

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)



LATIMER HU architect

4210 de l'Église | Montréal | Québec | H3V 2E7
(514) 581 5832 | (514) 333 5338 | info@latimerhu.com

LIME INC. info@limeinc.ca

L514-282-0702 L514-221-4344 www.limeinc.ca
8187 Henri-Julien, Montréal, Québec, H2T 2B9, Canada

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

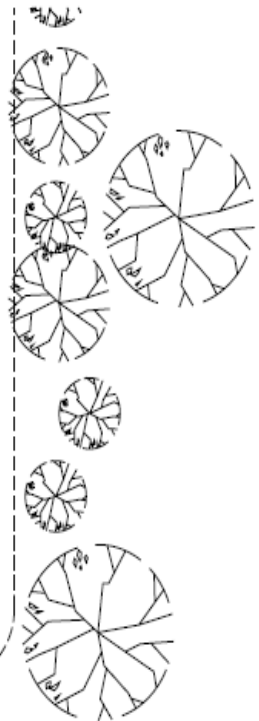
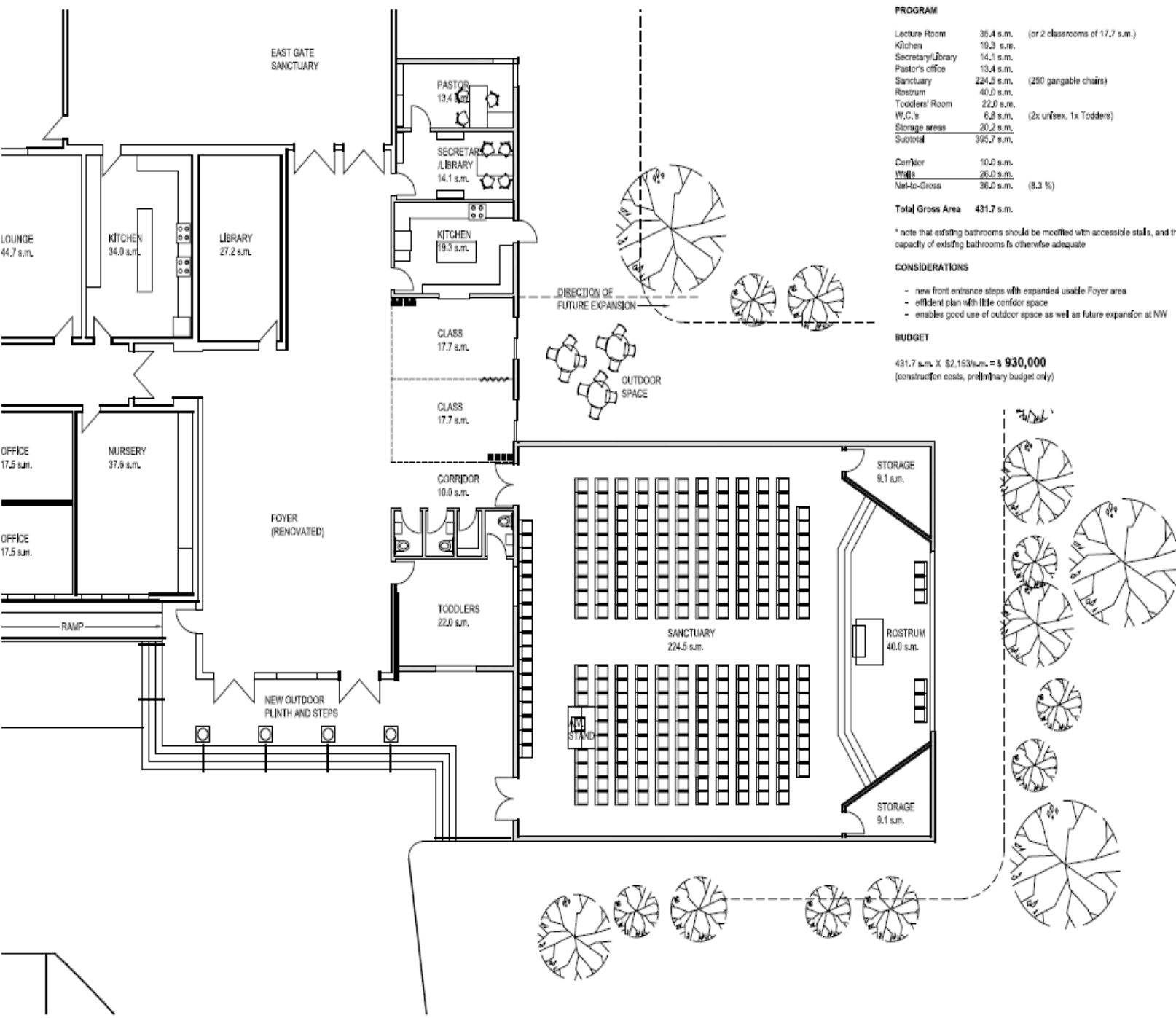
* note that existing bathrooms should be modified with accessible stalls, and that capacity of existing bathrooms is otherwise adequate

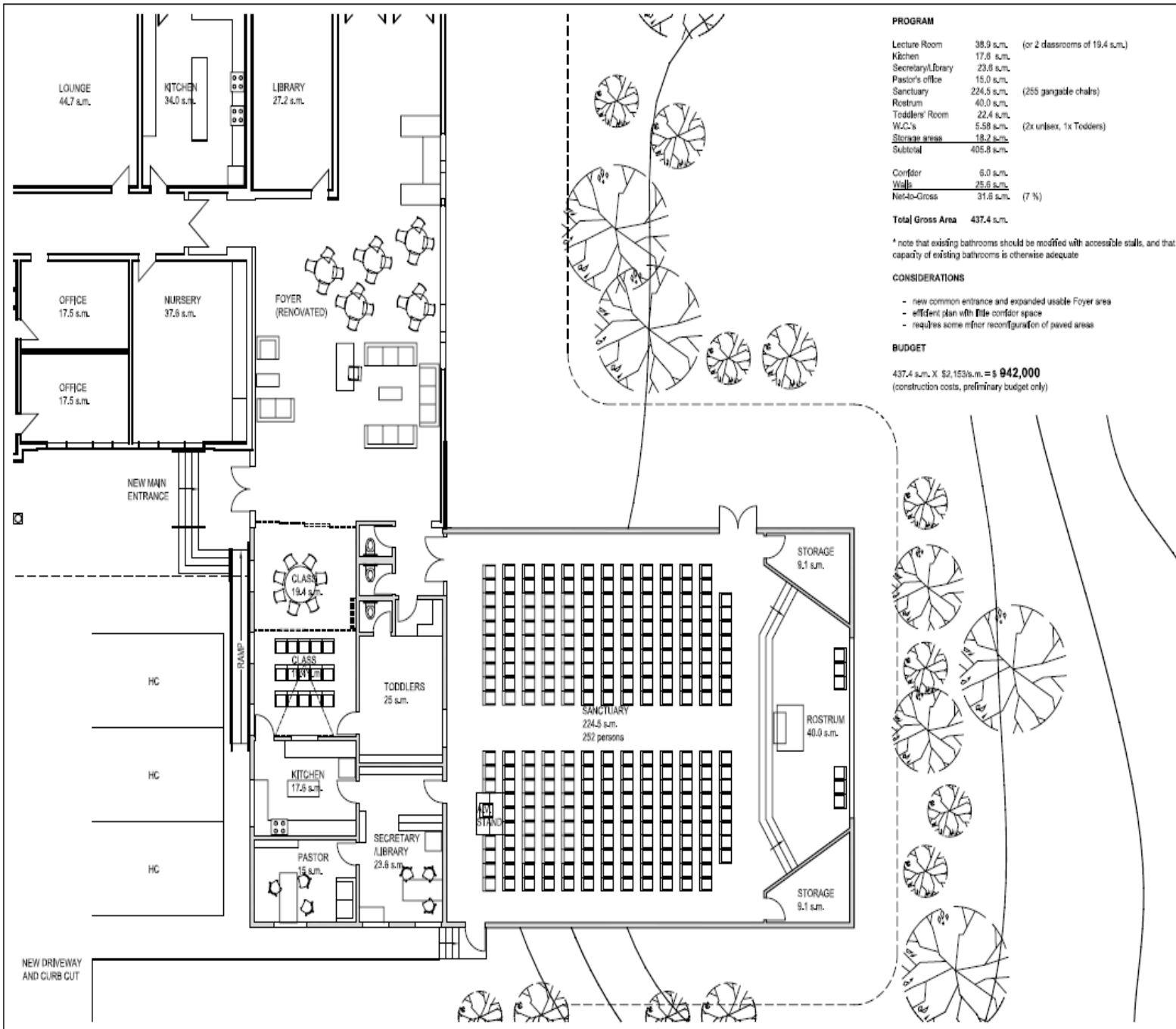
CONSIDERATIONS

- 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)





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) |
| Rostrium | 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)



LATIMER HU architect

410 de la Pléiade | Montréal | Québec | H2W 2E7
(514) 581 5892 | (514) 533 5338 | latimerhu.com

LIME INC. info@limeinc.ca
1514, 262, 6702 1514, 221, 4344 www.limeinc.ca
8187 Herd Avenue, Montreal, Quebec, H2T 2K5, Canada

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| 0 | issued for presentation | 2008-09-06 |
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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