



Addition and Alterations (A&A)
ORPC Dialogue Meeting 1
Held on Saturday, 30 September 2023, 2 p.m., in the Sanctuary

Panel:

1. Rev Dr Clive Chin (SM) – Moderator and Senior Minister
2. Eld Philip Ong (PO) – Session Clerk
3. Eld Alvin Ooi (AO) – Deputy Session Clerk
4. Eld Gabriel Tan (GT) – Convenor, A&A Steering Committee

In attendance:

Yong Ping Ping - Recording Secretary

	Item
1.	<p>OPENING</p> <p>PO welcomed attendees present. He thanked God for delivering ORPC through the pandemic. With the normalization of services and the spiritual work of re-building a DMC started, we can now turn our attention to the restoration work for the physical aspects of the church and hence today's agenda to bring back attention to the A&A project.</p> <p>SM said the opening prayer. He shared from John 21. This scene of catching fish is a picture of Christian discipleship. Jesus' followers were most effective in the world not when they were focussing on the fishing (the work) but when they listened to Him. As we follow Jesus and expand the ministries, as we embark on A&A and do mission and evangelism, we focus our gaze on Jesus, and not on the work itself. Listen to His Word and obey Him.</p> <p>AO thanked the ministers and elders of the Indonesian Congregation for their presence. He informed all attendees that they could give feedback via https://orpc.sg/aa-feedback/ and that the meeting was being recorded (https://orpc.sg/aanda/).</p> <p>AO informed that GT had also shared the A&A Project Proposal with ministry leaders at the Leaders' Training and Equipping on 16 September 2023 and with the leaders of Providence Presbyterian Church (PPC) on 17 September 2023.</p>
2. 2.1	<p>A&A</p> <p>Historical Background</p> <p>GT presented his slides (Appendix A). While the church put all the facilities to good use in the work that God has given us, we have the obligation to ensure that the church buildings are maintained and kept in a state of good repair so as to be fit for their intended purposes.</p> <p>The Treasurer of the Presbyterian Church, Singapore Ordinance 1899, under which the site is provided for our use, has a proviso that says, if at any time thereafter public worship should cease in the church aforesaid, or any building thereafter to be erected on the said land, for a space of two years or if such building or buildings should not be maintained thereon, or kept in such a state of repair, as to befit them for the purposes for which they were built, the said land should forthwith revert to Her Majesty Government with all the erections and buildings thereon.</p> <p>The conditions are:</p> <ol style="list-style-type: none">1. The facilities of this site are for public worship only. This has implications with respect to the usage, commercial activities, upkeep and financing.

- It has no commercial value.
- It cannot be sold.
- It cannot be redeveloped into any commercial building.
- No option of selling part of the land and use the funds for upgrading or purchase another piece of land.
- No option of securing financing for any A&A project since there is no commercial value.

2. The buildings must be maintained or kept in a state of good repair.

If either of the two conditions in The Treasurer of the Presbyterian Church, Singapore Ordinance 1899, are not met, the land will revert to the Singapore Government.

ORPC has expended much time, resources and effort in the past, discussing redevelopment works. Over time, this has developed into primarily, Alterations and Additions (A&A) works which need to be done to address and resolve the infrastructure and site issues that we face.

Soon after the Extraordinary Congregational Meeting (ECM) on 19 January 2020, the pandemic hit, and everything had to be put on hold as the church leadership adjusted its focus to keep the worship services going. From 2022, when the church began to restore in-person worship services, the church leadership pressed forward with the A&A project, to seek to fulfil the mission and vision in building a Disciple-Making Church (DMC). The DMC is a multi-year task of spiritual rebuilding and development. We need to ensure that the physical infrastructure supports the DMC endeavour.

2.2 A&A Steering Committee

In January 2023, the church leadership restarted the A&A project and a new A&A Steering Committee (Committee) was formed. GT presented the list of main considerations, including:

- Legal status of the land.
- Site constraints.
- Building infrastructure conditions
 - The Dunman Building was built in the 1980s when the building code and regulations were less stringent than they are today.
 - Current Dunman basement rooms were converted from a carpark.
- Space for present and future ministry needs.
- There have been changes in building and design technology over the last 10 years that would make building process faster and more economical.
- The Monuments Board did not qualify ORPC Sanctuary as a monument. This implied that we would not qualify for the related financing from the government.

GT conveyed the Committee's thanks and appreciation to various individuals who had volunteered their time and expertise and helped on a good-will basis for the Committee to have an updated review of the site and building infrastructure.

2.3 19 January 2020 ECM Mandate

Some highlights from GT's presentation:

The ECM called for

1. Strengthening of main Sanctuary structure.
2. Strengthening the slope behind Sanctuary, Chapel and Dunman Building. 'Rear Slope Strengthening (CBP wall)', would, very likely, require the Chapel to be demolished to enable heavy construction equipment to reach the rear slope site. Access from Fort Canning Road (i.e. from the top of the slope) may not be feasible.
3. Reinstatement of Tomlinson Hall.
4. Basic 'Restoration of Existing Dunman Bldg' at S\$8.5m comprising S\$4.7m for plumbing, electrical, sanitary works; S\$0.9m for repartitioning of rooms and workspace; S\$2.3m for interior fittings; S\$0.6m for strengthening, backfill, retaining wall behind Dunman Building.

The total cost is estimated to be S\$38.85m. Technical and feasibility studies costing several hundred thousand dollars would be needed for a more accurate figure. As the figures were given by professionals, the Committee deemed that the figures were sufficient for our initial analysis.

In view of the cost of S\$38.85m and the loss of usable floor space in Dunman Hall related to this approach spelt out in the 19 January 2020 ECM Mandate, the Committee dug deeper. The alternative approach, Approach #2, was considered.

2.4 Alternative Approach (Approach #2)

Some highlights from GT's presentation:

1. Strengthening of main Sanctuary structure.
2. Strengthening of rear-slope behind Sanctuary, Chapel and Dunman Building.
3. Reconstruction of Dunman Building.

Approach #2 will cost an estimated S\$42.8m. In Approach #2, the Dunman Hall would be reconstructed as a 5-storey building. The Gross Floor Area (GFA) increase is expected to be about 40% (at the incremental cost of about S\$4m.) over the present 2.5-storey Dunman Building. The Chapel could be relocated to the Dunman Building in the event that it is required to be demolished for the construction of the wall at the rear slope.

Tomlinson Hall without basement – It would be very expensive to build a basement. The incremental cost of putting in the basement was estimated to be S\$2.2m. Another consideration was the continuous struggle with water seepage because our church is sited at the bottom of a hillock. The water table at this site is high. Users of Dunman basement would notice it being musky. So the Committee did not see any advantage of spending S\$2.2m on a basement as part of the Tomlinson Hall. But Tomlinson Hall at the Sanctuary level will increase the seating capacity for worship services.

2.5 Comparison Between Base Case (ECM 19 January 2020 Mandate) and Approach #2.

- **The difference is about S\$4m.**

A comparison was made to see which one was more worth the funds.

2.6 Proposed Funding Status

'Property at 33 HG' refers to the property at 33 Holland Grove that is currently owned by ORPC and is being rented out. In April 2023, two banks were approached to conduct the

valuation of the property. For consideration of the proposed funding needs, the lower valuation of S\$7.5m was used for a more conservative approach.

ORPC will discuss with PPC about cost sharing of S\$35.3m (i.e. after taking S\$7.5m off S\$42.8m) between ORPC (65%) and PPC (35%). ORPC will need to raise about S\$10m while PPC will need to raise about S\$12m over the 2 to 3 years upon approval of Approach #2.

2.7 Next Steps:

Among the next steps are:

- Congregation's approval through an ECM will be sought, as well as approval with PPC's Session.
- The technical studies, design, planning, tenders, submissions and approvals will take about 18 months.
- Following that, construction and internal fittings will take about 24 months.

We will need to relocate the church offices and worship services during the course of construction and renovation. If the Congregation's approval is obtained by end 2023 or early 2024, the projected date for moving off-site will be in the 2nd quarter or mid-2025.

Reasons for the need to move off-site:

- Movement of heavy equipment on ORPC site.
- For safety.
- Power and water supplies will be cut.

The A&A Committee had begun looking for alternative locations.

GT asked for the Congregation's support and prayers.

3. Q&A

Question 1 (Lai Poey Leng):

1.1 Since the Chapel will be demolished and relocated inside the new Dunman building (under A&A plan option 2), what will be the total usable floor area in this scenario vs the current usable floor area before any A&A ?

1.2 Will the new Dunman Building be able to accommodate additional floors?

Answer:

1.1 GT explained that with the new Dunman Building, there will be an estimated 40% increase in usable floor area in the Dunman Building. The current footprint is about 800 – 1000 sq. metres. The water tanks and power stations would have to be moved to the basement. The Chapel may need to be removed. In Approach #2, the Committee considered that the Chapel could be moved into the Dunman Building. Essentially, this will cut somewhat into the new space but not more than half a floor.

1.2 The Committee will try to see if there is a potential to build more floors at the Dunman Building. But that depends on how much budget we will have. If we have sufficient budget for a higher building, we will see if a stronger foundation could be built. There is a height restriction because we are very close to the Istana.

Question 2 (Chris Khoo):

2.1 How much will it cost per person? S\$10k as a ball-park figure?

2.2 If the Chapel is not built, will there be an option in the future for a building to be built there or are there restrictions?

- 2.3** As we will be moving away for 2 years and if the locations for services are too far away from town area, and there are many non-members, there would be the risk of (not meeting) minimum operating costs.

Answers:

- 2.1** PO advised that mathematically, it may be about S\$10k per person but when we get to the fundraising stage, we will look to God and encourage the Congregation to contribute as God has enabled, in each specific circumstance. Some donors may be able to give more than others.
- 2.2** GT informed that the Committee had considered options if the Chapel were to be demolished. If resources allow, the Committee could possibly look at another 3 to 4-storey building at the Chapel site. At this moment, it would be premature to say if this would be done although it is not an impossibility. If we should do something at the Chapel site, then it may be that it could be carried out without disruption to church activities.
- 2.3** AO informed that the Committee had the same concern that ORPC should not relocate too far away. If possible, the Committee would look for a place in the city area and near an MRT station.

Question 3 (Huang Yee Chong): A lot of objectives need to be met. Due to resource constraints, what is the most important? We cannot meet every objective. Do we worship here or move to somewhere else? If our worship must remain here, and because there are a lot of consequences, we are trying to see what lies in the future and trying to act now. Is worship more important, compared to all the other objectives – build or tear down? What are these compared to worship? What are we doing these for? So that we have a platform for worship. Our priorities in terms of safety. We are 150-year-old church. We change our priorities over time because of constraints. Is our objective still keeping the worship here? That is very important. The moment we move our worship somewhere else, that is going to give us another set of problems. How long will we put God as high priority over everything else? Issues of money and resources. Our priorities have to be clear so that we will not have conflict when we go down to decisions. Otherwise there will be all kinds of conflict.

Answer: AO thanked Yee Chong for his inputs and concerns. The Committee would certainly take into consideration the priorities, moving forward.

Question 4 (Ken Yeow):

- 4.1** The slide showed that we have to worship at a different place for 2 years? But can the renovations be done in 2 years? If it is not done in 2 years, will the government take back the land?
- 4.2** A lot of people are growing older, is there a facility that people can ride a mobility bike here and worship?

Answers:

- 4.1** GT explained that with proper engagement of the authorities, there would not be a major issue with the authorities about the 2-year period. We are also looking at how we may have access to some of the facilities earlier. These are possibilities that we need to talk to the professionals.
- 4.2** In terms of accessibility, we looked into having 2 entry points into the church and make them more accessible for the mobility challenged. These objectives are quite on the forefront of our objectives.

Question 5 (Awan Kurniawan):

5.1 The church is getting larger. Is there a consideration that the church can be too large for ministry and because of the constraints of the church, even with the Tomlinson Hall? Is there a consideration to start a church plant so that we can still grow but less space constraints.

5.2 If the Chapel is demolished, what would happen to the organ?

Answers:

5.1 PO shared that in its history, ORPC has established a preaching station in Ghim Moh and subsequently, a church plant at Bukit Batok Presbyterian Church. [As a result, many members moved from Orchard Road location to Bukit Batok. However, the impetus for church planting was not to alleviate over capacity issues at the primary location. Instead, it is driven by our fulfilment of the church mission. Any capacity issue at the present site has to be dealt with by optimizing usage at current site or identifying an alternative site to handle the overflow]. The plan put forward today has essentially focused on maximizing the site space at Dunman Hall. We have not catered for maximization of space at the current Chapel site. If the Chapel is demolished, the site could be a future site for expansion. These are speculations at this stage and would actually need to be validated with the authorities.

5.2 GT informed that we would have the professionals to move and store the organ. PPC had asked this question as well. We would do whatever we can.

Question 6 (Mervyn Goh):

6.1 The government had a plan to convert the area across the road into a park. In future, I foresee that there would either be a bridge or an underpass from the park over to in front of our church. Do we need to set up a visitor centre like St Andrew's Cathedral? There are things that are precious to us that we can share with visitors.

6.2 I presume there is now no longer a need to allocate car parks? I remember there were car parks in the previous plan. There will be people who will be disappointed.

Answers:

6.1 The visitor centre could be looked at but we would not have a cafeteria as it would then be a commercial activity.

6.2 GT explained that about a few years ago, when ORPC submitted the initial plan to URA. URA wanted ORPC to build a sizeable number of car park lots and that was one of the things that grounded that project. The current government is putting more importance on car-lite policy. URA may still ask ORPC to provide some car park lots but may be a lot less than before. We do not know how many car park lots URA will ask for until we make the submissions.

Question 7 (Mervyn Goh):

7.1 Going beyond our needs as a church, would we be using the space for outreach e.g. a daycare centre? If the Chapel is knocked off and this is a central area, and we have an aging population here, could people drop off their older folks here and go to work, come back and pick the older folks back?

7.2 The S\$17.9m for the reconstruction of the Dunman Building seems a bit high.

7.1 Answers: GT explained that a daycare centre had not been looked at. We had considered a childcare centre or a preschool, but it would be too early to say what we can do. Primarily it should be for worship and Sunday School. If our resources allow us to do more e.g. for childcare centres, there are very specific requirements that need to be met. It will depend on the resources we have.

7.2 The figures were based on inputs by professionals and are high estimates at this point and the Committee was using them as the initial figures. We would know the likely

costs after the feasibility studies. We can consider other possibilities when our cost structure is clearer.

4. CONCLUDING REMARKS & CLOSING PRAYER

AO thanked everyone for being present. SM commented that the questions asked were very good for consideration of how the facilities will support the ministry thrust of ORPC. In building a DMC, if we do it right, we will grow and equip a new generation of Christians, leaders and pastors in ORPC. SM said the closing prayer.

Vetted by: Eld Gabriel Tan, Eld Alvin Ooi.

ORCHARD ROAD PRESBYTERIAN CHURCH

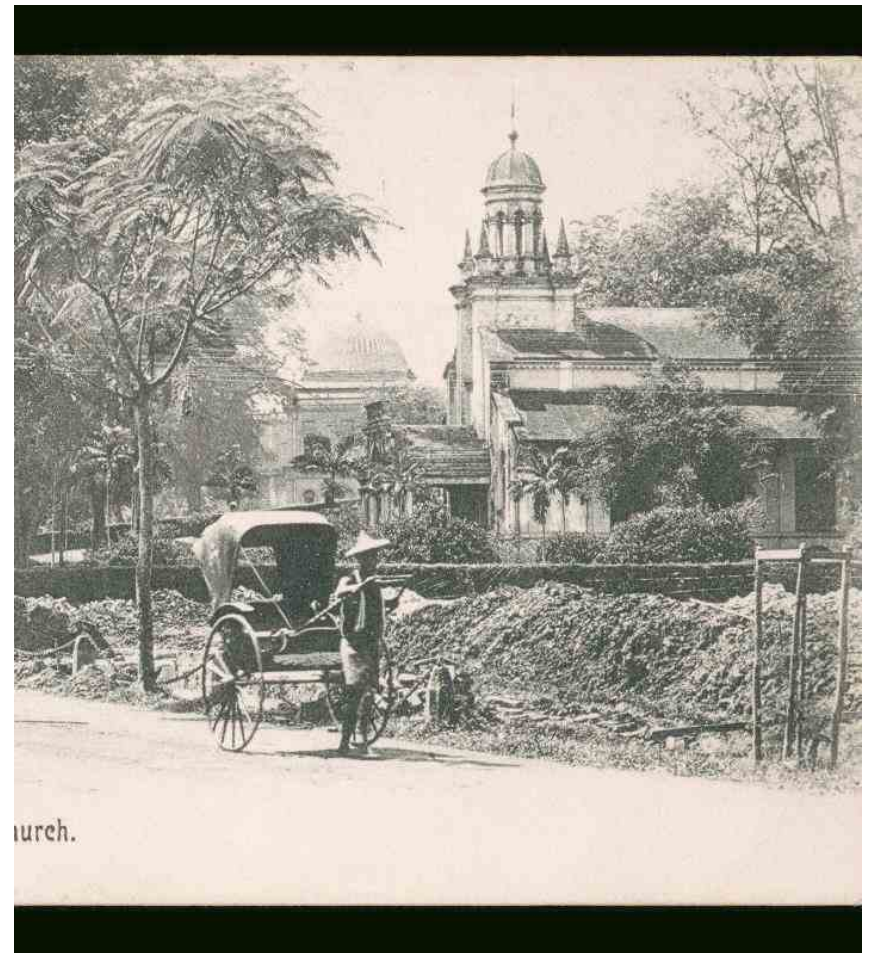


Alteration and Additions (A & A) Project Proposal

(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

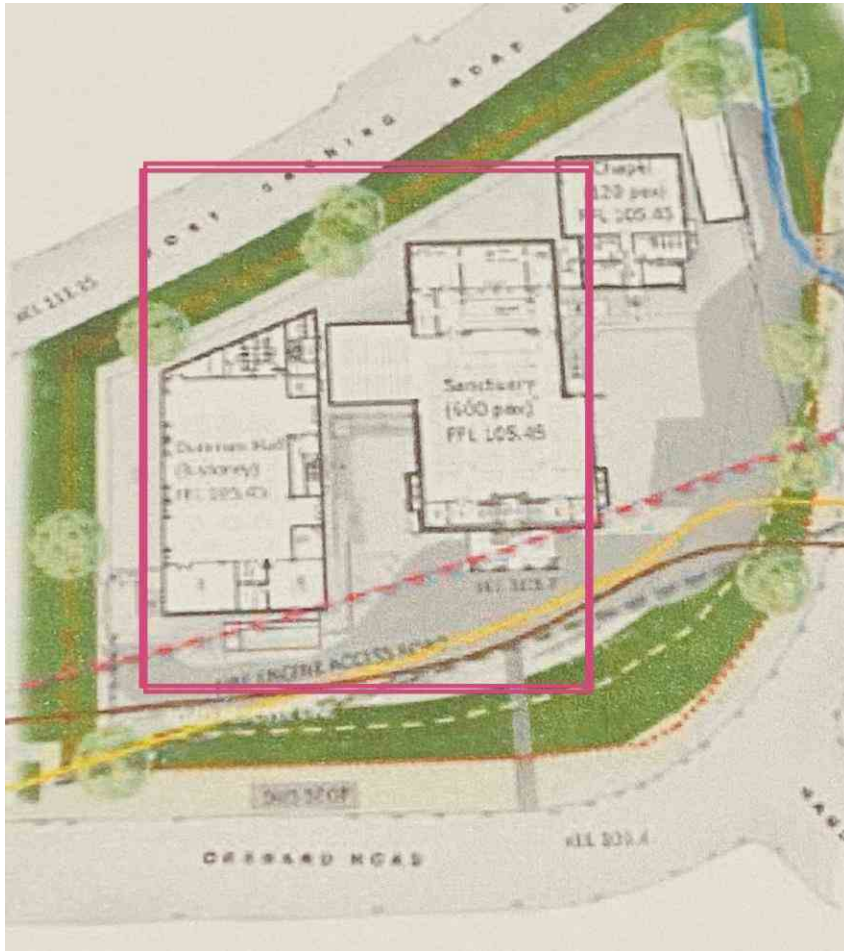
- Plan is to restore the building to meet current building codes. This is necessary as the building was completed back in 1985 when the regulations were less stringent. The building is heavily used by church members, especially by young ones such for Sunday School etc, and we need to be proactive in 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>