

BUILDING ON FAITH

NEWSLETTER



3190 Lenora Church Road, Ste 100
Snellville, GA 30039

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“We shape our Buildings; thereafter they shape us”.

Winston Churchill

“For which of you, intending to build a tower does not sit down and count the cost, whether he has enough to finish it”.

Luke 14:28-29



DESIGN BUILD WHAT TO KNOW

Here's what we hear from churches:

“Our architects designed something we can't afford to build...”

“We came in way over budget due to change orders from design mistakes...”

“The architect says it's the builder's fault and the builder says it's the architect's fault...”

Design-Build meets these issues head on.

Definition

Design-Build is a method of project delivery in which one entity (design-builder) forges a single contract with the owner to provide architectural/engineering design service and construction services.

By contrast, with the “traditional” design-bid-build approach, the Owner engages an architect or engineer to prepare drawings and specifications under a design contract, and subsequently selects a construction contractor by competitive bidding (or negotiation) to build the facility under a construction contract.

Risk

In Design-Bid-Build or Construction Management contracts the owner, (you) warrants to the Contractor

that design documents are free from error. In Design-Build, the opposite is true. The Design Builder warrants to the owner that design documents are complete and free from error. This eliminates finger pointing between the architect and the builder.

In a guaranteed lump sum contract, the design-builder assumes all of the risk to deliver the project at the specified price. The only reason change orders may occur are for changes in project scope, which arise from the owner, not from errors in the design documents.

Design-Build Pros:

Design-builder is single source of responsibility .

Owner can influence the design and cost at an early stage.

Design team working together with builder can provide most creative solution to any problems.

Takes less time from inception of project through completion since bidding phase is reduced and major design revisions are made early rather than later.

Designer and builder are on same team eliminating adversarial relationships. "Fast track" construction is facilitated.



Allows for early and frequent input by contractor regarding budget.

Can identify long lead items early to avoid scheduling delays.

Design-Build Cons:

Does not guarantee lowest cost based upon a given set of documents.

Process not well understood by owner, architects and subcontractors.

Perception by owner that there are no “checks and balances”.

Summary:

Design-Build offers significant advantages over Design-Bid-Build. The single biggest obstacle for an owner to overcome is the perception that he will be paying too much because his project is not competitively bid.

To overcome this issue, an owner should spend significant time qualifying the design-builders he interviews. A successful design-build relationship requires a high level of trust and that trust must be justifiable.

SITE SELECTION

DECIDING WHERE TO BUILD

To build in an “undesirable” location or one that appears to be a “good buy” can be very costly to build on.

Many factors must be taken into consideration when deciding on which piece of land is right for the church to build.

SITE SELECTION: Site selection is an extremely important part of planning a new church or relocating an existing congregation. Your choice can often influence the success or lack of success of the church, impact the community and affect continued growth of the congregation.

The selection of property should be done intelligently and purposefully, with consideration to the areas social and economic trends, stability of the neighborhood’s property values, and the physical properties of the land itself. The final decision should be made with the help of professionals.

To build in an “undesirable” location because the land was given to the church or it appears to be “a good buy” can be very costly. Buildings cannot be built on areas designated for setbacks, road expansion, easements, waterways, or on poor soil conditions. These conditions may not be determined until a civil engineer does research on the property.

ZONING: What is the current zoning and can a church be built on it in the current zoning? If not, what are the requirements and possibilities for rezoning? Are there possible oppositions to the rezoning?

Check to see if acceleration / deceleration lanes are required, as well as paved parking and sidewalks. These are typical property developments that might be required by the local authorities and would be the church's responsibility.

PURCHASE PRICE: What is the actual price of the usable acreage? Take the total acreage; subtract the setbacks, easements, road improvements, flood plains and any other restrictions to the site. What remains is the usable area.

Use this area to determine the actual cost per acre. A church will need approximately one “usable” acre for every 100 members that it wishes to serve.

TOPOGRAPHY: Is the site above or below the street? Typically a church should try to sit above the street, especially on

a small site (less than 10 acres) in order to be visible by the community. The property should contribute to establishing a strong visual focal point. Is the site flat or hilly?

Parking requires a large amount of relatively flat area. If the site is too hilly, then a large amount of site work must be done to flatten it.

This cost affects the actual cost of the land. Does the site shape hinder the usable acreage? Large triangle shaped sites and ones that are odd shaped usually reduce the usable area at a greater rate than square to rectangular sites.

The building and site must reflect the design of the neighborhood and the appeal of the people that live nearby. Otherwise the church is unattractive and might not be attended.

As one can tell, many factors must be taken into consideration when deciding on which piece of land is right for a church to build.

PASTOR PROFILE

BISHOP GARY HAWKINS



Gary Hawkins is the founder and pastor of Voices of Faith Ministries in Stone Mountain, Georgia.

In its present location in Stone Mountain for only 6 years, God has multiplied Voices of Faith from 75 to more than 7,000 members, making it one of the fastest growing churches in the Georgia Baptist Convention.

As Pastor Hawkins prepares to move forward with the new

Conyers location for Voices of Faith, Sparks-Grizzard Construction is proud to be the Design/Build construction company of choice.

In 1996 Pastor Hawkins came to Sparks-Grizzard Construction with a vision. To advance the Kingdom and bring the unchurched to Jesus Christ.

To date, Sparks-Grizzard has assisted Pastor Hawkins with the design and construction of

two churches and one day care facility. The new Conyers location will be the forth design/build project Sparks-Grizzard Construction has created for Pastor Gary Hawkins and Voices of Faith.

Sparks-Grizzard Construction would like to congratulate Bishop Gary Hawkins on an amazing accomplishment.

God Bless



INSURANCE

WHAT WOULD IT COST TO REPLACE YOUR BUILDING?

BY: ROBERT C. FOREMAN

Do you know how much it would cost to replace your building? Replacement cost is something every building owner should know because if you do not have enough insurance coverage, you may not be able to rebuild the same size or quality of facility lost in a fire or other disaster. This is only common sense.

However, I am amazed at how often we hear of situations where insurance coverage was insufficient. This sometimes happens to institutions other than churches, but churches seem to have a problem keeping their insurance coverage up with actual replacement cost.

If your buildings are less than twenty years old, it will not be hard to find out what it will cost to rebuild. Find out what similar space will cost to build on a square foot basis, calculate your present square footage and then do the math.

Notify your insurance carrier that you want total replacement coverage. They may also provide an appraisal service to recommend coverage limits.

What does space cost at current prices? Every facility is different. We suggest you contact a specialist in the design

or construction of your particular type of space to get an accurate estimate of replacement cost.

Once you have an accurate estimate of replacement cost from a qualified professional, you should add for inflation every year and verify the value every five years to make sure it is still current.

Replacement cost of older buildings will require careful evaluation because codes and standards have changed so much. It is impossible and highly undesirable to just replace what was lost in an older building. What was lost probably did not meet current building codes.

Life Safety codes, building codes, handicap accessibility codes, and today's expectations have caused significant changes in building design, making simple rebuilding of older buildings almost impossible. This must be considered in determining replacement value.

In older buildings, replacement of actual functional space (classrooms, fellowship hall, sanctuary, etc.) will probably require more square footage than was

actually lost. Replacement buildings are required to be more efficient, better insulated and have more efficient lighting and mechanical systems. This will mean lower maintenance and operating cost, but higher construction cost than you will have from replacing exactly what you had.

Older buildings may be considered higher risks by insurers and can be more expensive to insure for full replacement value. Rot, structural deterioration, termites, worn out electrical wiring and poorly maintained heating systems can be very hazardous and may be disasters waiting to happen.

Older buildings which have serious life safety code problems may also have higher insurance costs due to the increased liability. Insurers know that these problems are common in older facilities and that churches are notorious for poor maintenance and for continuing to use worn out, out of date and even dangerous buildings.

If you need to determine replacement cost, or if you might need to take steps to remodel, upgrade or replace older facilities, you should seek the services of an experienced design build construction company.

"I am amazed at how often we hear of situations where insurance coverage was insufficient".

Older buildings may be considered higher risks by insurers and can be more expensive to insure for full replacement value.

"do not worry about tomorrow, for tomorrow will worry about itself"

Matthew 6:34



CALENDAR

JANUARY	FEBRUARY	MARCH
1st New Year's Day	14th Valentine's Day	17th St Patrick's Day
16th Martin Luther King Day	20th Washington's Birthday	
	28th Ash Wednesday	

**SPARKS-GRIZZARD
CONSTRUCTION, INC.**

3190 Lenora Church Road
Snellville, GA 30039

770-979-5220



Atlanta's Premier Church Builders



"At Sparks-Grizzard Construction, with every project we undertake, we honestly believe we're not just building a building, instead we're building a foundation for the future of our community".

In His Service,

David Sparks

This quarterly publication will include informative material to further your knowledge of the Design/Build process.

Next issue date:
April 2006

PRESS RELEASE: LOCAL CHURCH BUILDER BRANCHES OUTSIDE STATE

SNELLVILLE, GA NOVEMBER 23, 2005:

Sparks-Grizzard Construction, Inc. a locally owned design/build general contractor engaged primarily in the construction of premier churches in Georgia has executed a contract with Temple of Praise International Church in Beltsville, Maryland to design a new 17,000 square foot sanctuary which will be constructed on the churches new site located in Prince George's County.

This design/build project will be a joint-venture between Sparks-Grizzard Construction and T3 Design Associates of Atlanta. Sparks-Grizzard will oversee the design phase and eventually the construction management and T3 Design will handle all client relations.

The design phase of this project is expected



to take 8–12 weeks with ground-breaking to take place once all permits are obtained.

For more information of design/build services contact: David Sparks @ (770) 979-5220



EEC CONSULTING GROUP

The Nation's Leader In Church Financing

With that vision, EEC Consulting Group was launched in August of 2001. Since that time, EEC (Economic Empowerment Corporation) has closed over \$250,000,000.00 in new business! This makes EEC one of America's largest and most progressive religious capital acquisition companies.

Led by former commercial lending executives with vast experience in non-profit and for-profit lending, EEC continues to strengthen its base as the nations premiere religious financier by constantly recruiting leaders in their respective fields of banking and financial expertise to serve as consulting and advisory partners. This approach makes EEC more than just a source for loan proceeds. Our "one stop shop" concept differs from many other consulting firms who only come to package a loan (for an exorbitant fee), collect the fee and leave - sometimes before you even get a loan.

As a result of our staff having been groomed in the banking and business community, we are able to present your request to lending institutions in a format that they understand. Likewise, because of our volume, we are often able to negotiate rates and terms that are below those generally given to the public.

By providing responsible and realistic advice, our team of advisors makes the tedious and sometimes intimidating process of securing capital headache free. After an extensive needs analysis, we provide a turn-key approach to preparing and presenting your loan application. No matter what the need may be - construction, rate reduction, cash out, purchase, or debt restructure - EEC Consulting Group is the answer to your church's prayers!

Call today to become another one of our satisfied customers! (404) 815-0086

Mention this article and receive a FREE 3D Architectural Rendering from Sparks-Grizzard Construction with any design contract.