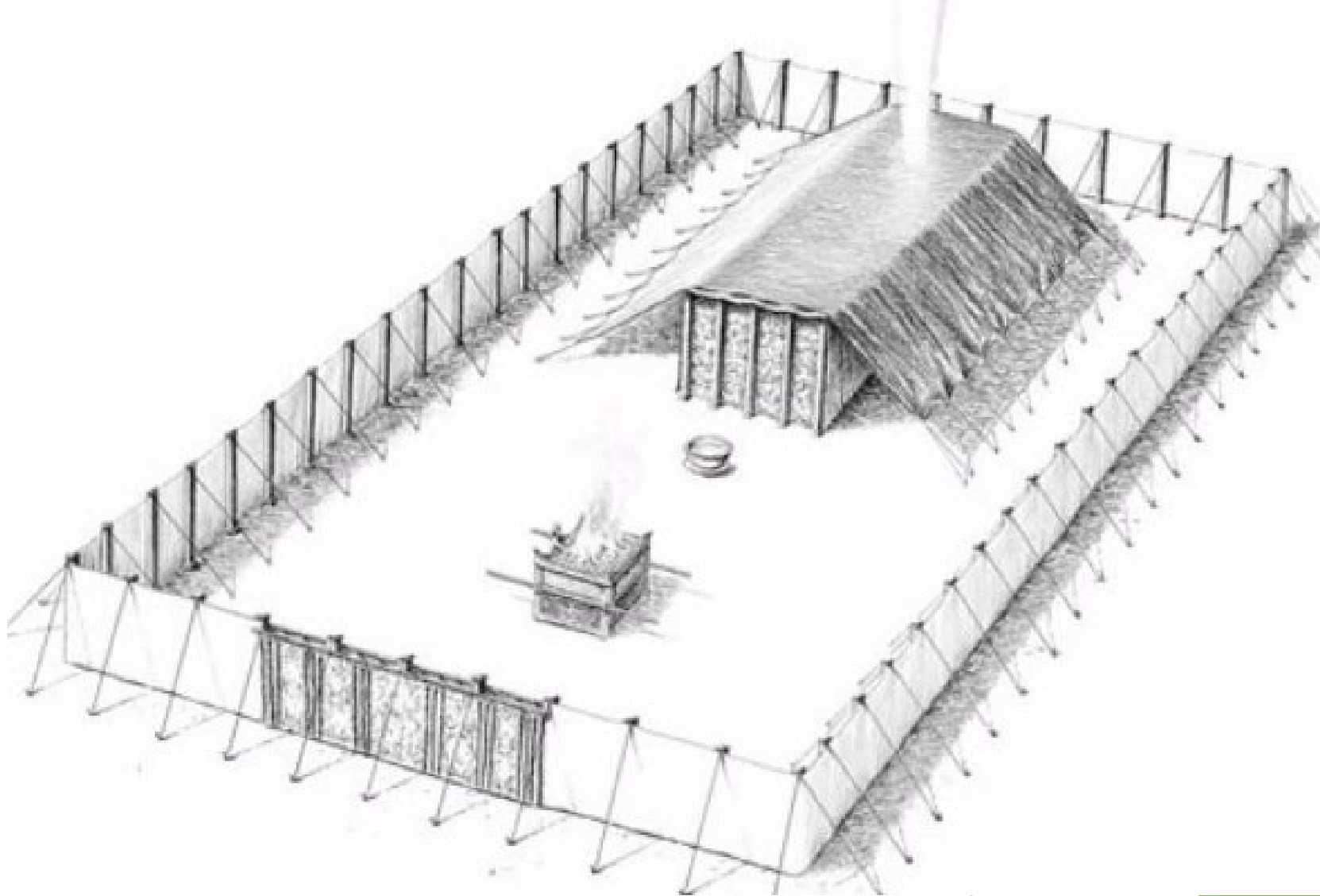
There is a time to Build

Are you prepared?

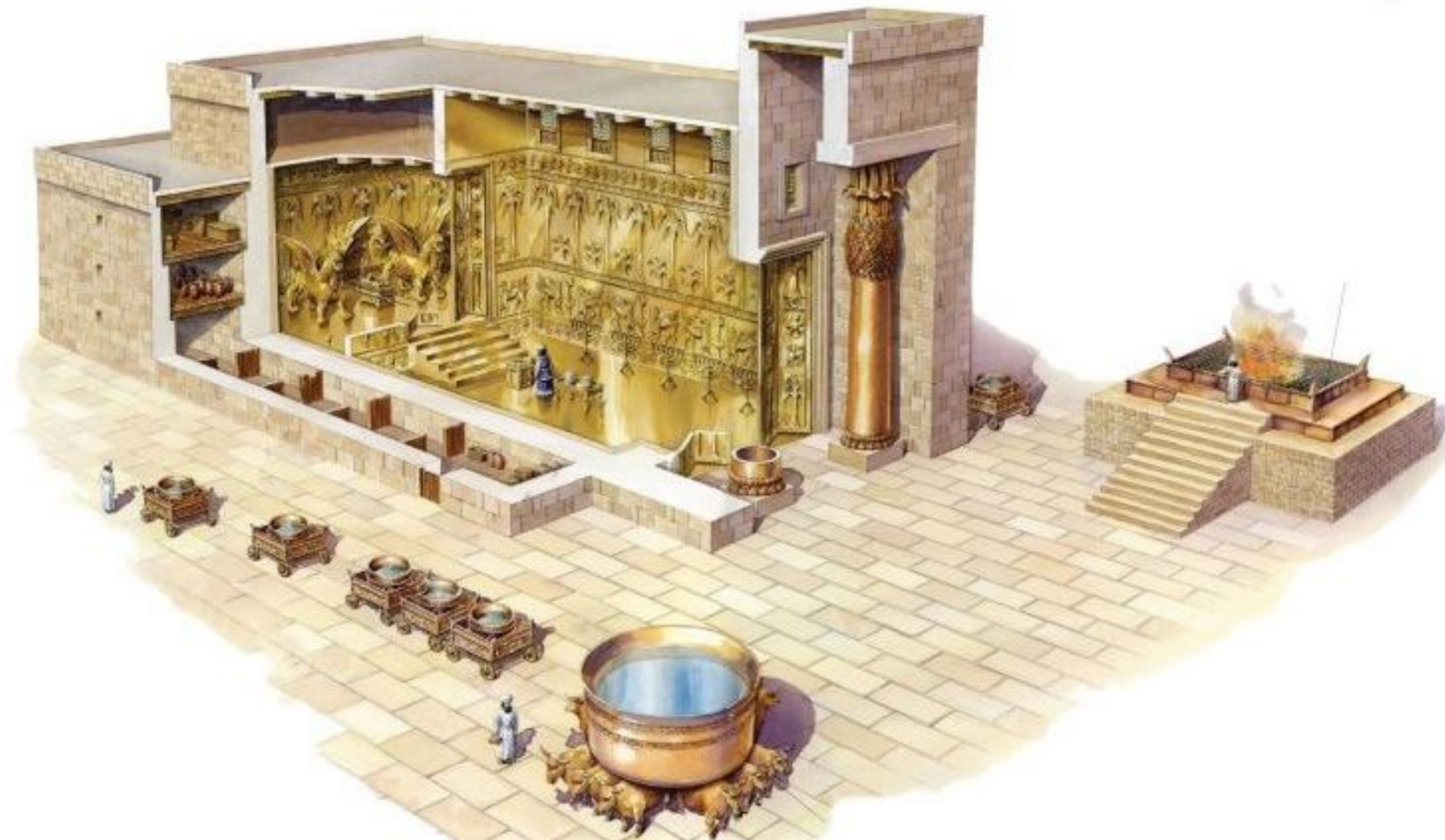
Tom Schermerhorn, NCARB, PE

Schermerhorn.tom@gmail.com

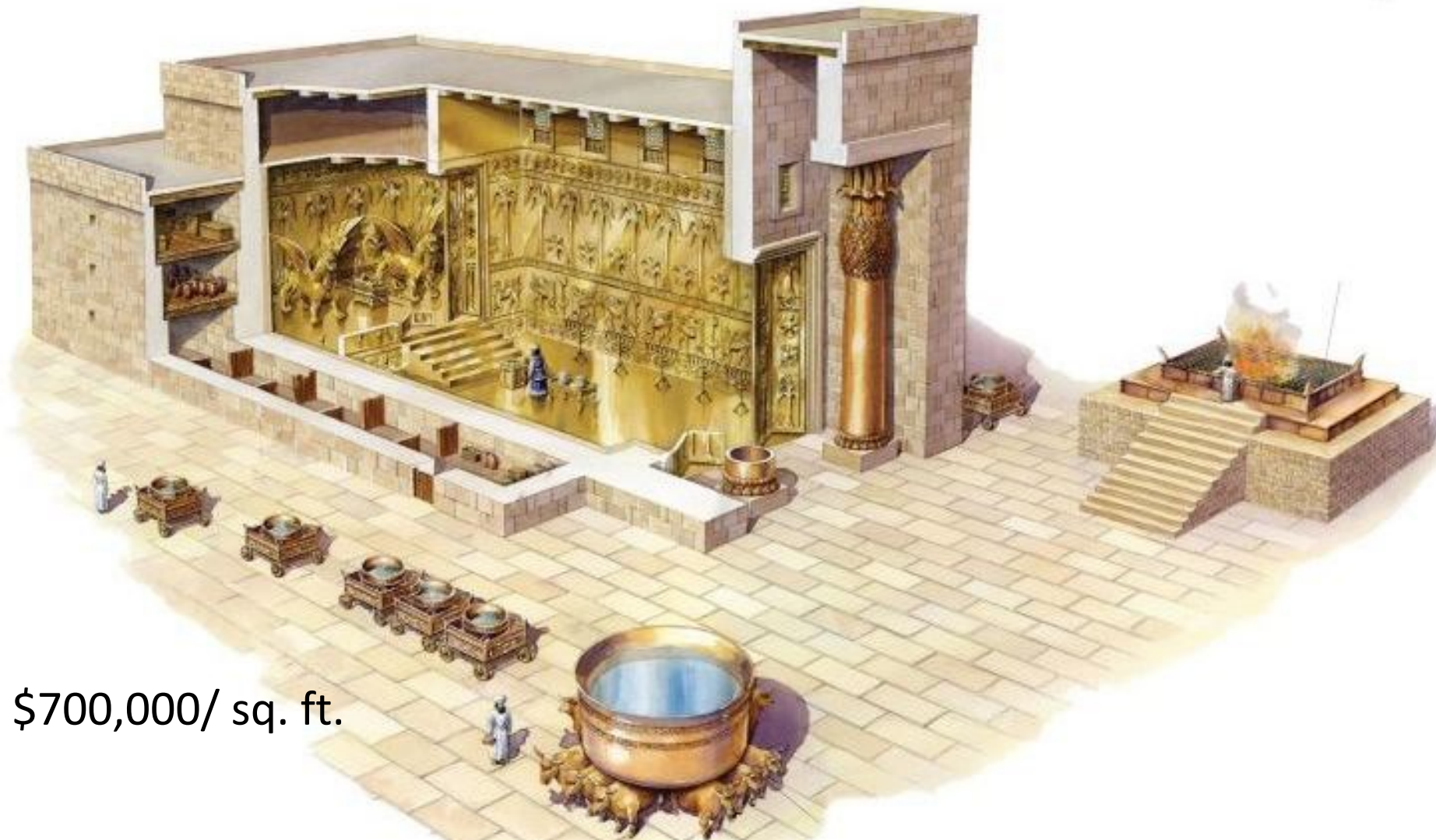
Tabernacle



Solomon's Temple

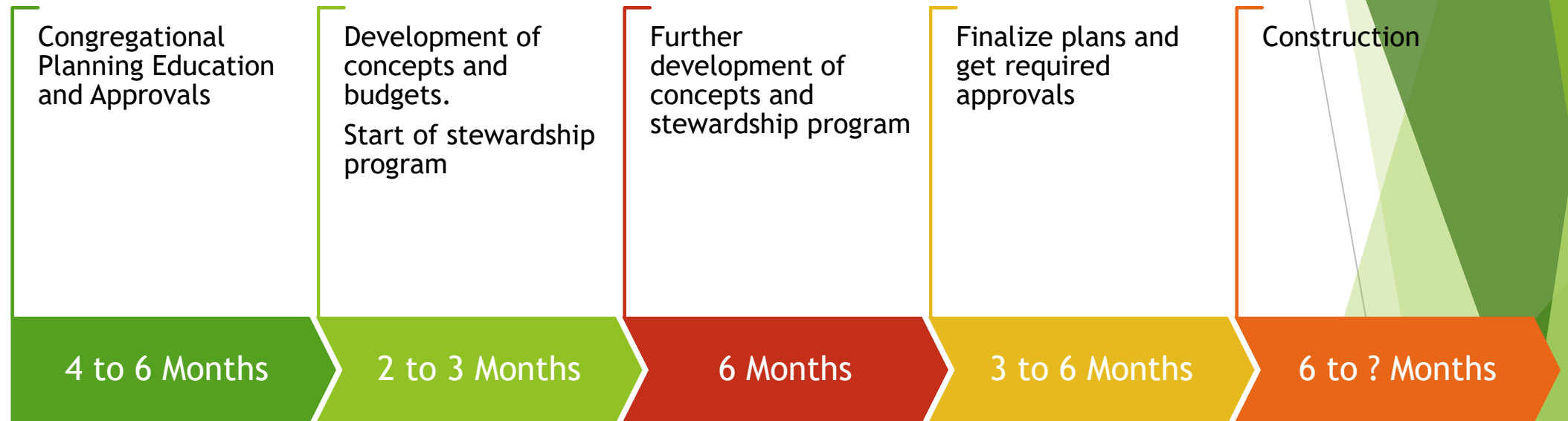


Solomon's Temple



\$700,000/ sq. ft.

Timeline



Congregation Preparation

Mission Statement

- Evangelism
- Nurturing Members
- Education

Pulse of congregation

- Prayer
- Unified Congregation
 - ▶ Church
 - ▶ School
 - ▶ ELC

Congregation Preparation

Communication

- After Service Talks
- Web Page
- Newsletter
- Mailers
- Mail Slots
- E-mails

Input from Congregation

- Pastors
- Church Council
- Voter's Meetings
- Open Forums
- Surveys
- Cottage Meetings

Congregation Preparation

Leadership

- Dedicated Leaders
- Volunteers
 - Committed for duration of project
 - Detail Oriented
 - Ability to delegate
 - Ability to engage others

Finances

- Current Debt
- Current Budget, Balanced
- Building Fund
- Willingness to take on Debt
- Willingness to increase Budget
- Ability to Raise Funds
 - ▶ Local Economy

Congregation Preparation

Voter's Approvals

- Permission to Explore Project
- Develop Committees
 - Building Committee
 - Finance Committee
- Authority to Committees
- Members of Committees

Voter's Approvals

- Hiring of Consultants
 - ▶ Attorney
 - ▶ Architect
 - ▶ General Contractor (GC) or Construction Manager (CM)
 - ▶ Capital Campaign/ Stewardship Consultant

Initial Steps

Campaign

- Theme
- Logo
- Schedule
- Communication

Initial information

- Survey
 - Certified Survey Map (CSM)
 - ALTA Survey (Bank requirement)
- Title
 - ▶ Easements
- Existing Plans
- Geotechnical
- Phase 1 Environmental (New property)
- Wetland Delineation
- Zoning

Initial Steps

Building committee

- 5-10 Members
- Define Scope of Project
- Develop Wants and Needs (priorities)
- Building Program

Building Committee

- Sub Committees
 - ▶ Worship
 - ▶ Education
 - ▶ Fellowship
 - ▶ Administration
 - ▶ Special Events
 - ▶ Site
 - ▶ Music
 - ▶ Kitchen
 - ▶ A/V
 - ▶ Interiors

Initial Steps

Finance

- 3-5 Members
- Stewardship Campaign
 - Hired Consultant
 - Internal
 - New Members
 - Follow up Campaign
- Borrowing
 - Church Extension Fund (CEF)
 - Internal Borrowing
 - Banks
 - Bonds

Finance

- Down Payment
- Debt Service
- Operating Costs
 - Staff
 - Utilities
 - Maintenance

Project Development

Building Committee

- Engage Architect Request for Proposal (RFP)
 - Develop Program
- Schematic Plans
 - Floor Plans
 - Elevations
 - Site Plan
 - Renderings
 - Budgets

Building Committee

- Existing Facilities
 - ▶ Use of Facilities during construction
 - ▶ Existing Conditions Survey
 - ▶ Scope Creep
 - ▶ Deferred Maintenance

Project Development

Building Committee

- Engage GC or CM (RFP)
- Delivery Method
 - Design/Bid/Build
 - Design/Build
 - Negotiated
- Site Considerations
 - Storm Water
 - Endangered Species
 - Historical site or building

Building Committee

- Site Utilities
 - Sewer/ Septic
 - Water/ Well
 - Fire Protection
 - Gas
 - Electric
 - 3 Phase power
 - Waste Management
 - Dumpsters
 - Recycling

Project Development

Building Committee

- Sweat Equity
 - Talents
 - Materials
 - Contractors
- Builders For Christ (BFC)
- Owner Representative(s)

Finance Committee

- Stewardship Campaign
 - Double your budget for length of campaign (includes budget & Bldg)
- Develop Financial Plan
 - Down Payment
 - Debt Service

Project Development

Site Development

- Zoning
 - Permitted Use
 - Conditional Use
- Building Requirements
 - Setbacks
 - Lot Coverage
 - Height Restrictions
 - Zoning
 - FAA
 - Storm Shelter

Site Development

- Parking Requirements
- Number of Stalls
- Setbacks
- Green Space requirements
- Landscape requirements
- Bike Parking
- Handicap Parking

Project Development

Site Approvals

- Planning Commission
- City Council
- Architectural Review Board
- Department of Natural Resources (DNR)
- FAA
- Army Corp of Engineers
- Driveway Approval

Design Parameters

- Value Engineering
- Material Types or Classes
- Architectural Review Boards
- Screening
 - Mechanical Equipment
 - Parking

Initial Approvals

Plans

- Preliminary Plans
 - Site Plan
 - Floor Plans
 - Elevations
 - Renderings

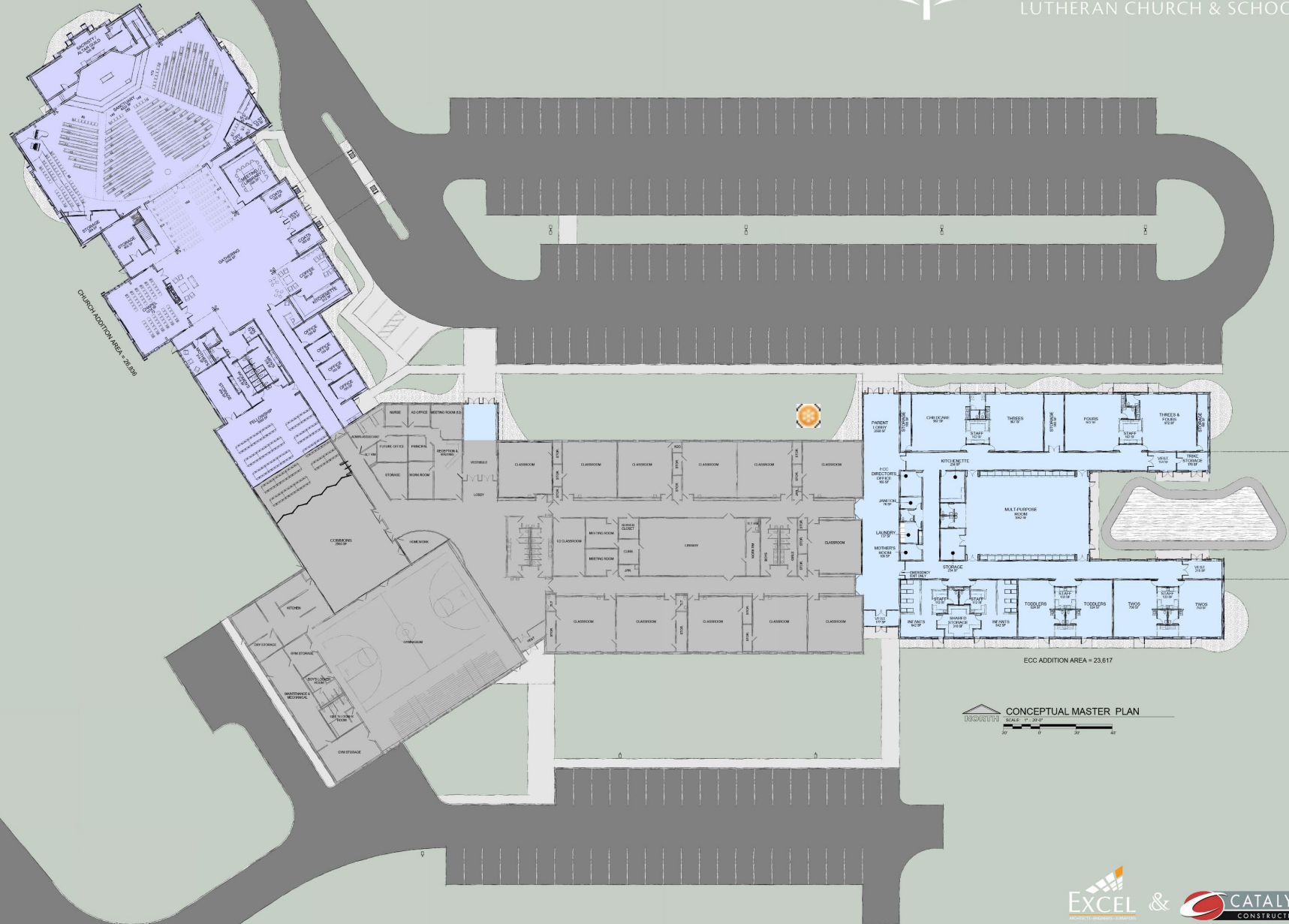
Financial

- Budget
 - Construction Costs
 - Soft Cost 15 to 25%
 - Insurance
 - Furniture
 - Fees
 - IT Costs, etc.
- Construction Financing
- Permanent Financing



ST. PAUL

LUTHERAN CHURCH & SCHOOL



&







Initial Approvals

Voter's Approvals

- Hire Architect & Engineer (typically 5% to 10% of the cost of construction)
 - Design Development Plans
 - Construction Documents
 - Site Approvals
 - Building Approval
 - Bidding

Voter's Approval

- Hire Construction Manager (typically fee is 3% to 5% of the cost of construction)
- CM to provide Guaranteed Maximum Price (GMP) at Design Development Stage

Final Approvals

Voter's Approvals

- Final Plans
- Final Budget
- Financing Plan

Construction

Construction

- Ground Breaking
- Construction
- Warranties, O&M manuals
- Move In
- Dedication