



## Creating a Church Facility Expansion Plan

Has your church facility reached its limit? Perhaps you are out of worship center seating or space in your kid's area or people are complaining about parking spaces. So you might need to expand your capacity! Perhaps you can add on to your current facility, or maybe you need to completely relocate. Whatever your direction, you need to have a **well-organized written plan** for your expansion project.

A quality strategic plan, what we call the "Facility Goal", are the first few steps along this facility journey. A strategic plan is important to coalesce around a common goal, to gain credibility with constituents, to present to donor candidates, to present to lenders when seeking a loan, to negotiate with a municipality, to attract future staff, etc. It's a foundational document. At Church Facility Solutions, we have created many plans to expand a church facility. Here is what should go into a well-organized strategic plan.

1. The compelling reason your church needs to expand.
2. The recent history of the church, particularly the forward and growing momentum.
3. The specific vision for expansion.
4. Your envisioned bricks and mortar requirements supported with financial feasibility.
5. Your trade or ministry area including demographics and drive times.
6. Your attendee's characteristics and needs. About the community that you serve.
7. Specific real estate alternatives—existing buildings and land sites.
8. Detailed total project cost estimates.
9. Projected future church revenue matched to future church operational costs.
10. Costs to operate the future facility.
11. Affordable debt load (including an existing debt).
12. Where the equity will come from (including projecting donations from fund raising).
13. Project schedule (planning, site selection, funding, pre-construction, construction).

If you would like to see detailed content of any of these areas, let us know.

- Before you hire a real estate agent or hire an architect, be clear about your total project budget first. Then you'll know how much you can pay to acquire property and how large of a building an architect might design.
- Before you actively seek property for purchase and get excited about a perfect possibility, have your resources in place so you are ready to close.
- Failing to plan, is planning to fail!



Contact Church Facility Solutions today at 800-200-2089, or email our team at [info@churchfacilitiesolutions.com](mailto:info@churchfacilitiesolutions.com).