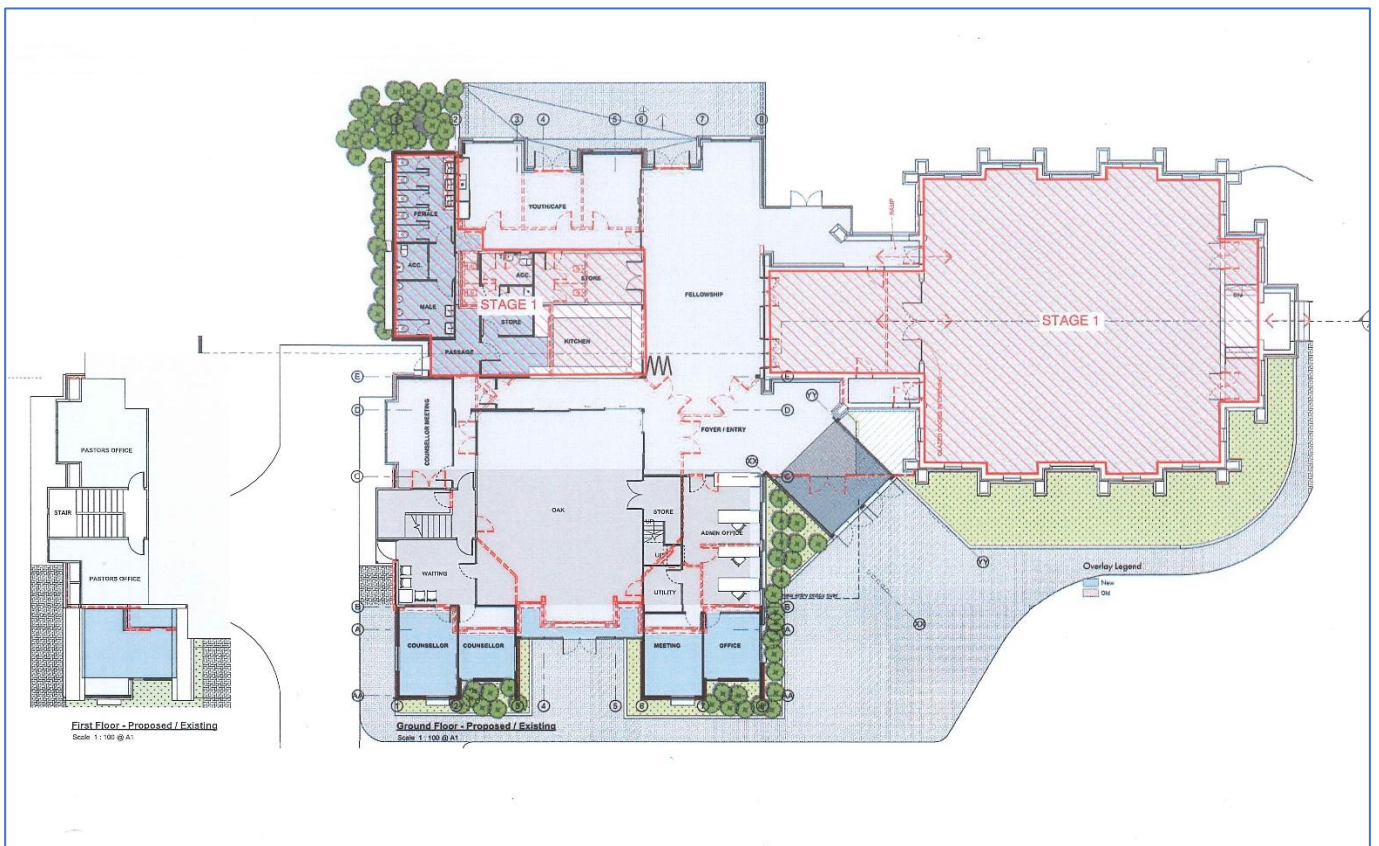


Update from Building Committee – November 2022

Summary:

The building committee and elders are now recommending to the East Taieri Church congregations **that we instruct our architects to proceed with Developed Design for Stage 1 of the building project only**. This cost of this design work is estimated to be \$80,000. If the congregations approve this design work, there will be another decision point after the design is completed and before committing to beginning construction. A more detailed cost estimate will then be available. Completion of the design would probably be at least a year away. Funding would need to be secured before building contracts were signed.

Methodology: This update uses the building committee's report to elders of March 2022, which has design information and high level cost estimates (preliminary estimates which will need to be refined as the design work continues) as received from the architects and Rawlinsons Quantity Surveyors in November 2021. The asset sales estimates came from an East Taieri Church working group who obtained estimates for surveying, subdividing, and selling land in March 2020. \$100,000 was removed from that estimate as an extra contingency, and it was assumed \$700,000 would be retained from the East Taieri Manse sale for building or purchasing a new manse.



Stage 1 includes:

- All work associated with the historic church repairs and maintenance as identified in the Origin building condition and maintenance survey.
- Removal of pews in the historic church and levelling the floor to create a more flexible worship space.
- Redevelopment of the Kitchen and Ablution areas.

Stage 2 includes:

- Redevelopment of existing office and toilet spaces into Youth café and storage space.
- Modifications and extensions to Oak Hall and associated office spaces.
- Redevelopment of existing entry foyer with the new canopy.

The reason the work has been proposed to be staged in this manner is as follows:

1. The historic church requires significant repairs and maintenance to be undertaken to retain good stewardship of this asset. Areas of this building are beginning to suffer from a lack of maintenance and if work is not undertaken to remedy this situation, the future costs to undertake more significant repairs will be significantly higher.
2. The highest priority identified in the congregational survey was a more flexible worship area. This can be achieved by removing the existing pews from the historic church and levelling the floor to allow the space to be used for a wider range of activities. It would also allow the space to be configured in a number of different ways and provides additional capacity by creating an opening through to the Vestry. It is therefore proposed that the removal of pews and levelling of the floor are also undertaken in Stage 1 to achieve a more flexible worship area, including the ability to reorient the church seating 180 degrees and open up a large entrance foyer area through the existing vestry. This allows for better flow of people, and caters for overflow with larger gatherings such as Christmas Eve or large funerals. It also retains the flexibility of using the vestry as a separate meeting room, accessing the church through the existing doors to fellowship centre foyer.
3. The kitchen and toilet facilities were identified as the second and third highest priorities in the congregational survey. It is proposed that these areas are also included within Stage 1 works to address the issues associated with a kitchen that is too small to cater for our larger gatherings and toilet facilities that do not meet with current building code requirements.
4. The remaining areas of work, being redevelopment of the existing office and toilet spaces into a Youth café including additional storage space; modifications and extensions to Oak Hall and its associated office spaces; and redevelopment of the existing entry foyer were all identified as areas of work that; while highly desirable, are not as important as the items identified to form Stage 1. Therefore, these areas have been identified to be undertaken as Stage 2.

The Preliminary Cost Estimates: to undertake the work in this staged approach are:

Stage	Construction	Design Fees	Total:
1	\$2,210,000.00	\$310,000.00	\$2,520,000.00 + GST
2	\$1,746,000.00	\$245,000.00	<u>\$1,991,000.00 + GST</u>
			Total: <u>\$4,511,000.00 + GST</u>

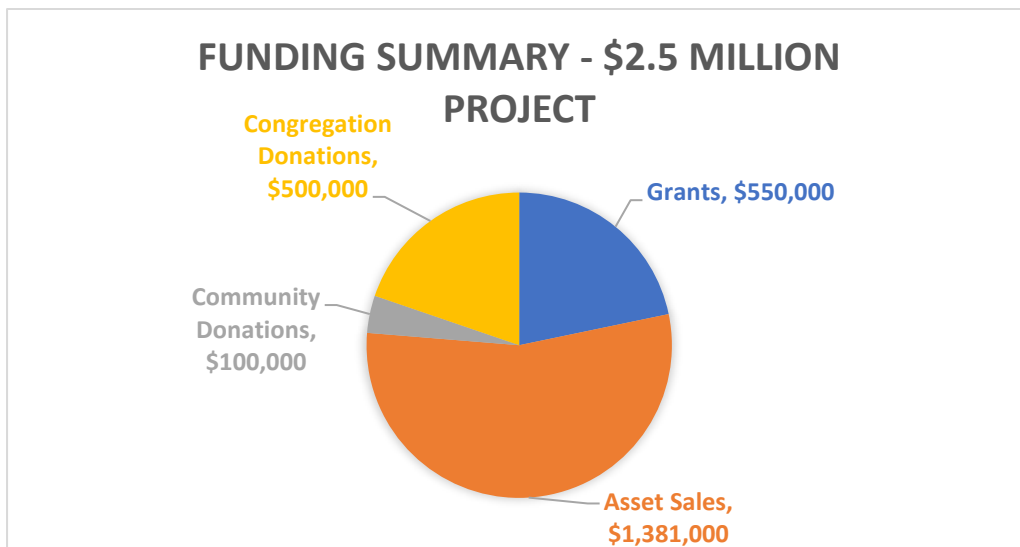
These estimates are provided as a guide to identify the scale of the project and make no allowance for escalation. These estimates would be developed in more detail should the project be approved to proceed on to the next design phase, to ensure an accurate and realistic budget is developed before committing to the overall project.

Funding:

Initial work has been undertaken to identify what funding streams may be available for the project and to see what scale of project is realistically achievable based on the funding that may be available.

The following funding opportunities have been identified:

• Grants	\$550,000
• Asset Sales	\$1,381,000
• Community Donations	\$100,000
• Congregational Donations	\$500,000
<u>Total</u>	<u>\$2,531,000</u>



This would enable us to complete Stage 1

Notes on Funding:

1. The asset sales funding estimate of \$1,381,000 includes the sale of the Fairfield Manse (already completed), sale of the East Taieri Manse and the land either side of the manse, sale of the flat land on the Gladstone Road side of Owhiro stream, while retaining capital to build or buy a new house which could be rented or used for a manse.
2. The asset sales funding identified above includes the sale of the Fairfield Manse. It is noted that there is some capital redevelopment work required at FUEL which has not been included as part of the East Taieri Church development. This redevelopment work at FUEL is likely to include a larger kitchen, redeveloped toilets, and a new children's church area. The cost of this has not been investigated and no allowance has yet been made for this.
3. The congregational donations of \$500,000 is an estimate only of the total that might be given over a three year giving programme. No pledges have yet been sought, although people have already started to give. To give some idea of the scale of the commitment, it would require giving from the 210 households who attend East Taieri Church of the order of the table below:

Number of Households	Gift Amount from those Households (Total spread over three years)	Sub Total
2	\$ 50,000	\$ 100,000
3	\$ 20,000	\$ 60,000
15	\$ 10,000	\$ 150,000
20	\$ 5,000	\$ 100,000
45	\$ 1,000	\$ 45,000
55	\$ 500	\$ 27,500
40	\$ 200	\$ 8,000
25	\$ 100	\$ 2,500
5	\$ 50	\$ 250
Total: 210		\$ 493,250

Possible Savings which the building committee and architects would investigate:

1. The cost estimate above includes a new slate roof for the historic church. It is possible that Heritage NZ might agree to a cheaper roofing material that looks like slate.
2. The cost estimate includes all the recommended repair and protection work being completed on the stain glass windows. Some of the stain glass window work is less urgent and could be spread out over a number of years.