

## **Background Information for the resolution to be considered at the Special General Meeting on 29 September 2019**

THE information which follows is intended to provide St Alban's parishioners with confidence to approve the \$100,000 loan from the St Alban's Parish Trust (the Trust) to undertake the first stage of the geo-technical, engineering and architectural work for the St Alban's church and hall. Once completed, this will enable further decisions to be made about proceeding with the project as well as providing a basis for fundraising.

The information is in two parts, which are:

- The proposal following the Trust meeting
- What we expect for the \$100,000 from the Engineers and Architects

### **The Proposal following the Trust meeting**

At the time of going to print, the meeting of the Trust had not been held due to the difficulties in raising a quorum. This meeting is now planned for Saturday 14 September. A separate note on the outcome will be provided for the discussion forum on Sunday 22 September.

### **What we expect for the \$100,000 from the Engineers and Architects**

Vestry requested REDC to provide information as to what can be expected for the outlay of up to \$100,000 in the way of Geotech, engineering and preliminary architectural concepts and an indication of a time frame.

The \$100k is the amount required to carry out enough engineering and architectural work on the church and the hall to establish a project cost estimate and to produce drawings that illustrate what the work will achieve.

In broad terms the amount of work required to get the accurate project budget is about half of the detailed engineering and architectural work required for the specifications that will eventually be produced to tender the work.

### **Here's what we expect to get**

1. An assessment of geotechnical ground conditions to ensure correct design of the remedial measures for earthquake strengthening work.
2. A second opinion on the viability of strengthening the hall which should confirm Beca's opinion that it is worth strengthening (as opposed to building new).
3. Preliminary structural engineering work to define the scope of remedial work for architectural review and quantity surveying cost estimates

4. Architectural review of (and inputs into) structural engineering work, liaison with Council to ensure compliance and preliminary designs to integrate the designs into the context of the buildings.
5. Architectural work to show how the church and hall can be enhanced to meet current and future missional functions in the course of the proposed work.
6. A quantity survey to provide a cost estimate for the proposed work, suitable for use as a budget
7. Architectural drawings illustrating the proposed work, suitable for demonstration of what the work will achieve, and able to be used for the purpose of fundraising.

Regarding the time line, we expect it to be as follows:

- a. Up to 6 weeks to mobilise the professionals
- b. 4 to 5 months for the work itself
- c. Say 6 months overall.

**St Alban's Vestry**

**12 September 2019**