

MARK THE EVANGELIST FUTURES PROJECT – REALISTIC BUILDING PLANS



In our ‘Taking Shape’ report of a month ago, we shared options for the subdivision of the site we currently occupy. We also shared a set of snapshots from different angles of the kind of building – in block form only – which we could construct on the land we retain. We can now share more realistic plans of the building that is to be developed to the north of the Elm Street Church. The land we will retain has now changed from the ‘L-shape’ of Property Option 5a+ to a north-south rectangle. The portion of the site to be sold will be expanded with the inclusion of the Elm Street Cottage.

BUILDING CONCEPT DESIGN AND SUBDIVISION BOUNDARY (Attachment 1)

Since the last report to the Congregation, three draft Building Concept Designs have been prepared. The third draft (Revision B) involves a relatively small build area over two levels and an expanded Lot 1 site. The MtE PCG representatives, including Eleanor Pugsley and Mary Duckworth to establish better Congregational balance, raised a number of continuing functional concerns. In response, the Architect proposed that, if the likely cost increase was acceptable, the north wall could be moved out to accommodate all of the MtE concerns. This would allow for a lobby area at the ground floor entrance, and on the first floor a toilet and slightly larger offices.

COST PLAN A

Based on the Building Concept Design (Revision B) and a comprehensive Brief prepared by the Architect, a Quantity Surveyor prepared Cost Plan A, a professional detailed estimate of the cost of completing of the Project. When assessing the viability of the Project, the key figure in Cost Plan A is \$2.7 million for Building and External Works. This compares with the figure of \$1.6 million being the cost estimate in the approved Business Case for an annex which did not include office space.

LIKELY GROSS SALE PROCEEDS

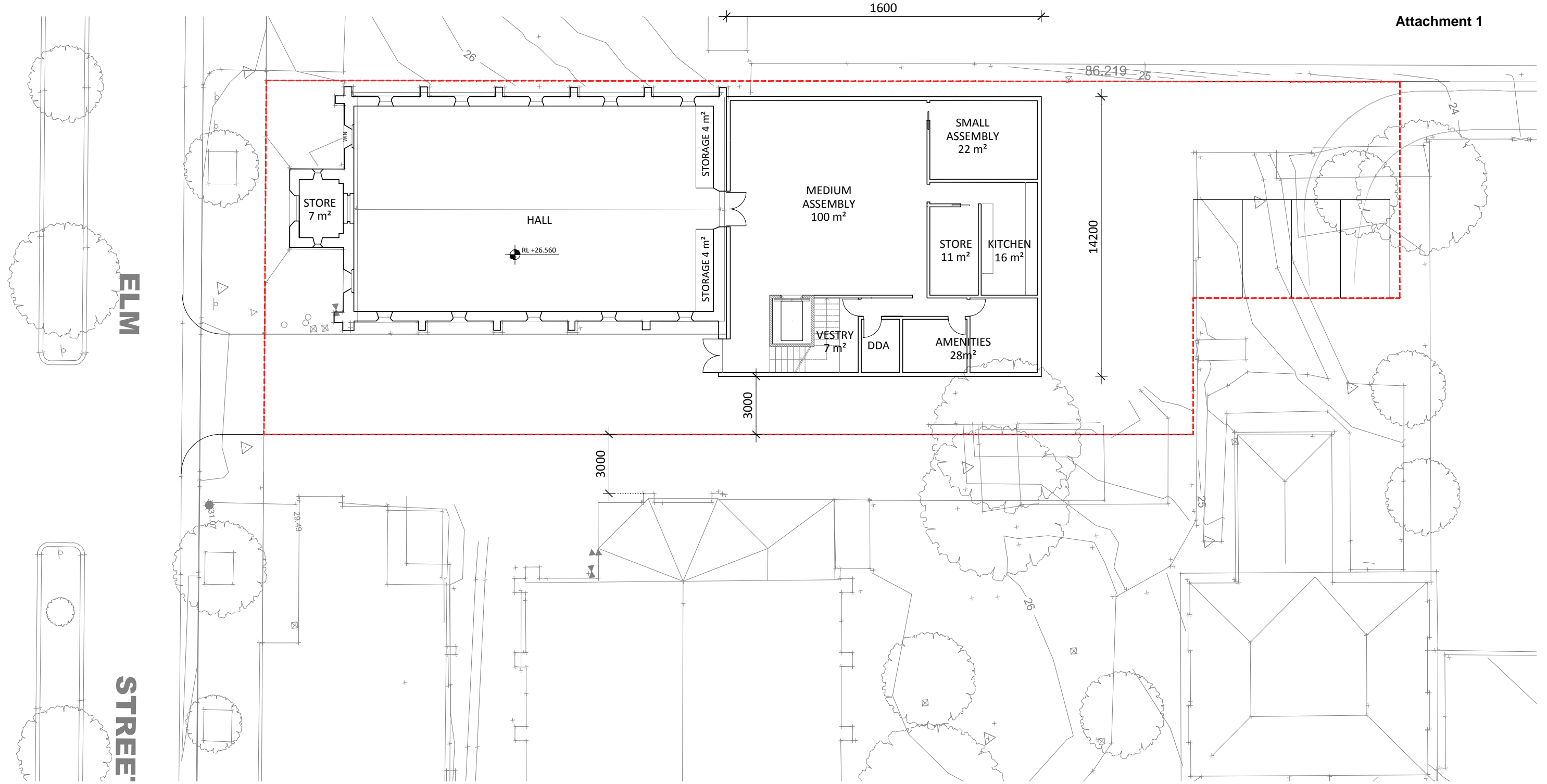
Two Real Estate estimates of the sale value of the various subdivision options for the portion of the site to be divested have been received. One estimates the gross sale proceeds could range from \$12.1 to \$13.4 million while the second is more optimistic, ranging from \$16.2 to \$18.2 million. These estimates are to be compared with those provided for the divested property at the time of the Stage 2 Business Case – ranging from \$10 to \$13 million. For assessing the viability of the MTEF Project overall, our Development Advisor (Gauge Property) have adopted \$14.6 million as a conservative mid-point of the most recent anticipated gross returns.

DEVELOPMENT OPTIONS REPORT

Gauge Property (the Development Advisor) have produced this Report, to draw together all the factors present at this stage of the Project. This will assist the Project Control Group and Church Council to reach an agreed position on achievements so far and arrive at a common understanding of the direction of the Project through to divestment, construction, and occupation. Key inputs for the Development Options Report included the Building Concept Design (Revision B), the Cost Plan A, the associated Subdivision Plan, and the Real Estate proposals.

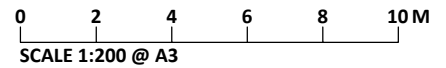
HIGH LEVEL PROJECT VIABILITY

On 12 October the Project Control Group recommended, and on 18 October Church Council is expected to confirm the High Level Viability of the MTEF Stage 3i Project. This is based on Concept Design (Revision B) with the understanding that a Value Management process will explore potential design variations that might better achieve MtE’s required missional functionality. As with any Value Management process, the “value for money” concept will balance cost implications against desired design and functional outcomes. The Subdivision Plan has been approved as the basis for the divestment of the non-retained property.



01 GROUND FLOOR PLAN
-- 1:200

NOT FOR CONSTRUCTION



NO.	DATE	REVISION
A	27/09/2018	PRELIMINARY
B	01/10/2018	PRELIMINARY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS. SCALE INDICATED FOR REFERENCE ONLY. DO NOT SCALE OFF DRAWINGS. DO NOT SCALE DRAWINGS. OMISSIONS OR DISCREPANCIES ARE TO BE NOTIFIED TO THE ARCHITECT.

COPYRIGHT: THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF LOVELL CHEN.

CLIENT
GAUGE PROPERTY
LEVEL 7, 111 COLLINS STREET

LOVELL CHEN

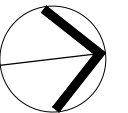
LEVEL 5, 126 WELLINGTON PARADE
EAST MELBOURNE 3002 AUSTRALIA
TEL +61 (0)3 9667 0800
enquiry@lovellichen.com.au
www.lovellichen.com.au

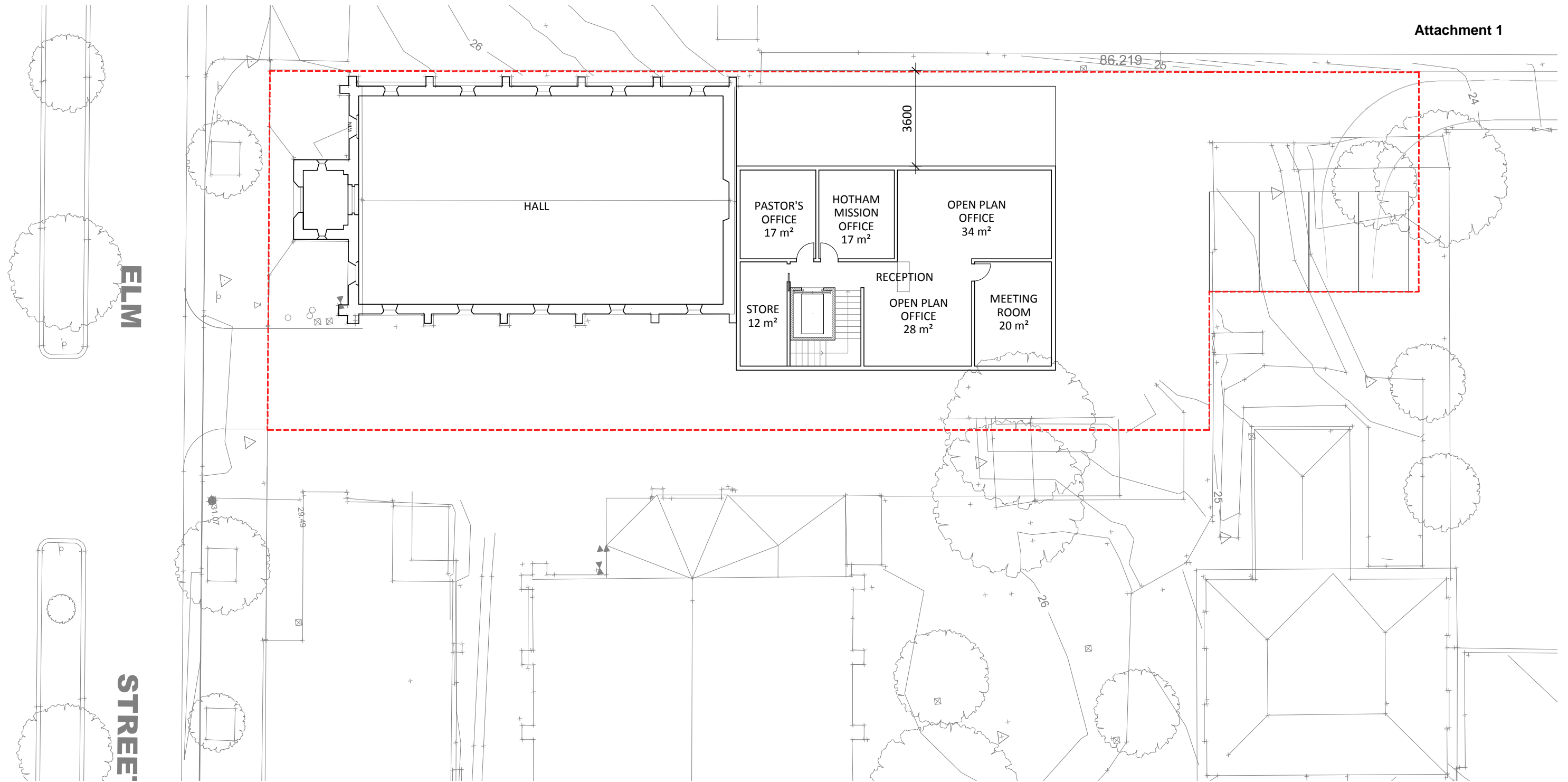
PROJECT
57 CURZON STREET
NORTH MELBOURNE

DRAWN	CHECKED	PROJECT NO.	DATE
MB,NV	AMT	7879	SEPT 2018

DRAWING TITLE
GROUND FLOOR PLAN

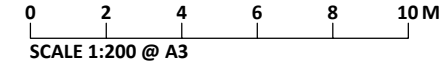
ISSUE	SCALE	DRAWING NO.	REVISION
PRELIMINARY	1:200@A3	SK02	B





01 FIRST FLOOR PLAN
-- 1:200

NOT FOR CONSTRUCTION



NO.	DATE	REVISION
A	27/09/2018	PRELIMINARY
B	01/10/2018	PRELIMINARY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS. SCALE INDICATED FOR REFERENCE ONLY. DO NOT SCALE OFF DRAWINGS. DO NOT SCALE DRAWINGS. OMISSIONS OR DISCREPANCIES ARE TO BE NOTIFIED TO THE ARCHITECT.

COPYRIGHT: THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF LOVELL CHEN.

CLIENT
GAUGE PROPERTY
LEVEL 7, 111 COLLINS STREET

LOVELL CHEN

LEVEL 5, 176 WELLINGTON PARADE
EAST MELBOURNE 3002 AUSTRALIA
TEL +61 (0)3 9667 0800
enquiry@lovellchen.com.au
www.lovellchen.com.au

PROJECT
57 CURZON STREET
NORTH MELBOURNE

DRAWN	CHECKED	PROJECT NO.	DATE
MB,NV	AMT	7879	SEPT 2018

DRAWING TITLE
FIRST FLOOR PLAN

ISSUE	SCALE	DRAWING NO.	REVISION
PRELIMINARY	1:200@A3	SK03	B

