



# SAINT MARGARET'S RC MEMORIAL CHURCH

## LEGACY PROJECT NEWSLETTER DECEMBER 2020

WELCOME TO THE SIXTH 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 ARE CURRENTLY UNDERTAKING.

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 MARCH NEWSLETTER

COVID-19 LOCKDOWN RESTRICTIONS MEANT THE WHOLE WORKSITE WAS SHUTDOWN WEEK COMMENCING 23<sup>RD</sup> MARCH 2020. THE PROJECT WAS ON HOLD UNTIL A RESTRICTED WORKFORCE WAS ALLOWED TO RETURN TO THE SITE IN MID-JUNE. OUR PROJECT HAS SUFFERED A 3 MONTH DELAY. HOWEVER, THE IMPACT OF COVID HAS BEEN MORE SIGNIFICANT, CAUSING MATERIAL DELAYS AND LIMITING RESOURCE AVAILABILITY.

#### **(1) ARCHITECT AND QUANTITY SURVEYOR OVERSIGHT**

MICHAEL GRAY, OUR APPOINTED CONSERVATION ARCHITECT HAS CONTINUED TO PROVIDE DETAILED INSTRUCTIONS TO OUR MAIN CONTRACTOR

- CLOSELY MONITORED ALL ASPECTS OF PROJECT PROGRESS AND ENSURED ALL REPAIRS AND REFURBISHMENTS ARE IN ACCORDANCE WITH PREVAILING SPECIFICATIONS AND REGULATIONS
- ATTENDED SITE ON A CONTINUOUS BASIS TO PROVIDE ONGOING SUPPORT TO MAIN CONTRACTOR

GUS SIMPSON OUR APPOINTED QS, FOR THE PROJECT HAS APPROVED VALUATIONS OF WORK DONE TO ENABLE PAYMENTS TO BE MADE TO THE MAIN CONTRACTOR. HE HAS ALSO REVISED OUR ANTICIPATED FINAL COST ESTIMATE. WE ARE CURRENTLY SLIGHTLY OVER-BUDGET AND WE HAVE UTILISED OUR CONTINGENCY FUNDS. WE ARE NEARING THE END OF THE PROJECT AND WILL BE ABLE TO PROVIDE A FINAL COST ANALYSIS IN A FEW MONTHS' TIME.

#### **(1) GS BROWN - MAIN CONTRACTOR**

OUR MAIN CONTRACTOR HAD TO DE-MOBILISE FROM SITE IN MARCH DUE TO COVID LOCKDOWN RESTRICTIONS. THE SITE TEAM RE-ESTABLISHED OFFICE, WELFARE AND STORAGE FACILITIES TO COMPLETE THE SCOPE OF WORKS IN MID-JUNE. THESE ARE THE MAIN ACTIVITIES COMPLETED/ONGOING TO DATE:

- ALL WORK TO THE ROOF IS NOW COMPLETE. SOME 9000 SLATES HAVE BEEN REPLACED BY A DUNFERMLINE BASED COMPANY CSR
- 103 METRES OF MAIN CHURCH CAST IRON GUTTERING HAS BEEN REPLACED
- TO DATE 160 INDIVIDUAL STONES HAVE BEEN REMOVED AND REPLACED

- MAIN ROOF DRAINAGE CHANNELS AND AISLE ROOF CHUTES HAVE BEEN REFURBISHED TO AN EXTREMELY HIGH STANDARD BY SPECIALIST CONTRACTOR BLAKES.
- WITH THE EXCEPTION OF THE NORTH ELEVATION, THE WHOLE CHURCH HAS BEEN REPOINTED
- MAJOR REPAIR TO THE ROOF SUPPORT STRUCTURE AT THE MAIN ROOF NORTH END GABLE WAS SUCCESSFULLY COMPLETED
- REFURBISHMENT OF THE ENTRANCE PORCH IS ALMOST COMPLETED WITH SOME SNAGGING WORK TO BE CARRIED OUT
- CONSTRUCTION OF AN ACCESSIBLE TOILET IN THIS AREA IS COMPLETE
- REPLACEMENT STEPS AT THE MAIN ENTRANCE IS COMPLETE
- THE STEPS AT THE SIDE ENTRANCE WILL BE INSTALLED IN JANUARY. THERE WILL BE A SPECIALLY DESIGNED LIFT INCORPORATED INTO THE STEPS FOR WHEELCHAIR ACCESS
- WEATHER HAS IMPACTED ON PROJECT PROGRESS
- SCAFFOLDING TO SOME AREAS HAS BEEN REMOVED, ALL OTHER AREAS HAVE BEEN OFF-HIRED AND WE AWAIT THE CONTRACTOR TO REMOVE THE REMAINING SCAFFOLDING
- 3 WINDOWS AT HIGH LEVEL HAVE BEEN REMOVED, REFURBISHED AND REPLACED BY A STAINED GLASS SPECIALIST
- A SAFETY ACCESS SYSTEM HAS BEEN INSTALLED ON THE MAIN CHURCH ROOF

THE MAIN ENTRANCE DOOR HAS BEEN REMOVED AND REPLACED WITH A BEAUTIFUL TRADITIONAL OAK CONSTRUCTION. THIS WAS ORGANISED BY THE FABRIC COMMITTEE USING DAVY TODD, A DUNFERMLINE BASED MASTER JOINER. THE DOOR IS MAGNIFICENT AND REALLY COMPLIMENTS THE CHANGES WE HAVE MADE TO THE ENTRANCE PORCH. IN THE NEAR FUTURE A DOUBLE GLAZED UNIT WILL BE INSTALLED IN THE ARCH ABOVE THE DOOR.

## **(2) PROGRESS MEETINGS**

WE HAVE CONVENED OUR MONTHLY PROJECT MEETINGS TO DISCUSS PROGRESS TO DATE.

THE PROJECT COMMENCED ON 15<sup>TH</sup> JULY 2019. DELAYS CAUSED BY SCAFFOLDING CONTRACTOR, COVID-19 RESTRICTIONS AND ADVERSE WEATHER MEANS WE ARE OVER 6 MONTHS LATER THAN WE ANTICIPATED. HOWEVER, WE HAVE MAINTAINED EXCELLENT RELATIONSHIPS WITH ALL KEY PROJECT PERSONNEL AND WE ENDEAVOUR TO BRING THE PROJECT TO A CONCLUSION AS SOON AS POSSIBLE.

### **NEXT STEPS**

COMPLETE ENTRANCE PORCH SNAGGING

REMOVE REMAINING SCAFFOLDING

INSTALL NEW STEPS AND WHEELCHAIR ACCESSIBLE LIFT TO THE SIDE ENTRANCE OF THE CHURCH

DEMOBILISE SITE OFFICE AND WELFARE UNIT

INSTALL DISPLAY PLINTHS, DISPLAY ITEMS AND INFORMATION BOARDS IN ENTRANCE PORCH

## **UPDATED COST ESTIMATES**

IN OUR LAST NEWSLETTER WE INDICATED OUR ESTIMATE FOR ALL SCOPES WAS **£534,000** INCLUDING CONTINGENCIES. FOLLOWING VARIOUS DETAILED INSPECTIONS AND SOME SCOPE CHANGES OUR CURRENT ANTICIPATED FINAL COSTS IS **£541,000**

NOW THAT WORK HAS COMMENCED ON SITE, OUR QS GUS SIMPSON, HAS BEEN MONITORING ACTUAL COSTS AGAINST THE ESTIMATED SCOPE. NOW THAT WE ARE NEARING COMPLETION OF THE PROJECT, WE WILL SHORTLY BE IN A POSITION TO PROVIDE A FINAL COST ANALYSIS

FOR ABSOLUTE CLARITY, THE TOTAL PROJECT SUM, IS ALMOST **£750,000** INCLUDING VAT AND ALL OTHER FEES. THESE MONIES ARE BEING BORNE EXCLUSIVELY FROM PARISH FUNDS.

## **IMPACT ON PARISHIONERS**

CLEARLY A PROJECT OF THIS SIZE AND COMPLEXITY HAS HAD SOME IMPACT ON US ALL. OUR CHURCH CONTINUES TO BE A BUILDING SITE, WITH ALL THE INHERENT HEALTH AND SAFETY ISSUES THAT ACCOMPANY SUCH AN UNDERTAKING. AT SOME POINT IN THE NEW YEAR WE WILL CLOSE OFF ACCESS VIA THE SIDE ENTRANCE AND COMMENCE USING THE CHURCH MAIN ENTRANCE – WE WILL ADVISE YOU ALL IN ADVANCE OF THIS HAPPENING.

THE TEMPORARY CAR PARK FACILITY HAS BEEN CREATED FOR THE EXCLUSIVE USE OF BLUE BADGE HOLDERS AND PARISHIONERS WITH MOBILITY LIMITATIONS.

## **SUMMARY**

- LEGACY PROJECT IS NEARING COMPLETION, BUT THERE IS STILL MAJOR WORK TO BE COMPLETED AT THE SIDE ENTRANCE.
- WE ARE NEARLY 6 MONTHS BEHIND SCHEDULE
- ANTICIPATED IMPLEMENTATION COSTS ARE ESTIMATED TO BE £541,000 EX VAT
- TOTAL LEGACY PROJECT COSTS INC. FEES AND EXC. VAT STANDS AT £628,000
- TOTAL PROJECT COSTS INC FEES AND VAT IS ESTIMATED TO BE £750,000
- MAIN CONTRACTOR COMMENCED ON-SITE ON 15<sup>TH</sup> JULY 2019
- IMPACT ON CHURCH ACTIVITIES IS BEING MANAGED AND MINIMISED WHENEVER POSSIBLE
- PROGRESS UPDATES AND ADVANCE NOTIFICATIONS WILL CONTINUE TO 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 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 NEEDED 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 HAS INEVITABLY CAUSED AND CONTINUES TO CAUSE DISRUPTION TO OUR NORMAL ACTIVITIES. IT IS THE SINGLE LARGEST FINANCIAL OUTLAY THE CHURCH HAS MADE OVER THE LAST 120 YEARS.

HOWEVER BY MID-2021 WE WILL HAVE;

- A CHURCH THAT WILL BE CAPABLE OF WITHSTANDING OUR CHALLENGING SCOTTISH WEATHER FOR ANOTHER 30 TO 40 YEARS. 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 FURTHER DISRUPTION THAT MAY BE CAUSED DURING THE FINAL PHASES 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 CONTINUING 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 STONEMASONRY 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.**

**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.**