

**KCI Report:** As you know, the parish hired KCI (Ketchum Canada Inc.) to conduct a feasibility study to assess the parish's capacity to raise \$1.1 million to build a new hall. The estimated cost of the proposed new building is \$1.5 million, \$400,000 of which would come from a commercial housing development on part of the site along Maitland St. The report was presented to parish council on Tuesday. KCI reports that the parish appears to have the capacity to raise \$1.1 million, and recommended that we proceed with a fund-raising campaign and undertake the necessary next steps. The report indicated that there are significant questions about the commercial element that would need to be addressed immediately before we could proceed. It emphasized that the new design needs to make enough provision for parking, and that it would be important to have people from the parish to take on the leadership of the project and its ongoing management over the long term. It was a very positive report.

**A new option for the current hall:** Many of you will remember that the Jost report, commissioned by the parish in 2006 and undertaken by the architect Harry Jost indicated that the current hall is fundamentally sound and can be restored. The high-end estimates given for a complete refurbishment were in the range of \$800,000, including major upgrades to plumbing, electrics, new roof and drainage, and a complete restoration of the end of the hall closest to the Church. It was the high projected cost of restoration that led us to proceed with plans for a new hall and the commissioning of KCI. Also, if the costs of a new building and restoration were to be comparable, it seemed more likely that we could raise the money for a new hall than the restoration.

However, over the past few weeks another option for the restoration of the current hall has been put forward. Repair work on the hall was undertaken in early December, owing to workers being available due to the relatively open winter weather we have had so far. As this work progressed, it made sense to have another look at the recommendations in the Jost Report to determine how far this remedial work could go. A proposal was developed that would address three main priorities – DRY, SAFE and CLEAN. In light of the parish's current financial limitations, the new offer had to include the necessary funds to address these three priorities immediately. This offer includes projects that could be done both immediately and over the next number of years as time, weather, and resources permit. This work would include dealing with most of the drainage issues around the hall, and the repair and re-shingling of the current roof along with new fascia and gutters. This proposal also includes safety-related work (e.g. a fire suppressant system in the kitchen), repairs to heating ducts in the hall, repairs to some of the visibly deteriorated exterior shingles, new windows in three of the offices and a new oil tank. With the work of people with a variety of skills and various sub-trades, a significant amount of the work required by the Jost report could be accomplished over the next few years, at no cost to the parish. The work that has already been accomplished this winter to improve the parish office, the rector's office, the music director's office and the drainage issues suggests that this approach can work. The parish has also received a grant of \$37,000 to be

available over the next two years to purchase a new stove, new fire doors for the hall, and to construct a wheel-chair ramp for the hall (from Maitland St).

**The Way Forward:** With this very different situation before us, parish council decided on Tuesday not to proceed further with working toward a new hall, and rather to turn our attention to repairing and upgrading the current hall. It was also decided to put together a design committee immediately which would consider overall plans for the hall and grounds, and to seek the assistance of an architect at the appropriate time to help to develop this plan. This overall plan will complement and supplement the work undertaken by others (the dry, safe, clean category). The goal will be to make the current hall more accessible and functional (work to the kitchen and main hall for example), as well as more attractive and welcoming. We need to have a plan which will show that these goals are achievable in a repaired and restored hall. This will also be critical in enabling us to raise the necessary money to accomplish the project. Although this new proposal significantly decreases the cost to the parish of repairing and refurbishing the current hall, the parish will still need to raise funds to upgrade the entire facility fully. We will also apply for other grants that can assist the necessary work.

We have moved in this direction because it looks as though we will be able to have a building which meets our needs for significantly less cost than either the Jost report indicated or the cost of a new build. This is good stewardship of our resources. However, we will still have a lot of work to do to make this project a successful one.

This will be a surprising development to many. Some people will be disappointed because the new hall proposal was both attractive and inspiring. However, there would have been a great deal of work to do, money to raise, and many uncertainties. It is clear that there is a general dissatisfaction among parishioners with the current hall, and a sense of the need to do something which is not only functional but also attractive in refurbishing it. Some people will regret that we spent money on the KCI report, only to change direction. However, the KCI and Jost reports cost a comparable amount (though we had a grant for 50% of the Jost report), and these two reports have given the parish the information we have needed to come to a decision. Also, the work which we have undertaken to plan for a new hall is part of what led to the proposal we now have to repair and refurbish the current hall.

We plan to have a meeting after Church next **Sunday, February 5**, to speak about the plans to repair and refurbish the hall. Mary Martin, who is both a parishioner and a Vice-President of KCI, will speak to what we have learned from the KCI report that can help us to make plans for raising a smaller amount of money for the refurbishment of the current hall. Jens Jensen will speak in more detail about the work to be undertaken. This meeting will be an opportunity for parishioners to ask questions and raise concerns. This will help to guide our next steps.