



Welcome to the second issue of our LEGACY PROJECT newsletter. The purpose of the newsletter is to inform and update our parishioners of the progress of a significant project we will be undertaking over the next 2 to 3 years.

This newsletter is prepared by members of the Legacy Project Sub-Group comprising; Fr Chris, Mike Pendlowski, Tom Scott and Paddy Mallan.

WHAT HAS HAPPENED SINCE THE DECEMBER NEWSLETTER

1. ARCHITECT AND QUANTITY SURVEYOR PREPARATIONS

Michael Gray, our appointed Conservation Architect has been extremely busy carrying out preparatory work, he has

- *Produced various layout options for the accessible ramp access at the Church Side entrance*
- *Produced various layout options for the Entrance Porch*
- *Produced Various layout options for the Lady Chapel*
- *Compiled all the working drawings and specifications for the major external roof, masonry and pointing repairs*
- *Submitted the relevant Planning and Building Warrant applications to Fife Council and Historical Scotland*

- *Identified and sourced a supplier for the replacement stonework required for the project*

Gus Simpson our appointed QS for the Project has converted the Architect supplied drawings and specifications into detailed workscope listings. Detailed costs estimates have now been created for all Project workscope elements.

Gus has also initiated the work necessary to allow us to proceed to tender for the Main Project Workscope.

2. PROGRESS MEETINGS

The Legacy Project Sub-Group has convened regular progress meetings (every 2-3 weeks) with our Architect and QS to ensure we are fully informed and consulted on all aspects of the Project.

3. SACRISTY REFURBISHMENT

The Servers Sacristy has now been completely refurbished with new storage units, flooring and lighting installed. Vizzini supplied and fitted the units, with all other works being carried out by in-house skilled tradesmen – special thanks to John McCormack, Mike Pendlowski and Sean Mallan.



During the refurbishment Mike Pendlowski took the opportunity to replace the main Church Electrical Distribution Board with improved safety protection devices.



4. TREE REMOVAL

In early March, a specialist contractor removed all of the trees to the East of the Church (63 in total). In consultation with the experts, we decided to retain 2 Sycamore trees.

It was a difficult decision to make, however the removal of the trees has received many positive comments regarding the ability to now see the architectural beauty of our church as you approach the East Port (particularly at night).

Now the trees have been removed, this will provide our Main Contractor with an acceptable laydown and storage area during the project execution phase.

UPDATED COST ESTIMATES

Due to the preparatory work completed by the Architect and QS we are now able to update the estimates for the Project. The Legacy Project Sub-Group, in consultation with the Architect, has

made some difficult decisions in order to reduce Project Costs. However, the current estimate is still extremely high. In our last newsletter we indicated our budget for all scopes was £546,000 including contingencies. Following review of final drawings and specifications our latest estimate is now £569,000.

This figure does not include the Lady Chapel, as we have decided to remove any works associated with the Lady Chapel from the Project. We made this decision as the estimated costs were £85,000. We will revisit the Lady Chapel as a stand-alone Heritage Project upon completion of the Legacy Project.

NEXT STEPS

During May we will be tendering the Project worksopes with 5 to 6 companies selected to submit bids

In early June we will award the contract.

We anticipate the Main Contractor to commence preparatory site work in July (subject to timings of the Trades Holidays).

Some preparatory work in the Entrance Porch will be carried out by the Legacy Project Sub-Group in July.

IMPACT ON PARISHIONERS

As we approach the date when work will be commencing on site, we will provide more regular updates on access limitations, parking restrictions, safety considerations etc.

These restrictions will not come into effect until some time in July.

Once we have appointed our Main Contractor, we will establish a Work Execution Plan that will provide further detail on restrictions, timings and therefore impact on Parishioners.

Please be assured we will endeavour to reduce the impact on normal day-to-day church activities to the absolute minimum. Whenever a likely impact is identified, we will provide as much advance warning as possible.

SUMMARY

- *Legacy Project is progressing well and is on schedule*

- *Estimated costs have risen from £546,000 to £569,000, despite reducing appropriate scopes*

- *Main Contractor is scheduled to be on-site in July*

- *Impact on Church activities is to be managed and minimised whenever possible*

- *Briefings at Mass will be conducted prior to major site works commencing*

LEGACY PROJECT OBJECTIVES

The church was built over 120 years ago and has experienced many ecclesiastical, cultural, political and organisational changes in that time. It has also stood strong in the face of all the many storms and weather events that have passed through Dunfermline over the years.

Ours is a beautiful architectural masterpiece of a church, of which we are justifiably proud. Its presence has created and continues to create so many special memories for all parishioners, past and present. It is our Legacy to maintain our church for future generations to come.

It is for all of these reasons that we need to complete this once in a lifetime project, not only to maintain our church to the highest possible standards, but to ensure it remains standing long into the future, hence why we call it our **LEGACY PROJECT**.

Our **LEGACY PROJECT** is a major under-taking, it will inevitably cause disruption to our normal activities over the next 2 years. It is the single largest financial outlay the church has made over the last 120 years.

However in 2 to 3 years' time we will have;

- **A church that will be capable of withstanding our challenging Scottish Weather for another 25 years at least. It will be wind, water and weather tight.**
- **An accessible toilet that is located on the same level as the main church**
- **A refurbished Sacristy for our servers and other groups**
- **Improved mobility access to the front and side entrances to the church**
- **A welcoming and functional entrance vestibule that complements the architectural beauty of our church**

We hope you have found this LEGACY PROJECT newsletter informative.

We appreciate your indulgence as we will attempt to minimise any disruption that may be caused during the delivery phase of the project. We will keep you updated on progress through this newsletter, however, please feel free to discuss any aspect of the Legacy Project with members of the Project Sub-group at any time.

Your prayers for a safe and successful Legacy project would be much appreciated.

**QUANTITY SURVEYOR –
GUS SIMPSON
(RALPH OGG AND PARTNERS)**

Ralph Ogg & Partners is a firm of Chartered Quantity Surveyors based in Perth. The firm is 65 years old this year, but far from retiring. Recently completed projects include the refurbishment of St Mary's Monastery in Perth, the external repair of Leuchars St Athernase Church and a number of other churches including St Paul's Kinross, Anstruther Easter and Auchterderran Parish Churches.



They are currently working on Springfield Parish Church, Carnoustie Church, St Mary's Monastery Clapham and Bishop Eton, Liverpool. They are delighted to have been appointed and very much looking forward to working with St Margaret's in Dunfermline.

RALPH OGG & PARTNERS
CHARTERED QUANTITY SURVEYORS

**CONSERVATION ARCHITECT –
MICHAEL GRAY
(GRAY MACPHERSON
ARCHITECTS)**

Gray Macpherson Architects is a practice that aims to combine excellent modern architecture with traditional skills. We try to produce interesting solutions that inspire through the use of light, space and the quality of construction.

We have successful experience with both historic buildings and new build projects, throughout the whole of Scotland. We are a small company where each project is being led by at least one of the partners. This creates a dynamic and direct relation with our clients for whom we strive to achieve excellence in all of our projects.

Michael Gray is a Conservation Accredited Architect and has experience in the fabric repair of traditional buildings. Work completed includes restoration of a grade A listed Church funded by Historic Scotland and the National Lottery and several restoration projects to private residential houses.

