



## Managing Building Works

When you are ready to start building your project, you will have appointed professional advisors with the appropriate ability, experience and applied knowledge to ensure your project is a success. You can ask both your Architect and Surveyor to help you appoint building advisors and contractors; as well as advertise tenders for the building works on your behalf.

There will be a number of different professional services you may need to employ. Although your Architect will most probably manage the relationships, it is useful to know who is doing what.

### Potential Professional Services Required

**Builder:** The builder is expected to produce a high quality of workmanship, and stick to the timings and costing of the project as much as possible.

**Quantity Surveyor:** They will help with the financial management of the project, and can help prepare a full 'Bill of Quantities' for the tender stage.

**Party Wall Surveyor:** You will only need a Party Wall Surveyor if you are close to a boundary or neighbouring foundation.

**Acoustic Engineer:** Only required where there are concerns of noise pollution in new developments.

**Structural Engineer:** This individual will be responsible for ensuring the design of the project aligns structurally with the elements of the building.

**Services Engineer:** If your project has a heating or lighting element, the Services Engineer will design the correct scheme for your building.

**Lighting Designer:** Required if you are looking to produce a new lighting effect, particular fitting or certain level of controlled lighting.

**CMD Coordinator:** Essentially deals with Health and Safety both on sight and also in the initial construction design stages.

## **Building and Construction**

Many parishes I've spoken with highlight the importance of a good Architect, Project Manager and Builder. The Builder is a major cost and their work has an impact on the quality of the end product of your project.

Here are some top tips for ensuring you get the right Builder for your church:

- 1) Ask for detailed references from previous clients
- 2) Visit previous completed projects
- 3) Consider working hours, , cost, time management and project management
- 4) Do they have a company environmental policy?
- 5) Has the builder completed a church specific project in the past 5 years?
- 6) Have they managed a project the scale and size of yours before?
- 7) Carry out the necessary financial checks
- 8) What is their Health and Safety record like?
- 9) Do they carry out thorough Risk Assessments before starting the works?