

for Beulah

Authorities for the visual frontage of the conserved building from Gilstead Road.

This and other constraints pose some technically challenging problems for the architect as it restricts the location, footprint, height and size of the new extension block. The new extension block has to be blended seamlessly with the old conserved building. At the same time, the charm and character of the existing Beulah building is to be retained. After deliberations, the architect designed a new extension block of 5-storeys with pitched roof together with the conserved building.

Review of Redesign

Session subsequently requested the reconstituted Beulah Project Committee to review this revised design. This study is being done by the Beulah Project Technical Committee

The Committee pays particular attention to the planning, design, costs, material, functionality and maintenance aspects of the various spaces. It has met twice so far. Its recommendations will be submitted to the architect for his comments and incorporation into the plan for submission to the Authorities.

Lee Chee Seng, Project Technical Committee

Thank God for:

Many brethren who responded to help in the Beulah Project

Design and sponsorship by a couple for the Beulah Project bookmarks

Sponsorship by the MF and LF for the cost of the Beulah offering envelopes

Pray for:

Provision of funds for \$1m shortfall

Speedy approval of building plans

Be involved

We appeal for more Lifers to volunteer as reporters, photographers, graphic designers, artists, experts in building & construction trade, etc. Experience God's glory and blessings in rebuilding His house.

The Sums



At the Annual Congregation Meeting on 24 April 2005, Church members approved a budget of \$4.5 million for the Addition and Alteration of Beulah House.

Using preliminary estimates and tentative drawing plans, the key construction components are:

	\$
Sub/Super structure works	1,140,000
Exterior works & finishes	1,316,000
Electrical works & miscellaneous	<u>1,711,000</u>
	<u>4,167,000</u>

This figure excludes professional fees (i.e. architects' fees, quantity surveyors, structural engineers, etc), planning approval fees and government charges, site supervision cost, furniture, soft furnishings, fittings and equipment, cost of relocation of facilities and provision for potential escalation in prices of building materials.

More than \$14,000 a week

The approximate timeframe for the completion of the project is 18 months, starting from October 2005. Based on this, to meet the additional \$1 million difference, the average monthly contribution required is about \$56,000 per month or \$14,000 per week.

Prior to final submission, the present plans are still subject to modifications and changes which may lead to revision of financial estimates.

The Beulah Committee will endeavour to work prudently within the approved budget, but the \$4.5 million initial estimate is likely to be exceeded in view of the scale and works being proposed. A more realistic budget will be presented to the members at the next Annual Congregation Meeting for approval.

Joseph Tern, Financial Controller