



**BRIEF OUTLINE OF PROGRESS AND PROPOSED  
WORK TO BE UNDERTAKEN  
IN REMODELLING ST BENEDICT'S CHURCH**

**(Provided as background to the  
Special General Meeting of the Parish  
8 November 2009)**

Following discussion in the parish and consultation with Archbishop John Dew, St Benedict's Parish proceeded to develop specific plans and ideas for the future property holdings and usage of its building and plant.

An architect was engaged to provide professional advice and guidance with the following area to be addressed:

- i. Accessible access ramp for us by both people with disabilities and also access for a funeral procession;
- ii. Create a versatile gathering space for 50 people seated. Associated storage and kitchen;
- iii. Address the requirement for earthquake strengthening;
- iv. Provides accessible toilets as required by the building code;
- v. Co-ordinate egress and fire protection to meet the building code;
- vi. Replace or repair the windows above the sanctuary;
- vii. Alterations to the sacristy to make better use of the space;
- viii. Electrical wiring, reporting on requirements including hearing loops, etc
- ix. New floor coverings
- x. Suitable heating for nave and foyer
- xi. Relocate the crying room/Reconciliation Room
- xii. Relocate organ/tabernacle as required
- xiii. Lower the sanctuary floor level.

<b>1</b>	<p><b>Ramp for Accessibility Access – Building Regulation requirement</b></p> <p>Investigations into the provision of a ramp concluded that to provide disabled access from Icard Road would be impractical to comply with the current code. Providing full access to the front door of St Benedict's Church was also investigated but again found to be impractical because of the expense of earthworks required. Proposed is access from Everest Street, along the side of the church providing access to the Everest Street side of the foyer.</p>
<b>2</b>	<p><b>Gathering Space, kitchen, toilets, crying room and egress</b></p> <p>It is intended to remove the wall between the nave of St Benedict's and the existing foyer and replace them with a straight line set of folding doors. This will provide more space in the gathering area and also, if necessary, allow more flexible use of the foyer for the times there are large congregations. A new kitchen area will also be created. The existing crying room will become a storage cupboard. A new crying room/Reconciliation room will be built behind the pipe organ. The back door will be moved and widened to allow for more egress (partial compliance to code –see 4 below) and two toilets incorporated into this space. The toilets and enlarged egress are required for building compliance</p>
<b>3</b>	<p><b>Earthquake Strengthening – Building Regulation requirement</b></p> <p>The current St Benedict's Church only complies with about 25% of the current building code in terms of earthquake compliance. The Wellington City Council is currently looking at all public buildings in the city and their level of compliance. It is expected in the near future that we will be required to undertake this work.</p>
<b>4</b>	<p><b>Fire and Egress Costs – Building Regulation requirement</b></p> <p>As part of the compliance costs of having the roof of St Benedict's repaired (damage occurred in a storm in 2006), we are required to address the issues of fire alarms, illuminated signage and more egress for the building to comply with the Building Code (see 2 above). This must be undertaken within two years of the granting of the consent.</p>
<b>5</b>	<p><b>Sanctuary Windows replacement</b></p> <p>The current windows above the sanctuary leak and require replacing as the wooden frames are rotting. It seems a prudent thing to incorporate this repair into the project while the church is closed.</p>
<b>6</b>	<p><b>Sanctuary and Sacristy Alterations</b></p> <p>The floor space of the sacristy needs to be redesigned to allow for the rear door in the sacristy to be used as emergency egress. This involves constructing a foyer between the sanctuary and the outside rear door. This will provide a lockable door into the sacristy. An internal wall</p>

	will be removed to make better use of the sacristy space. To provide for easier access to the sanctuary, the floor will be lowered to be only one step higher than the nave. This will improve the access in case of an emergency to the new emergency egress (currently up three steps and then down two) as well as providing improved accessibility for ministers required on the altar space during services. It will also place the tabernacle and sanctuary on one level and provide better visibility for those in the crying room. Work on the sanctuary floor may also be required depending on the final impact of the removal of the brickwork behind the altar space.
7	<b>Floor Covering</b> The work done in the sanctuary/sacristy/crying room/foyer will require the replacement of the floor covering. There could also be a requirement to replace the floor covering in the nave of the church, depending on the effect of removing the brick work from the walls.
8	<b>Minor Work - electrical, moving the organ, hearing loops etc</b> Remedial electrical work on the power board needs to be undertaken, along with providing updated heating for the new foyer and the nave. The power load of the building may require some work. The church may also be required to fit a hearing loop as part of building compliance.
9	<b>Consultancy Costs (15%)</b> This is a standard allowance in the project for architectural, engineering and other consultancy costs involved in the project
10	<b>Contingency Costs (10%)</b> This is a standard allowance in the project for unforeseen items involved in the project.
11	<b>Financing Costs</b> This covers the projected costs of financing the project until proceeds from the sale of the Ngatoto street property are realized.
12	<b>Miscellaneous Parish Costs</b> There may be costs incurred by the parish towards the completion of the project. These could include hiring of storage space for items from St Benedict's not required during the process, rental of halls etc for large services, etc.
	<b>ESTIMATED COST OF PROJECT</b> <b>\$650,000</b>

With the current estimates of costs having been provided by qualified professionals and the projected sales value of the Ngatoto Street site, we expect the project to be completed for \$650,000. If there is later escalation of costs to the project, the total expenditure on the project will not exceed \$700,000.

Architectural concept pictures and plans showing what is proposed are available in the Church porch

### Timeline

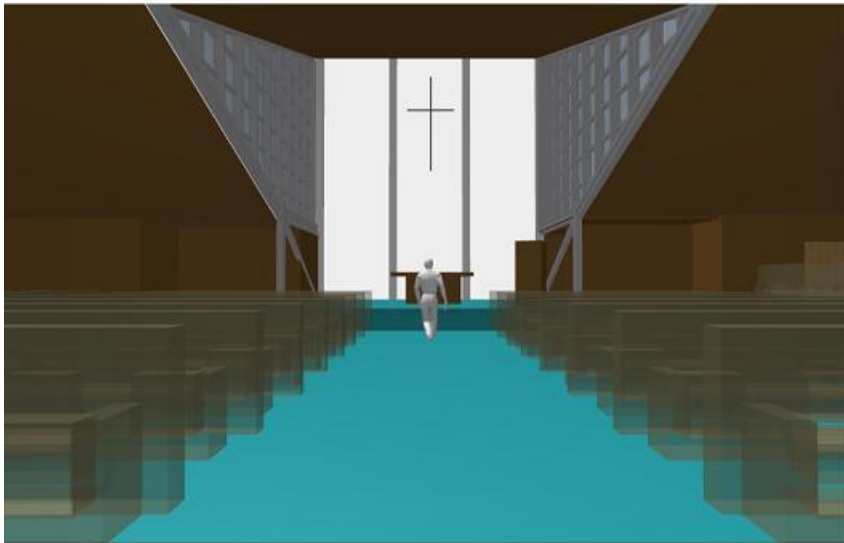
The building work is expected to take no more than six months. During this time St Benedict's Church will be closed. The parish will continue to operate Sunday and other large services at St John's Church in Ngaio until remodelling is completed. Other arrangements will be made about the provision of daily Masses etc.

## DEPICTION OF RAMP FOR ACCESS





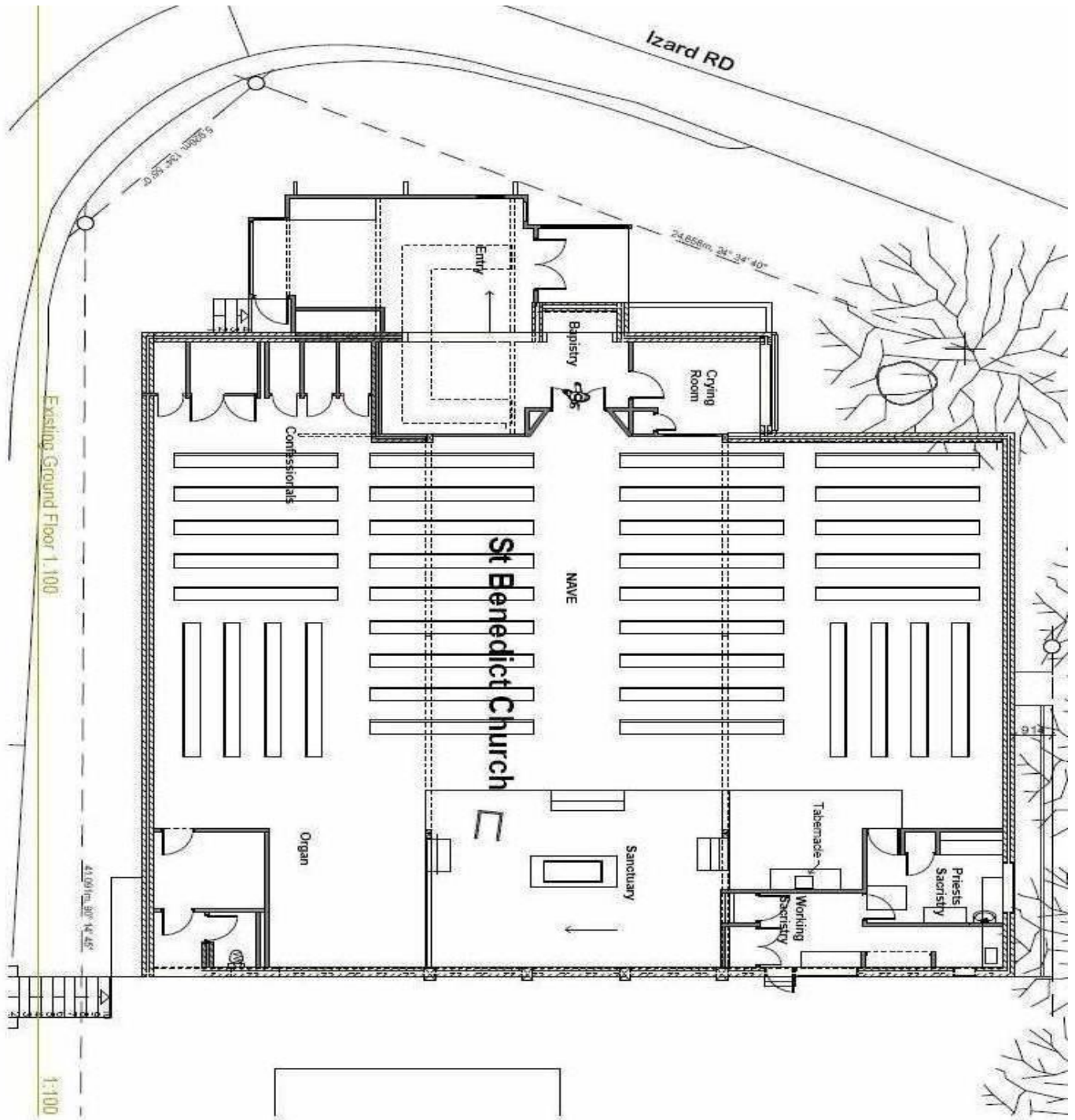
## INTERIOR VIEWS OF SANTUARY SPACE AND NAVE



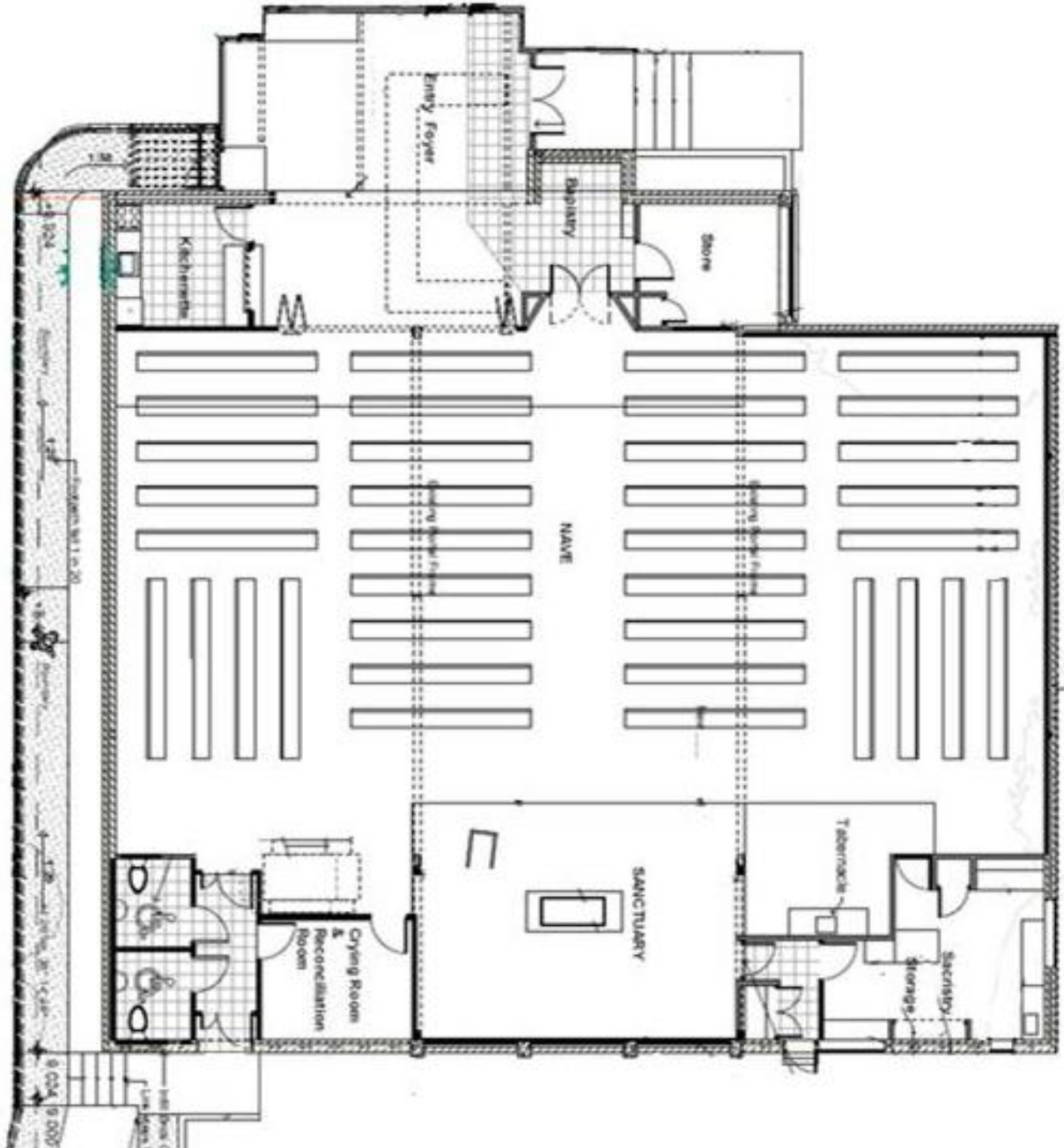
## INTERIOR VIEWS OF REMODELLED GATHERING SPACE



# EXISTING SITE PLAN OF ST BENEDICT'S CHURCH



# PROPOSED LAYOUT OF CHURCH SHOWING REVISED SANCTUARY, SACRISTY AND FOYER SPACE



# DETAIL OF NEW ACCESS RAMP ALONG EVEREST STREET

