

MASTER PLANNING

To Fail to Plan is Like Planning to Fail

For the ultimate and best use of all of your church's property and buildings,
THE PURPOSE OF A CHURCH ...IS NOT A CHURCH BUILDING, BUT
CHURCH BUILDING.

BUILDING CHURCH FACILITIES IS A PROBLEM OF PURPOSE LONG
BEFORE IT IS AN ARCHITECTURAL OR FINANCIAL PROBLEM. (Dr. Byrd)

PLANNING

Too many churches do property and facility planning as if there were no
connections between the kind of space provided and church growth.
Others plan a new building with a vague hope that just constructing a building will
lead to growth.

GROWTH

Studies of growing churches consistently show that their property, buildings, and
space are major factors in sustaining growth patterns.

CAUTION #1

**A NEW BUILDING DOES NOT CAUSE GROWTH. IT MERELY PERMITS
GROWTH**

CAUTION #2

**DON'T THINK YOU CANNOT GROW YOUR CHURCH UNTIL YOU
GET A NEW BUILDING**

“

The Context for a Church Building Program

- 9 Know God
- 9 Know where you are
- 9 Know who you are
- 9 Know who you want to become
- 9 Know what you need to do
- 9 Do it

Know God

- 9 Prayer
- 9 God's Word
- 9 God's mission for His church

Know Where You Are

- 9 Target area definitions
- 9 People needs
- 9 Denominational affiliation
- 9 Economy
- 9 Climate
- 9 Community demographics
- 9 Codes and regulations
- 9 Local infrastructure
- 9 Surroundings
- 9 Land availability and affordability

Know Who You Are

- 9 Perceptions/attitudes/ spiritual health
- 9 Profile of congregation and organization
- 9 Physical circumstances

Know Who You Want to Become

- 9 Mission: God's eternal intention for His church
- 9 Purpose: A contemporary restatement of God's overarching intention that grows out of each church's unique relationship with God.
- 9 Vision: A clear mental image of a preferred future state and behavior.
- 9 Communicate the Vision

Know what you need to do

- 9 Strategize
- 9 Schedule
- 9 Recruit and assign
- 9 Resource
- 9 Establish measures

You can't focus on fog

“A vision will always result in action! Not just a brief flurry of activity, but the reorientation of one’s entire life.”

N Shawchuck/L. Perry

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STRATEGY

- No church is truly ready to deal with property and building issues until it has developed a comprehensive ministry-growth strategy.
- You don’t have a strategy until you have a plan that involves ...
 - 9 a particular place,
 - 9 a particular time, and
 - 9 a specific way of accomplishing your goals.

“If you can’t build a paragraph around your ministry-growth strategy, don’t build a building around it!”

A KEY STRATEGIC PRINCIPLE

GO WITH YOUR STRENGTHS

- 9 No church can do everything
- 9 Go with your strengths and do a few things well

DEVELOPMENT

- 9 Develop your strategies around your strengths.
- 9 Develop your ministries, programs, activities, and events around your strategies.
- 9 Develop your property and buildings around your ministries, programs, activities, and events.

DO It !!

- 9 Monitor each phase
- 9 Learn to follow the plan
- 9 Modify when necessary (watch the ‘add-ons’)
- 9 Act promptly

Master Planning Process

- 9 Preparation

9 Consultation

9 Presentation

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1. Preparation

- 9 Document Sunday School growth
- 9 Document current attendance by age groups
- 9 Obtain up-to-date survey
- 9 Create current mission/purpose statement
- 9 Evaluate church programs to be housed

2. Consultation

- 9 On-site Visit by Consultant
- 9 Evaluate Existing Buildings
- 9 Examine Site Potential
- 9 Determine Ultimate Worship Location and Capacity
- 9 Calculate and Optimize Parking
- 9 Design Education and Support
- 9 Define Interior Circulation
- 9 Consider budget Constraints
- 9 Phased for Balanced Growth

3. Presentation

- 9 Master Site Plan in full color
- 9 Floor Plans developed on Auto Cad
- 9 Full-Color Exterior Renderings
- 9 Interior Views
- 9 Physical or Computer Models
- 9 Power point Presentations
- 9 Congregational Presentation Visit

Growth Space

Quantity and Quality – Both are important

- 9 Worship *Attractive

- 9 Education *Efficient
- 9 Parking *Adequate and durable

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Plan for Sunday Morning

- 9 Parking
- 9 Worship
- 9 Education (by age groups)
- 9 Circulation
- 9 Support -
Factor in "80% rule"

Plan for Weekdays

- **Use Sunday program spaces**
- **Meet unique needs such as**
 - 9 Offices
 - 9 Music rehearsal
 - 9 Recreation
 - 9 Fellowship
- **Different age group activities**
 - 9 Child care
 - 9 Etc.

Scope Constraints

- 9 Long-range ---- property capacity
- 9 Specific phase ---- \$\$\$\$\$\$

How Much Building Can Your Church Afford?

- 9 Building soft costs 20%
- 9 Construction costs 80%
- 9 Total project budget: 100%

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