

July 2023

Building Project

Option C - The Pavilion - Key Facts & Information

StMarks
uneChurch

St Marks Chapel
73 Trevenna Rd
Armidale NSW 2350
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Key Information

Objective

The objective of this report and information booklet is to provide an alternative option to the two architect feasibility reports. The St Mark's Building Committee (SMBC), having considered the 2023 Feasibility Studies, is of the opinion that the only workable 'traditional' building solution, the New Build, is frustratingly unachievable due to cost.

\$2.7 million (lower end of quality), to \$3.1 million (higher end of quality) is a huge amount, and beyond what 'conventional wisdom' says a church like St Mark's would be able to fundraise and then borrow.

If we were able to fundraise \$1 million, we would then need to borrow \$2 million, which at a conservative 6% interest rate and a 20-year term (the longest allowable by the DDF) would see us paying \$172,000 per year for a generation.

The SMBC has found an alternative that we believe ticks all the boxes and is worthy of wider consideration: a HTS Tentiq Permanent Insulated Marquee.

- HTS Tentiq are a German company, operating in Australia for around 25 years. They specialise in building large permanent marquees and gathering spaces, which are designed to be used in all weather and to last for decades.
- Don't think 'beach mission tent' – these HTS Tentiq products feature engineered steel supports, lockable glass doors and walls, solid insulated walls, concrete slab flooring that can be carpeted, permanent internal walls to create sub-rooms, air conditioning, electrical fittings, internal plumbing, external guttering and downpipes. They can be fixed to a concrete slab. They are, in essence, a permanent building, and are signed off on by an engineer after construction.
- The structure does not feel temporary, or cheap, or vulnerable. Tom was able to visit one that has been in use at Wyong Racecourse for the past 7 years, where they use it as a premium function space.

Key Information continued

- The most 'marquee'-like aspect is the roof, which is a heavy-duty PVC material that is double-layered, and inflated with air with a special permanent pump system. We have asked lots of questions about this roofing system and have learned that the double-layer is primarily to provide both sound and weather insulation. The system has been in use in Australia for over 20 years, and failure rates are extremely low and always centre on the pump itself, which is easily replaced. The roof itself does not leak, and does not perish – one building in Penrith has just replaced their roof after 22 years, and it was not because it was leaking or failing, but because it had discoloured slightly. It can be produced in any colour, so does not have to be a stark 'marquee' white.
- The thermal qualities of the structure are equal to any comparable 'bricks and mortar' building.
- These buildings are manufactured in Germany, and shipped to Australia, and installed by an Australian team. We are told that we could expect to allow 6 weeks for manufacture, 6 weeks for shipping, 2 weeks for local delivery, and then 1 week for installation.
- The structures are modular, and so can be easily and quickly expanded if needed. The set 'span' widths are either 15m, 20m, or 25m, and the length of the building is then made up of 5m long modules, which can be added to down the track if required.



Key Information continued

Conclusions

We feel that this option is worth exploring further because it can deliver a workable, attractive, functional, long-lasting solution at an achievable price point.

The Features/Benefits

- Cost. We can do a LOT more, for a LOT less. There is much more space for the auditorium, a proper foyer, meeting spaces, and we still have the capacity for landscaping, a playground, and fixing the Chapel.
- Thermal qualities are on par with a traditional building.
- Modern, welcoming look.
- Swift construction.
- Can be expanded in stages if needed, due to modular design.

The Drawbacks/Risks

- Not custom built for acoustics (like most buildings it isn't custom designed for this)
- Not 'bricks and mortar' solid
- Potentially more glass to keep clean
- Roof in particular is not traditional. (We have spoken to a few owners, who have reported no issues with the design for thermal properties and longevity).

The Pavilion - Site Planning

The below items were taken into consideration in the site planning for the Pavilion:

- The building being located more than 6m away from the existing buildings in order to avoid a requirement to upgrade the existing facilities;
- The building location involves the removal of the demountable building;
- Located along an east-west axis to maximise northern frontage and orientation and enhancing natural light into the building;
- The building is proposed to create a shared northern outdoor space in front of the new building and the existing chapel. This will have the advantage of street view and northern sunshine during winter months;
- A northern outdoor aspect will allow the existing playground to be upgraded, rather than removed and a new one built on the southern side;
- The southern side of the block will provide a central focal point to the two buildings directly from the main car park, creating a large and open entrance to the Church;



The Pavilion - Floorplan concept



Scope and Area Schedule

The table below identifies the brief requirements for the Pavilion building and outlines the required areas for each space, with a total building area identified as 1,000 sqm. This is considerably larger than the architect options. The main reasons are:

- Inclusion of office spaces at the rear of the building
- Larger external undercover space
- Larger internal foyer
- Larger seating area accommodating seats up to or even exceeding 400.

Clarifications

The existing Chapel building will be retained but the ministry centre demountable will be removed. There is no allowance for the removal of the demountable at this stage.

All other space clarifications are similar to the DJAS architect feasibility report

Option C SQM Estimates	Length	Width	SQM	
Outside covered area		5	25	125
Foyer enclosed		5	25	125
Inside entrance/Hall/Amenities/Kitchen		5	25	125
Space at rear of seating		2	25	50
Seating area - comfortable 350		13	25	325
Stage and upfront area before seating		5	25	125
Offices behind wall of stage		5	25	125
Total area		40	25	1000

Comparison of Options - Building area

Item	Option A. SQM	Option B. SQM	Option C. SQM
Building works	430	475	875
Covered external	100	100	125
Total build area	530	575	1000
Variance		8%	74%

Cost Estimate Summary

The tables below identify the estimates of cost for the Pavilion and also include an estimate to refurbish the existing Chapel building. The estimates have been provided with a low to high range to allow for cost variability and where only estimates could be obtained, rather than supplier quotes.

Additional spaces have been provided as separate line items, similar to the DJAS report so that you can understand the cost of each space included within the Scope of Works above. This will allow for informed decisions to be made in regard to what spaces should be included or excluded in the potential project.

Pavilion - 40mx25m = 1,000 sqm	Low \$	High \$
Pavilion incl delivery and installation	\$608,959	\$608,959
Site Works	\$192,197	\$288,295
Internal Fitout	\$325,000	\$530,300
Foyer & Covered external area	\$21,200	\$28,800
Chapel Hall Refurbishment	\$248,450	\$338,140
Playground upgrade	\$50,000	\$100,000
Project fees and contingencies	\$144,581	\$189,449
TOTAL	\$1,590,386	\$2,083,943

Comparison of Options - Estimated Costs

Item	Option A	Option B.	Option C
Low \$	\$3,368,171	\$2,688,310	\$1,590,386
High \$	\$3,963,780	\$3,111,748	\$2,083,943
Midpoint	\$3,665,976	\$2,900,029	\$1,837,165
Variance		-21%	-37%

The Pavilion - sample images

