

Drummoyne Presbyterian Church Building Works.

1.0 General Description of Works

Background

Drummoyne Presbyterian Church (DPC) meets in a 100 year old church building on the corner of College Street and Lyons Road, in a prominent position in Drummoyne.

Over the last 100 years the local area has change considerably and so has the local congregation and the church building. The Sunday gatherings are the focal point of ministry at DPC and a priority that these meetings work well for both welcoming visitors and ministering the church members. The church building also caters for other ministries during the week. Due to the large size and wide demographic within the current congregation, the church building may now be hindering these Sunday gatherings and other ministries.

With initial investigations by the Committee of Management, consulting both council, building professionals within the congregation and also heritage architects, it was approved in the annual congregational meeting in December 2012 to go ahead with design works to provide the congregation at least two options to vote on in 2013.

2.0 General Scope of Works

The scope of Services generally includes:

- Review existing structural and architectural drawings and photos to develop an understanding of the existing building constraints, recognising its heritage value;
- Increase the functionality of the church building space for a gatherings of various sizes up to approximately 300 people, including increase flexibility in seating and function; open spaces for small meetings and a secure place for counting money. This may include flattening the sloped floor by either lowering the floor or levelling it;
- Increase accessibility into the church building, including disabled access, pram access and a larger entry way/reception;
- Increase the amenities for large groups within the church building such as a kitchen, toilets, parent room, crying room, church offices and meeting rooms. This may require the need to rotate the inside layout 180 degrees;
- Increase the comfort levels within the building, including improved acoustics, increase lighting and heating & cooling;
- Maximise the strategic location of the church to be a significant landmark in Drummoyne, including the frontage on Lyons Road;
- Maintain the heritage feel of the building plus access and views to the "Green Square" on the southern side of the church building;
- Take into account improvements to the "Green Square" open space that maintains its function as a multi-purpose outdoor space;
- Consider sustainability requirements of energy efficiency, water efficiency and low VOC products and environmentally friendly products;
- Consideration given to storage, signage, display areas; audio-visual systems;
- Provide easy maintenance of the church building;

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- Documentation must include colour photographs and be submitted as hard copies and PDF electronic format.

3.0 Stages

The Architect must perform and provide (and the Fees will be deemed to be paid in respect of) the following specific services and any services necessarily incidental thereto:

(1) *Concept Stage*

Timetable: Approximately 8 weeks

This work is to be undertaken by the Architect. The Concept Design (or Sketch Design) must be completed to allow for DPC Design Team and Church members to evaluate a design option (or two) and vote on a design to progress to a Development Application. This stage will require cost estimation via a quantity surveyor's service .

Deliverables:

- Design sketches for congregational viewing, preferably in colour;
- Drawings must include floor plans, perspectives including views from the Green Square & College St;
- Budget estimates for each design option.

(2) *Design Development Stage*

Timetable: Approximately 4 weeks (TBC)

This work is to be undertaken by the Architect. The Design Development must be completed to allow for budget price cost to be determined and design to be submitted for development application. Allowance for development requirements of the City of Canada Bay need to be included in design.

At the end of Design Development DPC Design Team will submit a Development Application for the approval of works to the local authorities .

Deliverables:

- Development Application documentation.
- Completed heritage report.
- Refined budget estimates of costs.
- PDF and CAD drawings.

(3) *Contract Documentation*

Timetable: Approximately 4 weeks (TBC)

Contract Documentation will be development of Design drawings for construction, Approved for Tender. In this stage, refinement of the design taking into consideration the approving authority development consent requirements. The Architect will also provide assistance through the tender process and selection and choice of builders and subcontractors.

Deliverables:

- Tender documentation for Building works, including drawings and specifications.

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- Finishes/Samples board

(4) Contract Administration

Timetable: Duration of the construction (TBC)

Documentation shall be carried out by the Architect and reviewed by DPC Design Team for compliance with the design intent.

The Architect shall undertake this work, with design reviews by the DPC Design Team as required. This stage incorporates the period of construction and finalisation of all contractual obligations including “as built” drawings, maintenance manuals, quality assurance, site inspections and code certification. The timeframe of these services will be dependent on the financing of the Building Works by DPC.

Deliverables:

- Drawings and documentation for building certification.

EXCLUSIONS

- Documentation of loose furniture items
- Presentation Models.
- Prototypes.
- 3D CAD Presentations.