



St Mary's Church - Lavey

RESTORATION – INFORMATION EVENING
THURSDAY 13TH JUNE 2019



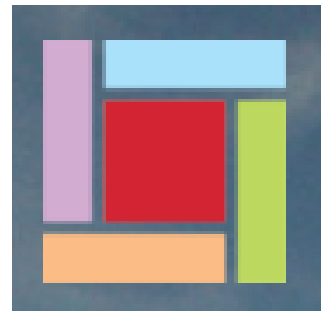
Construction Costs and Progress

- ❖ Parties Involved
- ❖ Initial Project Estimate & Tender Costs
- ❖ High level breakdown of costs
- ❖ Monitoring of costs
- ❖ Progress of the Works

Parties Involved

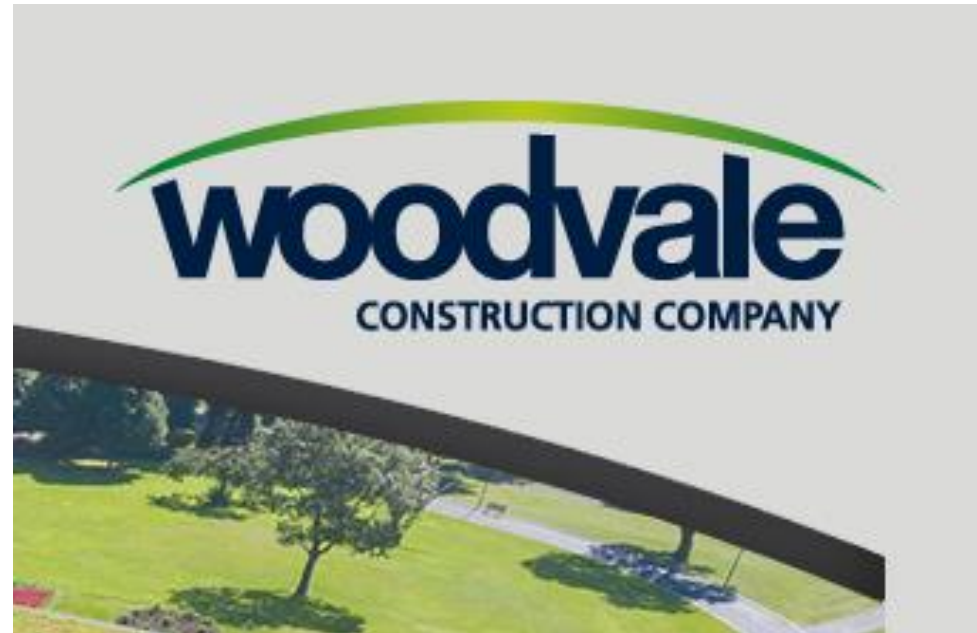


Structural Engineers



MPA Architects

Pat Mc Corley Mechanical
Services Ltd



Main Contractor



Quantity Surveyors



Lavey Building
Committee



Lavey Building Committee (LBC)

Membership:

Fr Graham

Martin Collins

James Scullion

Tom Magill

Danny Laverty (Chair)

Kay Collins

Responsibilities and Activity:

Responsibilities:

- ☐ To the people of Lavey parish
- ☐ Support and act on the Employers behalf
- ☐ Monitor the project – quality, specification and cost

Activities:

- ☐ Weekly Building Committee Meetings
- ☐ Monthly meetings with Consultants and Contractor – Chaired and minuted by LBC
- ☐ Weekly site inspection visits

Site Visits (Examples):

Churches: St Patrick's -Donaghmore, St Mary's - Killybegs, St Malachy's Edendork, Longford Cathedral, St Eugene's Cathedral, Swatragh, Ballinderry, Portglenone

Materials: Feelystone , Roscommon, Alpha Glass Derry, McMonagle – Donegal, Armatile –Tiles, ICS- Church Furniture

Initial Project Estimate & Tender Costs

(A) Construction Costs		Amount	(B) Professional Fees		Amount
Preliminary Cost Estimate March 2017		£1,521,500	Architect (6%)		
Construction related inflation since time of estimate		£229,785	Structural Engineer (2%)		
Additional items included in tender, but not in March estimate – Excluding VAT (Replace existing ground floor, increase in extent of dry lining/ plaster & skim, replace existing ceilings, increased spec pews, increased allowances altar furniture, increased floor finish, fleche, retaining walls, slates, septic tank)		£312,500	Quantity Surveyor (2%)		
			M&E Consultant (2%)		
			CDM (0.4%) and Clerk of Works (0.0116%)		
			Total fees for design, supervision & indemnity (12.4116%)		£256148.74
			VAT		£51,230
Total		£2,063,785	Total including VAT		£307,379
VAT		£412,757	Actual cost – with claim back 92% VAT		260,247
Total including VAT		£2,476,542	Total Costs (A) + (B) =£2,357,052		
Actual cost – with claim back 92% VAT		£2,096,805			

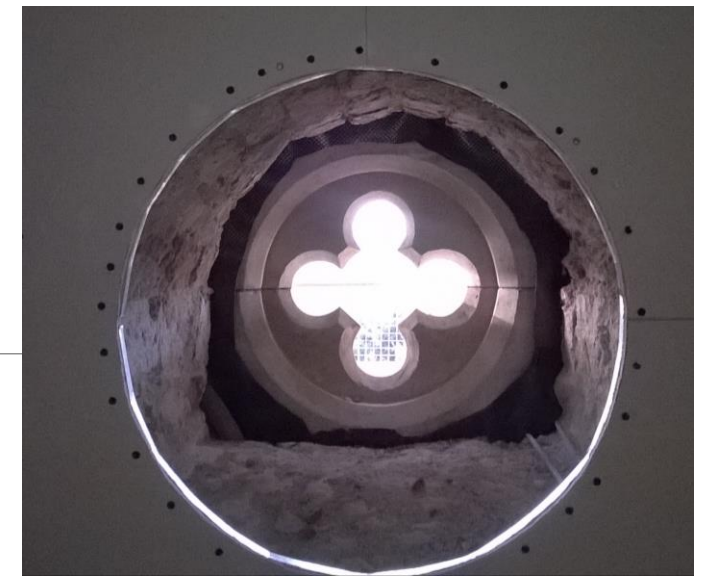
High Level Breakdown of Costs

Item	Amount
Preliminaries & Insurances	£280,000.00
New Building	£313,586
Refurbishment of Main Church	£1,220,326
Site Works	£200,521
Dayworks and contingency	£48,000
Total	£2,062,434

Monitoring of Costs

Item	Omissions	Additions	Totals Ex VAT
Amount adjusted tender			£2059,504.26
Adjustment of Provisional Sums	£777,653.40	£804.182.68	
Variations	£86,059.62	£82,793.12	
Total	£863,713.02	£886,975.79	£23,262.77
Projected Final Account*			£2,082,767.03
* Subject to pending items including M&E, Sanctuary furniture, Treatment to steel truss, site works, internal doors, claims e.g extension of time			

Progress of the Works



Altar relocation



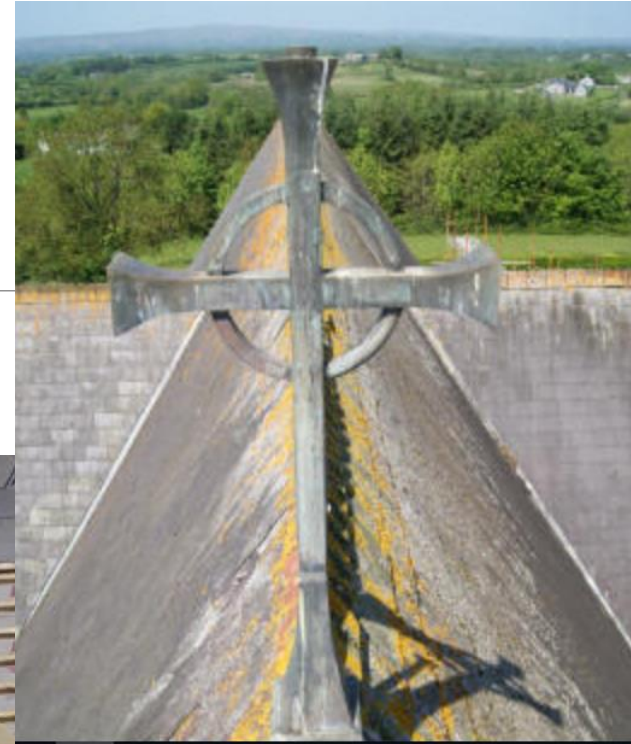
New Extension



New Extension



New Extension



External Walls



Internal Walls



Internal



Gallery



CA 05

sill height raised to accommodate new extension externally; original sill to be re-used confirmation of sill height reqd from site

Floor build up to be agreed.
Insulation to dampen impact sound transference to be considered.
Carpet finish to gallery and gallery steps
Indicative timber floor build up shown.
Raked gallery floor to be designed by structural engineer
pews 820mm spacing, 150mm steps

timber paneling to existing gallery balustrade to be removed prior to raising the gallery and refitted with additional handrail to meet a min height of 1100mm

EW 02

top of corbel height confirmed by contractor as 3170mm above floor level before floor finishes.
UC to rest on top of corbel.

details at head of column & encasement of steel to be agreed

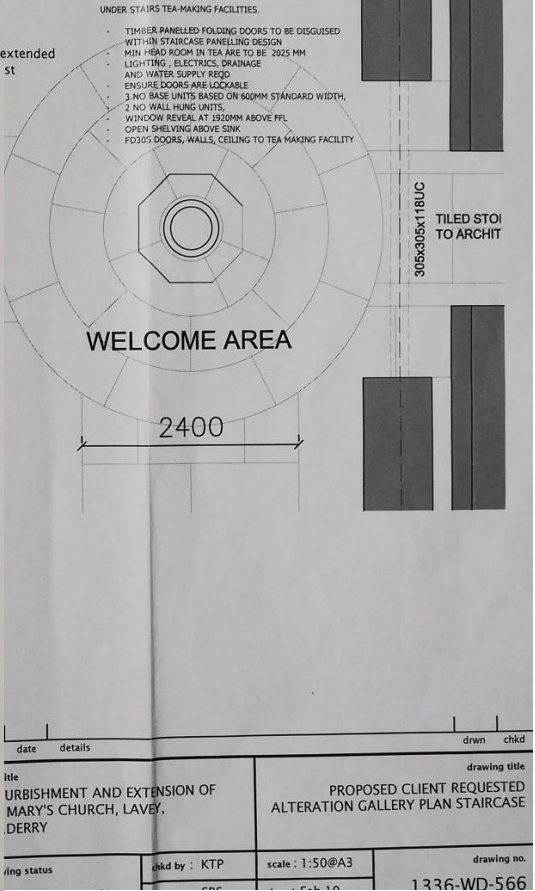
305x305uc118 in accordance with structural eng design

260x75 PFC - all structure to be in accordance with structural engineers design

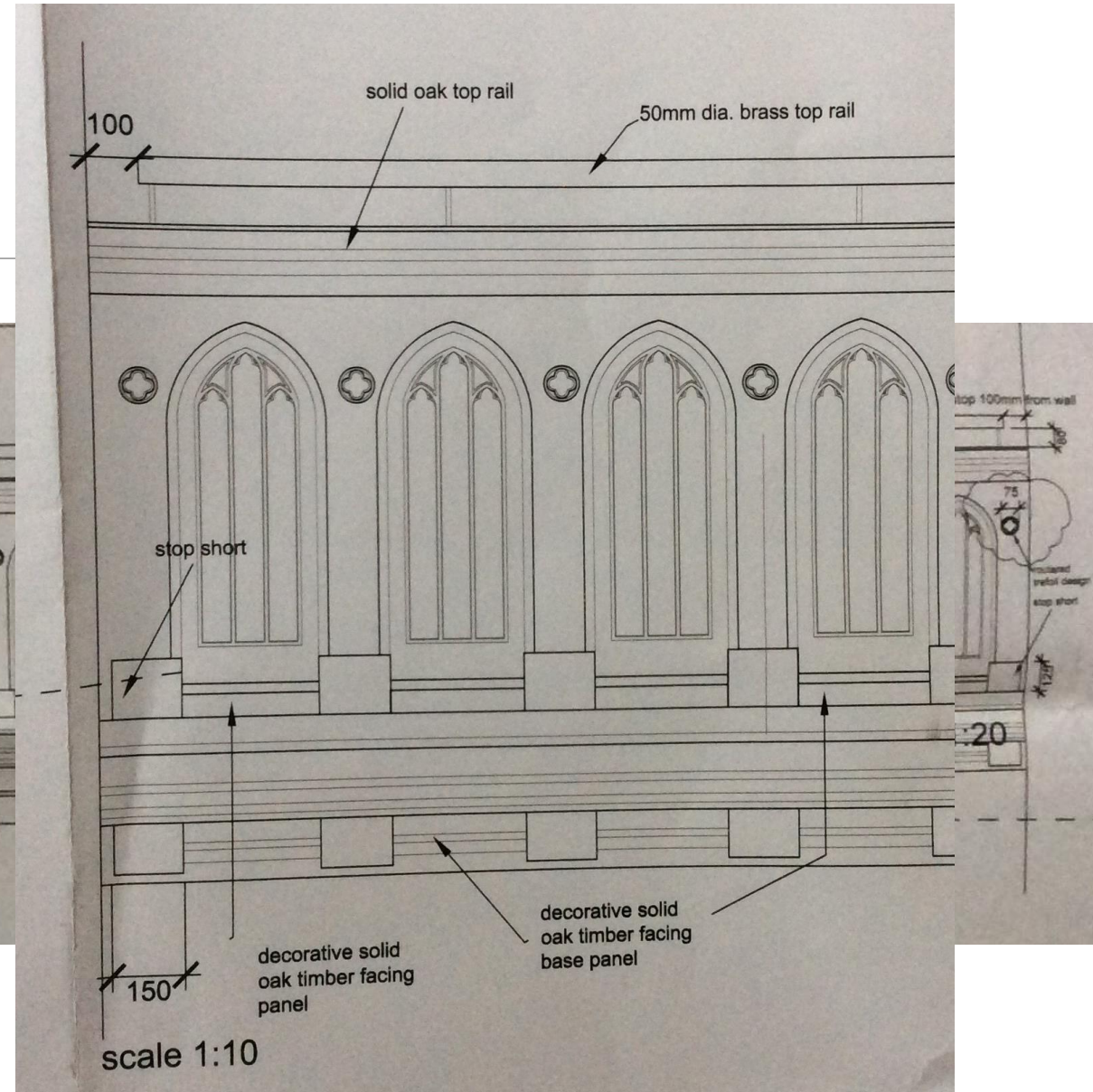
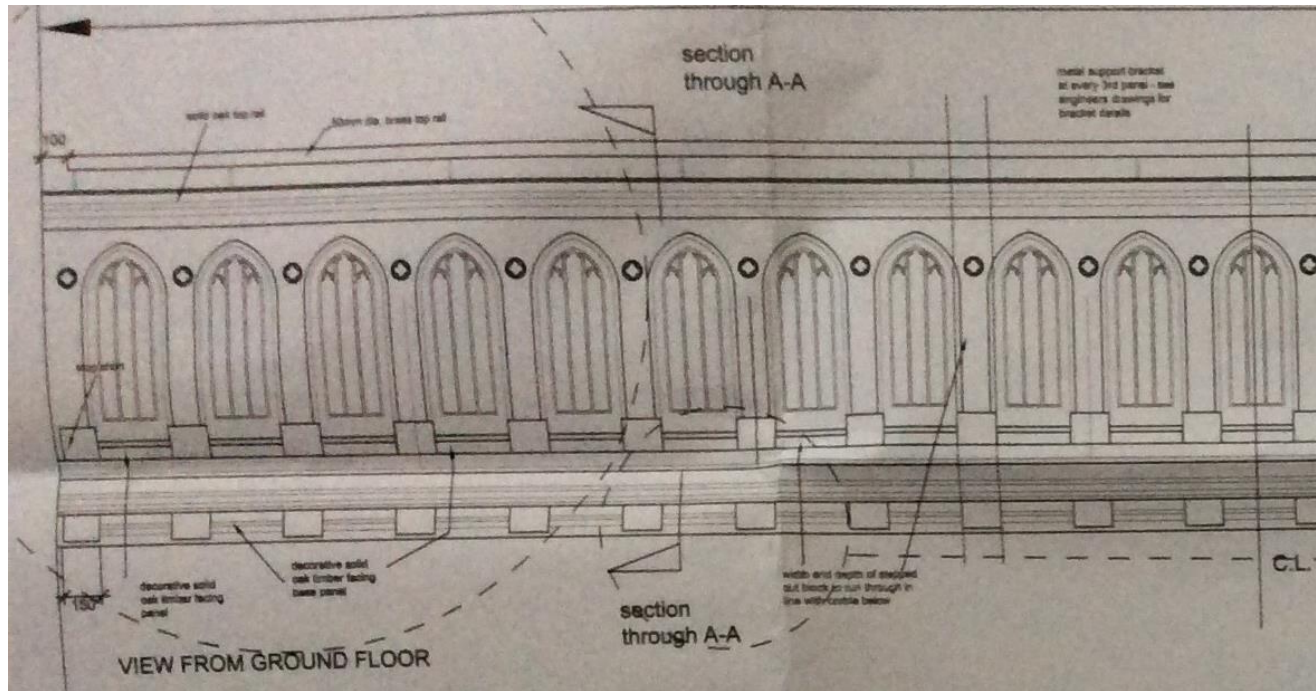
158mm rise, 250mm going, 22 steps

landing beyond

NOTE: ALL STRUCTURAL DESIGN, BOTH TIMBER & STEEL TO BE IN ACCORDANCE WITH STRUCTURAL



Gallery – Front Panel



Roof - Before



Roof - Before



Roof - After



Roof- After



Roof - Painting





Spire

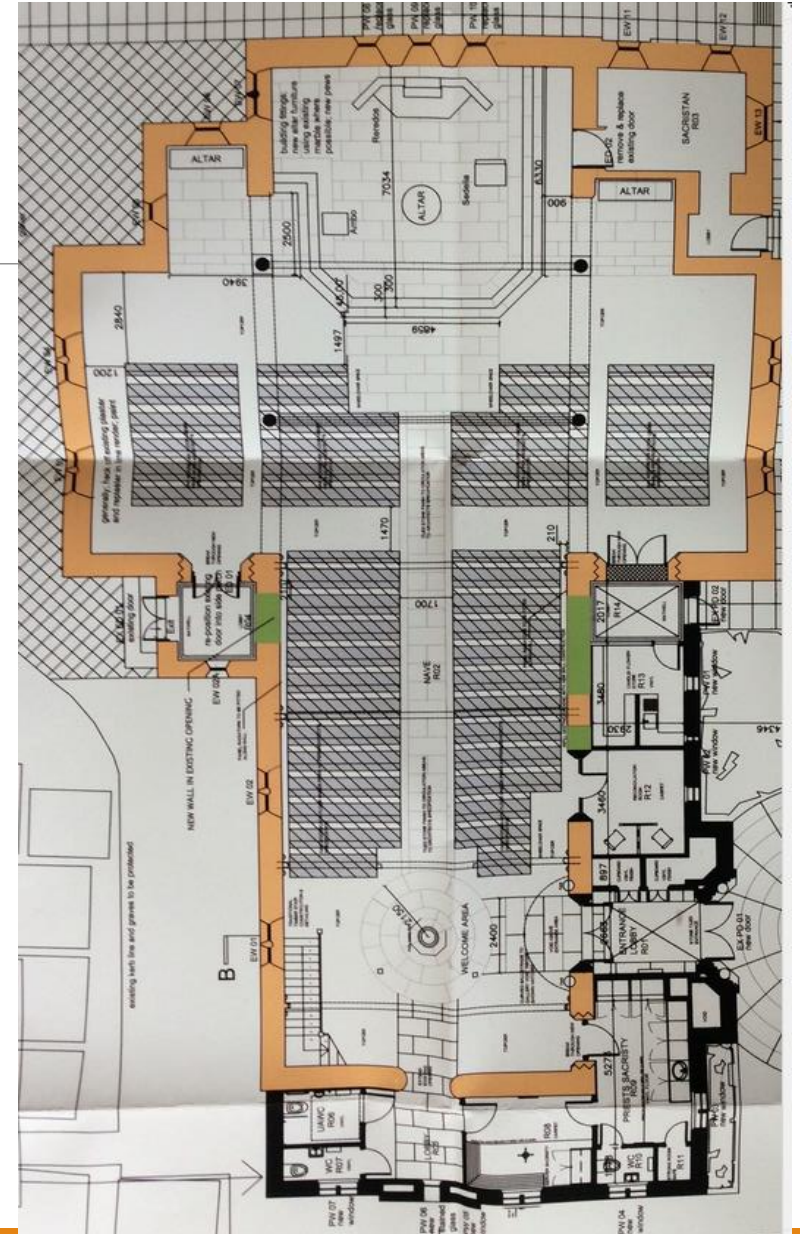
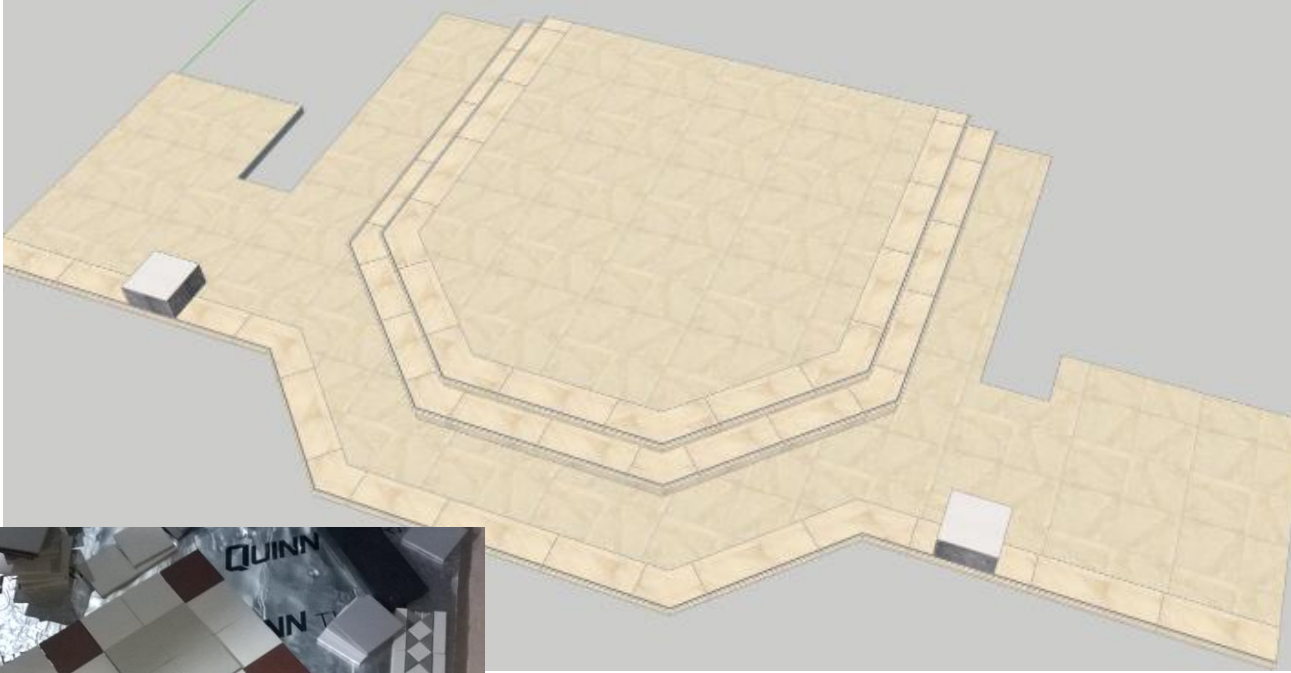


Spire

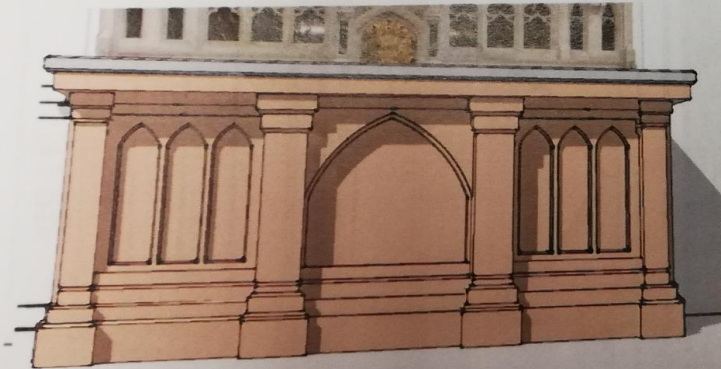
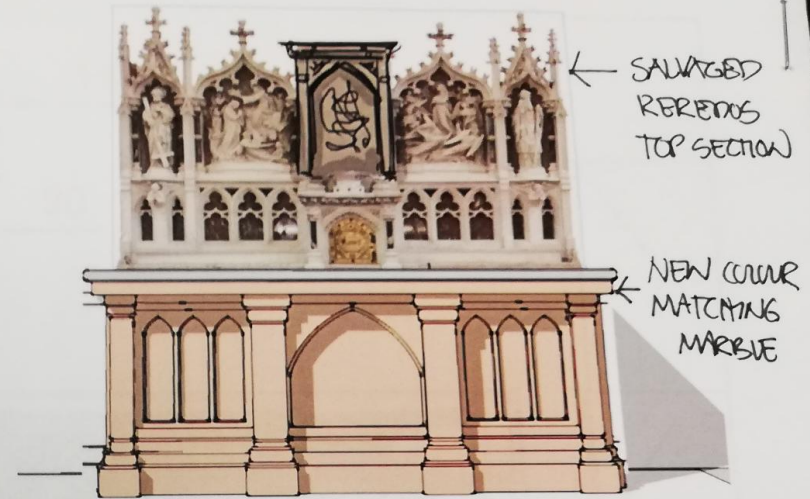
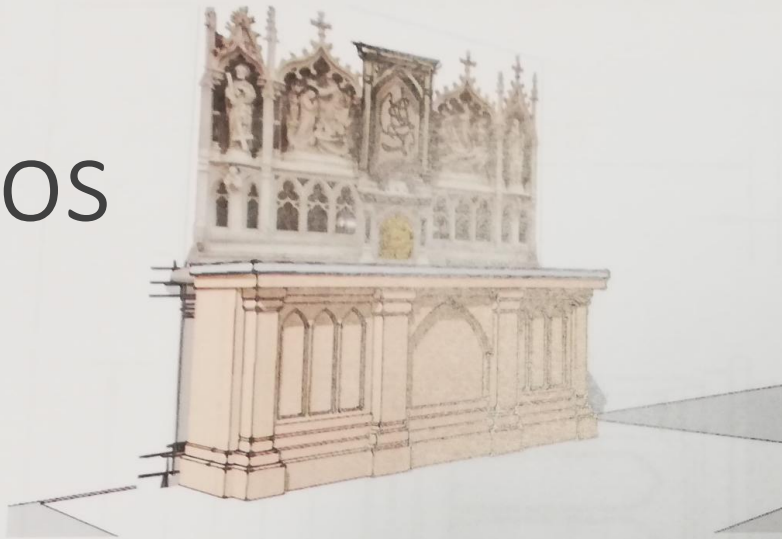


Thanks to
Liam for
these
inspirational
photographs!

Tiling



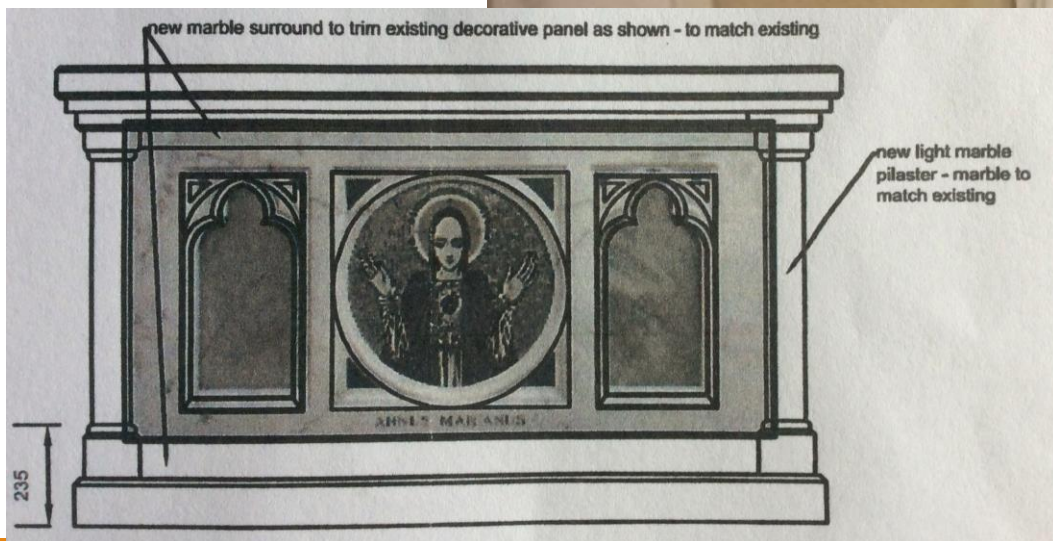
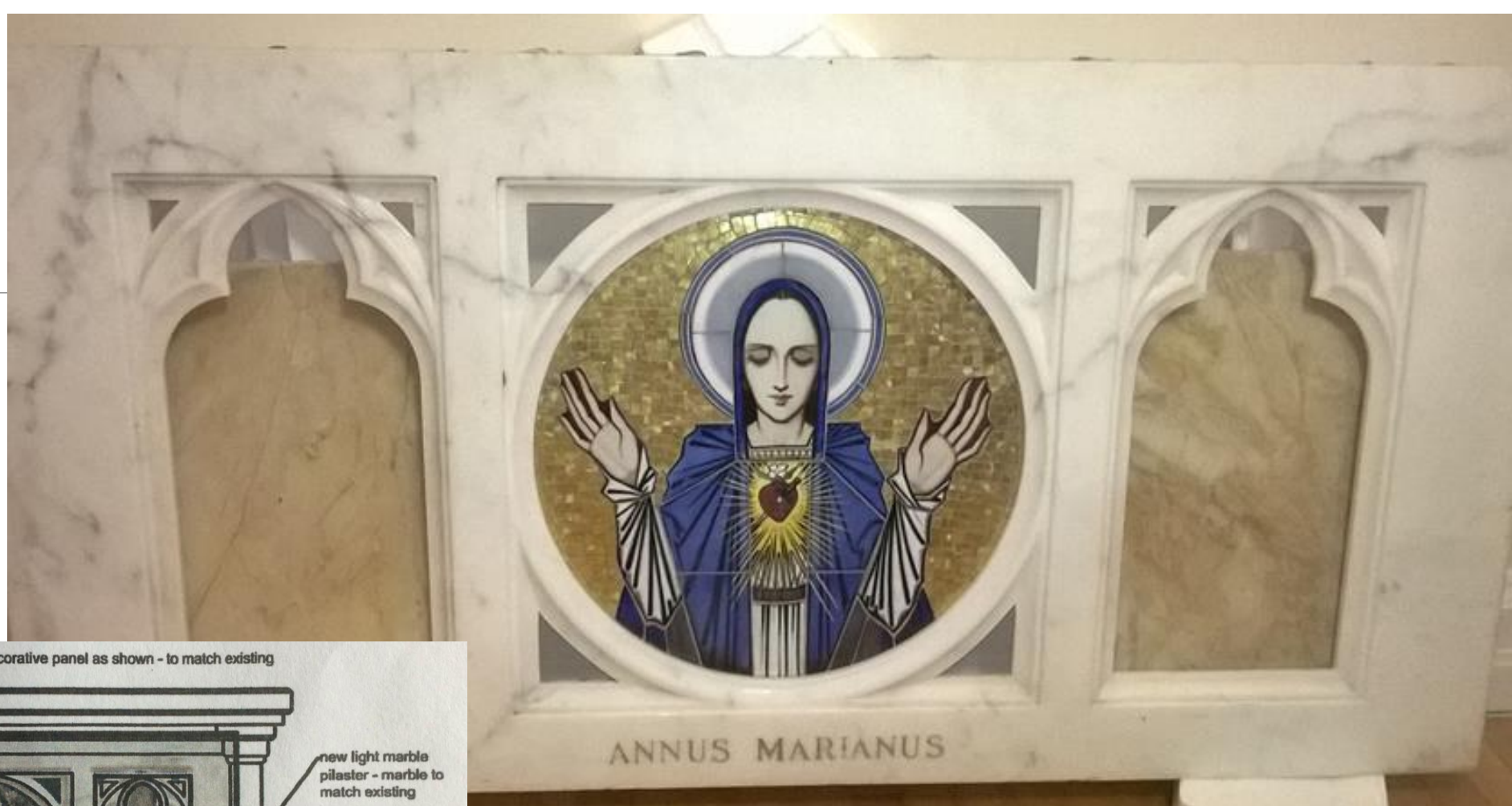
Reredos



Sketch design for Reredos – St. Mary's Church Lavy

1336-FURN-103/2

Altar



Church Furniture



Presider Chair

Our proposed design

3D Model
of Pew



ICS
CHURCH FURNISHERS

Church Furniture

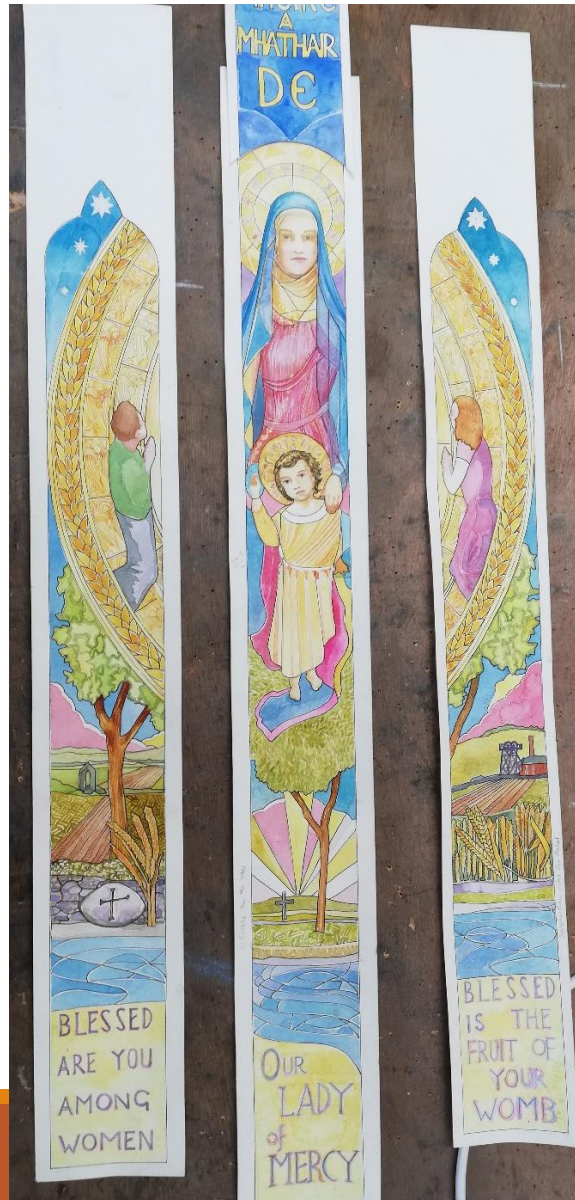


Baptismal
Font



Ambo

Stain Glass Windows



Initial Design Concepts



Scaled Drawings



Scaled Working Drawings



Samples of Stain Glass



Samples of Stain Glass



Colour Scheme

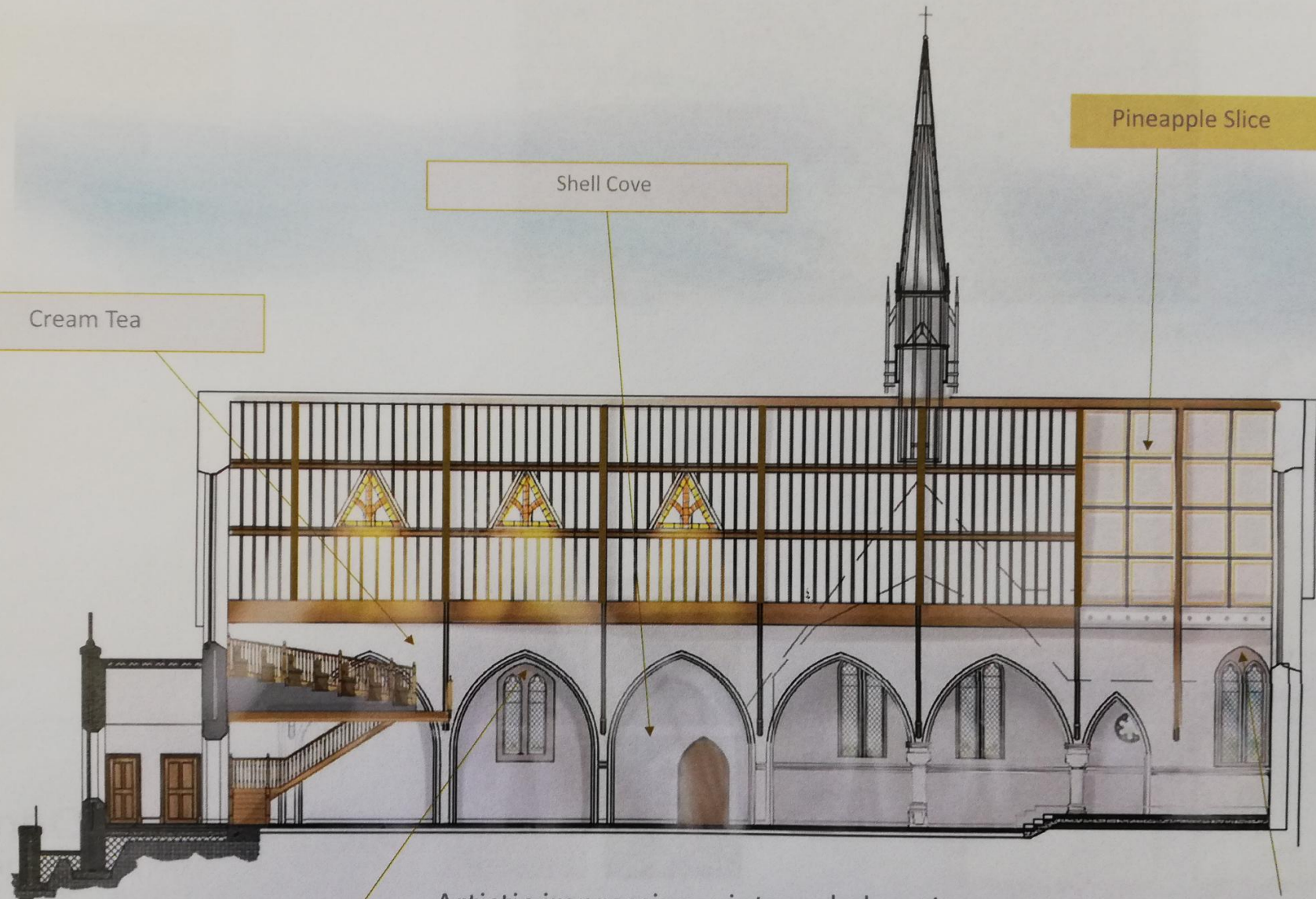


Artistic Impression –
Soft Colours chosen
to highlight Altar and
Stain glass windows

Cream Tea

Shell Cove

Pineapple Slice

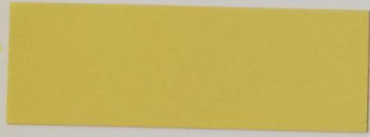


Keim paint colour
similar to existing
stone - to be
chosen on site by
designer

Artistic impression – internal elevation

Keim paint colour
similar to existing
stone - to be
chosen on site by
designer

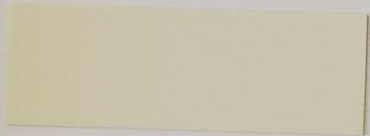
Pineapple Slice



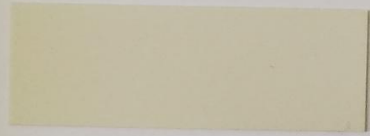
Pineapple Slice

Shell Cove - inset arch walls and alcoves

Cream Tea – main walls



Cream Tea



Shell Cove

Paint Colours

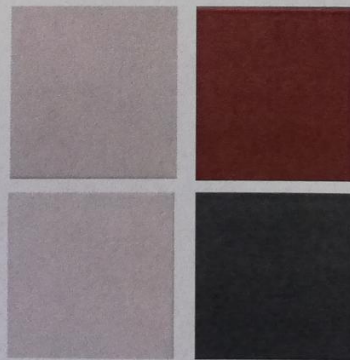
Historic Collection

Colour Trend

00353 1 6288224

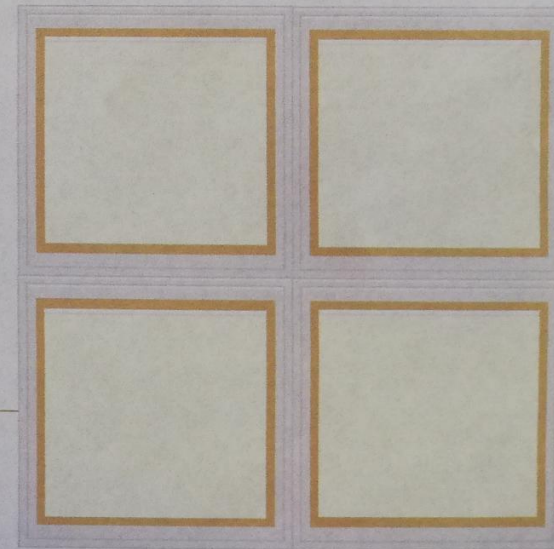


colour of
grained arches



Palette of floor tile colours
chosen by client

Pineapple
Slice



Ceiling over Sanctuary



Estimated Completion date –
1st Week November 2019

Project Costs & Funding



Project Cost

Latest Cost Valuation May 2019

	£'000
• Building Works	2,083
• Professional Fees (12%)	250
• Contingency ??	
	<u>120</u>
• TOTAL (excl VAT)	<u>2,453</u>

VAT

- VAT charged 20% on all materials and labour
- Listed Places of Worship Grant Scheme
- VAT recovery at 92.19% i.e.
= 1.56% of total project cost
- Total VAT £491k. Actual Cost of VAT £39k
- Two claims submitted to date and repaid £122k

Project Costs

£'000

- Project Costs

2,453

- VAT cost

39

- Estimated Final Cost

2,492

Say £2.5million

Funding

Sources	£'000
• Lavey Parish own funds	1,590
• Loan from Dungiven (10 yrs - 1% interest pa)	250
• Funding requirement	<u>660</u>
	<u>2,500</u>

Funding

- Bank of Ireland Loan
- Letter of Offer
- Term Loan 15 years
- Interest LIBOR + 2.75%

Funding to be Repaid

- Bank of Ireland
- Dungiven Loan

Bank Loan repayment

- £660k over 15 years
- BOI loan repayments £4,800 per month = £57.6k pa for 15 years
- Interest cost

Dungiven Loan

- Repayment in 10 years
- Save £25,000 per year plus £2,500 interest.
- £2,300 per month

Loan Repayments

- Requirements per month:
- Bank of Ireland 15 years £4,800
- Dungiven 10 years £2,300
- TOTAL per month £7,100

Income v's Loan Repayments

- Restoration Envelopes generated £75k per annum (2018). Say £6,250 per month
- Requirements per month:
- Bank of Ireland 15 years £4,800
- Dungiven 10 years £2,300
- TOTAL £7,100
- Shortfall per month £850

Weekly shortfall in envelopes £200 per week.
= 40 envelopes @£5

Bank Loan repayment – 10 yrs

- Over a shorter term, say 10 years
- BOI loan repayments £6,600 per month = £79.2k pa for 10 years
- Interest cost smaller
- Dungiven loan repayment??

Options

- Increase in Restoration Envelope income
- Assets:
 - sale of house: valued £140k approx
 - sale of land: valued £170k approx (subject to new School requirements & Graveyard extension)
 - Dept of Education – discussions to be re opened.
- Fundraising ideas.....

Conclusions

- BOI loan can be funded with ongoing restoration envelope income
- Dungiven loan can be matched with the Parish assets.
- Continuously review and assess options available to maximise benefit.





Fund Raising Ideas

Fund Raising Ideas

Commerative booklet

Fashion Show

Strictly Come Dancing

Lavey's Got Talent

Quiz Night

Golf Classic

Tractor Run

Fun Run/walk

Handbag/jewellery sale

History Night

Car Wash

Christmas Market

Fund Raising Ideas

Primary School – no uniform day

Karoake Night

Sponsored Spin

Night at the Races

Big Breakfast

Hairdressing Night

Parish Recipe Book

Coffee Morning

Parish Fun Day

Plant Sale

Come dine with me - townlands

Social Night – local music & dance talent

Cemetery Sunday

Fund Raising Ideas

1(a) Sponsoring seats/tiles/roof slates /stations of the cross

1(b) Sponsor each item – families club together? £??? per seat
how much?

1(c) Business sponsorship – bigger items, other specialist items

2. Major Draw

But £20 tickets require a sale of 5000 to raise £100,000
before prizes!

3. Gala Dinner – a night out!

4. Bespoke web page - **Giving** page for the diaspora, Gift Aid

Fund Raising Ideas

5. Appeal to parishioners re –

(i) Donations/Loans

(ii) Commitment to fund monthly(direct debit) over extended period

£50 per month for 12 months = £600 per year

£50 per month for 5 years = $5 \times £600 = £3000$

200 people pledging £50 a month for 5 years = £600,000

OR

100 people pledging £50 a month for 5 years = £300,000

200 people pledging £25 a month for 5 years = £300,000