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DEVELOPMENT PROJECT PITFALLS

A few of the most common pitfalls between your vision and reality

EMI knows that Christian leaders all over the world need to engage with development projects as they pursue the visions and grow the ministries God has entrusted to them.

But development projects are complex and costly, and the road to effective & lasting results is difficult. Too many Christian leaders have fallen victim to these and many other project pitfalls:

1

LACK OF MINISTRY CONSENSUS. EMI has encountered many situations where inadequate planning or envisioning activities hamper a ministry's ability to build consensus around a development project. This lack of clarity or ownership can devolve into conflict, expensive in-process changes, or incomplete projects. Ministry leadership needs to take the time and be equipped with the necessary tools to create the understanding and consensus it will take for their project to succeed.

2

DESIGNS NOT TAILORED TO MINISTRY OR SITE. EMI has worked for many ministries who started constructing a building they thought would serve them, but who ended up serving their building instead. Development projects are costly and should have a 30- or 40-year lifespan at least. Avoid the pitfall of skipping or shortcutting the design process. Make sure the project is a custom fit for the ministry's activities and the property on which they take place.

3

LACK OF CONSTRUCTION SUPERVISION. EMI knows it is often difficult for ministries to secure the capital funding required for a development project. So often the temptation is to cut costs by minimizing construction supervision or to attempt performing construction supervision themselves. This is almost always a project pitfall leading to costly mistakes, functional disappointments, or long-term problems with the project.

4

NON-COMPLIANT DESIGN / CONSTRUCTION. EMI understands the challenges ministries will face in moving their project from vision to reality. That project will need to meet a variety of technical standards / regulations and construction norms / codes set by a variety of governing authorities. Failure to understand the extent and implications of these requirements is another major pitfall. The result is costly fines or delays, as well as extra corrective costs during or after construction.

5

PROJECT COST OVERRUN. EMI sees partially-completed projects all over the world because the cost of construction was not correctly estimated, or because there wasn't enough design or planning definition for the project to effectively estimate construction costs. Cost overruns kill development projects, discourage ministry leadership and staff, and disappoint or disable development project funding.

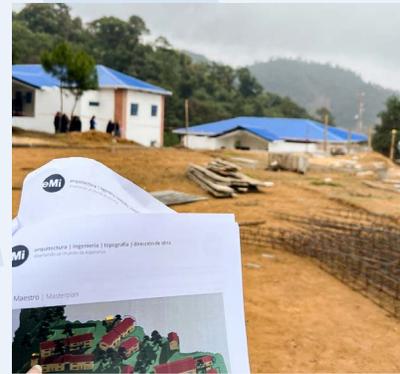
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INADEQUATE ATTENTION TO OPERATION / MAINTENANCE. EMI encourages ministries to look beyond their project's capital cost to also consider lifetime costs – including operation and maintenance. Sadly, it is all too common for capital investments in development projects to erode over time because they are too expensive for a ministry to effectively operate or maintain. Oversight here eventually leads to ministries hampered by dysfunctional spaces or inordinately burdened by operational expenses.

Since 1982, EMI has been working to help Christian leaders like you become captains of their development projects.

Captains equipped with the team, tools, and expertise needed to navigate their project investments to success and lasting results for missions.

Start a conversation with EMI about your project today at emiworld.org/services/technical-assistance.



DISCIPLESHIP

IT'S NOT WHAT YOU THINK IT IS...

Ok, ok, maybe that's too strong of a statement. Discipleship might be what you think it is, however, most people in the design community think much too narrowly about discipleship. Often that leads to a feeling of being out of the loop, unqualified, or generally disconnected from 'missions.' At EMI we are eager to change all that. We believe that people who are in the marketplace are perfectly situated to engage in mission, check it out:



The Engle Scale – traditional evangelism isn't the only goal. At EMI we know that people are scattered all over the board with regard to their spiritual engagement. The Engle scale reminds us that we need to meet people where they are at currently and walk with them closer to God. This broadens our role as disciple makers to include both walking with someone who is a believer and wants to grow in their faith to those who are even antagonistic toward God. So, if discipleship is for both believers and non-believers, what should we do?

- 1 GET TO KNOW PEOPLE IN YOUR OFFICE.** Do you really know the people you work with? Try to get to know them better each day and be intentional about it.
- 2 PRAY FOR YOUR COWORKERS AND YOUR WORK.** Do you take the time to pray for those who are in your office and the concerns they have – the things you're learning about them? Take those things to the Lord.
- 3 SPEND TIME WITH YOUR COWORKERS.** Have you ever initiated spending time with people from your office or do you typically skip the company picnic. Look for ways to spend time with your friends at the office

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SHARE WHAT GOD IS UP TO IN YOUR LIFE. Is the Lord answering your prayers? Have you learned a new truth about God from your recent bible study? How is God leading you in your journey with him? You can share these small anecdotes to help people see that the Lord is at work.

5

ASK GOOD QUESTIONS OF YOUR FRIENDS. Like you might ask, "Sometimes I get frustrated with people who say they are following God, but don't seem to live that way. Has that ever bothered you?" – It's ok to admit the things that frustrate us in the Christian life. Be genuine and open to having a conversation around what it's like to follow God.

Engaging in mission starts where God has you right now, but for many of us this is a struggle. It's a struggle to know how to start and how to keep things going and generally we often feel generally disconnected from 'missions.' That's ok. The key is to do what you can right now. How can you begin living missionally at the office tomorrow? Perhaps the steps above can help us begin, and soon we find ourselves moving from disconnect to disciplemaker.

Author: Graham Frank, VP of Marketing

