

Summary of Discussion



“Moving with the Winds of God”

Buildings & Grounds Conversation

January 29th, 2025

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Agenda

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AGENDA

- 2:00pm Opening Remarks - Gary (5 mins)
- 2:05pm Opening Prayer - Christine (5 mins)
- 2:10pm Open Space Technology - David (10 mins)
- 2:20pm Key Findings from Building Depreciation Report - Gary (15 mins)
- 2:35pm Discussion on Key Issues/Components from above (30 min)
- 3:05pm Open Space Discussion Groups (30 min)
- 3:35pm Reconvene, Next Steps (20 mins)
- 3:55pm Wrap Up & Closing Prayer (5 mins)

Next conversation: Wed. Feb 19, 6:30pm (after Holden and dinner)

POINTS TO HELP FRAME DISCUSSION

Depreciation Report recommended actions for next 3 years:

CHURCH	HALL
Foundation repairs - \$5000	Repair/replace exterior cladding, Phase 1 - \$43,000
Cladding and masonry repairs -\$20,000	Repair soffits - \$3500
Cement siding repairs - \$3000	Replace failed glazing and damaged windows - \$6600
Stain/coat cedar cladding - \$8000	Replace roof membrane - \$194,000
Exterior sealant replacement - \$3000	Replace eavestroughs - \$30,000
Replace wood-framed windows - \$107,000	Replace ceiling fans - \$15,000
Update furniture - \$12,000	Replace hydronic heaters - \$21,000
Remove non-functioning hydronic heaters - \$10,000	Electrical system infrared scan - \$4000
Upgrade fire alarm panel - \$16,000	Soft landscaping allowance - \$2000
Soft landscaping allowance - \$5000	New Depreciation Report - \$7000
New Depreciation Report - \$7000	
TOTAL: \$196,000	TOTAL: \$326,000

COMMENTS:

1. DR provides recommendations, not direction. It is intended to help clients plan and budget for work important to them.
2. DR authors make no assumptions about client priorities. Aesthetic recommendations (update furniture) are given equal weight with structural repairs (replace windows).
3. Some recommendations are “just-in-case” (soft landscaping).
4. For above reasons, ignore financial scenarios in report
5. We have time for prayerful discussion to establish our priorities and plan our actions.
6. The DR report recommendations do not “improve” our buildings. Completion of all the recommendations would not provide heat to the Upper Hall or improve the Narthex kitchen

DIOCESAN DIRECTION:

From Bishop Anna's letter on the sale of St. Dunstan's property:

“Decisions about how best to steward our properties are neither simple nor straightforward ... Our strategy has been and will continue to be deliberately iterative. All the ideas that our communities generate regarding potential building projects need to be tested in the community and need to consider municipal policy, our limited capital, and the exorbitant price of renovating and building.”

NOTES from flip chart paper

1. What kind of funds do we have?
-Rectory fund/Endowment funds – check - \$450,000?
2. Report identifies details that we don't recognize
-Non-invasive risk-based approach
3. Do we need to replace funds we use from investments?
4. Can we do some of it ourselves. Are there constraints?
5. Establish St. George's priorities: risk based
6. Maintenance issues
7. Orchard – maintenance plan – avoid costly repair
8. Michael M – look at 10yrs duration
manageable yearly. Hall is a lot more expensive. Hall is a major issue!
9. Keyless – doors – locking system

TOPICS

1. Priorities for church – John O
2. Hall – Cedric
3. Community Vision – Bruce
4. Grounds – Terry

List of Attendees:

David Stuart

Gary Fisher

Marion Parker

Kathleen von Kanel

Terry Carroll

Cedric Trueman

Reed Smith

Ian Grant

John Oldale

Sheila Hofmeyr

Leslie Glazier

Michael Murgatroyd

Joy Warkentin

Marion Strohshein

Susan Smith

Lawrence Saracuse

Jennifer Handley

Bruce Winter

Tree Risks

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CONVERSATION REPORT

TOPIC Title: Tree Risks

CONVENER / HOST: Terry Carroll

DESCRIPTION: Long-term risk re: Fir grove

PARTICIPANTS: Susan Smith

Summary of discussion (3-4 sentences):

-Potential longevity of.

-Currently possess current arborist report (have had 2 removed in past 18 months).

-Risk falling on building, 20 trees tagged (by arborist).

-Insurance, church covered.

-Balance of beauty vs safety.

Ideal – continue regular monitoring.

++Risks – identify “windows“ basket

Due for another arborist in 2025.

Prioritizing items (church only) by time

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CONVERSATION REPORT

TOPIC Title: Prioritizing church items from DR

CONVENER / HOST: John Oldale

DESCRIPTION: **What things need to be done soonest and what things later – make a time priority list (referring to the depreciation report.**

PARTICIPANTS: Marion Parker Sheila Hofmeyr
Gary Fisher Leslie Glazier

Summary of discussion (3-4 sentences):

Parameters for prioritizing: identifying urgency; bang for the buck; easy vs hard; legal requirements; “order of work“ planning; cost savings over time; potential for grants and cost reduction (e.g. BC Hydro)

TO DO:

- 1. Check for more items in DR (up to 6 years) and more info - John**
- 2. Research grants availability – Leslie**

Initial priorities:

- 1. Upgrade fire alarm panel**
- 2. Keyless entry system**
- 3. Stain/coat cedar cladding**

John – cladding & masonry repairs, foundation repairs, cement siding repairs

Leslie – risk of not removing non-funtional heaters

How do we turn St. George's into the focal point of the community

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CONVERSATION REPORT

TOPIC Title: **How do we turn St. George's into the focal point of the community**

CONVENER / HOST: **Bruce Winter**

DESCRIPTION: **St. George's could be the focal point of this community. This could generate funds to support operating costs of explore capital for future resources/buildings.**

PARTICIPANTS: David Stuart Ian Grant
Jennifer Handley Marion S.

Summary of discussion (3-4 sentences):
-Need a vision of who we are in Cadboro Bay

-Being available/nurturning/healing

-Community plan idea/concept to make Maynard @ centre of the community

-Raise profile of St. George "WIN-WIN"

-The Connection before COVID – re-start

-Spring Fair & Christmas Fair

-How do we draw in the the community

-Outreach/need – need to communicate

-What the needs of this community

The future of the Hall

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CONVERSATION REPORT

TOPIC Title: The future of the Hall

CONVENER / HOST: Cedric Trueman

DESCRIPTION: Do we undertake the necessart repair/replacement work?
Or do we demolish the hall? Does rental income bring in enough money?
E.g. ACA

PARTICIPANTS: Reed Smith Joy Warkentin

Lawrence Saracuse Michael Murgatroyd

Part time:

Sheila Hofmeyr Ian Grant

Leslie Glazier Gary Fisher

Summary of discussion (3-4 sentences):

1. Direct parish use of the hall is minimal

2. We'll need to have a long-term ACA lease. ACA pays tenant improvements

3. What is the rental potential in addition to ACA & others?

4. What is the seismic rating in the hall? What cost to improve? Report is needed!

5. Asbestos in the hall? Cost to remove?

6. If keeping the hall is not financially feasible, what is the demolition cost?