

ORCHARD ROAD PRESBYTERIAN CHURCH

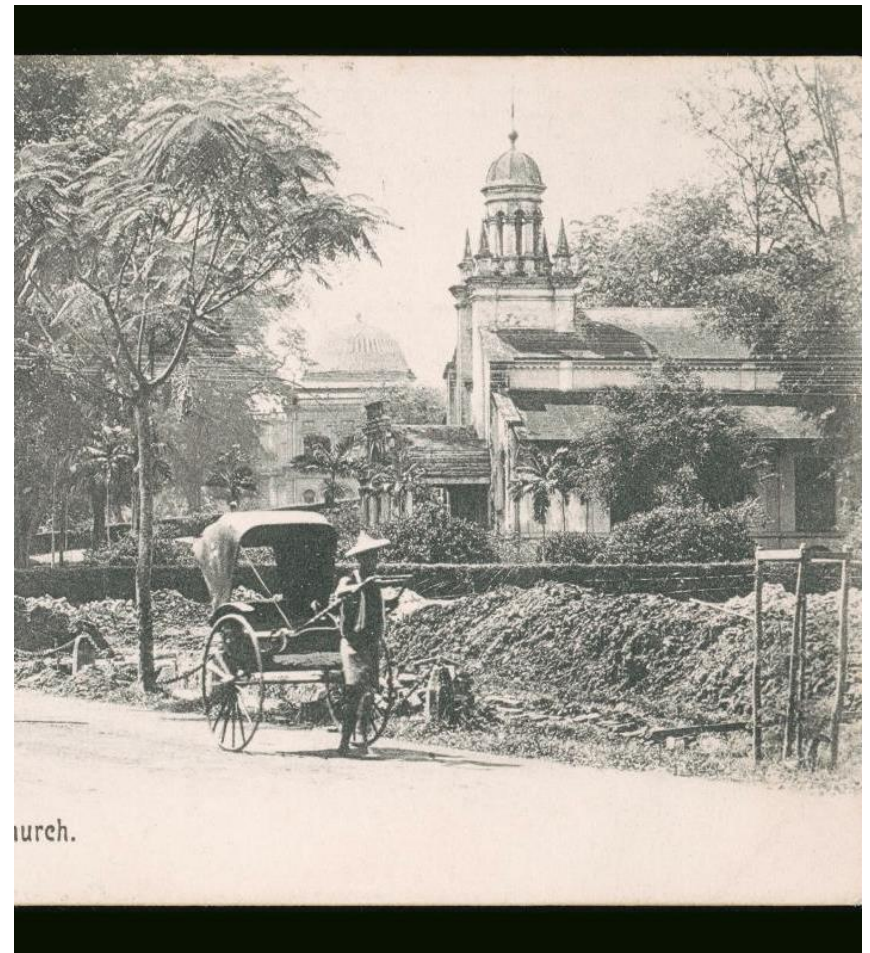


Alteration and Additions (A & A) Project Proposal

(ORPC Dialogue Meeting 1)

Historical Background

- *The Orchard Road Presbyterian Church was founded in 1856 to minister to the needs of the Scots community in Singapore. The first building on the present site was completed in 1878.*
- *The Tomlinson Hall was added in 1920, and Chapel in 1953.*
- *Dunman Building was completed in 1985*



Historical Background

- **The site of the church building is provided by the Crown (Singapore Government) by the following Ordinances:**
 1. Presbyterian Church Ordinance 1876
 2. Treasurer of the Presbyterian Church, Singapore Ordinance 1899

To Note:

The Treasurer of the Presbyterian Church, Singapore Ordinance 1899 has “***a proviso that if at any time thereafter public worship should cease in the church aforesaid or in any building thereafter to be erected on the said land for the space of 2 years, or if such building or buildings should not be maintained thereon or kept in such a state of repair as to fit them for the purposes for which they were built, the said land should forthwith revert to Her Majesty together with all the erections and buildings thereon.***”

Implications: Usage/Commercial Activities/Upkeep/Financing

Historical Background

- *With the growth in the size of the congregations (ORPC and PPC), as well as the need to restore the state of existing buildings, the leadership of the church has, for several years now, planned for the work of enhancing/expanding the church's physical facilities to meet the needs of the Lord's work, not only for the present but also for future generations.*
- *Much work, including technical studies, concept plans were undertaken by the Church Redevelopment Committee and the A&A Committee over the past years. We thank God for their commitment and the work done, which provided the necessary groundwork for the current leadership team to formulate the proposal for the A & A work we are now able to bring before you.*

Historical Background

It has been a long journey since we started, from a for the full redevelopment of the church facilities to a reduced scope of Alterations and Additions (A&A).

At the Extraordinary Congregational Meeting (EGM) dated Jan 19th, 2020, the congregation of ORPC grants a mandate to the Session to formally begin the process of preparing for and effecting certain Additions and Alterations (A & A) works, which include the following:

1. Strengthening of the rear slope areas behind Sanctuary, Chapel and Dunman Hall
2. Strengthening of the main Sanctuary structure and carrying out certain conservation works thereto.
3. Reinstatement of Tomlinson Hall

A&A Steering Committee

The A&A Steering Committee (since Jan 2023) comprises the following members:

Elder Gabriel Tan (Convenor)

Elder Lim Ee Tuo (Dy Convenor)

Elder Richard Law

Elder Alvin Ooi

Elder Derrick Lee

Elder Tang Yew Chung

Deacon Rita Soh

Mr Koh Chit Yee

Main Considerations:

- Legal status of land
- Site-constraints
- Building & infrastructure conditions
- Building code and regulations
- Space for present and future ministry needs
- Changes in building and design technology
- Budget

Site Constraints

The following are some restrictions :

1. Land Transport Authority (LTA) Road Reserve Line (Dotted Yellow line)
2. Land Transport Authority (LTA) MRT Reserve (Dotted Grey & Meganta)
3. Powergrid Cables (Orange line)
4. SingTel Cables (Brown line)
5. Public Utilities Board (PUB) Water Mains (Blue line)
6. Urban Redevelopment Authority (URA) Building Setbacks
7. National Parks Board (Nparks) Green Buffers/Planting Verges
8. Fire Safety & Shelter Department (FSSD) Fire Engine Site Access
9. Limited construction area and access behind Dunman Building



Review:

- **A review was carried out by the A&A Steering Committee during Jan-July 2023. This includes:**
- **Review of surveys/proposals** carried out previously by Forum Architects & Franzworks
- **Consultation with URA – Conservation Department:**
 - To assess current status of Sanctuary as Monument/Conservation scheme
- **Professional Visual Appraisal:**
 - Existing site constraints and its immediate context
 - Compliance to prevailing Building Codes and Regulations
- **Key persons approached for visual review:**
 - Professional C&S Engineer: Dr Yong Wee Loke – AECOM
 - Professional M&E Engineer: Er Tony Tay – WSP
 - Quantity Surveyor: Ms Yvonne – Northcroft
 - Project Manager/QS: Khoo Sze Boon – Turner & Townsend
 - Builder: Mr Lee Aik Seng & Team - Obayashi
- **2018-23 High level cost comparison update:**
 - Quantity Surveyor: Ms Fion – AIS
 - Quantity Surveyor: Ms Stephanie Chong - LCH

Jan 2020 EGM Mandate Workscope:

In line with the mandate given by Congregation on Jan 19th, 2020,

- Strengthening of main Sanctuary structure and carrying out certain conservation works thereto
- Strengthen the slope behind Sanctuary, Chapel and Dunman Hall
- Reinstatement of Tomlinson Hall
- Basic restoration of Dunman Bldg

Jan 2020 EGM Mandate Workscope:



- Restore Sanctuary
- Strengthen Rear-Slope
- Rebuild Tomlinson Hall
- Basic restoration of Dunman Bldg

Jan 2020 EGM Mandate:

1. Restore Sanctuary
 2. Strengthen Rear-slope
 3. Rebuild Tomlinson Hall
 4. Restoration work on Dunman Bldg
- **Note: Restoration of existing Dunman Bldg estimated cost \$8.5m**
 - Plumbing/Electrical/Sanitary works \$4.7m
 - Repartitioning rooms/workspace \$0.9m
 - Interior Fittings \$2.3m
 - Strengthen/backfill retaining wall behind Dunman Bldg \$0.6m

Work Items:	Est. Cost : \$m
Sanctuary Restoration - Structural	9.1
Interior Fittings / Exterior Works	3.4
Rear Slope Strengthening (CBP wall)	3.9
Demolish/Rebuild Chapel	3.25
Tomlinson Hall with basement	2.6
Restoration of Existing Dunman Bldg*	8.5
Relocation of Church Services	2
Consultancy/Submissions	3.1
Contingency	3
TOTAL:	38.85

Jan 2020 EGM Mandate:

1. Restore Sanctuary
2. Strengthen Rear-slope
3. Rebuild Tomlinson Hall with basement
4. Restoration work on Dunman Bldg

Work Items:	Est. Cost : \$m
Sanctuary Restoration	12.5
Rear Slope Strengthening (CBP wall)/Chapel	7.15
Tomlinson Hall with basement	2.6
Dunman Bldg restoration	8.5
Relocation/Consultancy/Contingency	8.1
TOTAL:	38.85

Primary Work Focus:

1. Sanctuary

- Mainly Structural, Roof, Water proofing, Electrical and other necessary items.

2. Back Slope Strengthening

- To construct a CBP wall so as to secure the integrity of the back slope. The large water tank currently sited on the back slope will need to be removed and relocated.

3. Chapel

- Need to be demolished to grant access to heavy machinery used for CBP wall construction. We will need to reconstruct the Chapel to meet ministry needs.

4. Tomlinson Hall

- The base plan calls for the rebuilding of Tomlinson Hall with basement to recover floor space lost when the Tomlinson Hall was demolished in 2002.

5. Dunman Building

- Plan is to restore the building to meet current building codes. This is necessary as the building was completed back in 1985 when the regulations were less stringent. The building is heavily used by church members, especially by young ones such for Sunday School etc, and we need to be proactive in making sure that the building meets current building code for sake of their safety.
- Consideration in providing for ease of access (both for young children and for those with mobility challenges), Fire and Safety considerations.
- We will suffer a reduction in useable floor space due to relocation of Water tank and Power sub-station as these will have to be relocated into the basement of the Dunman Bldg.

Alternative Approach (App #2)

Having reviewed the Base case, the A&A Steering Committee have considered an alternative (Approach #2) as follows:

- Strengthening of main Sanctuary structure and carrying out certain conservation works thereto plus rebuilding
- Tomlinson Hall (w/o basement)
- Strengthen the slope with CBP Wall
- Reconstruction of existing Dunman Bldg as a 5 storey bldg, with new building technology using composite light-weight structure/materials, keeping current basement and structure and allowing for new access (dropoff) from Fort Canning Road (subj to LTA approval).

Approach #2:



- Restore Sanctuary *(1)
- Strengthen Rear Slope
- Reconstruct Dunman Bldg as 5 storey bldg. *(2)
- **Note (1)** – includes Tomlinson Hall without basement
- **Note (2)** A Five (5) storey bldg with composite lightweight structure/material. Potential dropoff area facing Fort Canning Road (subj to LTA approval).

Approach 2:

- Restore Sanctuary
- Strengthen Rear-slope
- Tomlinson Hall w/o basement
- Reconstruct Dunman Bldg as 5 storey bldg.

Work Items:	Estimated Cost (\$m)
Sanctuary Restoration – Structural	9.1
Internal Fittings/External Works at Sanctuary	3.4
Rear Slope Strengthening CBP wall	3.9
Tomlinson Hall w/o basement	0.4
Reconstruct Dunman Bldg	15.9
Internal Fittings (Dunman Bldg)	2
Relocation of Church Services (2 yrs)	2
Consultancy	2.7
Submissions	0.4
Contingency	3
TOTAL:	42.8

Approach #2

- Restore Sanctuary
- Strengthen Rear Slope
- Tomlinson Hall w/o basement
- Reconstruct Dunman Bldg as 5 storey bldg.

Work Items:	Est. Cost : \$m
Sanctuary Restoration	12.5
Rear Slope Strengthening (CBP wall)	3.9
Tomlinson Hall with w/o basement	0.4
Dunman Bldg reconstruction	17.9
Relocation/Consultancy/Contingency	8.1
TOTAL:	42.8

Primary Considerations for Approach #2

1. Reconstruction of Dunman Building:

1. Incremental space made available to meet ministry needs. GFA increase is expected to be about 40 percent over the present Dunman Building.
2. Meeting the latest Building Codes, especially in terms of fire and safety
3. Better access for the young as well as mobility challenged.
4. Less maintenance/operating cost, green environment objectives.

2. Rebuilding Tomlinson Hall w/o basement:

1. It is costly to rebuild the basement, and the perpetual challenge in maintenance due to water seepage.

3. Chapel:

1. With the additional floor-space provided by the reconstructed Dunman building, the Chapel would be relocated to the Dunman building.

Comparison between Base Case and Approach #2

Work Items:	BaseCase \$m	App #2 \$m
Sanctuary Restoration	12.5	12.5
Tomlinson Hall	2.6	0.4
Rear Slope strengthening with CBP wall/Chapel	7.15	3.9
Restoration of existing Dunman Bldg	8.5	
Reconstruction of Dunman Bldg		17.9
Relocation/Consultancy/Contingency	8.1	8.1
TOTAL:	38.85	42.8

Funding Status (Proposed)

Units:\$m

Funding/Resources	ORPC	PPC	Property at 33 HG	TOTAL:
TOTAL:	22.94	12.36	7.5	42.8
Available	13			
Need to Raise	9.94	12.36		
Note: (*) Property at 33, Holland Grove (Valuation by UOB \$7.5m, by OCBC \$8.0m as at April, 2023 (**) Cost Split ORPC/PPC : 65/35				

Next Step:

1. Congregation Dialogue meeting
2. Meeting/Approvals with PPC Session
3. Congregation approval at EGM
4. Search for and securing of alternative worship location
5. Fund Raising
6. Tender for full feasibility/technical study/design work/approvals
7. Tender for project work and appointment of Site Manager/Main Contractor
8. Commencement of A&A work
9. Contract/Work Management
10. Recommissioning of Church Facilities

Note: We are projecting the following timeline for the A&A project:

- Technical studies, planning, tenders and approvals – About 18 months from date of approval from ORPC and PPC.
- Construction and internal furnishing – About 24 months

Feedback on A&A project



<https://orpc.sg/AandA>