



Welcome to the third 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 finalised all the necessary preparatory work, he has

- *Finalised the design for the Church Side entrance, complete with wheelchair lift*
- *Completed the design for the Entrance Porch*
- *Compiled all the working drawings and specifications for the major external roof, masonry and pointing repairs*
- *Received approvals for all relevant Planning and Building Warrant applications from Fife Council and Historic Scotland*
- *Finalised all specifications for the total work-scope*

Gus Simpson our appointed QS for the Project has compiled and issued tender documents to 4 bidders. The competitive tender process has been completed and we have appointed the successful bidder as our Main Contractor.

We are delighted to announce that G.Brown Stonemasons Ltd is our Main Contractor for the complete scope. A Contract Execution Plan has been prepared.

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. TENDER REVIEW MEETINGS

Additionally, contract and tender review meetings have been held. A meeting with Trustees of the Archdiocese was also attended to discuss the release of Parish Funds to pay for our Legacy Project.

Dislodged and Broken Finial to be replaced as part of the Project



UPDATED COST ESTIMATES

Following completion of the Tender process 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 £569,000 including contingencies. Following the tender process our latest estimate is now £534,000.

For absolute clarity, the total Project sum, excluding VAT, but including all fees is £619,727.12. These monies are to be borne exclusively from Parish Funds.

NEXT STEPS

We have now appointed our Main Contractor and they will be starting work on the church on Monday 15th July.

During the first week, scaffolding will be erected on the main entrance elevation. Appropriate signage will direct parishioners to use the side entrance.

Also during the first week heavy machinery will be in operation to build the temporary car park on the Sinclair Gardens roundabout side of the church.

In the first month the contractor will mobilise portakabins and storage units to be located at the crypt entrance side of the church.

As of 15th July the Church Car Park will be closed for the duration of the

Legacy Project (until May 2020).

A separate bulletin has been issued explaining the Car Park protocol during the contract execution.

IMPACT ON PARISHIONERS

Clearly a Project of this size and complexity will have some impact on us all. Our church will be a building site, with all the inherent Health and Safety issues that accompany such an undertaking. The main issue will be the lack of car parking facilities for parishioners. The whole church at some point will be enveloped in scaffolding. Additionally there will be times when we will have to change which church entrance will be in operation.

From 15th July until Project completion, the church will only be opened for services. At all other times the church will be closed and our new intruder alarm will be activated.

Access to the crypt, through the side entrance will be closed. Access to the crypt will be through the server's sacristy or on occasions, through the emergency exit below the Lady Chapel. Please observe signage.

Wheelchair Lift and new steps to be installed - replacing current ramp access



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.

Examples of the detailed drawings that have been prepared for the Project are available for viewing in the Entrance Porch and in the Crypt.

SUMMARY

- *Legacy Project is progressing well and is on schedule*
- *Estimated implementation costs have been finalised at £534,000*
- *Total Legacy project Costs inc. Fees and exc. VAT stands at £619,000*
- *Main Contractor commences on-site on 15th July*
- *Impact on Church activities is to be managed and minimised whenever possible*
- *Progress updates and advance notifications will be issued throughout the Project*

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.

MAIN CONTRACTOR – G. BROWN STONEMASONS LTD

G.Brown Stonemasons Ltd is based in Haddington and is one of the leading listed building contractors in Scotland.

Graeme Brown, Director says ‘Working alongside architects and historians, our masons draw on a wealth of experience and knowledge to preserve stonework and prevent damage to historical buildings.

Specialising in the conservation of historic monuments, listed buildings and those of architectural note, our stonemasons take immense pride in their trade, utilizing well-crafted skills to prolong the life and integrity of historical buildings.’

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.

