



**Renovated  
Facilities Investigation  
Phase 1 Recommendation**

**March 3, 2013**

# Agenda

- The RFI recommendation from Phase 1: table motion
- RFI process
- Basis for RFI Phase 1 recommendation
  - Option scoring results
  - Impact on key objectives
  - Decision regarding 1953 structure
- Review the recommendation again
- Questions
- Motion

# 2012 AGM

- Motion that Council prepare a report and make a recommendation for the renovation of the existing facility, together with a sound plan for financing the improvements, all of which will be approved by the Congregation prior to the commencement of any project. CARRIED

# Renovated Facilities Investigation

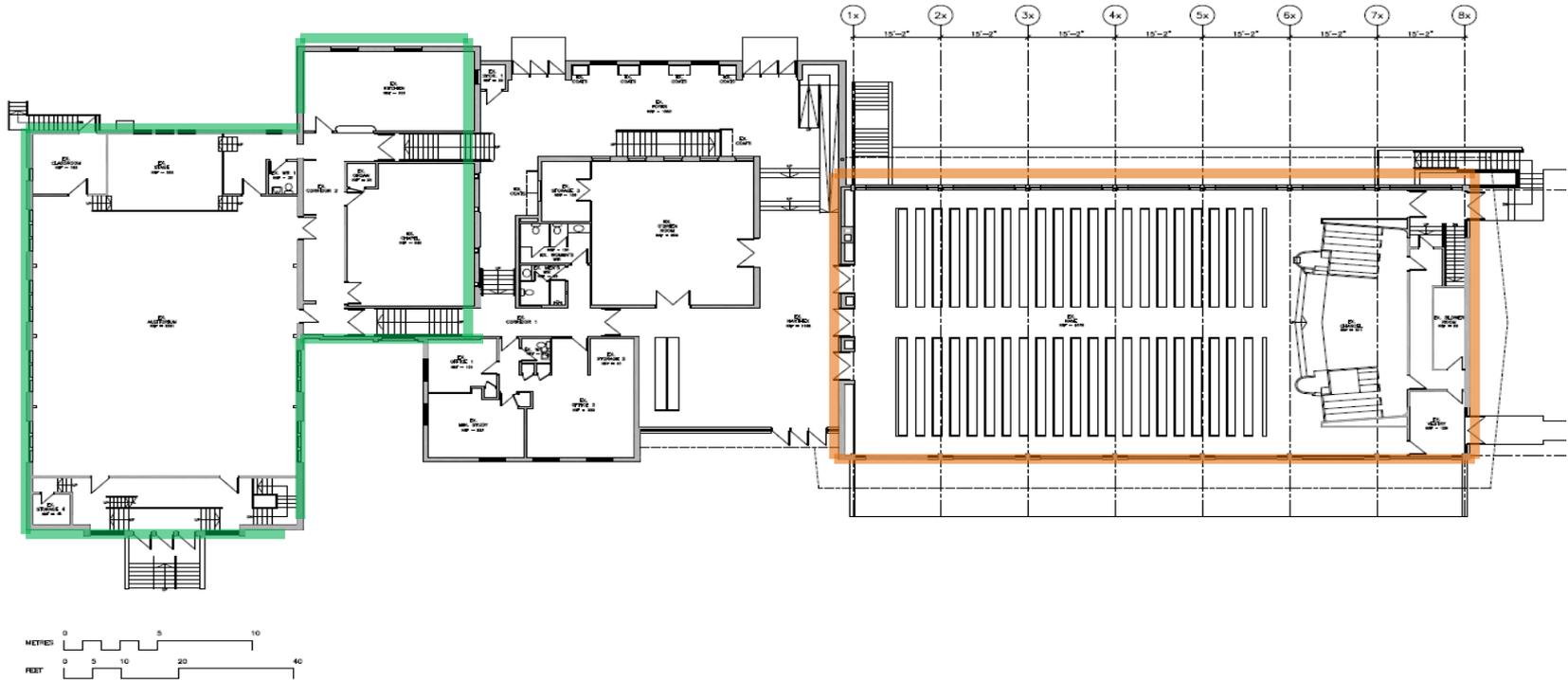
- A Renovated Facilities Investigation (RFI) team was formed by Council,
  - headed by Stan Harvey
  - communication assistance provided by June Wright.
  - John Zinkie attended as a resource person
- As of February 2013 the committee members were Fran Clutton, Cathy Greven, Gord Gilmore, Bill Carr, Mat Ardron, and Leah Driscoll.
- Reverend Michael Brooks and Pat Gilmore as chair of Council served as ex-officio members.

# RFI Split Into 2 Phases

At the December 2012 Council meeting the following motion was passed:

- The RFI mandate be divided into two phases:
  - Phase 1 would recommend a conceptual option and ball park cost consistent with the current RFI mandate. The conceptual option and cost estimate would be presented to Council and the Congregation.
  - Subject to endorsement, RFI phase 2 would then develop a detailed plan and cost for the chosen option. Phase 2 would involve detailed drawings, engineering input, and firm cost estimates.
- This proposal ensures that money is not spent on drawings without a reasonable chance of congregational approval

# Terminology Used in the Proposal



1953 structure

Central structure

Sanctuary structure

# RFI Motion

Based on the RFI phase 1 conceptual recommendation, (*next slides*) RFI should proceed with phase 2 to obtain detailed design, drawings and costing.

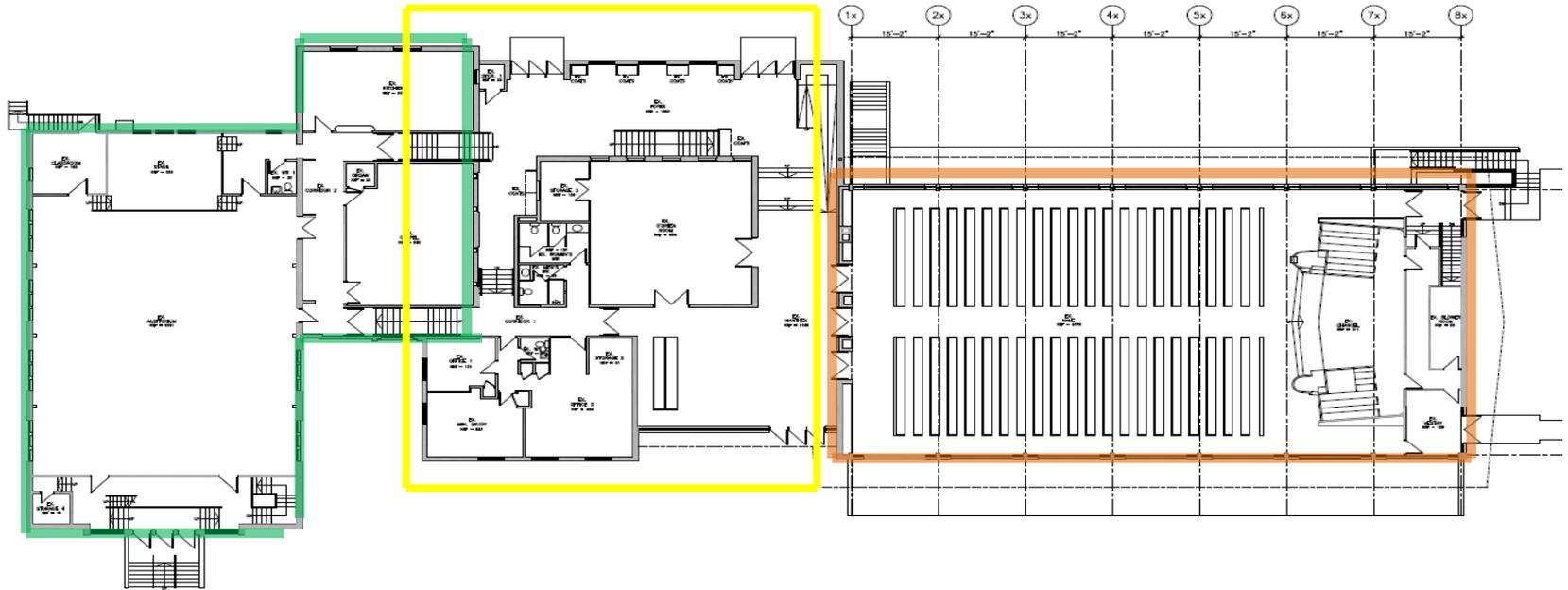
# RFI Phase 1 Conceptual Recommendation

- Remove the 1953 structure
- Retain as much of the central structure as is prudent
  - Larger gathering space in Narthex
  - Accessible washrooms and family washroom
  - Large space for 200 seated
  - New Kitchen or kitchenettes on each level
  - One elevator for accessibility to 2 levels plus vestibule
- Sanctuary structure lower level improvements

# Costs

- Rebuild or Refurbish Central Structure
  - \$2 M (for 2 level central building plus parking lot entrance level, 1953 structure demolition)
  - \$600k to remediate lower sanctuary level (same as NFI)
  - total \$2.6M

# Terminology Used in the Proposal



1953 Structure

Central Structure

Sanctuary Structure

# RFI Process

- Data gathering and issue identification
- Conceptual option identification and cost estimation
- Conceptual option scoring
- Identification of additional features to compliment the chosen option
- Recommendation

# Data Gathering & Issue Identification

- Property Health
  - Roofs – leaks, eaves troughs
  - Exterior doors/windows
  - Chimneys
  - Exterior stairwells, sidewalks
  - Air conditioning – heating system
  - Kitchen improvements
  - Electrical upgrades
  - Air quality

# Data Gathering & Issue Identification

- Property Usage
  - Gathering space less than adequate
  - Lacking versatility of room usage and under usage
  - No place for parents to take children during service for privacy yet still hear the service
  - Need Quiet room
  - Promotional and display areas are less than optimum
  - Inadequate storage
  - Poor navigation – inside and outside
  - Poor noise containment
  - Dedicated space optimization

# Data Gathering & Issue Identification

- Accessibility
  - Accessible washrooms
  - Access among 5 floors is an issue:
    - lower levels only accessible by stair-lift (next slide)
    - complex navigation among levels
  - Chancel accessibility
  - Exterior access to building
  - Multi-inclusivity – inclusive to all
    - visual, auditory, mobility

# Platform Lift

- Was a good option at the time it was chosen
- However it was at the limit of its design for size and number of elevations serviced
- Is now prone to break downs
- Is not usable by an untrained user
- Challenging for people in walkers or using a cane
- It cannot handle the weight of larger electric wheel chairs
- Can cause some dignity concerns
- City of Burlington Accessibility Design Standard (2011) says:
  - “use of a platform lift is not recommended”
  - “lifts tend to segregate persons with disabilities “
  - “independent access is often compromised”
  - Lifts “shall be linked by an emergency call system to a monitored location within the facility”

# Data Gathering & Issue Identification

- Energy
  - UCC is deeply concerned about global warming and the ethical and moral usage of energy
  - Minimize carbon footprint
  - Energy efficiency
  - Heating upgrade for an 8 year Return On Investment
  - Renewable energies (solar panels) towards self-sufficiency

# Data Gathering & Issue Identification

- Demographics
  - Aging population
  - Also young families and youth
- United Church of Canada trend is declining attendance
- PNUC offerings in recent years are increasing

Some people view this data as a reason to be pessimistic; others are optimistic

# Range of Options Considered

- Minimal repairs
- Maintain the current building envelope and room layout
- Maintain current building envelope and modify the room layouts to get additional multi-function space including accessible and family washrooms
- Maintain current building envelope and modify the floor elevations so that there are only two main levels.
- Remove 1953 structure and optimize central structure

# Conceptual Option Scoring

- The evaluation process is based on a proven approach for selecting options
- Attributes are identified based on PNUC values and 4 priorities assigned for a renovation
- A scoring system is developed for each attribute
- Attributes for each Option are scored
- Assess which attributes are “key”
- Identify which option best achieves “key” attributes

# Attributes (part 1)

## 1. Space flexibility

- 1.1 Availability of space to meet current identified needs
- 1.2 Availability of space to meet unknown future needs
- 1.3 Noise level (noise levels between adjacent locations)
- 1.4 Building construction impact on future space re-arrangement opportunities

## 2. Accessibility

- 2.1 Extent of compliance with Burlington Accessibility Design Standard (BADS)
- 2.2 Open Accessibility

## 3. Energy efficiency

- 3.1 Energy efficiency
- 3.2 Visibility of Greening; setting a stewardship example

## 4. Kitchen functionality

# Attributes (part 2)

## 5. Cost

- 5.1 Average Cost (Total Annual Cost)
- 5.2 Peak Annual cost
- 5.3 Revenue opportunities

## 6. Visibility

- 6.1 Visual effect from the streets

## 7. Parking

## 8. Maintainability

## 9. Safety and Security

- 9.1 Confidence of office staff in their safety
- 9.2 Fire safety implications
- 9.3 Air Quality

# Basis for RFI Phase 1 Recommendation

## Impact on 4 Key Objectives

- Accessibility  
Value: Being inclusive;  
2012 Goal: Every person is able to physically access every space in our building independently;  
Confirmed as significant by congregation in Nov. 2012 at town hall meeting
  - Proposal is largely accessible per BADA (2011)
  - Offices are more visible (easier for visitors to find)
  - Would allow a lunch to be offered during food voucher pick up. Not practical now due to accessibility limitations of upper auditorium
- Space flexibility: incorporates flexibility for current and future use
- Kitchen function: improves kitchen functionality
- Energy efficiency: incorporates some energy efficiency improvements related to removal of the energy inefficient 1953 structure and related to upgrades in the central structure and lower level of sanctuary structure

# 1953 Structure

- The building was visionary at the time it was built
- Many people relate to the history of the 1953 structure including baptisms, marriages, funerals, social gatherings, celebrations
- It has served PNUC well as a sanctuary and later as a multi-function hall

# Alternate Option: Not recommended

## Retain 1953 structure

- Add one elevator in 1953 structure
- Repair concrete stairs
- Repair damaged areas in parking lot
- Accessible washroom in central structure
- Install a ramp from parking lot level to lower level of 1953 building (the feasibility of such a ramp needs further confirmation)
- Additional features if funding permits:
  - second elevator connecting sanctuary to lower level

# Implications of Option to Retain 1953 structure

- No energy efficiency improvement
- No kitchen functionality improvement
- Has some accessibility improvements in the original structure
- Platform lift is not recommended in BADS
- Incorporates no additional flexibility

# Retain 1953 structure

## Costs

- In the range of \$200,000
- These costs need to be validated
- No allowance for “surprises” that are likely with an old building (designated substances)
- Professional opinion is that investing in the 1953 structure is not good value for money

# Issues with the 1953 Structure

The building has significant maintenance and repair challenges (Byrne Report)

- Leakage through foundation (kitchen, west side of lower auditorium) – no weeping system
- Flat roof well beyond design life
- Sealants and caulking in building envelope have never been replaced – well beyond design life
- Except for lower auditorium east side windows (replaced in 1998), other windows are original single pane – in poor to fair condition
- Washrooms are not in compliance with OBC 2006 or BADS
- Steep ramp in lower level auditorium is not suitable for wheel chairs and is only suitable for equipment
- Heating system and radiators in fair to poor condition. Once components start to fail, a cascading effect may happen (>\$150k)
- Electrical distribution system is original and obsolete

# Issues with the 1953 Structure

The building has significant accessibility challenges:

- Was built to 1953 codes and accessibility was not a consideration
- Two levels that do not align with the three levels of the newer structures (sanctuary and central building) resulting in 5 levels in total.
- The platform lift which connects all five levels was a novel solution when installed but is no longer recommended as a suitable option for those who cannot use stairs or ramps.
- To make all five levels accessible in accordance with current requirements, two ramps (if possible) and two elevators would be required.
- Extensive washroom upgrades would be needed.
- Even so, access throughout the building would be challenging.

# Review Recommendation Again

# RFI Phase 1 Conceptual Recommendation

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# Questions

# RFI Motion

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# Values

**A Sense of Community:** Community was fundamental to early Christians and to the development of the early church. So it is at Port Nelson. A strong sense of community permeates Port Nelson. Jesus said, “Where two or three come together in my name, there I am with them.” (Matthew 18:20) In the many ways in which we gather in community, Christ is present with us. At Port Nelson we believe that everyone has gifts to share. “There are different kinds of gifts, but the same spirit.” (1 Corinthians 12:4) Using our gifts demonstrates the Spirit of God at work and contributes to a sense of community.

**Being Inclusive:** At Port Nelson we welcome everyone to participate fully in the life of the community, no matter their age, race, gender, culture, belief, ability or sexual orientation. As followers of Jesus we believe that we are part of the body of Christ. The apostle Paul said that “the body does not consist of one member but of many” and all are indispensable. (1 Corinthians 12:14, 22-26)

**Caring:** Caring for one another is important and vital at Port Nelson. We seek to follow Jesus’ encouragement to “Do to others as you would have them do to you.” (Luke 6:31). We also follow the direction in 1 John 4:11 that, “Dear friends, since God so loved us, we also ought to love one another.” The realization that we are loved inspires us to love one another. We are blessed. We share this blessing with others in the way we care.

**Growing Spiritually:** We recognize at Port Nelson that each one of us is on a journey through life and that many people have a deep desire to grow spiritually. We believe that this growth happens in many ways through worship, prayer, study, service, action and more. The prophet Isaiah said, “See I am doing a new thing!” (Isaiah 43:19) With eagerness we continue to anticipate many new ways that we can help one another grow spiritually.

**Meaningful Worship:** “Sing to the Lord a new song... Shout for joy to the Lord, all the earth, burst into jubilant song with music; make music to the Lord.” (Psalm 98) Worship is important! At Port Nelson worship is more than just a Core Value. It is a way of life. Through inspiring word, uplifting music, thoughtful prayer, poignant silence and in other ways we experience the Spirit of God in our midst.

**Reaching Out:** Jesus encouraged his followers to “Feed my sheep.” (John 21:17) Since its beginning, Port Nelson has been reaching out, giving resources, time, money, and skills to support those in need. We strive to follow the words in 1 John 3:18 that we should “not love with words or tongue but with actions and in truth.” We are ready to discover, encourage, and support new ways of sharing God’s love.

# Additional Background Sheets

# History

- AGM 2010 – concern over degradation of many areas of the building
- Engineering study done of building condition
- Ad Hoc study to look at tearing down or refurbishing the 1953 structure: recommended consider other options
- AGM 2011: New Facilities Investigation formed to make a recommendation for the rebuilding of a new and improved facility (East of the existing sanctuary), together with a sound plan for financing the improvements

# Identified Concerns

The four main items of concern or need regarding the physical space which were consistently expressed by a large majority of the congregation are:

- to be accessible to all,
- to be energy efficient (good stewards),
- to have spaces which can be used by many different groups (fewer designated spaces) and
- to have a good working kitchen as we love to eat together as a church family

# New Facility Investigation

- McCallum Sather Architects Inc. developed a master plan, a conceptual design and proposed costs associated with the plan
- Jan 2012 congregational meeting expressed that perhaps we as a church had not fully investigated renovating our existing space as a means of reducing the costs associated with a new structure

# Additional Features

## Improvements Under Sanctuary

- optimize space usage under main sanctuary / reconfiguration of stairs; accessible washrooms
- new wider fireproof steel doors with windows under sanctuary
- replace drywall and ceilings where no longer serviceable after construction
- meeting rooms in lower sanctuary level
- sound-proofed room for choir under sanctuary
- improve acoustics in rooms under sanctuary

# Additional Features

- Increased parking; parking lot repair
- Improve visibility of main entrance
- Improved signage (interior and exterior)
- Improved staff safety
- Library on upper level if possible
- High efficiency heating system (pay back in 8 years at current gas rates)
- Passive solar in renovated parts
- sloped roof
- Solar power (if approved);
- Nursing area
- Skylights in narthex if feasible
- Quiet space
- Crying room if possible
- Replace damaged concrete stairs
- Improved fire protection system
- Storage space for choir and groups

# Additional Features (Funding Permitting)

- Permeable parking lot to manage storm water runoff (as in NFI)
- Waste building, garden shed (as in NFI)
- Air conditioning (as in NFI)
- Natural gas kitchen stoves
- Re-use of grey water
- Bike racks
- Labyrinth in the floor
- Native plants
- Feature window lighting to reduce energy use

# Future

- Design central structure so that if needs change in future and funding is available a community center or hall could be added to east central structure
- Accessibility of chancel can be a separate project (ramp)
- Lower side windows on sanctuary need to be replaced in a few years.
- The current proposal does not require flexible seating in the sanctuary. This can be considered as an option if needs change.

# Scoring

- For each attribute, questions are defined to assess the range of outcomes covering:
  - Not compliant with minimal codes
  - Minimal acceptable performance
  - Moderate improvements
  - Ideal situation
- Scores range from 0 (unacceptable) to 5 (ideal)

# Typical Scoring Questions.

## Example: 2.1 Extent of Compliance with Burlington Accessibility Design Standard (BADs)

- The City of Burlington will not issue a building permit for renovations unless additional accessibility measures are included in the plans. Score = 0
- The building is considered to be grandfathered and does not comply with BADs in multiple areas. Score = 1
- The building areas that are most frequently used by the public are fully compliant with BADs. Score = 3
- The building is fully compliant with the letter and spirit of BADs. Score = 5

# **Basis for RFI Phase 1 Recommendation**

## **Option Scoring Results**

Attribute Group	Attribute	Scores								
		as is	Option 9	Option 12	Option 3	Option 7	Option 8	Option 2	Option 4	
1. Space flexibility	1.1 Availability of space to meet current identified needs	3.5	3.5	2	2.5	2.5	2.5	2.5	4.5	
	1.2 Availability of space to meet unknown future needs	2.5	2.5	2	3.5	4	4	4	4	key attribute
	1.3 Noise level (noise levels between adjacent locations)	1	1	4	4	4	4	4	4.5	
	1.4 Building construction impact on future space re-arrangement opportunities	1.5	1.5	1	2	2	2	3.5	4.5	key attribute 45

Attribute Group	Attribute	Scores								
		as is	Option 9	Option 12	Option 3	Option 7	Option 8	Option 2	Option 4	
2. Accessibility	2.1 Extent of compliance with BADS	1	1.5	4.5	4.5	4.5	4.5	4.5	4.5	key attribute
	2.2 Open Accessibility	1	1	2	3	3	4	4	4	

Attribute Group											
		as is	Option 9	Option 12	Option 3	Option 7	Option 8	Option 2	Option 4		
3. Energy efficiency	3.1 Energy efficiency	3	3	4	4	4	4	4	4	4	key attribute
	3.2 Visibility of Greening; setting a stewardship example	1	1	4	4	4	4	4	4	4	
4. Kitchen functionality	4.1 Kitchen functionality	3	3	3	5	5	5	5	5	5	key attribute

Attribute Group										
		as is	Option 9	Option 12	Option 3	Option 7	Option 8	Option 2	Option 4	
5. Cost	5.1 Average total annual Cost (in \$)	210k	215k	100k	100k	100k	100k	100k	100k	Significant attribute
	5.2 Peak total annual Cost (in \$)	570k	575k	380	400	400	400	400	<<400	
	5.3 Capital Cost	0	150k - 190k	1.8-2m	2m-2.5m	2m-2.2m	2m-2.5m	2.6M	2.5M	
6. Visibility	6.1 Visual effect from the street	4	4	3	5	5	5	5	5	
7. Parking	7.1 Parking accessibility	1	1	0	4	4	4	4	3	
8. Maintainability	8.1 Ease of maintenance	2.5	2.5	3	3	3	3	3	3	
9. Safety and Security	9.1 Confidence of office staff and users in their safety	1	1	4	3	4	4	4	4	
	9.2 Fire Safety	2	2	4	4	4	4	4	4	
	9.3 Air Quality	3	3	4.5	4.5	4.5	4.5	4.5	4.5	

Attribute Group								
	as is	Option 9	Option 12	Option 3	Option 7	Option 8	Option 2	Option 4

no change

repairs plus one elevator; sanctuary not affected

like 7 with old building retained and repurposed for non church uses

Option 2 retaining the central structure

same as 8 without improved entrances

visibility of entrances; 3 levels; big flexible space that is sound-proofed

NFI with less meeting space for 85 seated

no change to sanctuary seating; new hall on same level as sanctuary; 4000 sq ft hall

# RFI verses NFI

- RFI cost could be 60 to 70 % of NFI (to be confirmed)
- Main level 6,400 vs. 10,000 sq ft
- Lower level 5,000 vs. 4,300 sq ft plus unused shell space of 5,551 sq ft
- Fellowship hall may not be on Sanctuary level
- Some features are optional in RFI and included in NFI (e.g. air conditioning)