

“BUILDING FOR THE FUTURE” CONSULTATION

St John’s Church



Dear Parishioner of St John's Parish,

As many of you are aware the church is in need of major repair works. The current building is just over 40 years old.

Currently the parish has £216,830.63 in the Diocesan Solidarity Account (Savings).

To progress the planning process, the Parish Finance Committee including Fr Martin & the parish manager Conor Neeson have proposed the following 6 options for the current church building.

In order to get up to date and professional figures for these various options for this work we approached John Moran Chartered Quantity Surveyors.

The following information has been taken from Mr Moran's report unless otherwise stated.

Option 1: Do nothing or minimum work

If this option is chosen there will be long term consequences if immediate repairs to the fabric and structure of the building (mainly the roof) are not carried out immediately.

The necessity for these and priority works are described within a separately commissioned report and are overdue.

In my opinion a decision to do nothing is not feasible unless the building is to be de- consecrated and put out of Parish use as a place of worship or for any other function.

An asbestos survey is required.

Option 2: Demolish and rebuild a new church the same overall size as is existing but incorporating a gathering space of 50% floor area.

WORKS	COST
Demolish existing church retaining rear part intact	£115,000.00
Allow for retention of existing rear sacristy & access to hall	£25,000.00
Temporary & permanent works New build 627m2	£1,120,217.00

Fitting & furnishing pews, altar, lectern etc...	£100,000.00
Gathering Space folding Partition Wall	£50,000.00
SUB TOTAL	£1,410,217.00
Main Contractor preliminaries @ 10%	£141,021.70
Contingency Sum 5%	£70,510.85
Statutory & Design Team Procurement / Specification & Contract Administration Fees @ 10%	£141,021.70
TOTAL	£1,762,771.25
<p>Note: Above figures exclude VAT</p> <ul style="list-style-type: none"> • Assumes no asbestos present pending survey. • Preliminaries include supervision, insurances, health & safety, scaffolding, welfare facilities, profit and overhead etc. 	

The Parish would need to fundraise £1,545,940.62 for this option.

Option 3: Demolish and rebuild a new church to the same size as existing church.

WORKS	COST
Demolish existing church retaining rear part intact	£115,000.00
Allow for retention of existing rear sacristy & access to hall	£25,000.00
Temporary & permanent works New build 627m2	£1,120,217.00
Fitting & furnishing pews, altar, lectern etc...	£100,000.00
SUB TOTAL	£1,360,217.00
Main Contractor preliminaries @ 10%	£136,021.70
Contingency Sum 5%	£68,010.85
Statutory & Design Team Procurement / Specification & Contract Administration Fees @ 10%	£136,021.70
TOTAL	£1,700,271.25
<p>Note: Above figures exclude VAT</p> <ul style="list-style-type: none"> • Assumes no asbestos present pending survey. • Preliminaries include supervision, insurances, health & safety, scaffolding, welfare facilities, profit and overhead etc. 	

The Parish would need to fundraise £1,483,440.62 for this option

Option 4: Demolish and rebuild a new church to half the current size of the current church.

Total Cost for this option would be £1Million

The Parish would need to fundraise £783,169.37 for this option

Option 5: Refurbish and Repair the present building splitting the church premises in half to create a new gathering space within.

The option includes creating a gathering space within the present church building which would allow for additional rooms under the same roof as the worship section of the church but separate from it. (Rough sketches are available to view at the back of the church and on the parish website) A very good working example of this can be found in Holy Family Church, Limestone Road, Belfast. The gathering space there is used regularly after Mass and in the evening times for various functions. Whilst St John's Parish Hall has been attractively done up, it tends to be a very large hall for smaller gatherings of parishioners.

WORKS	COST
Roof Repairs- Main & Flat Roof Downpipes & Gutters	£130,000.00
Window Replacement (manual operation)	£40,000.00
Provision of New Disabled WC	£20,000.00
Replace Nave and Chancel ceiling	£30,000.00
External and Internal repainting	£20,000.00
Reconfiguration of Porch Area	£10,000.00
Attic Staircase for access	£20,000.00
Glass Dividing wall	£100,000
Floor Covering to Altar Area	£3,000.00
Upgrade of current church heating **	£33,429.16
Sound System upgrade **	£6,109.53
SUB TOTAL	£412,538.69
Main Contractor Preliminaries @ 10%	£41,253.00
Contingency Sum 5%	£20,626.50
Statutory & Design Team Procurement / Specification & Contract Administration Fees @ 10%	£41,253.00
ESTIMATE TOTAL	£515,671.19

Note:

Above figures **exclude** VAT

- Assumes no asbestos present
- Preliminaries include supervision, insurances, health & safety, scaffolding, welfare facilities, profit and overhead etc.

** Heating and sound system quotations were not provided by Mr Moran but where obtained separately by the parish manager.

After VAT is added at 20% the estimated total is £618,805.43

Estimated Cost £618,805.43

The Parish would need to fundraise approx. £401,970.80 for this option.

Option 6: Refurbish and Repair the church in line with previous reports keeping the church as it is with no gathering space.

<i>WORKS</i>	<i>COST</i>
Roof Repairs- Main & Flat Roof Downpipes & Gutters	£130,000.00
Window Replacement (manual operation)	£40,000.00
Provision of New Disabled WC	£20,000.00
Replace Nave and Chancel ceiling	£30,000.00
External and Internal repainting	£20,000.00
Reconfiguration of Porch Area	£10,000.00
Attic Staircase for access	£20,000.00
Floor Covering to Altar Area	£3,000.00
Upgrade of current church heating **	£33,429.16
Sound System upgrade **	£6,109.53
<i>SUB TOTAL</i>	<i>£312,538.69</i>
Main Contractor Preliminaries @ 10%	£31,253.00
Contingency Sum 5%	£15,626.50
Statutory & Design Team Procurement / Specification & Contract Administration Fees @ 10%	£31,253.00
<i>ESTIMATE TOTAL</i>	<i>£390,671.19</i>

Note:

Above figures **exclude** VAT

- Assumes no asbestos present
- Preliminaries include supervision, insurances, health & safety, scaffolding, welfare facilities, profit and overhead etc.

** Heating and sound system quotations were not provided by Mr Moran but where obtained separately by the parish manager.

After VAT is added at 20% the estimated total is £468,805.43

Estimated Cost-£468,805.43

The Parish would need to fundraise approx. £251,974.80 for this option.

Fundraising

As you will be aware from this document the work on the church will require a considerable amount of fundraising. We will need as many people as possible to help us with this. Please indicate your willingness to be part of this and any ideas/plans you might have.

Q: How important is my view/opinion?

A: All Opinions are very important and we want to hear as many as possible.

Q. How can I voice my view.

A. By email, phone call to the parish office, filling out a very short online survey, call into the parish office, or by filling out the short survey in this booklet and dropping it back to the church. Conor Neeson the Parish Manager will be available at the back of the church on 18th/19th May & 25th/26th May after all Masses to answer any questions.

Q: Where can I find the online survey.

A: By simply visiting the parish website, www.stjohnsfallsroad.com/pc

Q: How long will the consultation period last.

A: Owing to the urgency of some the required work, it will last for 2 weeks and 4 days, ending on Wednesday 29th May 2019.

Q: When will we find out the result of the consultation?

A: The following weekend Masses on 8th & 9th June 2019 and published on the parish website.

Summary / Conclusion from John Moran report.

- The do nothing option is not an option.
- Once a preferred solution is shortlisted and designs developed a more detailed estimate can be prepared.
- Costs are based upon recently completed schemes and take into account modern Building Control requirements.
- Works are assumed to all be carried out concurrently under supervision of one Main Contractor responsible for integrating all aspects of work.
- Statutory Fees include the like of Building Control and Planning Applications.
- Design Team Fees include for an Architect, Structural Engineer, Quantity Surveyor and M&E Consultant.
- Rates are current and will need to be updated nearer the time of tender.
- There is a certain amount of flexibility possible with estimate figures but at the minute the brief is very open and the requirements need to be refined during design development. We have therefore assumed a high-quality capital investment.
- Irrespective of what work is decided upon you need to commission an Asbestos Survey immediately as this will have ramifications and potential liabilities should any work proceed.

**PLEASE RETURN COMPLETED FORM TO THE CHURCH OR PARISH
OFFICE BY WEDNESDAY 29TH MAY 2019**

Ideas/plans

My preferred option is _____.

Comments: _____

I am willing to help support the parish in the fundraising effort: (Please tick)

Comments: _____

Name: _____

Address: _____

GDPR

All information will be treated in confidence & handled strictly according to the General Data Protection Regulation. (2018)

The Parish of St John the Evangelist is part of Down and Connor and operates in accordance with the Diocesan Privacy Notice, a copy of which is held in the parish office and on the parish website. <http://www.stjohnsfallsroad.com/privacy-notice/>