

Amalgamation and Reimagining

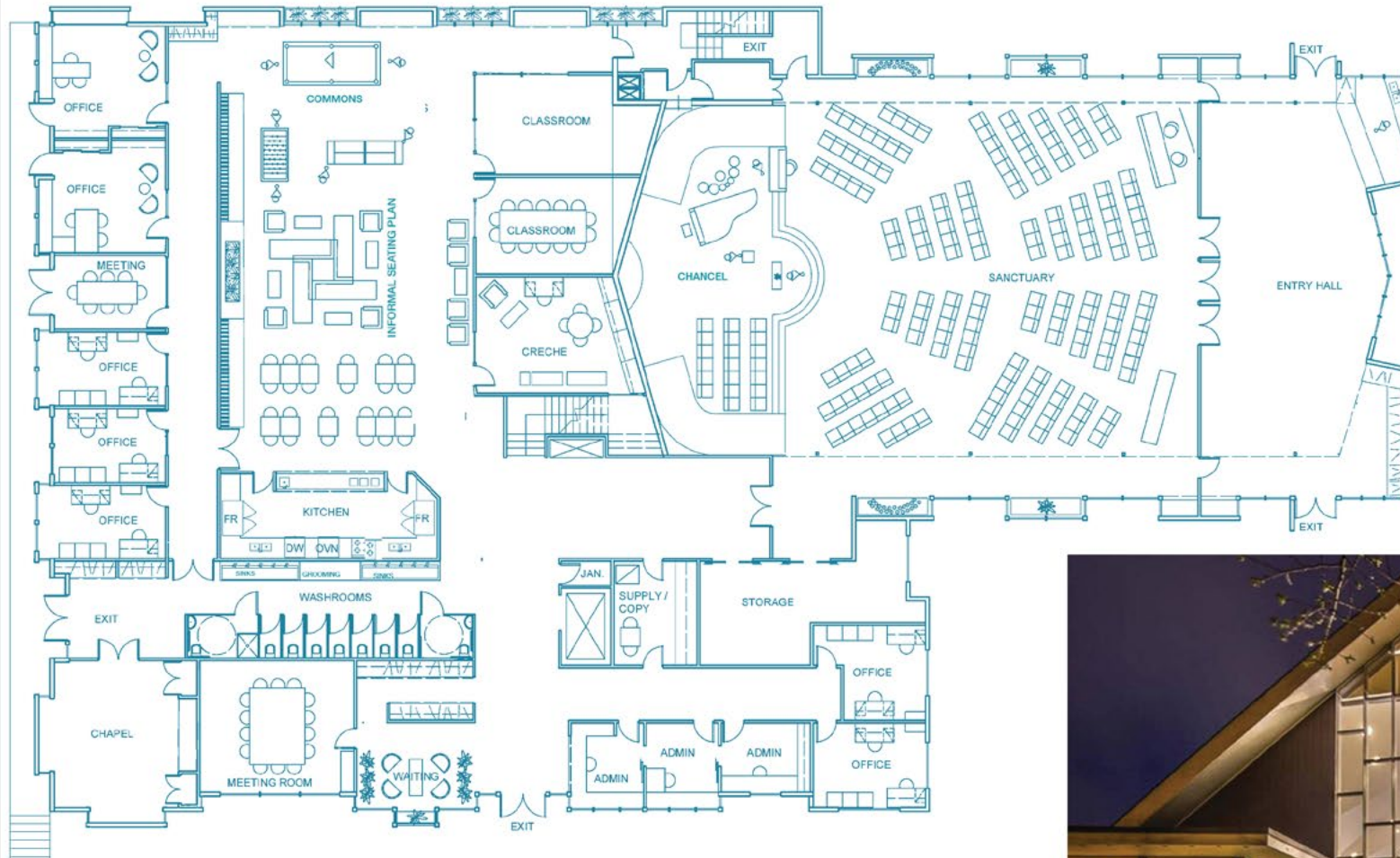
a design proposal to the congregation

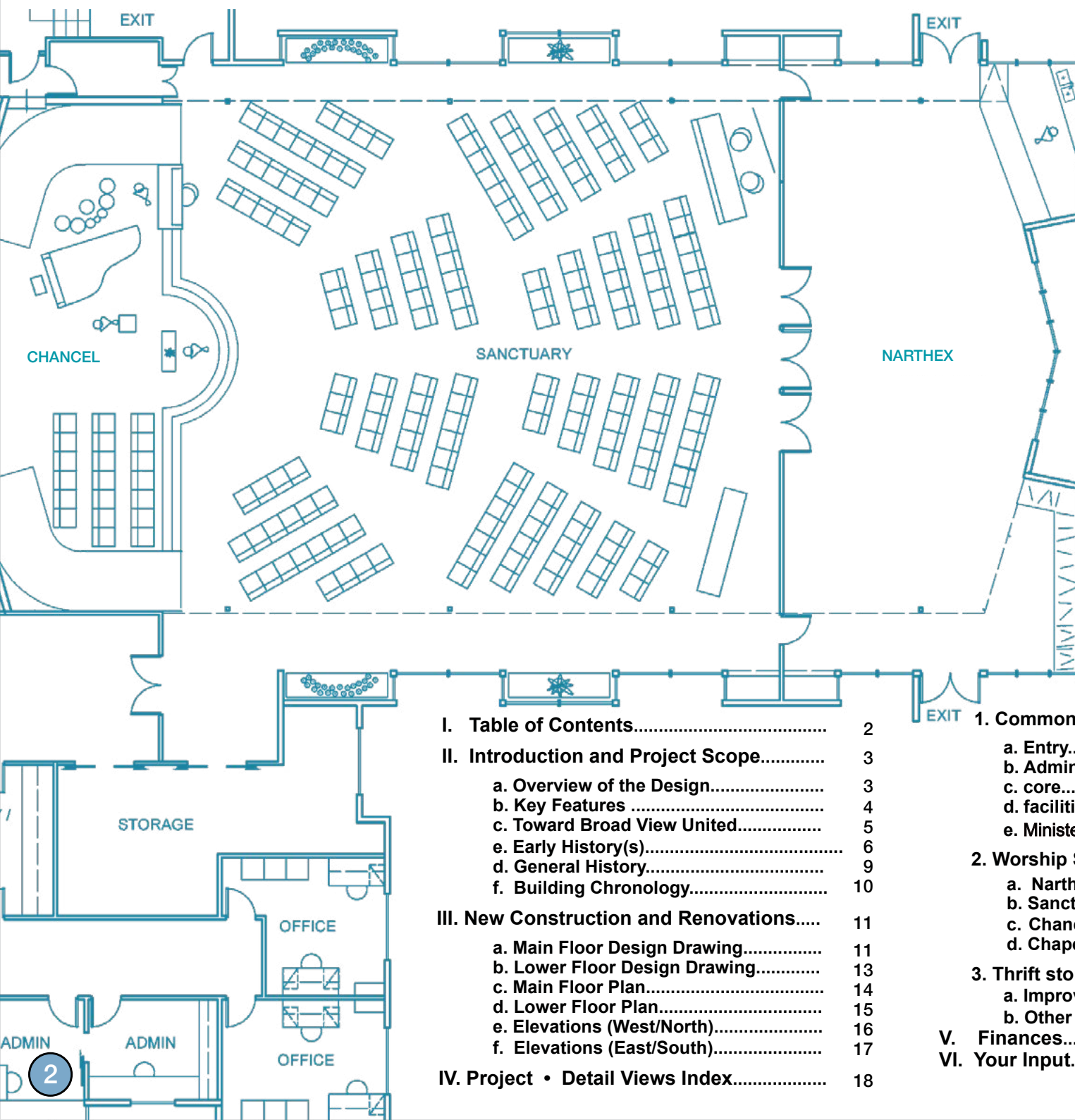


Broad View
UNITED

Submitted by:
The Building
Reimagining
Committee

December 2020





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Part II: Introduction and Project Scope



Overview of the Approach to the Design

The proposed design for the renovation of the Cedar Hill Cross site for the newly amalgamated Broad View United will build on the excellent maintenance that the facility has benefited from over the years. The intent of the renovation is to create spaces that will meet the needs of the new congregation today and into the future.

As a foundation for this design work, in the Spring, the Building Reimaging Committee received very thoughtful input from the congregation regarding their desires for the worship and activity spaces in Broadview United.

All of the main design points raised by the congregation fit within Broad View United's core values:

PROGRESSIVENESS

- Our goal is to create spaces that work for today's highly varied needs but also the needs of the congregation over time.
- Where possible, within the constraints of the amount of work that can be done, we need to emphasize green technology be it LED lights, better insulation, etc. and install high quality technology (sound, internet, visual, etc.).
- While the building was carefully designed and created and has been lovingly maintained, there is a need to update it for safety through seismic improvements, the installation of a sprinkler system, and compliance with today's building standards (e.g., having wider stairs to the basement).

INTEGRITY

- The space needs to work within the available funding, which is why the committee went to round two of a design.
- Care has been given to recommendations for a builder and architect to work with our Committee's very talented designer so that the renovation can be successfully completed.
- Listening to the voice of the congregation is a key part of the process: at the outset through the survey, now through your feedback to the booklet and the video presentations and again at final approval.

CONNECTEDNESS

- The renovated spaces need to respond to the wide range of requirements of the congregation and the community. Achieving this calls for approaches that give maximum flexibility.
- In addition to the importance of feeling connected to each other and the community, the congregation stressed the importance of having its worship space feel connected to light and nature.
- The sanctuary needs to be a place that helps people feel connected to the sacred.

The resulting key features of the design include the following guidance:

Worship Space – The Sanctuary & Narthex

- Add more natural light and a connection to nature by installing windows on the side walls of the sanctuary.
- Provide a more open connection between the Sanctuary and narthex by way of a glass wall.
- Create a larger, more functional Narthex, that also protects the Sanctuary from the noise and cool breezes of an entry. Enhance the way the space makes people feel welcomed into an inviting, friendly Sanctuary
- Sustain a worshipful, spiritual, sacred atmosphere.
- Ensure good audio-visual equipment and good acoustics.
- Replace the pews with chairs to make the space more flexible for varying uses.
- Enhance accessibility including the addition of ramps to the Chancel area.
- Provide for easy access to coffee/tea service and space for coats in the Narthex.
- Create good flow into the Commons Area and washrooms.
- Ensure there are flexible spaces for the choir and musicians and that the piano can be easily moved on and off the raised Chancel.
- Make the space more environmentally friendly (insulation in the roof; drywall on the walls) and safer (seismic upgrading and installation of a sprinkler system) .
- Provide good storage for chairs, etc. that is easy to access from the Sanctuary and the Commons.

Staff Space – Ministerial & Administration

- Provide sufficient office space for the amalgamated staff complement with office sharing where possible.
- Ensure staff have offices with natural light and privacy.
- Include good space for office supply storage, photocopying, etc.

The Commons –

Congregational Activities, Programs & Community Access

- Provide flexible spaces that can accommodate many different types of activities (through a combination of open and meeting room spaces). This includes space that will work well for Sunday School as well as a creche (baby room), activity areas for youth/young adults, a library, small meetings, and large gatherings.
- Ensure the space is accessible (entrance, washrooms, retaining the elevator).
- Create easy access to a larger kitchen which has upgraded equipment.
- Replace the stairs to the basement with a safer (i.e., wider) stairwell that will meet the building code.
- Provide more washroom facilities and gender neutral design to reflect BVU's commitment to be a welcoming, safe environment for all. Sinks in a common area to provide more ready access to hand washing and to help keep the individual stalls ready for use. Also include two larger washroom stalls for special needs access and one with a shower.
- Continue to offer a comfortable waiting space at the entrance.
- Continue to have access to Reception through a window (for staff security at the entrance.
- Bring more light into the Commons by taking more advantage of the existing skylights and windows as well as by adding more windows.
- Provide storage for Sunday School supplies.
- Retain the Chapel with added storage for Healing Touch equipment.
- Make the space safer (seismic upgrading and installation of a sprinkler system).

Toward Broad View United:



Gordon Head United Church



Saint Aidan's United Church

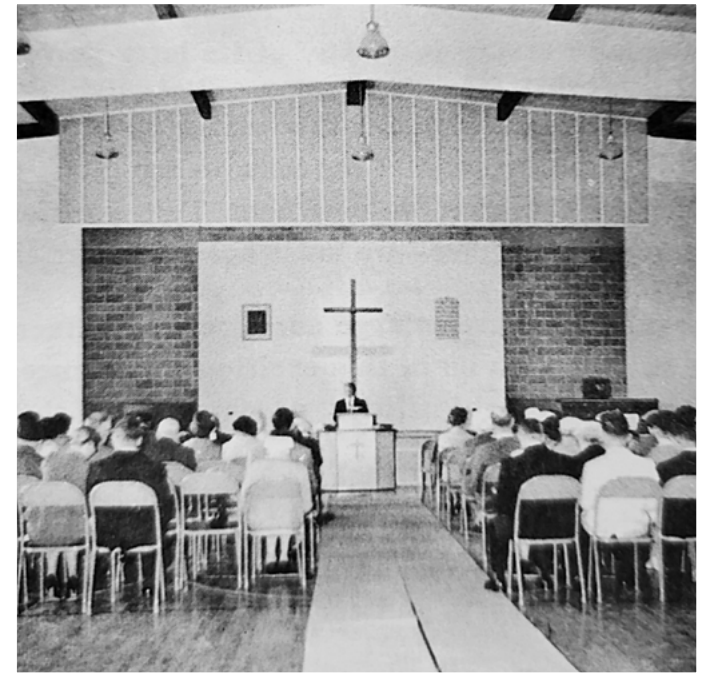
Broad View United is a newly amalgamated United Church that is the culmination of two amalgamations. In 2016 Cadboro Bay United Church and Gordon Head United Church became CB/GHUC. In 2020, St. Aidan's United Church amalgamated with CB/GHUC and, together as Broad View United, we are honoured to carry forward the legacy of these three UVic area communities of faith.

Cadboro Bay United Church



Early History of the Arbutus site:

OUR JUNIOR AND INTERMEDIATE ASSEMBLY



NEW CHURCH HOME *Planned for* CADBORO BAY UNITED CHURCH



LET US EXPRESS OUR
THANKS FOR GOD'S
BLESSINGS THROUGH
OUR FAIRNESS IN THE
SUPPORT OF HIS CHURCH

Early History of
the Gordon Head site:



1972
On the Move!

Early History of the Cedar Hill Cross Road site:

History

The history of St. Aidan's Church dates back to 1873. That year, Rev. Simon McGregor of St. Andrew's Presbyterian Church, Victoria, began preaching services and a Sunday School in Cedar Hill School house. It was not until 1894 when St. Aidan's Presbyterian Church was built. It was dedicated on Nov. 18th that year, with Rev. R.G. Murison as its pastor.



Church of St. Aidan - 1934

- 1912 - The Manse was built under the leadership of Mr. E.J. Merrett.
- 1922 - The Church Hall was built largely under the leadership of Fred Dawson and Frank Jennings.
- 1934 - Under Rev. H.J. Armitage, the Church was renovated and the Sir Richard McBride windows were installed - these are now in our present Sanctuary.
- 1956 - The congregation outgrew the church and moved to the Hall.
- 1960 - Under the leadership of Rev. J.L. Clarihue and later, Rev. Ibbs Avery, a new church was built of attractive modern architecture, and a seating capacity for 500. It was dedicated on June 17, 1960.
- 1969 - During the ministry of Rev. A.G. McLeod, the Community Services Building was erected and dedicated in 1969.
- 1970 - The Pipe Organ was dedicated - funds having been raised by the Senior Choir. It is a memorial to Mr. Irene A. Dawson.
- 1973 - In November of this year, special services were held to celebrate 100 years as a congregation.
- 1974 - Began a new era in St. Aidan's with the addition of a second Minister to form a team Ministry.
- 1983 - November 20th - the "Burning of the Mortgage" was held at the morning service. (23 years after the opening of the new church).
- 1988 - We look forward to begin renovations of the Sanctuary and Community Services building in the near future.

"THAT ALL MAY BE ONE"



1895
View of
PKAALS
(Mount Tolmie)
from
PKOLS
(Mount Douglas)



1904
St. Aidan's
Presbyterian
church



e. 1920
St. Aidan's
Presbyterian
church

General Site History:

Broad View United is honoured to carry forward the legacy of these three UVic area communities of faith at the Cedar Hill Crossroad site (see map) after renovations have been completed.

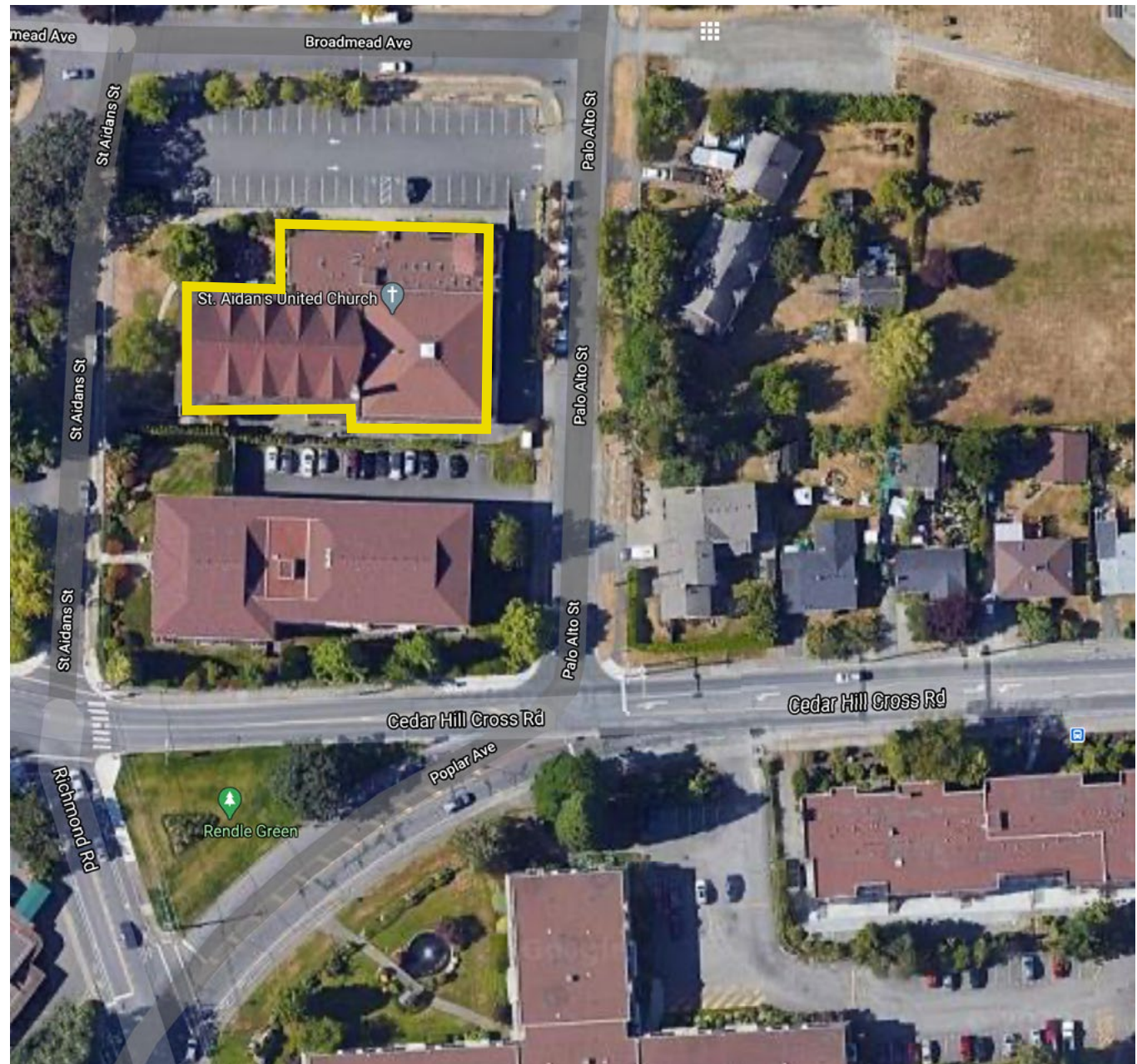
The St. Aidan's Church building is currently two connected buildings. The Sanctuary, which was constructed in 1960, and the community "Commons" building, which was built in 1991.

The lower level of both will be a hub where community partners will offer programs that align with BV United's community goals. The lower level of the Commons building houses the Broad View Thrift Store which is currently being renovated and a separate partner Daycare.

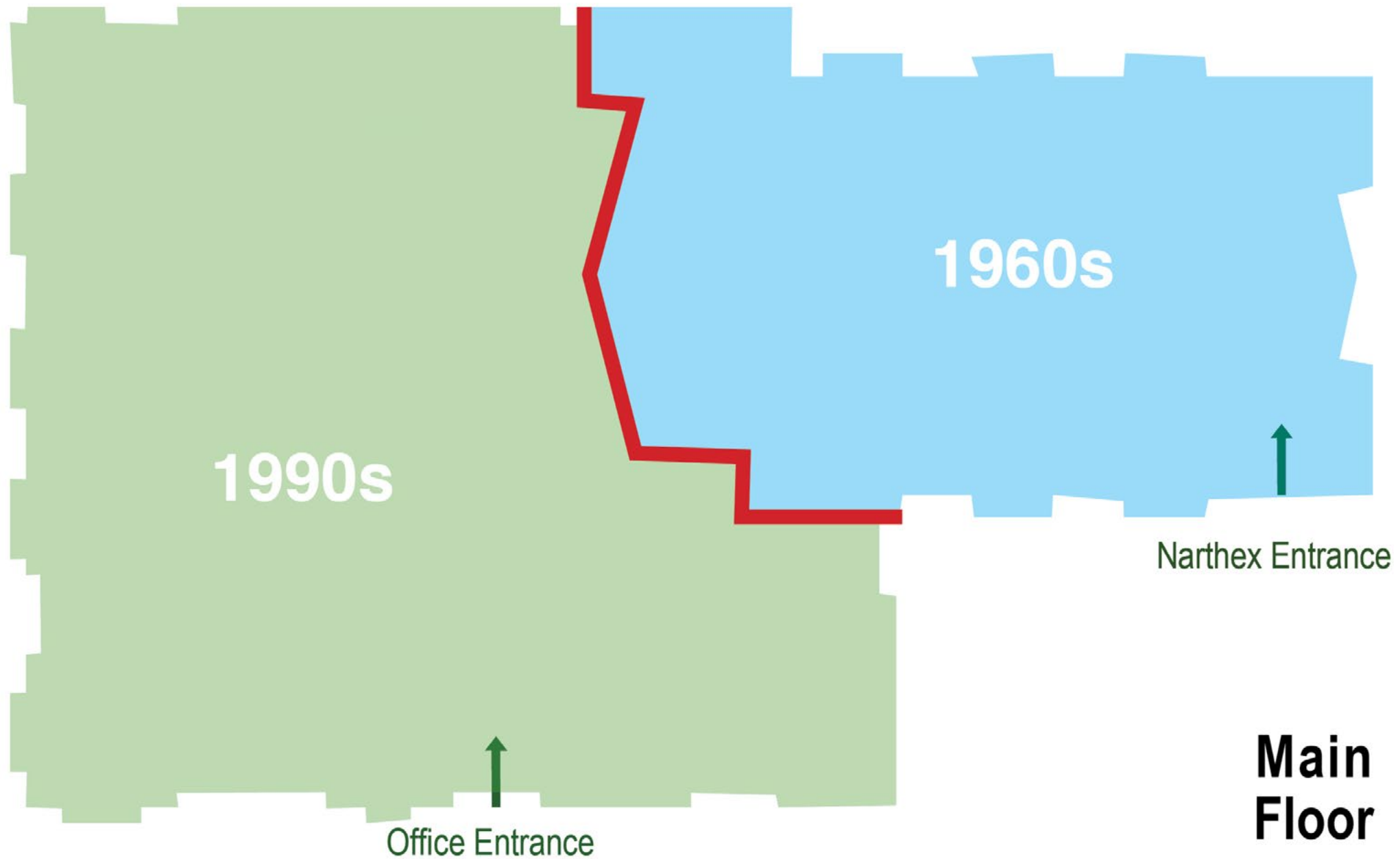
This document was created by the Building Reimaging Team to obtain cost estimates for construction before the design was presented to the Church Board and congregation for revisions and final approval. The Team needs to know that the project fell within the funds available and serves the goals of the congregation.

In addition to the attached plans, this summary attempted to capture the scope of the renovation. Architectural, mechanical, electrical and structural drawings will be completed for Building Permit submission once this preliminary budget and design has been approved.

NORTH



Building Chronology & Firewall Location



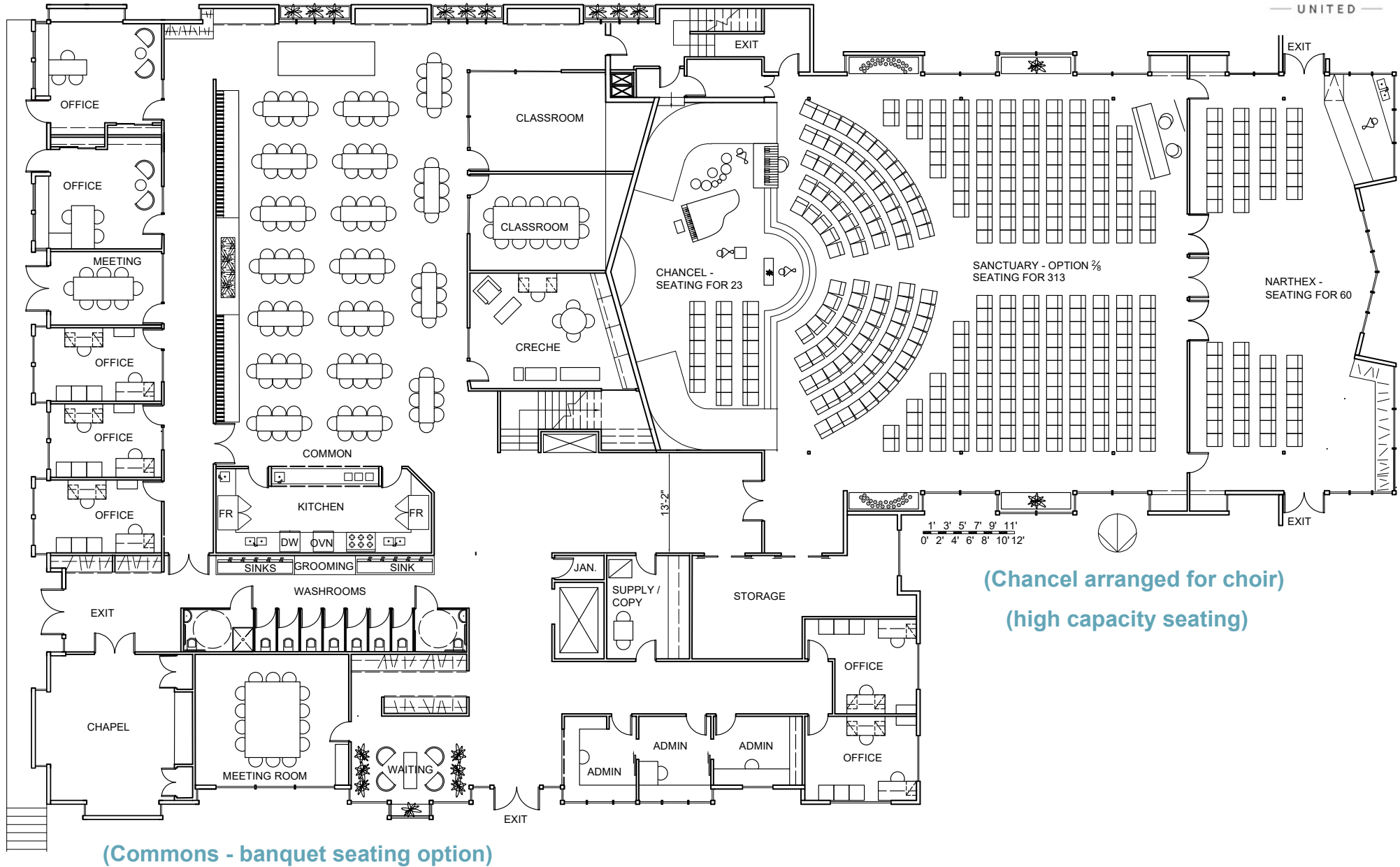
**Main
Floor**

NORTH

Part III: New Construction and Renovations



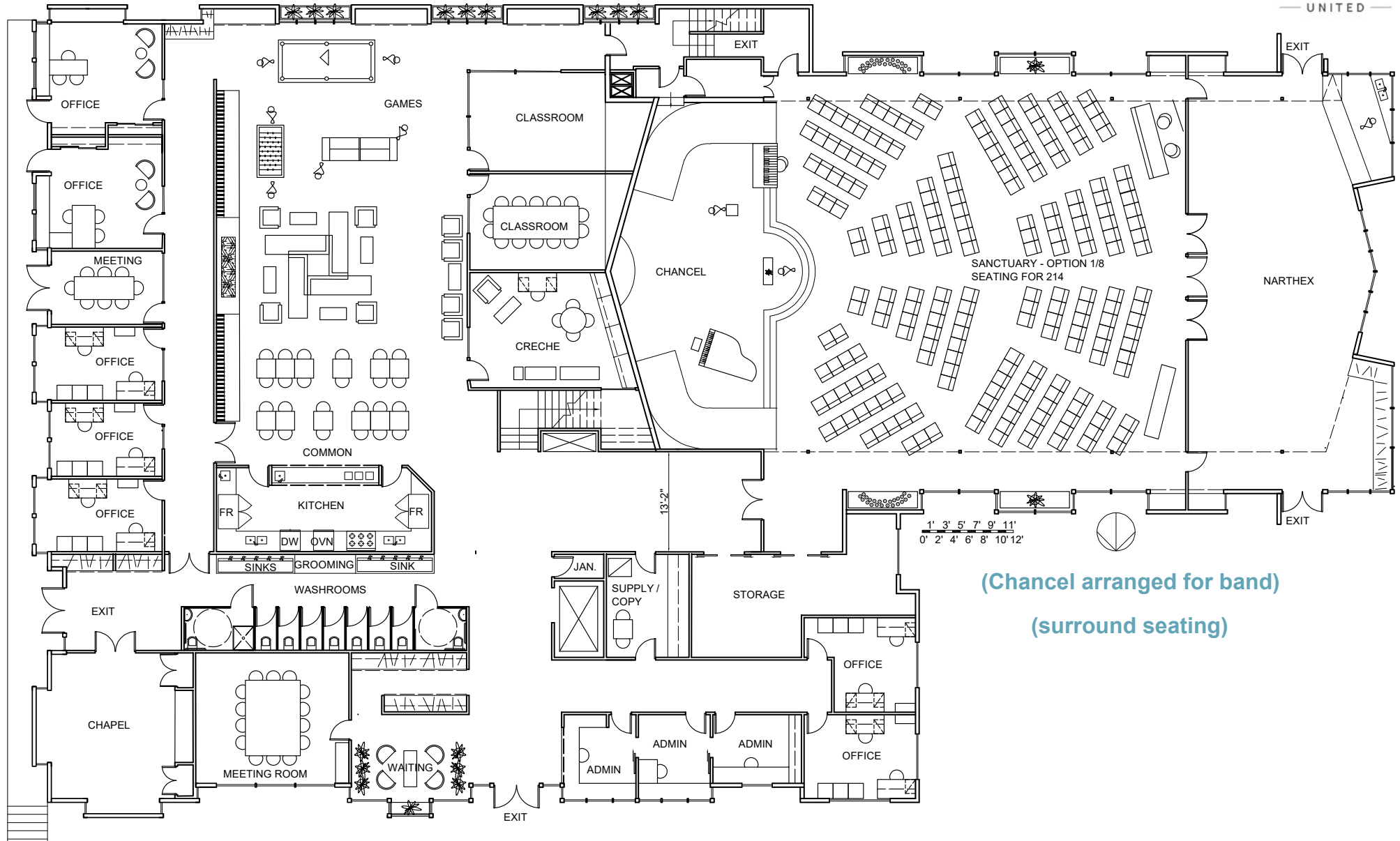
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a₁. Main Floor Design Drawing



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(Commons - informal seating option)

(Chancel arranged for band)
(surround seating)

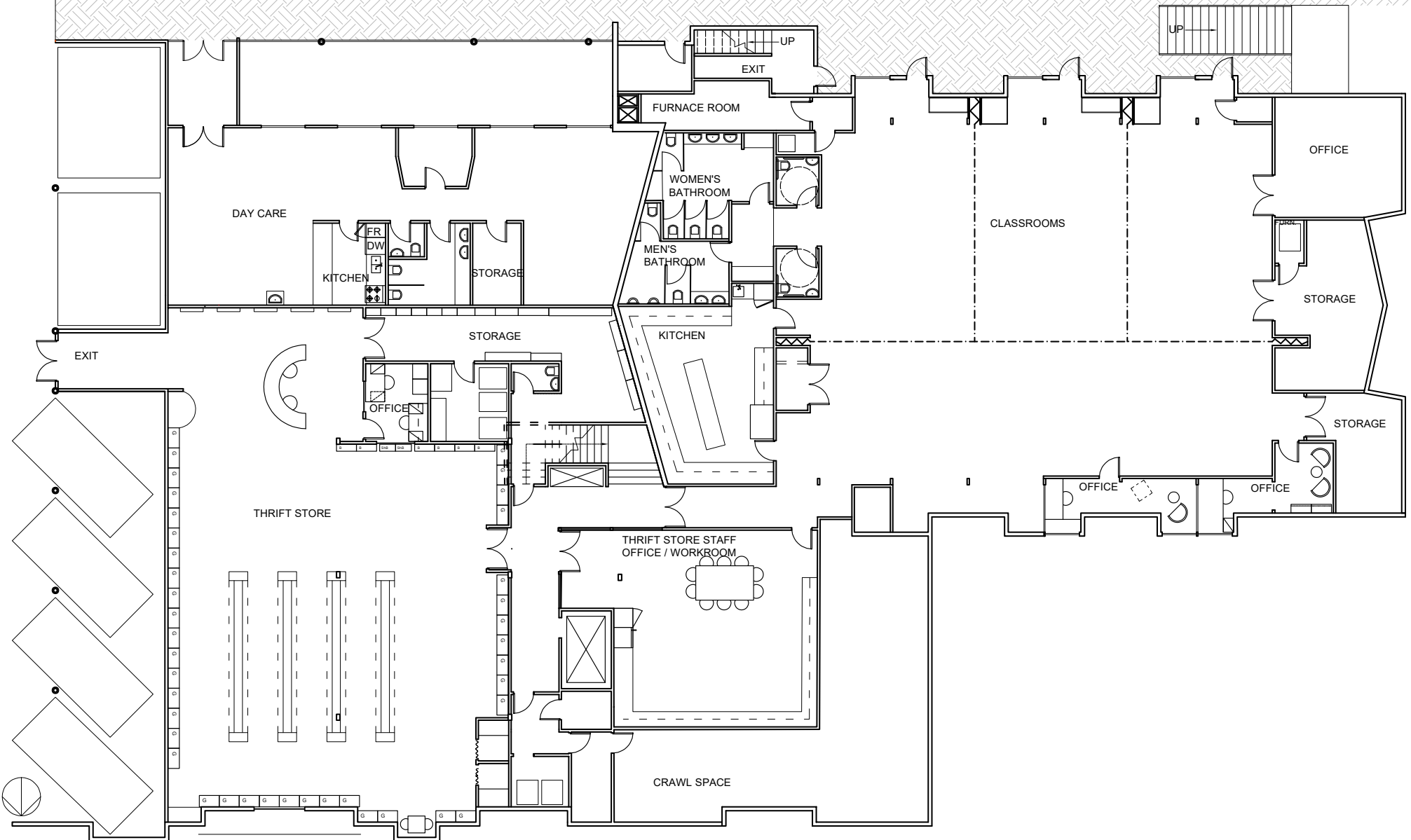
a₂. Main Floor Design Drawing



Broad View
UNITED

VE WAY

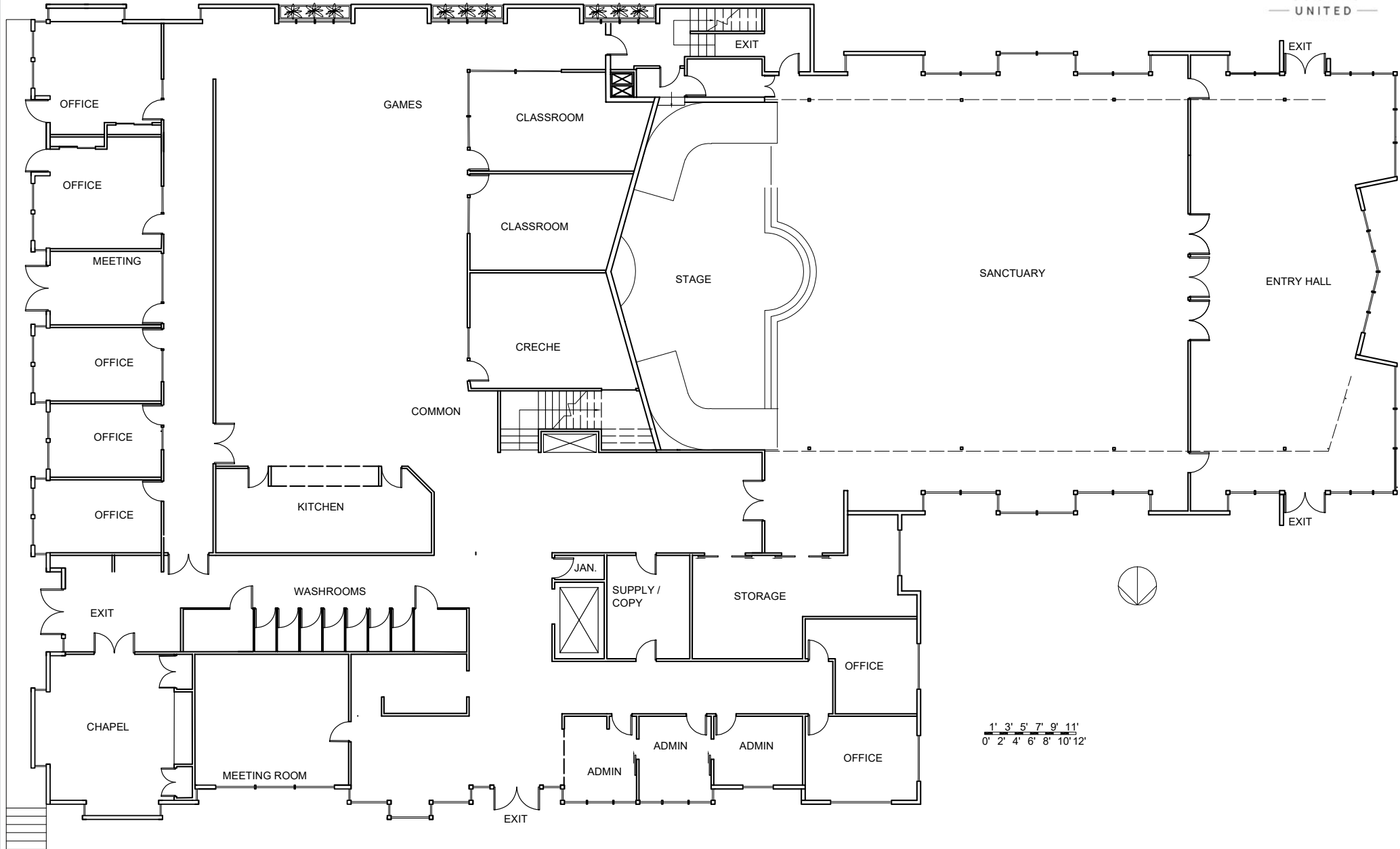
WALK WAY



b. Lower Floor Design Drawing



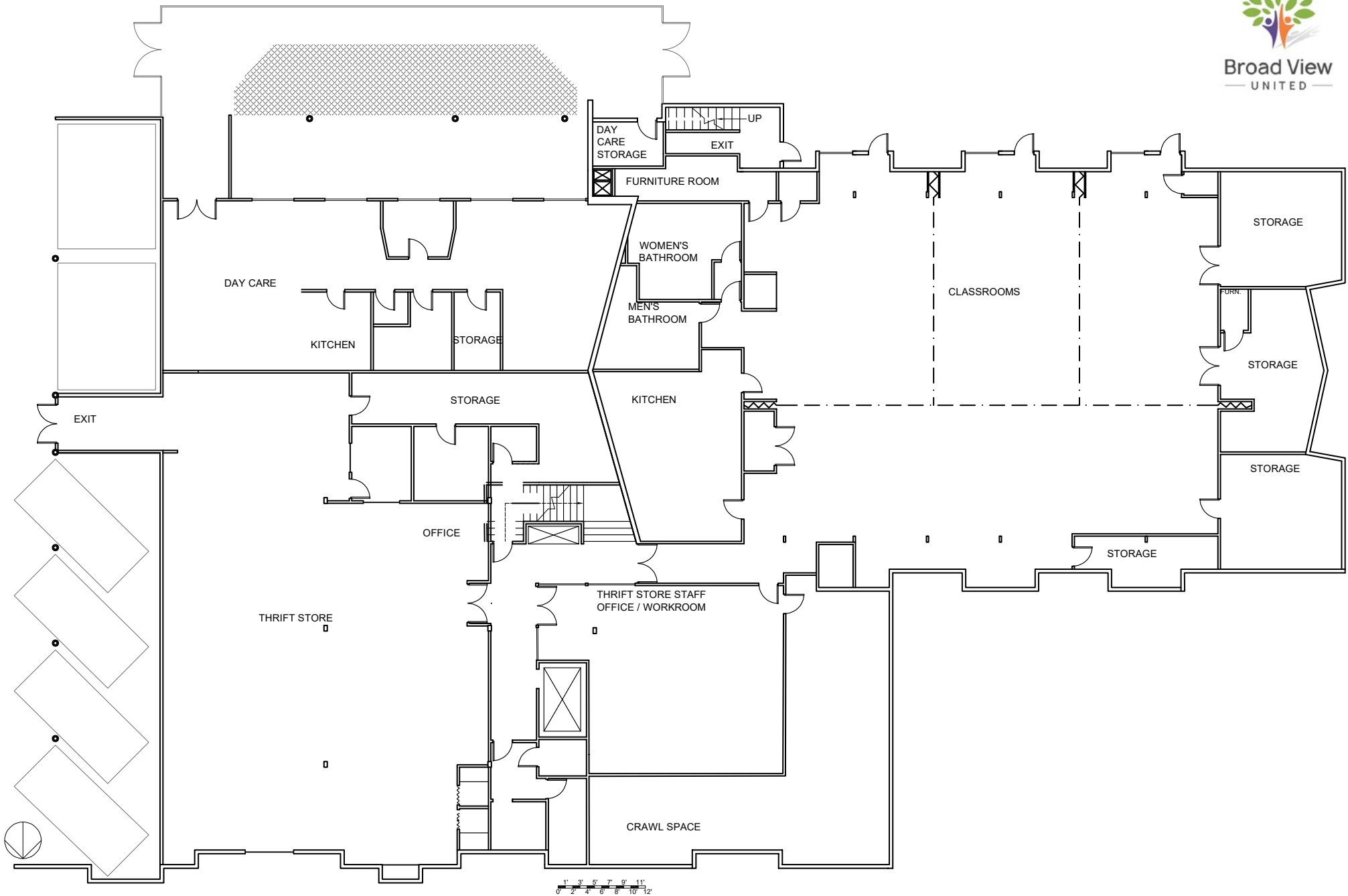
Broad View
UNITED



c. Main Floor Plan



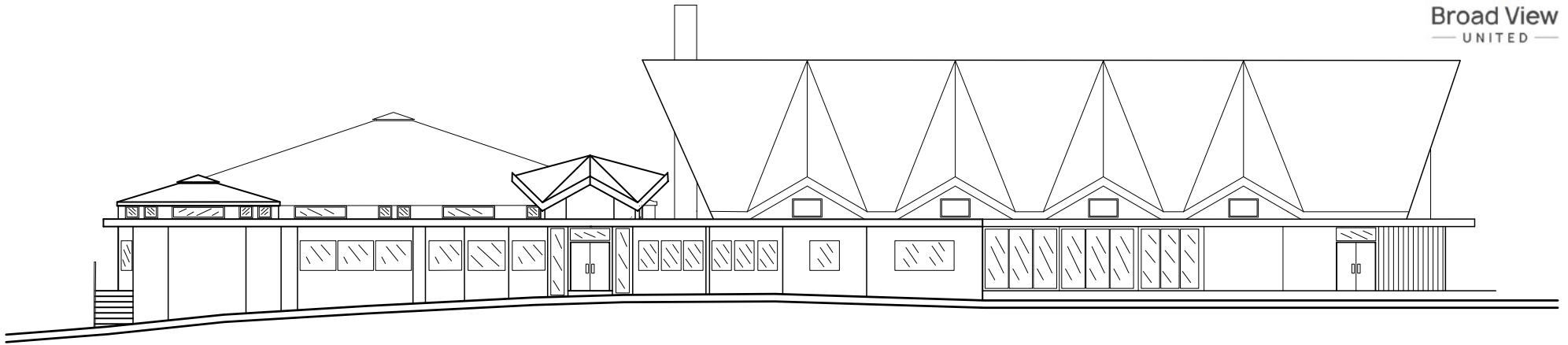
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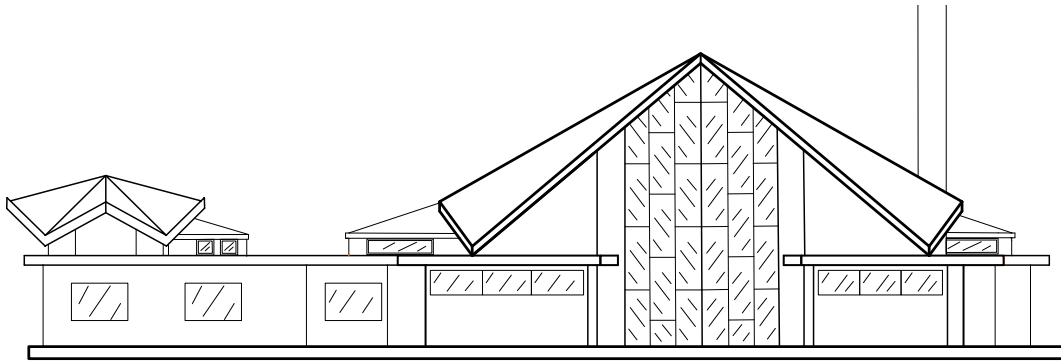
d. Lower Floor Plan



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NORTHERN EXTERIOR ELEVATION

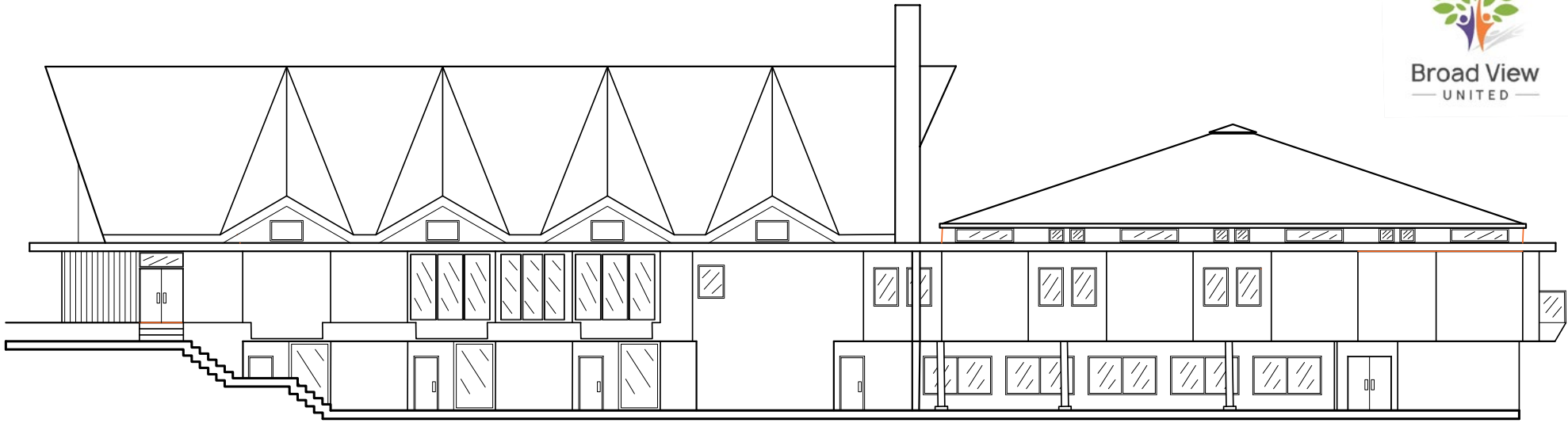


WESTERN EXTERIOR ELEVATION

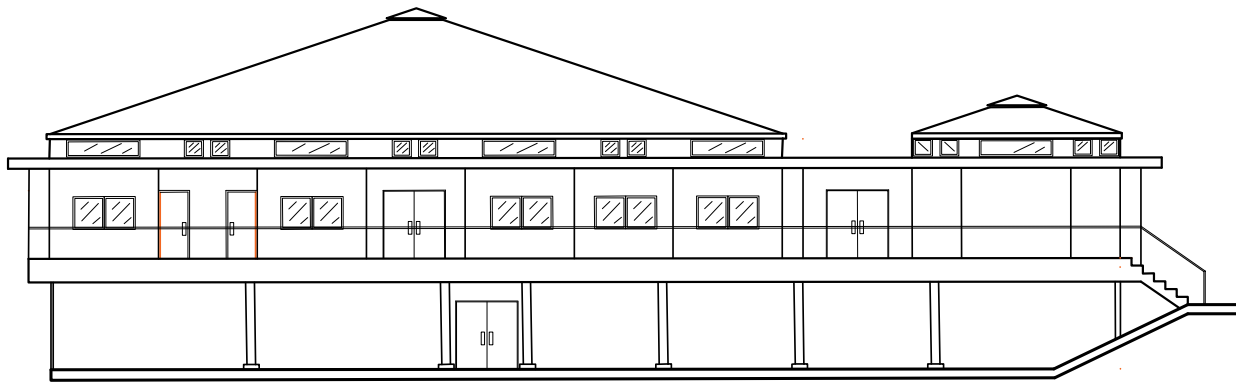
e. Elevations



Broad View
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SOUTHERN EXTERIOR ELEVATION

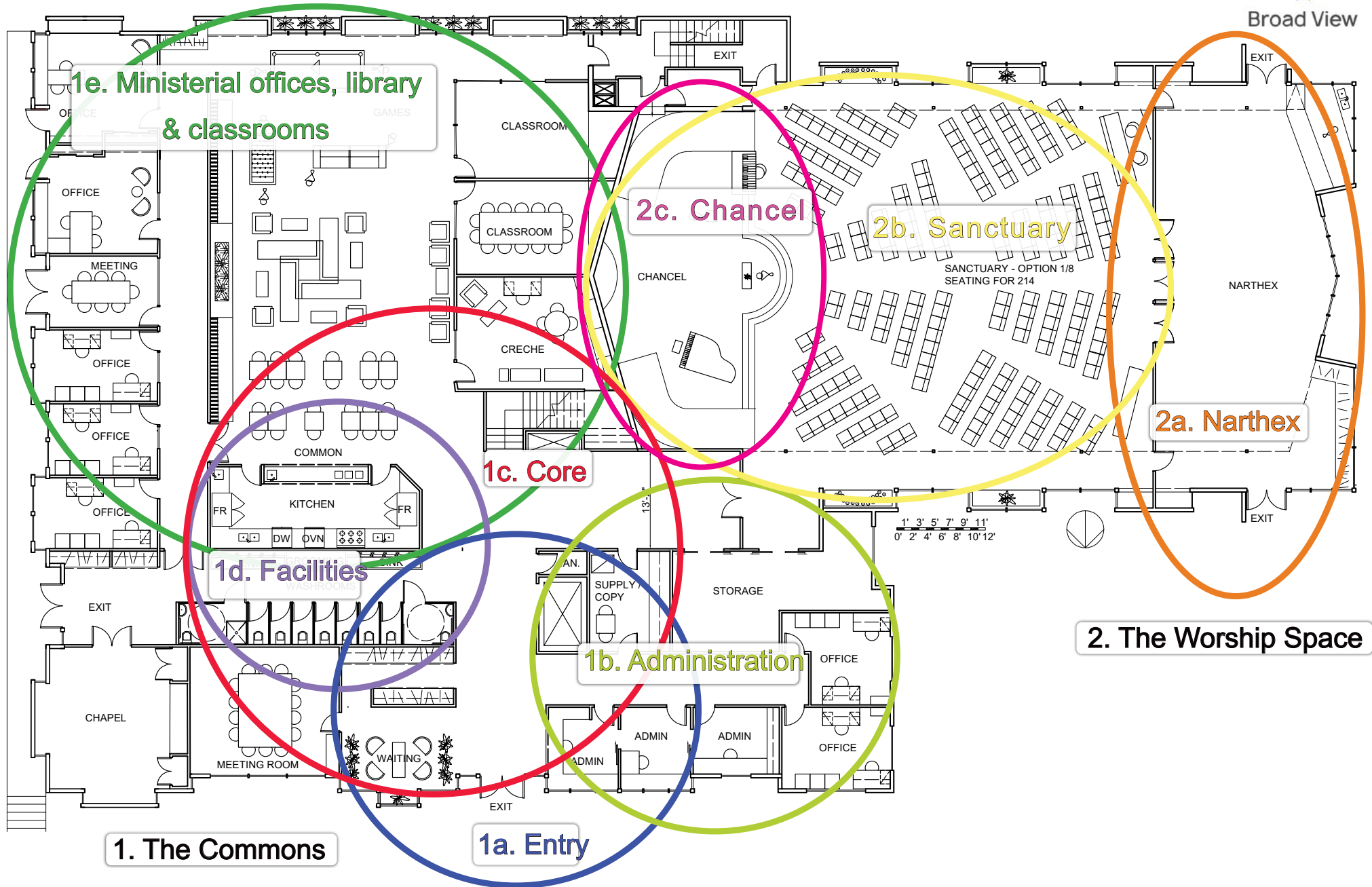


EASTERN EXTERIOR ELEVATION

f. Elevations



Broad View





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VE WAY

WALKWAY

DAY CARE

KITCHEN

FR
DW

STORAGE

OFFICE

3. THRIFT STORE

THRIFT STORE

FURNACE ROOM

KITCHEN

MEN'S
BATHROOM

WOMEN'S
BATHROOM

THRIFT STORE STAFF
OFFICE / WORKROOM

CRAWL SPACE

CLASSROOMS

OFFICE

STORAGE

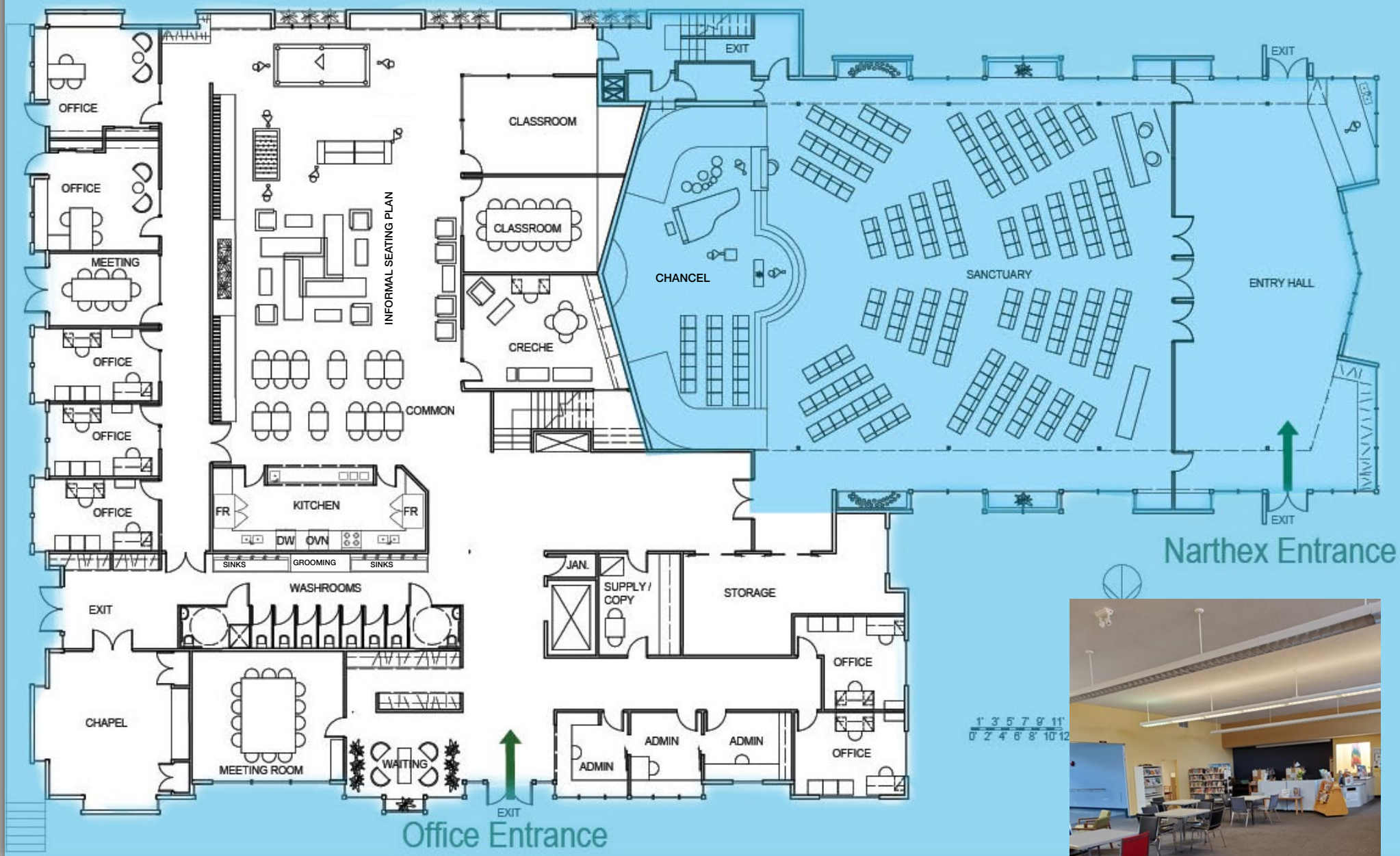
STORAGE

OFFICE

OFFICE

1' 3' 5' 7' 9' 11'

Lower Floor • Detail Index



1. The Commons

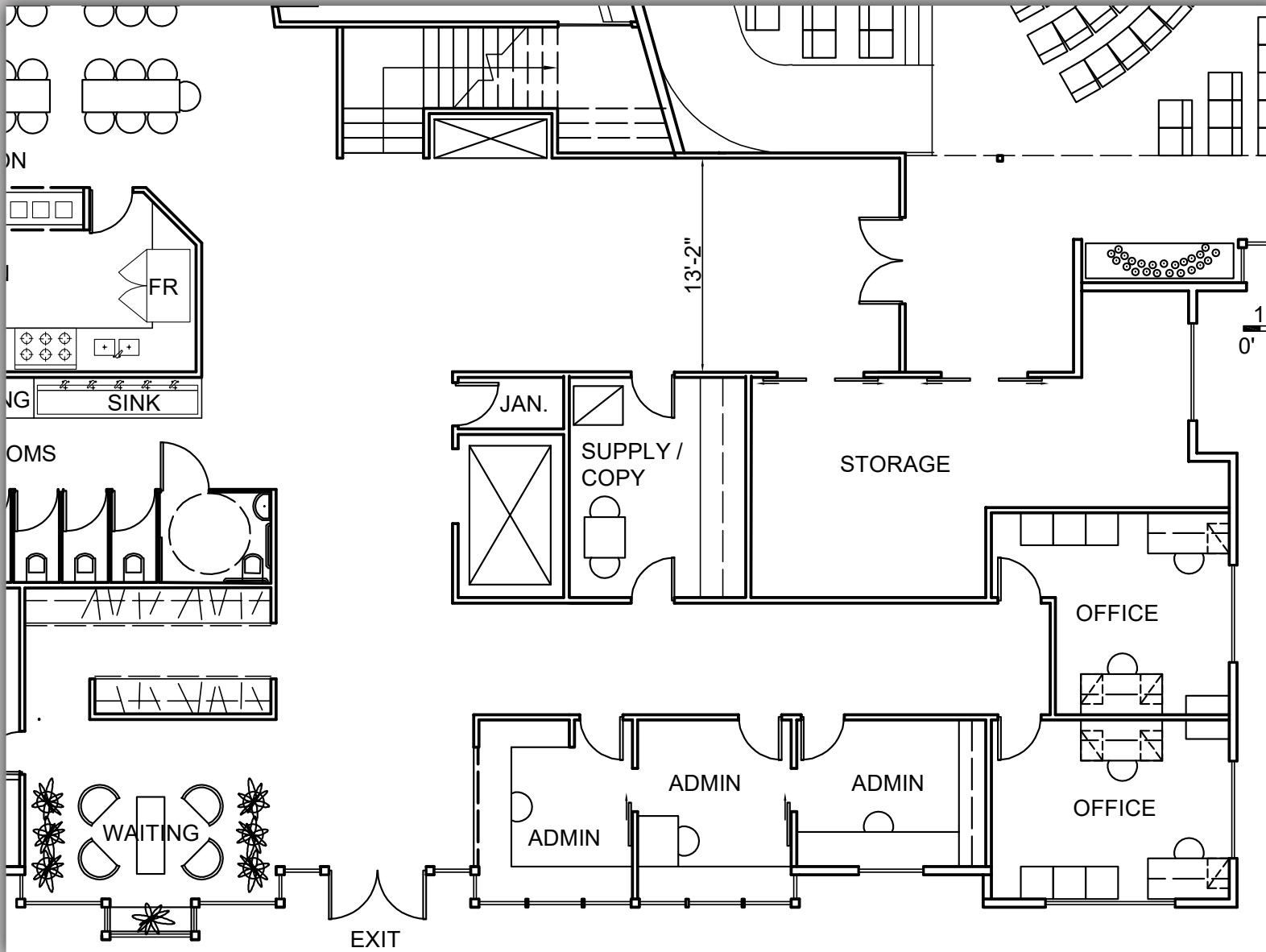
The Common's design focuses on the programs, activities and daily needs of the congregation.



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The north-facing entrance opens in to the administrative and reception areas to the immediate right and left.

Straight ahead it also leads to stairs for accessing the lower floor, a wide hallway leading to the Sanctuary (to the right) and the washrooms, kitchen, commons and ministerial offices ahead and to the left

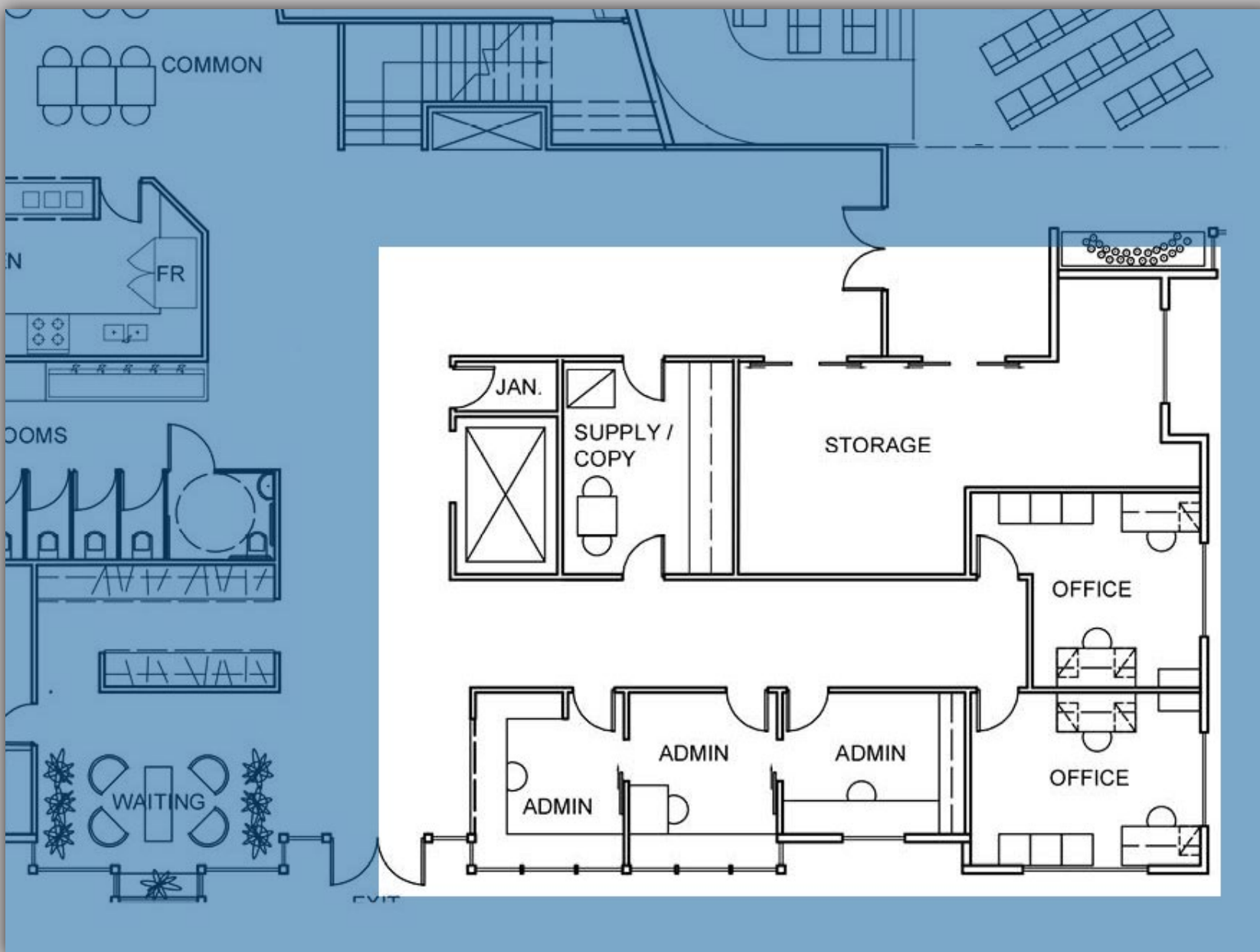


DETAIL 1a.
Entry



The administrative offices will be remodeled to create secure and accessible workspaces to better serve the daily activities in the building.

It has been organized focusing on receiving visitors, supporting programs, preparing resources for services, and committees, and managing the facilities and finances, as well as providing important additional storage to support the flexible seating in the Sanctuary.



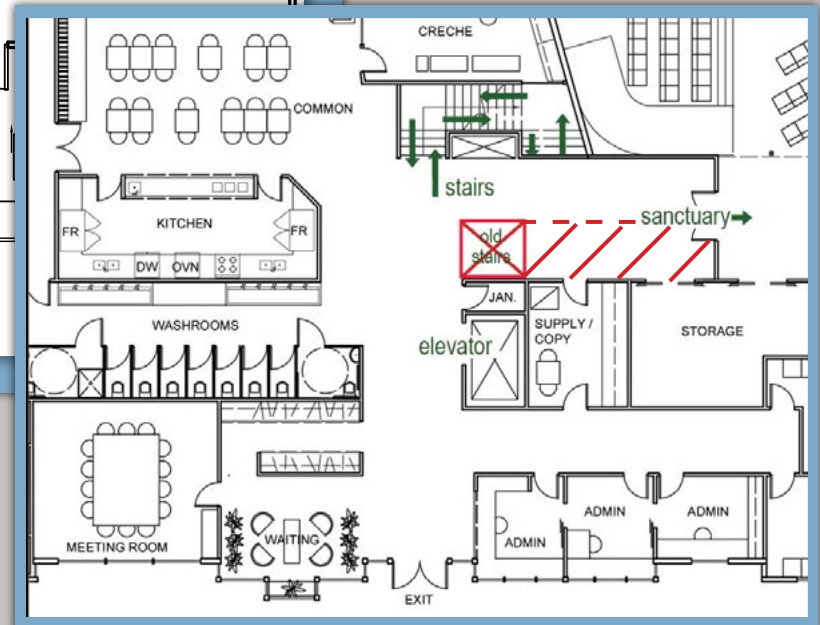
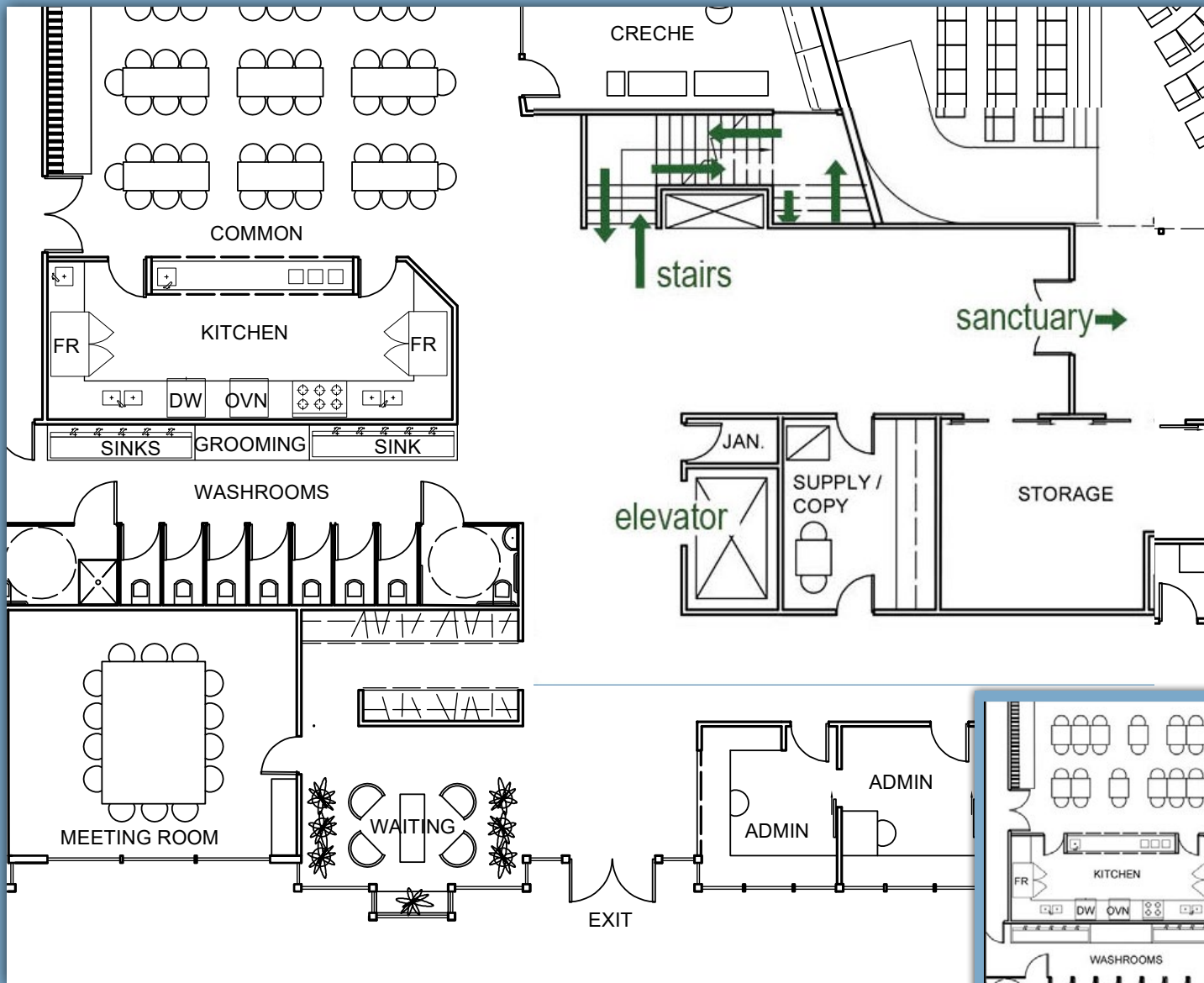
DETAIL 1b.
Administration



Broad View
UNITED

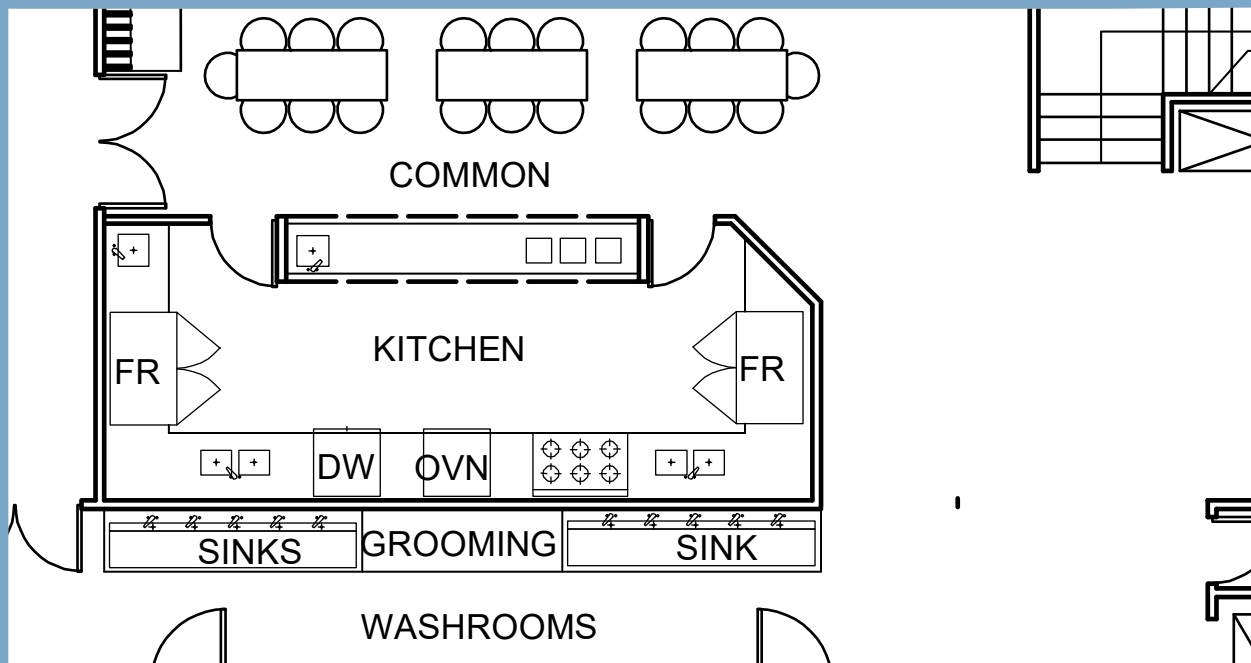
The core hallway has been widened to support the comfortable flow from the entrance into the various community spaces. (Note that the stairs have been moved and the passage between the commons and sanctuary doubled in width).

Many of the facilities have been redesigned for easier access, easier use and greater flexibility.

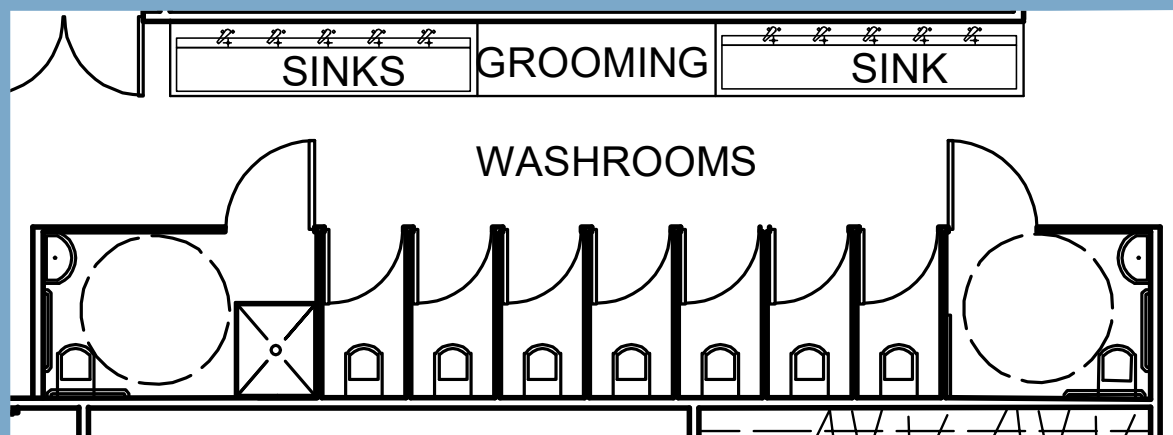


OLD STAIRS AND NARROW HALL

DETAIL 1c.
Core



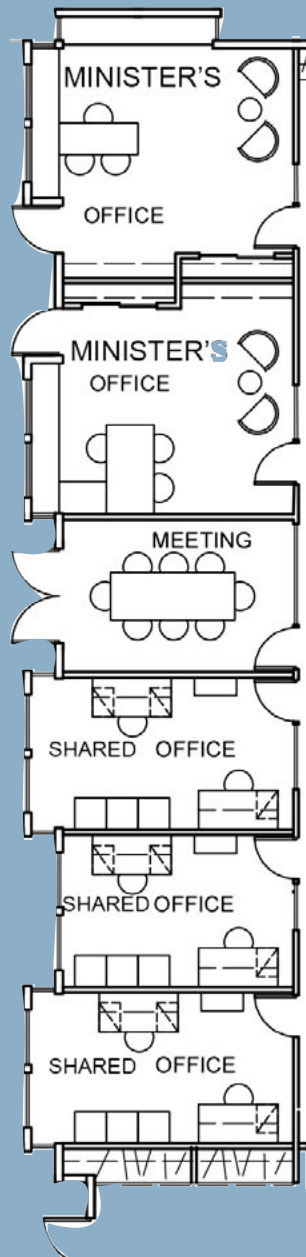
The kitchen has been expanded to accommodate several groups simultaneously with a focus serving beverages and food prepared elsewhere. The full commercial kitchen, downstairs remains as the primary food preparation facility.



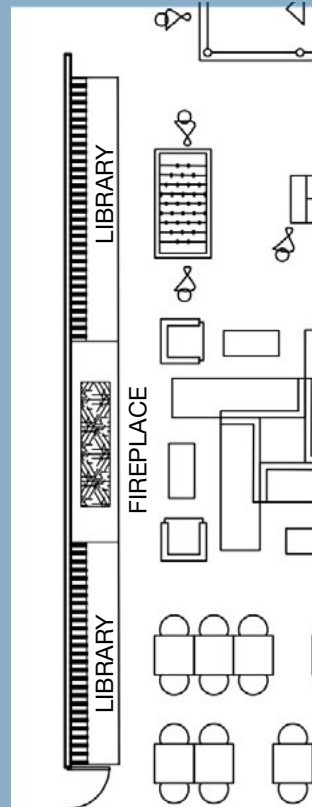
The bathroom now offers gender neutral, fully enclosed individual stalls along with 2 accessible washrooms. Hand washing stations are now also easily accessible as part of the flow into the commons.

DETAIL 1d.
Facilities

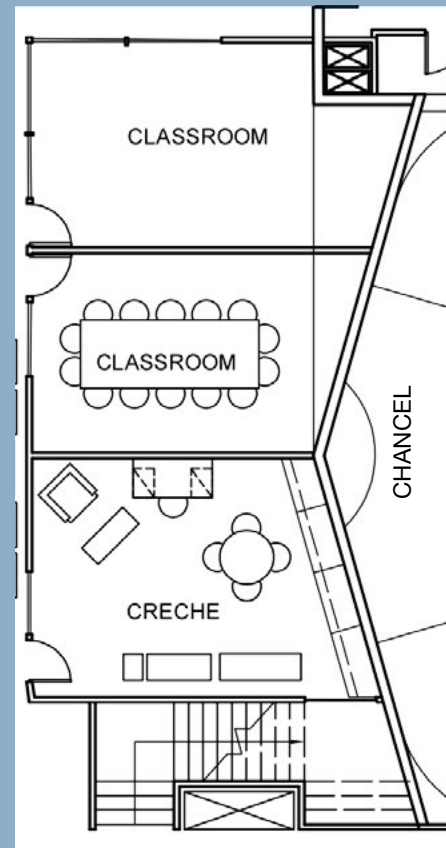




• MINISTERIAL OFFICES



• LIBRARY



• CLASSROOMS

The ministerial offices include 2 ministers' offices, a meeting room and 3 shared offices

The library will be a series of shelves against a low wall that divides the ministerial work space from the reading and casual activity space of the commons.

The classrooms are three large spaces, including a creche with toy storage. All of these spaces are also for use for meetings or rehearsals.

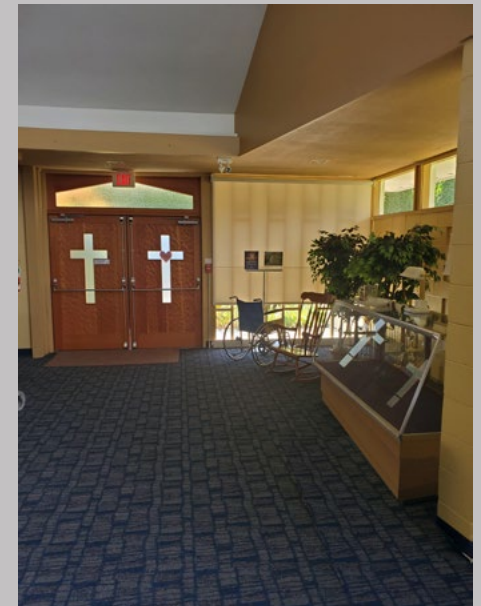
DETAIL 1e.

Ministerial Offices, library, classrooms

Entering through the north-facing western entrance of the church, the Narthex has been redesigned to be more open and inviting for mingling and conversation. It will feature a more open-seeming windowed entrance and a coat area to the right that doesn't block the view of the sanctuary.

On entry, you will see the sanctuary to your left through a full-height glass wall. The wall is also designed to allow the big windows in the Narthex to be more visible in the Sanctuary while also serving as a sound barrier between the Narthex and Sanctuary.

At the far (south) side of the Narthex will be a coffee bar designed to prepare and serve arriving worshipers.



2. Narthex

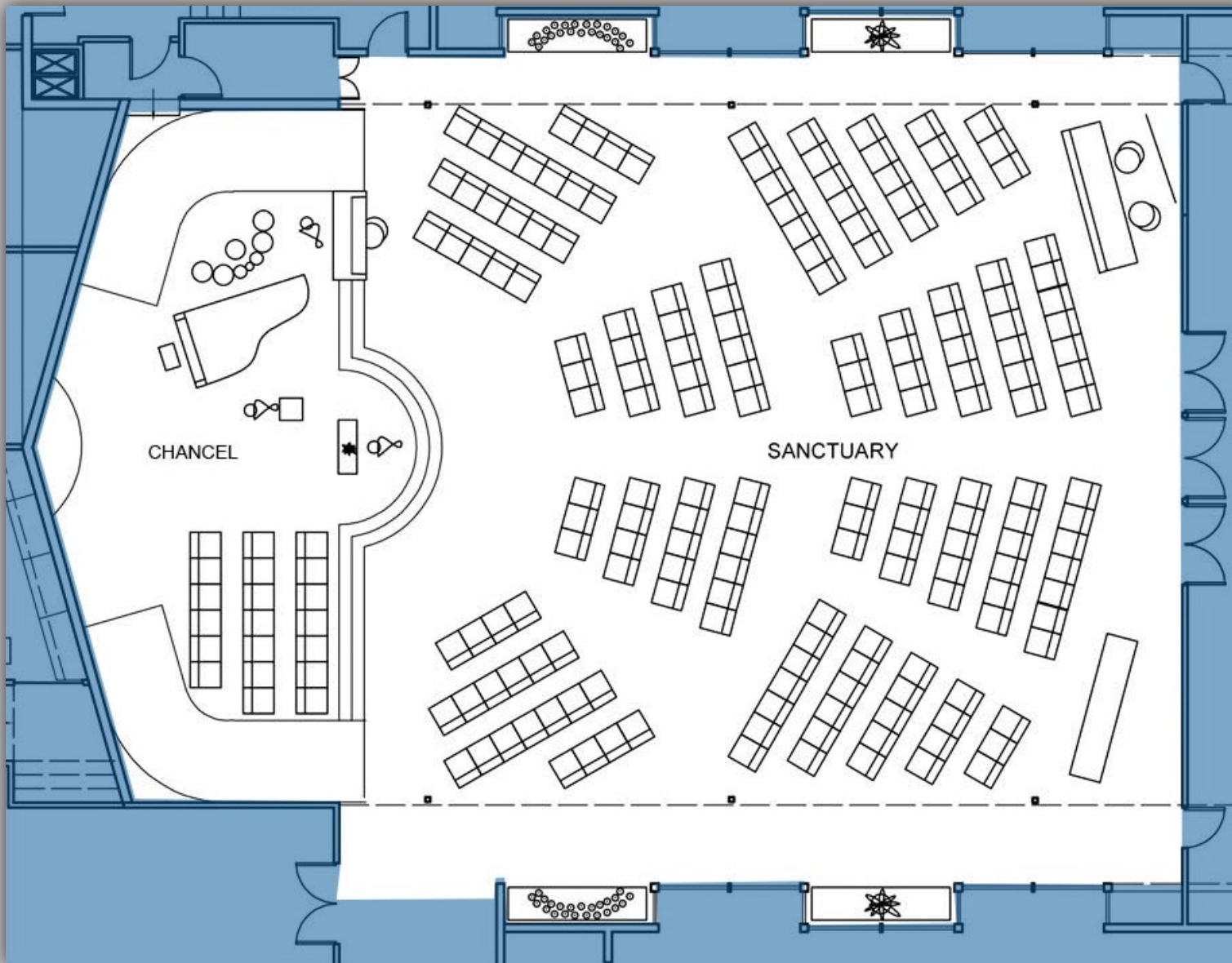


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Entering through the doors in the glass wall defining the Narthex, the Sanctuary will be a sacred space filled with light playing off the geometries and shadows of the original ceiling. More light and more natural views will be seen from the back as well as the additional side-windows.

Seating will be with pew chairs that can be organized to support a wide variety of worship styles.

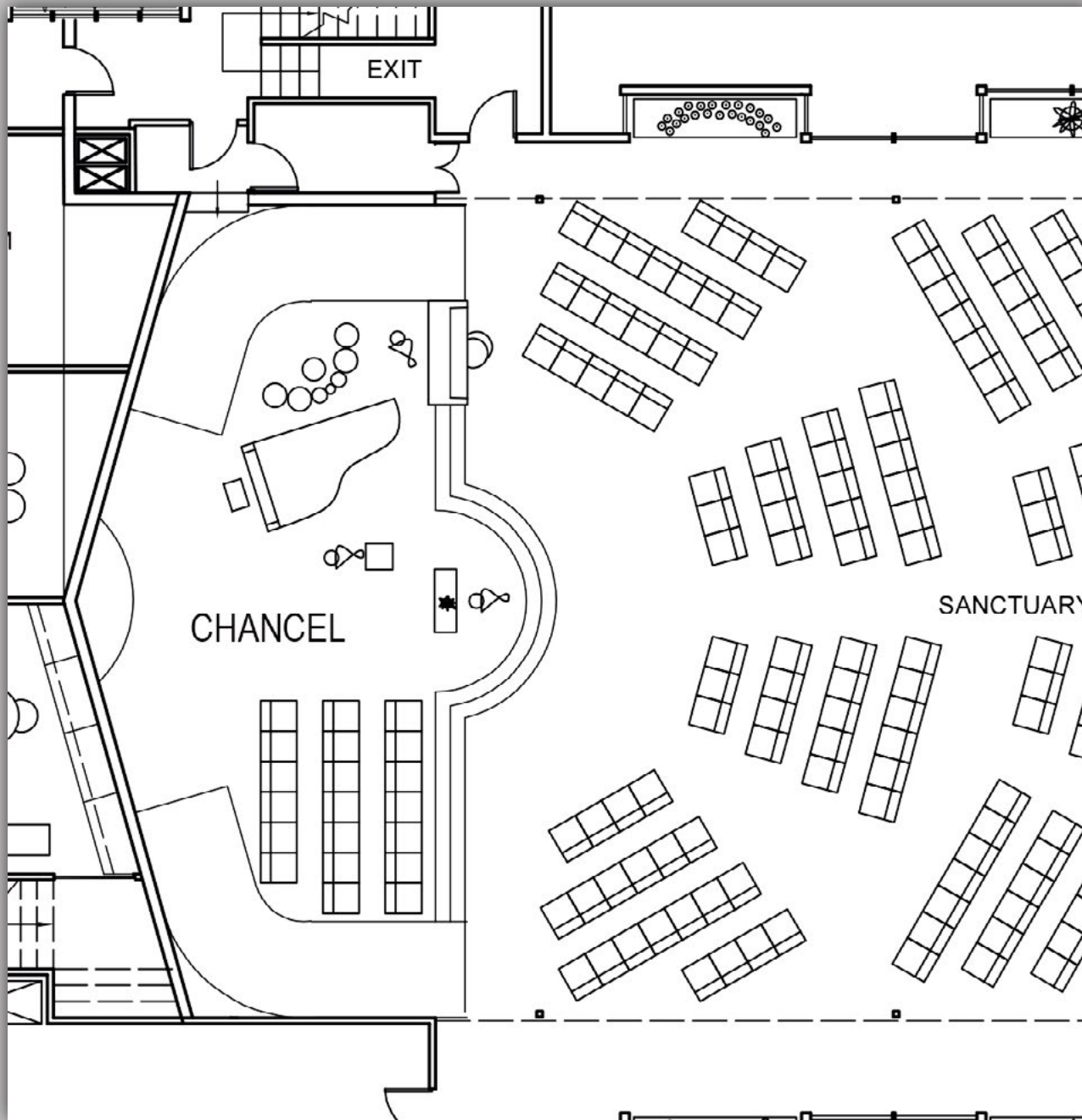
Lighting, sound and screens will all be upgraded to current standards to help all congregants see and hear as they participate.



Because the front and back walls are not seismically sound, shear walls will be added to the front and supports added to the back.

For the safety of all in the building, and to accommodate opening the fire wall that separates the Sanctuary from the Commons, both buildings will be fully sprinklered.

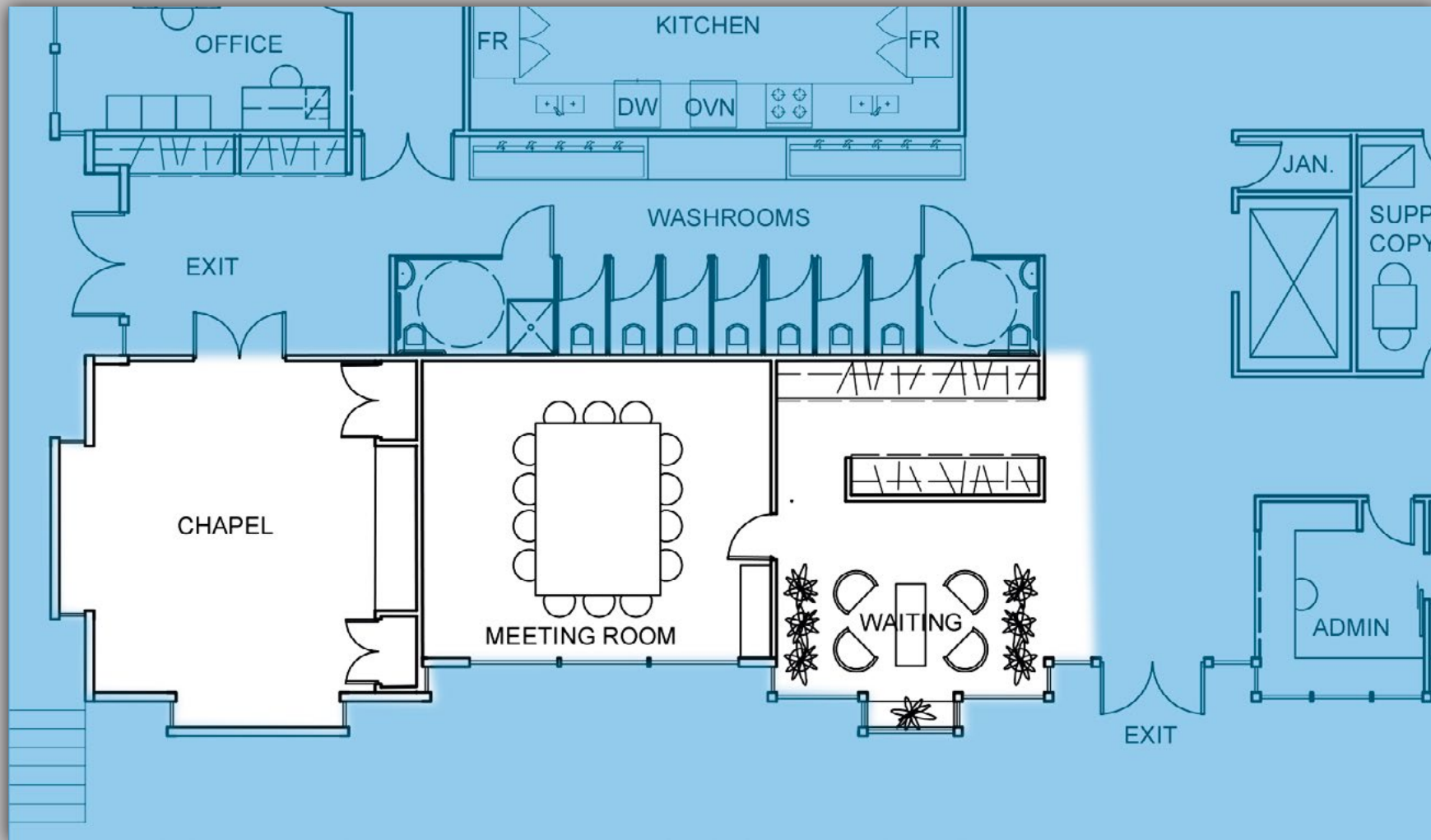




The Chancel will retain the oak flooring currently in place with the addition of a centre arc that will reach out into the congregational seating area. This will allow the minister to be closer to the congregation which will be able to surround that central area.

As both a functional and a design element, wide gentle ramps have been added to both sides of the Chancel to support accessibility as well as make it easier to move larger instruments or performance equipment. There is plenty of space for choirs, musicians and a defined location for an electric organ.

2c. Chancel

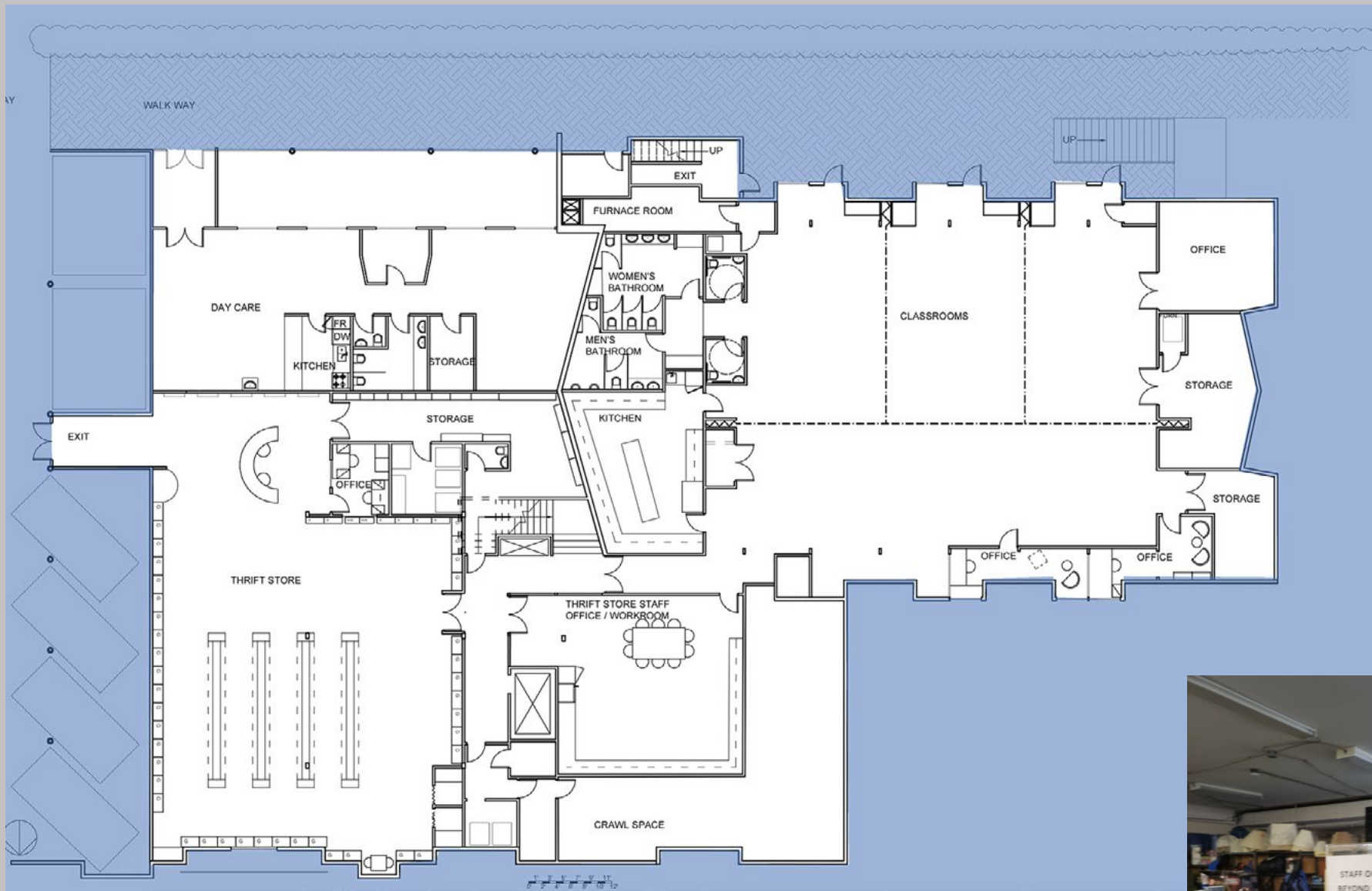


The Chapel will remain unchanged except for two details: One of the two wooden doors currently in the Narthex will be moved to serve as the entrance to this sacred space. Several small closets will be added to hold the equipment related to the Healing Touch program.

2d. Chapel

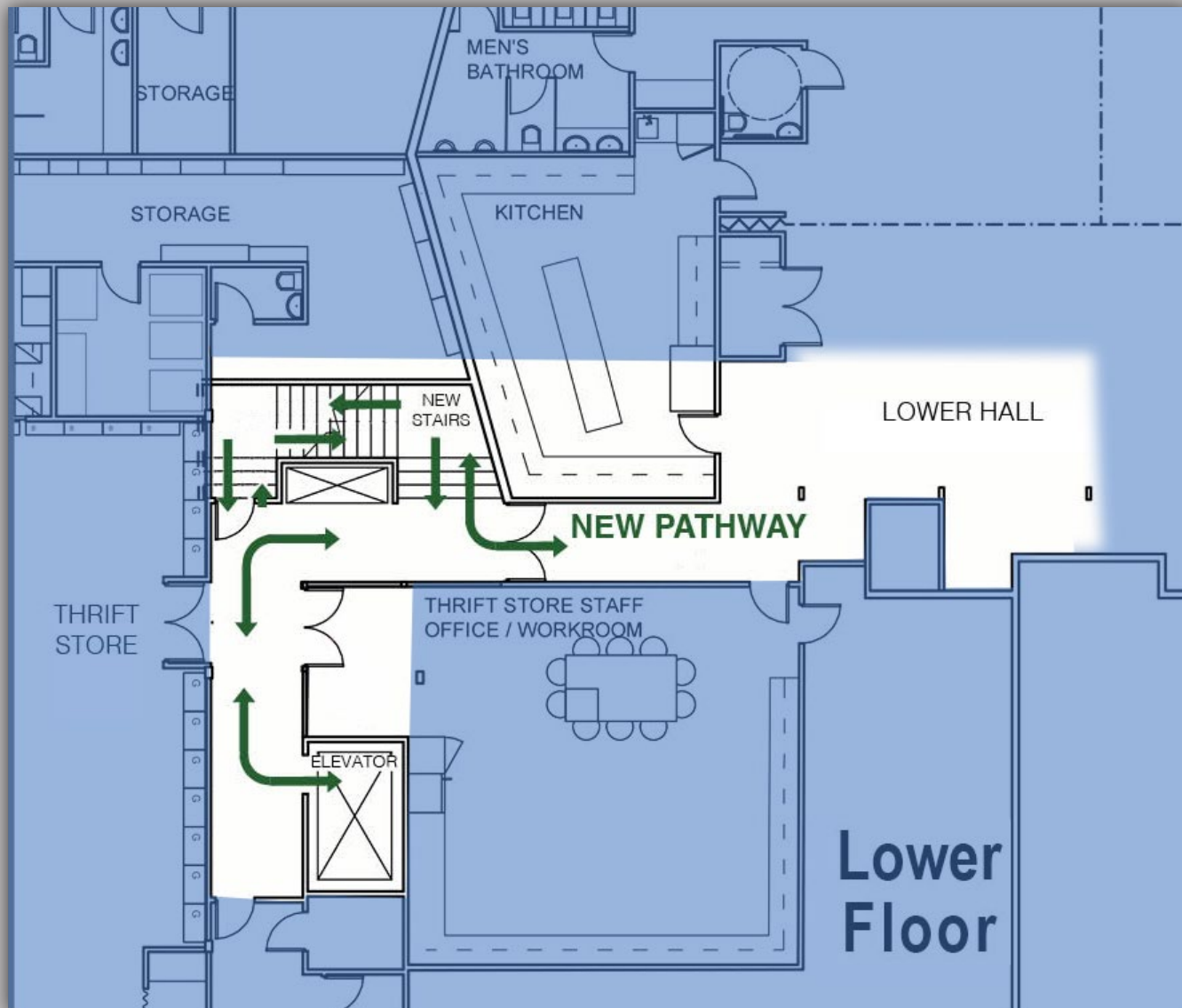


Broad View
UNITED

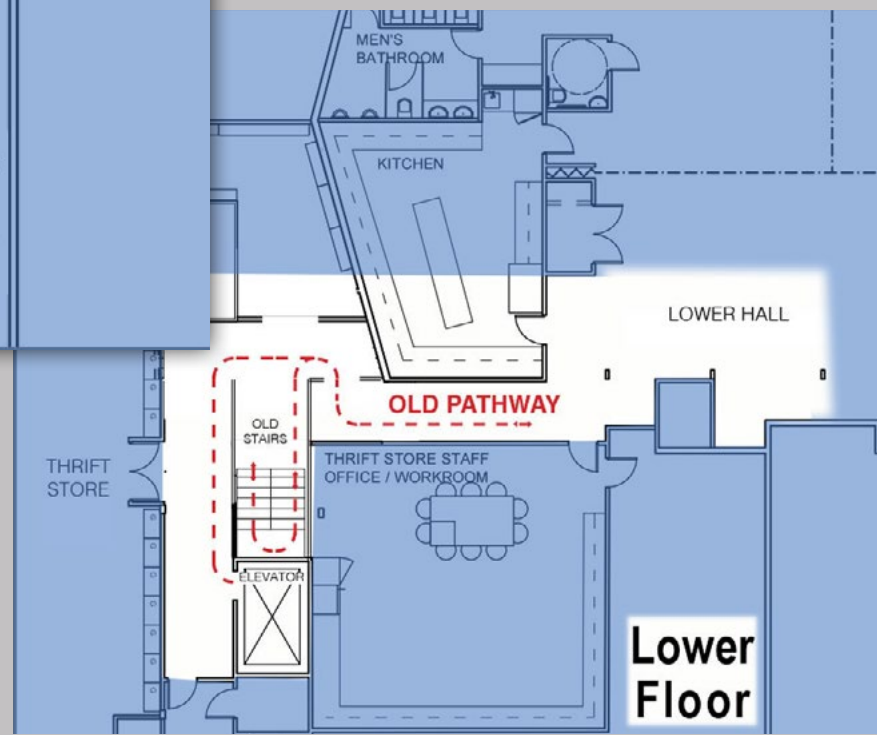


The lower level requires less renovation to become the Community Hub for a range of groups and activities as well as the larger gathering space for congregational activities when needed.

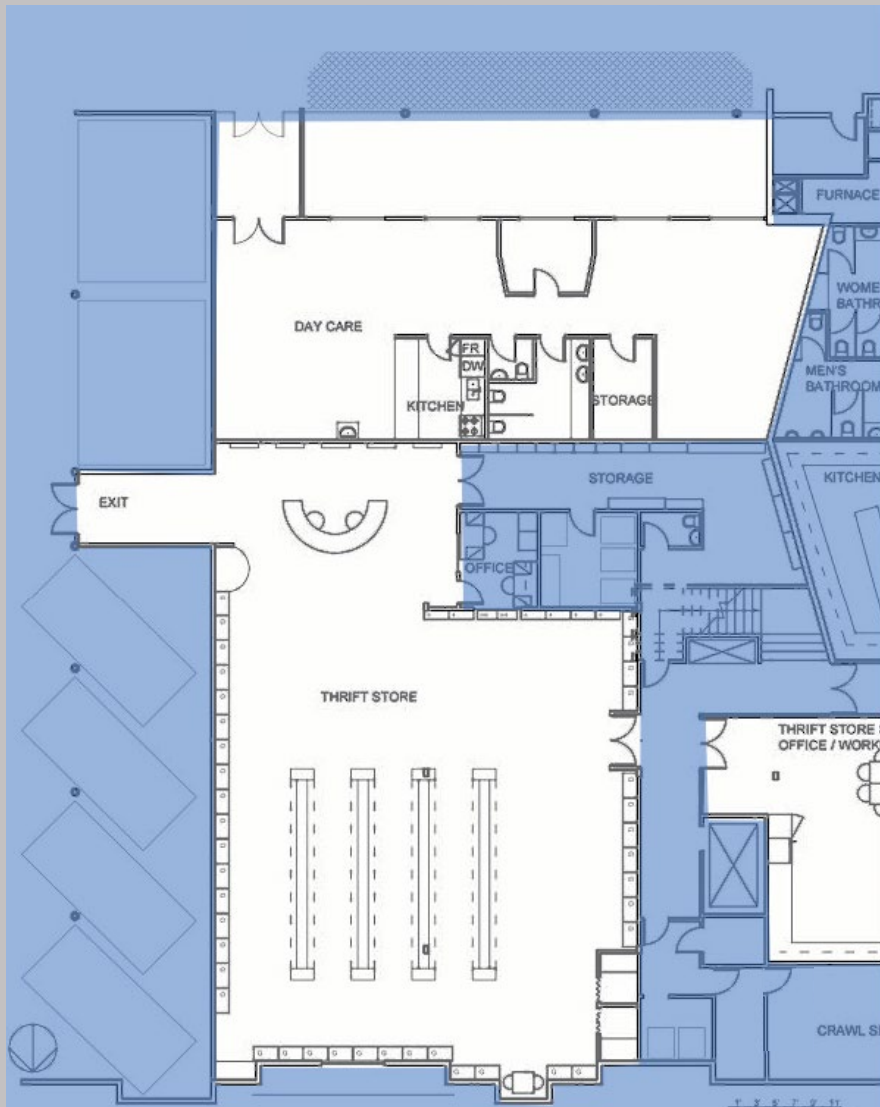




Several minor walls and doorways will be removed to create a much more direct pathway from the stairs and elevators to the Lower Hall and Hub spaces.

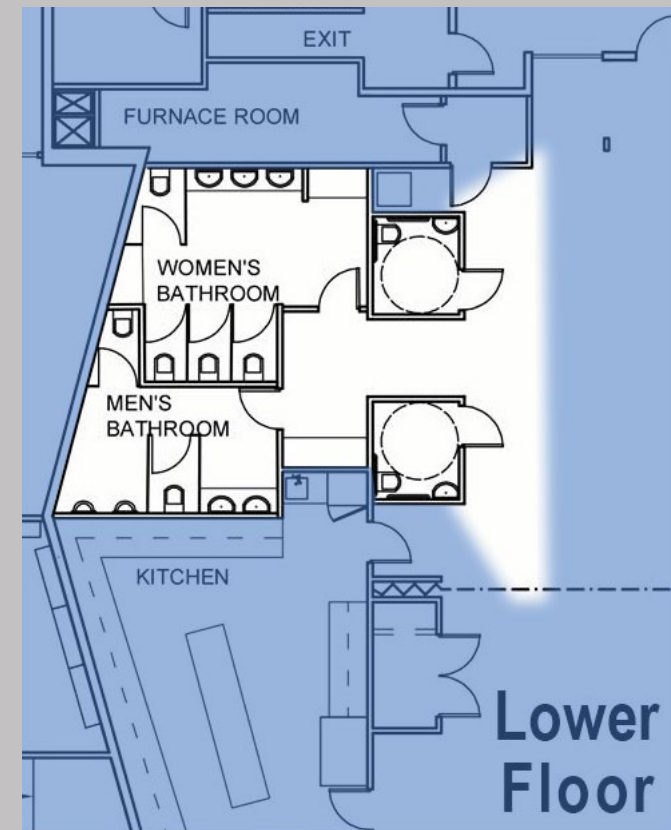


3a. Improved Access



The Thrift store renovation that will vastly improve flow and support both store workers and shoppers is already underway.

As well, a daycare space is being redefined with input from a daycare provider who will become one of the anchor enterprises in our Hub.



While the commercial kitchen will continue in its current, excellent form, the washrooms will be improved. By adding two gender neutral accessible washroom space is freed up for the traditional facilities to add one space each. In addition, the chronic issues with plumbing in that area will be eliminated.

3b. Additional Renovations

Part V: the financial question:

How much is this going to cost and where is the money coming from?



This Building Reimagining Working group and the Board had several contractors give a preliminary bid on the project based on the drawings that you have all seen in order to see if we were in the ballpark of a manageable budget. The initial estimate was about 2.6 million dollars. There are other items however not included in that amount such as architect and interior design work, structural and electrical engineers, landscaping, signage, and a contingency fund. The total for those things comes in around 900,000 dollars so the total budget is closer to 3.5 million. To put that into perspective, if the building had to be replaced tomorrow due to a fire, the replacement cost would come in at between 10.5 – 12 million dollars.

This building has been well maintained and the upgrades will create a building that will serve the community and the congregation well for the next 25 years. It's an investment in both now and a legacy for the future.

We are fortunate to have two other properties whose value can help us to fund this renovation as well as other ministry initiatives. We are anticipating that between the two properties there will be about 6 million dollars realized after fees and mortgages are paid off.

We have committed a 10% tithe to the work of Reconciliation in conjunction with the Pacific Mountain Region and the Indigenous community of the United Church. And we have committed an additional 10% to the work of the Pacific Mountain Region with the specific designation of those funds to be negotiated with the executive minister of the Region. The first 200K of that will go to a new fund created to support the work of Campus Ministry across the region.

Additional funds have been earmarked to fund some of our new initiatives such as the social enterprises, additional staffing and programs in the interim period. Some of the leftover will be placed into The Legacy Fund for investment and future initiatives.

While 6 million sounds like a lot, as you can see much of it is committed with the current initiatives. Thankfully we have been holding our own with the ongoing generous support of the donations from members and adherents and support from federal government grants. We do not know when our other revenue streams will come back to normal, like rental revenue, thrift store and such, but we are confident in your ongoing support as we move forward.

Costs:

- Initial estimate of upgrade costs: \$2,600,000
- Related, necessary expenses:
(Architect, interior design, structural, mechanical, electrical, civil engineers, landscaping, furniture, signage, security technologies, insurance, and contingency funds)
\$900,000
- Total budget: \$3,500,000

Perspective: Building replacement \$10.5 -12 million Investment in now and a legacy for the future

Funding:

- Other properties = \$6 million (after fees and mortgages)
- Proposed Commitments:
 - 58% Renovation
 - 10% tithe to work of Reconciliation
 - 10% to work of Pacific Mountain Region
Including: a new fund to support campus ministries and other initiatives
- Remainder to support:
 - Congregational social enterprises.
 - Additional staffing, and programs.
 - Adding to the Legacy fund.



The process of reimagining the space at Broad View United has involved the working group and the Board bringing together all of the ideas, questions and concerns you have shared.

- The survey conducted at the beginning of the year was the first time the congregation was invited to share their thoughts and ideas and over 125 responses were gathered
- Several Zoom town halls were held throughout this past year to bring folks up to date and hear questions and concerns
 - Monthly updates in the newsletter of what was happening and what the processes were going forward.
 - Sharing of the schematic designs via video presentation followed by questions and answers was held 3 times during the week of Nov 23. 120 people were a part of these groups.
 - Both the video presentation and a PDF proposal package have been posted online in early December for congregation members to view and respond to.

online resources for review and response :

- To learn more about the proposal, go to:
<https://broadviewunited.org/building-reno/>
- To communicate with the committee, e-mail:
reno@broadviewunited.com

Please Note: ...though not all e-mails can be answered individually, ALL e-mails will be read by the committee and integrated into our work for the congregation.

- The next opportunity to meet and give feedback will be when the proposal with final revisions is offered to the congregation and board for approval in early March 2021 at a congregational meeting. Another package prior to that meeting will be distributed.