



## ***BUILDING UPDATE TWO***

### Welcome and Thank You

It is over 6 years since work started on realising the vision of the Warnervale Congregation for a new Church. There were times when it was doubtful that the vision would be realised. Invariably, something always happened. It ranged from another donation, Council reversing a decision or the receipt of a grant. All that seemed but a past memory on Friday, 17 March 2017 when the Project reached practical completion and the Congregation assumed responsibility for the building.

When we last reported in August 2016 the building had reached lock up stage. Work continued apace with the building being completed in November 2016. To everyone's frustration it could not be occupied as road works and street lighting were delayed due to ongoing issues with Council. These issues were finally resolved at a site meeting in mid September 2016. As a result of this road works had to be redesigned, a process that was not completed until mid December 2016. Work on the road and car park were delayed by the Christmas shutdown and wet weather. The eight week program to complete these jobs finally got under way in early January 2017. This left the audio visual system. This installation was completed on 4 April 2017.

We again give thanks to our friends and supporters who have not only helped us with prayer but also financially. Your encouragement and support has been greatly appreciated for without it the vision that the Congregation and Presbytery had for this project would not have been realised.

This is the last of our updates.



It's up! September 2016



Rear of Church September 2016



Western side of Church September 2016



Church Entrance (western side) April 2017

## A Word from the Minister

This is the building the Uniting Church across NSW built. The congregation is relieved and excited. Now it will be up to the Warnervale Regional Uniting Church Congregation to make it a Community and Worship Centre. It's a challenging task and we ask for your ongoing prayer and wisdom support. We know that so many things will need to be done differently, some dreams will need to be acted upon and some sacrificed. It is the beginning of a new future.

## Building

In February 2016 we started off with a block of land with more than 2,000 cubic metres of excess dirt sitting on it. This dirt had been dumped there probably 20 years ago by Uniting. We were able to use some of the excess soil to make up levels under the building to the level required for the floor slab. Uniting paid for removing the excess soil. Next we installed bored reinforced concrete piers which varied in depth up to about 3 metres. The floor slab consisting of 150mm slab with 400mm beams on top of the piers was poured and finished to a finish suitable for vinyl flooring. The structural steel frame, which is quite complex for this building, was designed, approved, fabricated and erected in July 2016. Following a period of wet and windy weather the roofing was eventually completed in early September 2016. The other major tasks including external brickwork, Custom Orb metal cladding, internal walls, ceiling framing, electrical, hydraulic, air conditioning and wall and ceiling linings were completed in November 2016. As previously mentioned, completion was delayed due to issues regarding the extent of our liability for road works.



Front view of Church March 2017



Landscaping front of Church January 2017



Worship Area April 2017



Worship Area April 2017

## Finance

The total cost of the project was \$2,859,927 (ex GST). Of this total \$2,840,879 was raised leaving a deficit of \$19,048. Of the income raised \$1,934,909 was donated by other Uniting Churches, \$137,415 was sourced from Grants and the balance of \$768,555 was raised by the Warnervale Regional Uniting Church Congregation including the sale of the existing property in Warnervale Road.

On the expenditure side the building cost \$2,093,618, road works and street lighting \$519,994 and other costs (including the cost of the DA application) \$246,315.

A number of times during construction we were frustrated with the DA conditions imposed Central Coast Council (formerly Wyong Shire Council), as they led to delays and increased costs. For example, in our first update we mentioned that Council were requiring us to widen Warnervale Road to 11 Metres, relocate two power poles at a cost of \$60,000 and keep vehicular traffic on Warnervale Road moving in both directions at a cost of \$82,000. This work would have also required the Telstra box on the corner of Louisiana and Warnervale Roads to be relocated at an estimated cost of \$300,000. Based on our representations, Council accepted that they were responsible for relocating the power poles and not WRUC. Council followed up with a decision to reduce the width of the road from 11 metres to 9 metres with a bus bay, thereby avoiding the need to relocate the power poles and Telstra box.

## Great News!

The independent Certifier issued the Occupation Certificate for the building on Friday, 6 April 2017. The Project Group after 6 years of tireless effort has finally reached journey's end.



Kitchen April 2017



Church Hall April 2017



Foyer and Offices April 2017



Car Park April 2017