

渥太华国语宣道会

建堂预算,建堂估价及设计草图说明

2009年6月14日

设计草图,估价及建堂预算(1)

- 说明讨论会；尚不举行任何投票；
- 征求大家意见；
- 继续祷告，祈求神的带领；

设计草图,估价及建堂预算(2)

- 建堂委员会近期的活动
- 修改后的设计草图
- 估算造价
- 建堂预算
- 目前财政状况
- 预计借贷状况
- 建堂後日常运作
- 下一步

设计草图,估价及建堂预算(3)

- 建堂委员会近期的活动
 - 5月15-22日OMAC受到并回复了建筑设计师的書面詢問；
 - 確認基本需要
 - 確認主日學教室(EGAC)
 - 5月30日和建筑设计师到渥太华讨论设计草图；
 - 建筑设计师解释设计草图；
 - 建堂委员会及EGAC提供进一步修改意见；
 - 6月6日收到修改后的设计草图；
 - 繼續等待修建下水道的估價；

设计草图,估价及建堂预算(4)

- 修改后的设计草图
 - 兩個不同的設計；同一個基本要求
 - 基本要求
 - 礼拜堂：250座位；講臺；洗禮池；音響台；儲藏室
 - 办公室：两间; 牧师办公室 + 秘书办公室兼图书馆；
 - 多功能教室：一间
 - 两个小教室，或
 - 一个大教室，或
 - 大厅的一部分
 - 幼儿事：一间 (内带洗手间)
 - 厨房：
 - 厕所：两个单间 (男或女都可用；内锁)



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no.	revision	date
0	issued for presentation	2009-06-06



project:

Ottawa Mandarin Alliance Church
550 Code's Road,
Ottawa, Ontario

phase: Options Analysis - Schematics

drawing title:

Option A revised

scale: 1:150 date: 2009-06-06

drawn by: L.H. rev: 0

drawing number:

PD-02a

PROGRAM

Lecture Room	35.4 s.m.	(or 2 classrooms of 17.7 s.m.)
Kitchen	19.3 s.m.	
Secretary/Library	14.1 s.m.	
Pastor's office	13.4 s.m.	
Sanctuary	224.5 s.m.	(250 gargable chairs)
Rostrum	40.0 s.m.	
Toddlers' Room	22.0 s.m.	
W.C.'s	6.8 s.m.	(2x unisex, 1x Toddlers)
Storage areas	20.2 s.m.	
Subtotal	395.7 s.m.	

Corridor	10.0 s.m.
Walls	26.0 s.m.
Netto-Gross	36.0 s.m. (8.3 %)

Total Gross Area 431.7 s.m.

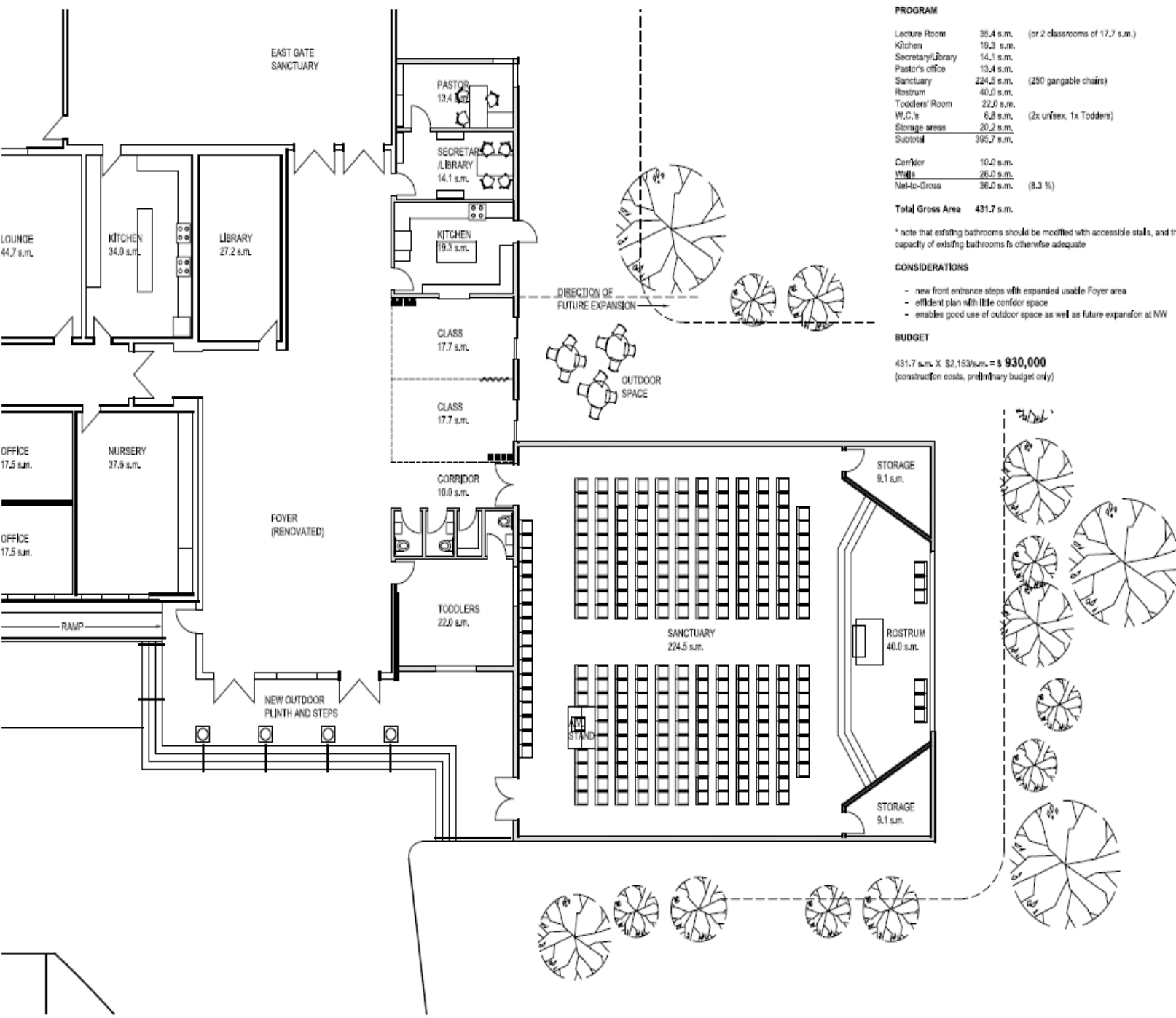
* note that existing bathrooms should be modified with accessible stalls, and that capacity of existing bathrooms is otherwise adequate

CONSIDERATIONS

- new front entrance steps with expanded usable Foyer area
- efficient plan with little corridor space
- enables good use of outdoor space as well as future expansion at NW

BUDGET

431.7 s.m. X \$2,153/s.m. = **\$ 930,000**
(construction costs, preliminary budget only)



EAST GATE SANCTUARY

LOUNGE 44.7 s.m.
KITCHEN 34.0 s.m.
LIBRARY 27.2 s.m.

PASTOR 13.4 s.m.

SECRETARY / LIBRARY 14.1 s.m.

KITCHEN 19.3 s.m.

CLASS 17.7 s.m.

CLASS 17.7 s.m.

OFFICE 17.5 s.m.

NURSERY 37.5 s.m.

OFFICE 17.5 s.m.

FOYER (RENOVATED)

CORRIDOR 10.0 s.m.

TODDLERS 22.0 s.m.

SANCTUARY 224.5 s.m.

STORAGE 9.1 s.m.

ROSTRUM 40.0 s.m.

STORAGE 9.1 s.m.

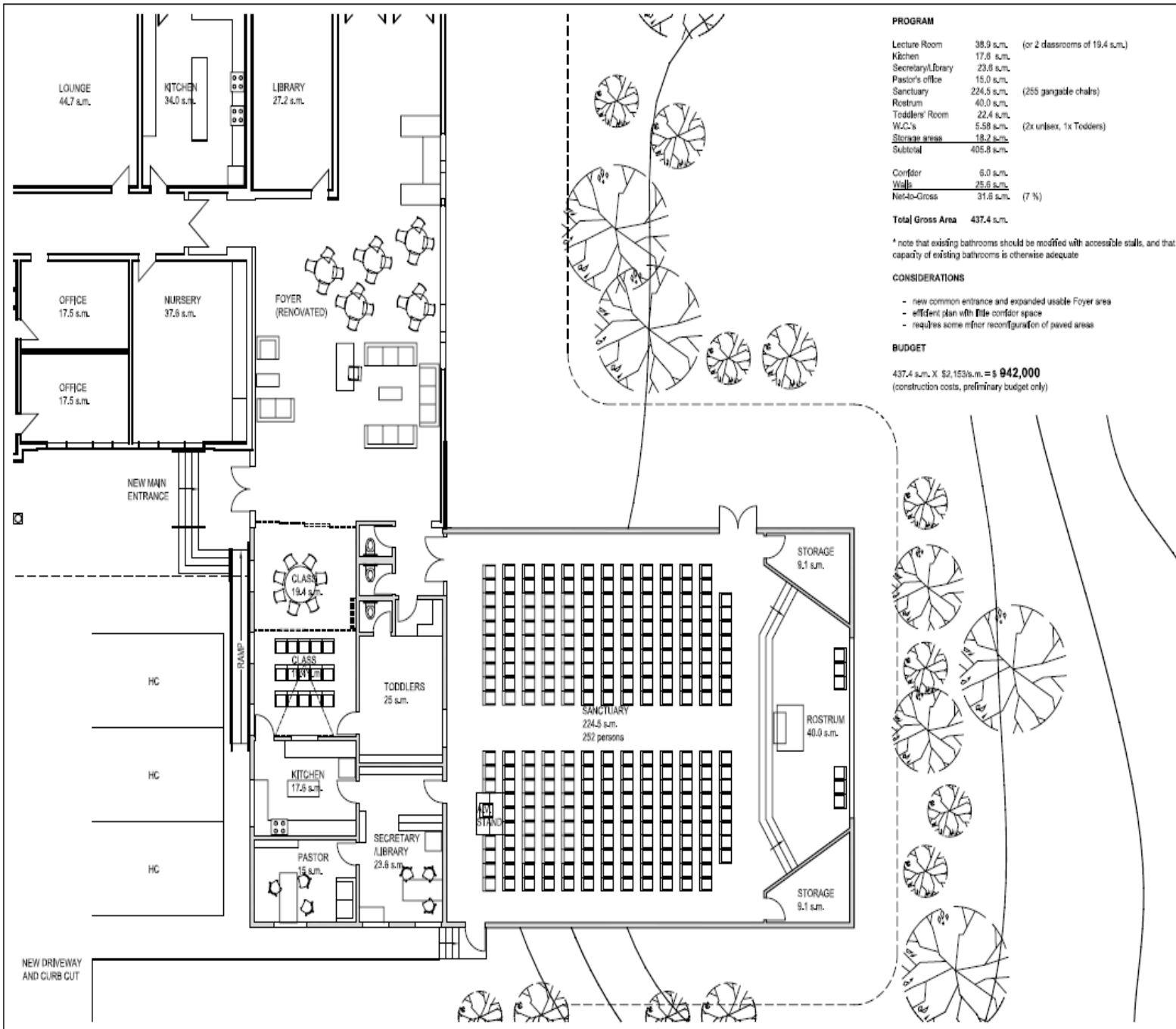
DIRECTION OF FUTURE EXPANSION

OUTDOOR SPACE

NEW OUTDOOR PLINTH AND STEPS

STAND

RAMP



PROGRAM

Lecture Room	38.9 s.m.	(or 2 classrooms of 19.4 s.m.)
Kitchen	17.6 s.m.	
Secretary/Library	23.6 s.m.	
Pastor's office	15.0 s.m.	
Sanctuary	224.5 s.m.	(255 gangable chairs)
Rostrum	40.0 s.m.	
Toddler's Room	22.4 s.m.	
W.C.'s	5.58 s.m.	(2x unisex, 1x Toddlers)
Storage areas	18.2 s.m.	
Subtotal	405.8 s.m.	

Corridor	6.0 s.m.	
Walls	25.6 s.m.	
Net-to-Gross	316.6 s.m.	(7 %)

Total Gross Area 437.4 s.m.

* note that existing bathrooms should be modified with accessible stalls, and that capacity of existing bathrooms is otherwise adequate

CONSIDERATIONS

- new common entrance and expanded usable Foyer area
- efficient plan with wide corridor space
- requires some minor reconfiguration of paved areas

BUDGET

437.4 s.m. X \$2,153/s.m. = **\$ 942,000**
(construction costs, preliminary budget only)



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no.	revision	date
0	issued for presentation	2008-09-06



project: Ottawa Mandarin Alliance Church
550 Coad's Road,
Ottawa, Ontario

phase: Options Analysis - Schematics

drawing title: Option B revised

scale: 1:150 date: 2008-09-30
drawn by: E.N. rev: 0

drawing number: **PD.03a**

设计草图,估价及建堂预算(5)

- 估算造价

- 建筑估价： 93 – 94.2万
 - \$200/平方英尺(渥太华地区平均造价)
- 雜項及設備費用: 20萬
 - 内部装修
 - A/V; 家具(大堂椅子;课桌,办公桌等);厨房电器及厨柜; 钢琴...
 - Permit costs (建筑许可证; City of Ottawa)
 - Construction permit; City of Ottawa permit surcharge for admin; Site control approval cost
 - Professional Fees
 - Architecture; Surveyor; Geotechnical investigation; Civil; Mechanical-Electrical; Structural, Archaeologist
 - Financial service, legal service...
- 下水道工程費用: 10~20萬

工程總造價估算在120~130萬之間

设计草图,估价及建堂预算(6)

- 建堂预算

- \$80万

- 2007年确定

- 参考因素

- \$150/平方英尺

- 法语教会建堂预算(多功能体育室)：\$40万

设计草图,估价及建堂预算(7)

- 目前财政状况:
 - 建堂基金
 - 累计(2008年12月)
 - \$187,910
 - 2009, 1-4月建堂基金收入:
 - \$8,615
 - 共计:\$196,525
 - 累计常费基金(2008年12月):\$102,664
 - 可用于建堂的累计金额: ~25万

设计草图,估价及建堂预算(8)

- 预计借贷状况:
 - 工程總造價若以 130萬計算；
 - 銀行最多可貸款75萬 (不超過60%) ；
 - 教會至少需募款30萬；
 - 贷款条件
 - 区会担保；
 - 有足够的头期付款; (25万+30万)
 - 过去3-5年财务状况(区会及银行审查);
 - 财务状况
 - 预计财务状况
 - 是否能还贷款?

设计草图,估价及建堂预算(9)

- 建堂後日常运作
 - 教會目前房租為每月 \$3,000;
 - 搬遷後,
 - 连本带利还銀行 每月 \$6,700
 - (利率: 6%, 15年還清),
 - 水電瓦斯費每月 \$1,200 ;
 - 固定費用每月將高出 \$5000;

设计草图,估价及建堂预算(10)

- 下一步
 - 祷告,祷告,祷告;
 - 继续听取意见;
 - 执事会讨论决定后提交会友大会投票通过新的建堂预算;
 - 进一步修改设计草图;
 - 最后草图交会友大会投票通过;

设计草图,估价及建堂预算(11)

- 问题解答