

# CONSULTING FOR FAITH-BASED INSTITUTIONS

As a leader in your church, you have been charged with stewardship of not only the funds of the congregation, but also the real estate holdings. Good stewardship can provide returns that further the mission and breathe life into the church. Poor stewardship is a missed opportunity that can put the church in danger in a myriad of ways. Why not focus on what you do best, and bring in experts to guide you on your real estate operations?

At Sperity, our team's combined ministry experience and extensive, ongoing real estate work with church clients offers a unique value. We can relate to and understand the needs of your church, from church planting, relocation, acquisition and/or disposition of real estate, and construction oversight, all while working with the congregation and church leadership.

Continued on the back is a guideline of services our firm can provide. The information below is by no means a complete list of what we are capable of. As a guideline of services our firm can assist you with, it would be our pleasure to discuss all the areas we can help you if provided the opportunity to meet with your staff. With our strong background in real estate development and extensive contacts in the construction industry, we are certain we can provide a high return on your investment in our firm.



## 1 PHASE 1: ASSESS BASE NEEDS & DEVELOP ENGAGEMENT PLAN

The initial meeting will be a time of gathering information from the ministry staff and discussing long term projected goals for the future of the project.

- Assess immediate needs
- Determine overall time frame of project
- Discuss all properties affected by the project
- Determine chain of command and how best to communicate ongoing conversations
- Gather all information for affected properties to determine current market value

## 2 PHASE 2: ACTION PLAN & PROJECT SUPPORT

During this phase our consulting team will provide detailed information on any and all real estate related to the project. We will also work with you to create a detailed list of providers that can assist with the project going forward. Furthermore, we will assist with creating a timeline to insure current and future tasks and completed in an efficient manner to insure cost savings.

- Provide Real Estate Comps and Valuations of current properties
- Provide a list of possible contractors, architects, engineers
- Create and manage a timeline of expected completion of contractor projects
- Assist with receiving multiple quotes from contractors to insure highest cost savings

## 3 PHASE 3: COMPLETION OF PROJECT

This completion of the project is a crucial step and will require a high attention to detail. This phase will consist of the preparation of the building for occupancy and will have many moving pieces. It is imperative that this is managed well to complete the job on time and realize the greatest cost savings for your project.

- Create and Manage Construction Timelines
- Assist staff with decisions related to architecture, construction & design
- Assist with paperwork related to the permitting process and city/county regulations
- Provide Project updates from all contractors on a monthly basis or as needed
- Oversee ongoing and final walkthrough to insure the project is completed as requested
- Schedule and oversee any construction walk through issues and have them corrected

### INVESTMENT

We give all faith-based groups a discount off of our usual hourly rate for consulting services. The scope of work will include face-to-face meetings, phone/web consultation and reports, and research time by our team. For the right project, location is not an issue. We will work with you to determine the focus of the project and what the best use of resources will be to accomplish your goals. Get in touch with us for a no cost estimate.