



Broad View  
UNITED

The background of the slide is a photograph of the Broad View United building. It is a two-story structure with a dark brown gabled roof and a large, multi-paned glass facade. The building is surrounded by a green lawn, flowering trees, and shrubs. A black bench is visible in front of the building.

# Broad View United Building Redesign Proposal Feb 26, 2021

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## Introduction:

When we made the decision to amalgamate we did so with the commitment we would build our new home together, especially since we were choosing one of the existing sites. We are pleased to be delivering on that commitment.

In the following pages you will find an incredible amount of work done by an extremely talented group of individuals who have been working tirelessly and at lightning speed over the last 15 months. We are so blessed to have them sharing their talents with us and for their ability to listen deeply to the dreams, concerns and ideas of the congregation over that span of time.

This document builds on what you've already seen and accessed in November of 2020. There are some changes in the floor plans to integrate feedback received when possible. There is more detail shared in the budget which is based on estimates received from the contractor, architect and engineers. There is a theological statement articulated about the values and principles we are working from. And many other items to flesh out the information you have requested in order to make an informed decision at the congregational meeting on March 14th at 11am.

This is not the final step or the end of decision making and input that will be sought. There is a list of items that we are still discerning about and an update shared with you about where things are at this moment in time. Additional items will emerge we are certain and we will seek input and opinions from different configurations of folks in a variety of ways as we move forward. A document spelling out who has authority for what has been approved by the board for your information is a part of this package.

We hope you will take the time to look through this package and join us at the Town Hall meeting on March 9th at 7:00pm to ask questions and seek clarification in advance of the congregational meeting. There will be an opportunity for more discussion then as needed but the town hall will provide a less formal way of seeking clarification and having discussion.

We end this introduction in the way we began. First in thanking each of you for your dedication, faithfulness and passion for the congregation and its new home. And to thank the members of the Building Redesign Working Group: Mike Emme, Marilyn Poutanen, Doug Koch, Sarah Schoeck, Faye Schmidt and Mark Anthony (retired) for their creativity, leadership and vision. We are indeed grateful to be working alongside this group as we move forward through to the next phases of this project.

Faithfully,

Mark Green and Cheryl Black  
Co-lead Ministers  
Broad View United.

## **How we got here - A little bit of history**

As we approach the opportunity for the newly amalgamated congregation of Broad View United to vote on renovation designs and a plan for their new home, it can be helpful to look back at where our journey has taken us so far. While by no means extensive, here is a brief outline:

### **2017**

Spring

- Both councils of CBUC and St A's discuss a proposal to join efforts to do the reVision process together based on past history and discussion

Summer

- Leadership team is established and reVision group leaders recruited

Fall

- 160+ people join into small groups to engage in a study and conversation process concluding with a summit meeting to share common themes that emerged

### **2018**

Jan

- Summit meeting of the congregations reconvenes to deepen the insights and 5 major foci groups are formed. These meet from Jan – May

May

- Summit #2 meets to hear the findings of the 5 focus groups and hear recommendations. Integration is proposed and the two councils empowered to explore the implications

Summer:

- Joint council meets for the first time to discern a strategy for moving forward. Reservations and possibilities all shared and on the table.

Fall:

- Joint council meets on a semi regular basis and establishes 3 working and research groups, one which is the asset management group
- This group begins research about the 3 sites and their buildings and interfaces with groups like SPRE (social purpose real-estate collaborative), NAI, neighbourhood strategic plans
- concepts like community hub are also researched.

## **2019**

Winter:

- Joint Provision application to go deeper into the amalgamation process and explore is submitted and granted. Research groups continue their work

June:

- all the working group members come together to share their insights and thoughts with joint council members at an-afternoon retreat.
- 3 subsequent meetings of the joint council happen over the summer to discern next steps and an implementation process.
- Small group conversation in a variety of formats are begun for integrating ideas and thinking about these next steps.

Fall:

- A date of Nov 24<sup>th</sup> is set for voting on the amalgamation process
- A package is distributed to both congregations
- Project Management Team (PMT) created as subgroup of the joint council to take active leadership and advise joint council on various steps leading to amalgamation
- A small working group makes recommendations about site selection based on a series of criteria. The Cedar Hill X site is chosen as having the most flexible options moving forward to meet the vision. Congregational groupings meet to discuss. Joint council affirms the recommendation
- Congregations vote to amalgamate, both congregations are overwhelmingly positive and the results forwarded to the region for their approval.

## **2020**

- Jan – Pacific Mountain Region accepts the results of the vote and the request to amalgamate and the date is set for May 31<sup>st</sup> 2020
- Project Management Team establishes a new Building Design Reimagining Working Group-made up of people with the following skills: architecture, interior design, artist and process specialist, and psychology of space. This group begins to think about space and possibilities, challenges and opportunities.
  - Values and Vision statement work begins with consultant and goes through various iterations and reworkings with congregational input and discussion, and is adopted by congregation in the spring

## Spring:

- Building Design Reimagining Working Group canvases the congregations through a variety of means to hear concerns, hopes, dreams and values related to peoples dreams about the renovated building and how it might serve the new mission and vision. These are tied together with the new Values statements and a plan and design are worked on.
- Structural engineers are consulted with regards to earthquake remediation needed
- Environmental and sustainability options for increasing the energy efficiency are explored
- Social enterprise and partnership needs are integrated into the planning

## Summer:

- Initial plan is shared with staff, musicians and joint council for feedback.
- Draft sent out for cost estimates and returns with a very large price tag that is unrealistic
- Building Design Reimagining Working Group revisits the design and works to keep critical elements and make changes that can preserve the values but be achieved in some different ways that are more cost effective

## Fall:

- New plans are created and sent out for costing.
- A significantly reduced price tag comes back that feels manageable.
- Overall budget is created that includes both the core building cost and ancillary costs
- Updated plan is shared with staff and council for feedback and approval
- Video presentation (due to covid restrictions) and package is created for the congregation for presentation at 3 zoom meeting interactions. Over 160 people participate.
- Feedback is received and more is welcomed through emails to the committee.

## **2021**

### January

- Committee works to integrate feedback and responds to concerns
- Much positive feedback and encouragement is received
- Small working groups begin collecting additional information about a variety of things including security, signage, insurance, landscaping, organ, stain glass, solar panels, acoustic analysis, audio -visual upgrades, library, labyrinth, etc.
- Work on elevation drawings begins
- BVU board set March 14<sup>th</sup> as the date for congregational vote on new design with town hall discussion set for March 9<sup>th</sup>

## February

- Feedback from working group integrated
- Various new options explored and integrated based on feedback
- Package pulled together in anticipation of congregational vote on Mar 14<sup>th</sup>
- Package distributed to congregation at the end of the month for review

## March

- March 2 - Council meets to review package, budget and plan and make recommendations
- March 9 – 7 pm Town Hall meeting for congregation to ask questions and seek clarification about contents of plans, budget and any other related matters
- March 14<sup>th</sup> - 11 am Congregational meeting called to vote on whether to move forward with the plan presented in the package

## **Values we are working from**

The Values guiding the renovation of the Cedar Hill X site are the same values that were identified for the newly amalgamated Broad View United community:

- Honouring our past and looking to the future
- Welcoming
- Inclusivity
- Flexibility

Building 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.

### **1. Honouring our past and looking to the future**

- a. Listening to the voice of the congregation is a key part of this unique opportunity to equip the Broad View congregation to fully serve the spiritual needs of our changing community.
- b. At the outset of the reimagining, through the survey, and more recently through presentations, town halls and ongoing individual conversations, your feedback has guided the committee's work to respectfully acknowledge both the objects and meanings that our three original congregations have built over the years.
- c. Where possible, special objects are being integrated into the physical design and furnishing of the renovation. In some cases, where those objects can no longer serve in their original role, efforts to document and remember are and will continue to be an important part of the renovation process.

### **2. Welcoming**

- a. Both in terms of physical presence in the community and in terms of attitude, Broad View United will carry on with the tradition of welcoming brought by its members at amalgamation. As reflected in many survey comments, this experience of openness and light is part of the design for worship participants, as well as seekers discovering the facility or considering the community. Thus, the narthex, the sanctuary and the commons are all being upgraded with expanded windows, hallways and workspaces intended to be more visible, safe, and accommodating.
- b. The renovation designs will support the active work of the congregation and ministerial team, but also support social enterprise. Rather than being only 'rental space' that can help fund the facility, the goal is that long-term renters will function as partners that provide services in alignment with the Broad View congregation's goals for community outreach.



### 3. Inclusivity

- a. Physical and spiritual inclusivity are both reflected in the proposed renovations.
  - i. **In terms of spiritual inclusivity**, the sanctuary needs to be a place that helps people feel connected to the sacred, which means that the worship spaces need to be able to offer darkness and light, to support solitary reflection and collective interaction. Though no single space can serve that full range simultaneously, the renovations are intended to support a diversity of sacred experiences through both fixed and easily transformable features.
  - ii. **In terms of physical inclusivity**, Broad View United renovation includes many accommodating features meant to support a diverse community as seamlessly as possible. The notion of ‘universal design’ asks a facility to support a wide range of unique needs – from mobility, seeing or hearing, and youthful exuberance, to gender identities, and the need for degrees of privacy, etc.- without drawing undue attention to those needs. (e.g. is a curb cut in a sidewalk for skateboarders?, strollers?, wheel chairs? People with awkward shoes? If the design is ‘universal’, the answer is always ‘yes!’).

### 4. Flexibility

- a. 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.
- b. Our goal is to create spaces that work for today’s highly varied needs but also be adaptable to the needs of the congregation over time.

## **Floor Plans**

Include in this package is the updated floor plans for the two floors. These include the changes from the original floor plans that were distributed in November based on feedback and further work of the working group.

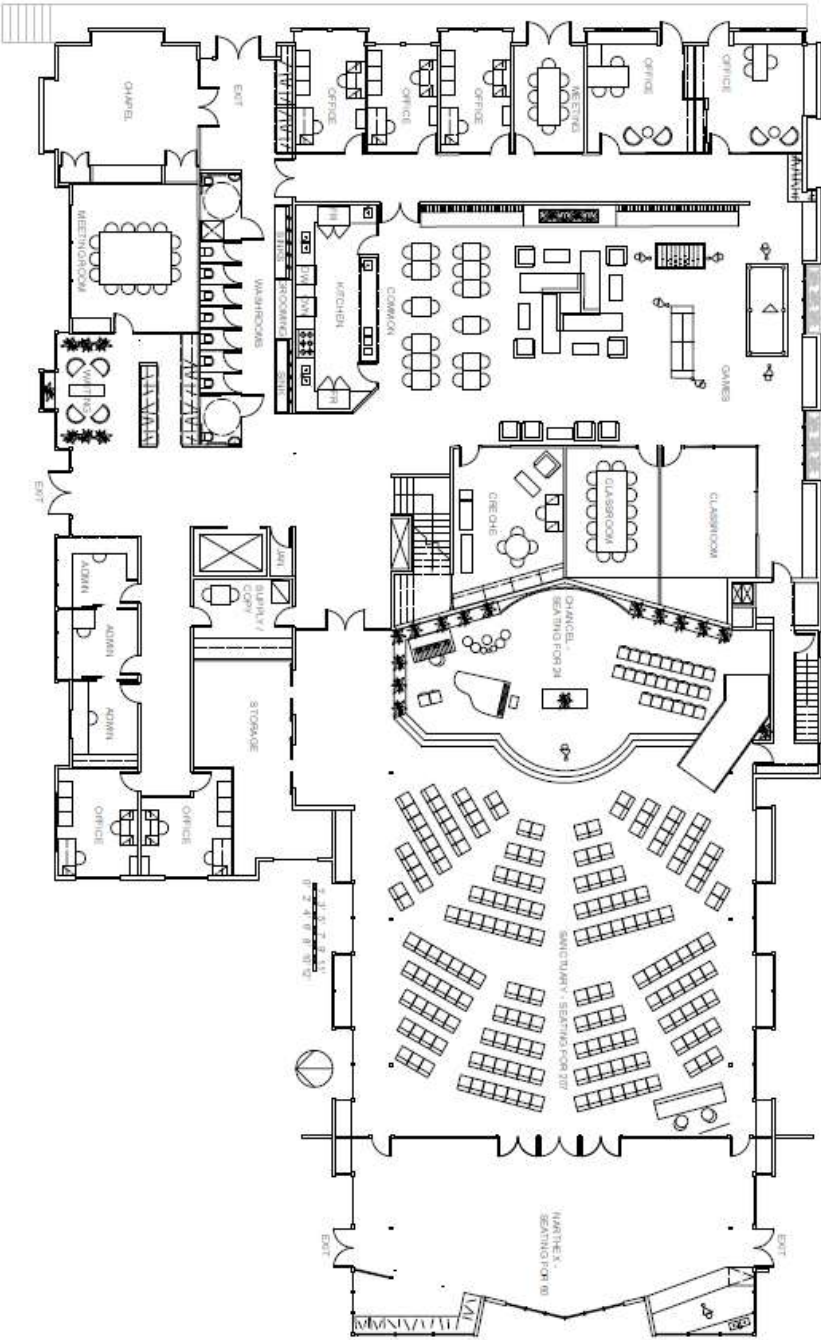
The original floor plans distributed in November included enlarged portions of these floor plans that some might find easier to see rather than the smaller overall version. Those are still available online and you can find them [HERE](#).

For those of you new to floor plans, it can be disorienting at first. Think of it as a bird's eye view looking down as a way of seeing and understanding what you are seeing. Find a spot in the building that you know well and orient yourself from that place.

The most significant changes to the floor plans, from the ones distributed in November, are changes in the chancel area and in the HUB (lower hall) especially around the bathroom.

All the documents and plans from the November presentation are still online and you are encouraged to revisit them as needed.

MAIN FLOOR PLAN



Notes:			
1.			
PROJECT: Broad View United			
CLIENT: BROAD VIEW UNITED 2013 St. Johns Street			
DESIGN: Allwright Inc. Marilyn Polunien, BID mopolunien@allwright.com			
TITLE: MAIN FLOOR PLAN			
DATE: 2021/02/23	SCALE: 1/8" = 1'-0"	TYPED BY: A1	
BY: A1	DATE: 2021/02/23	SCALE: 1/8" = 1'-0"	DATE: 2021/02/23





## **Virtual Perspectives**

Welcome to your first Virtual glimpse of the newly renovated Broad View United Sanctuary!

We have been working hard to try to incorporate all the thoughts, dreams and visions of our amalgamated congregations and future generations.

Technology in interior design is moving forward at an amazing speed, so where we would once be showing you hand drawn sketches, we are now able to develop a video walk through!

We have also included some still photos for those who may not have the technology to watch the video.

The intent is not to show a perfect, finished product with all the right colors, textures and features, but rather to allow you to share the experience of what the space will look and feel like.

Please NOTE: There is no sound track for this video. All art images on walls or screens in the space are projected or pieces of art. These will change with the services and are just there for illustrative purposes. We have built in lots of flexibility in both design and use.

We hope you enjoy the tour! Click [HERE](#) to go to the virtual experience



Entering the Sanctuary from the north side of the Narthex.



View of the chancel from the south side. Note that the images and projected cross are changeable.



View towards the new glass Narthex wall.



View of new wall from Narthex side.



Narthex coffee bar and entrance doors.



Re-situated,  
carved doors  
at entrance to  
the  
Commons.



## **Budget:**

As an amalgamated congregation we have been blessed with the resources and heritage of the faithfulness of three congregations. These resources when pooled now provide us both with the opportunity and the responsibility to engage the future. In scripture we find the words “to whom much has been given, much will be expected”<sup>1</sup> Money for the sale of properties will provide us with opportunities and with responsibilities

As we move forward with our Vision for Broad View United, we do so in the context of the Parable of the Talents.<sup>2</sup> You will remember in this parable that each of the servants are given resources to invest on behalf of the master. Two of them take risks to increase the return but the third simply buries the money in fear of taking the risk and losing it. The master is disappointed with the third and he is admonished for not doing something with the resources given. We find ourselves in a similar place at this moment in history. The church is at a precipice with decisions to make about investing in our future for now and for future generations. We have chosen, through our vision and values processes, to name boldly ministry opportunities and foci that we believe is a faithful response to the call of God at this juncture in history. Part of that call is to establish a place where faith and ministry can be practiced, partnerships made with community organizations and the District of Saanich can be engaged in some new and creative ways.

We have committed the first 10% of funds from the sale of each property to the work of reconciliation with our indigenous brothers and sisters in line with recommendations of the National United Church and our own commitment to the *Calls to the Church* in the Truth and Reconciliation document.<sup>3</sup> In addition we have committed another 10% of the funds to the Pacific Mountain Region (PMR) for ministry to the larger church. We have committed to working with the Executive Minister of the PMR to discern the focus of those funds as they come available. There are other ministry initiatives that we have begun, like the social enterprises, where the revenue streams will diversify funding for ministry of BVU but in the meantime some supplementing and bridging of the new ministry initiatives will come from the sale funds as well.

As you can see, however, from the expense budget attached, a significant portion of revenue from the sale of the properties will be used to fund this renovation project. We can accomplish our dreams and priorities as well as meet our commitments to the Region with the funds we anticipate from the sales. We have negotiated with the PMR a way to spread out our obligation to them until the sale of the second property. In addition, we have also talked with our bank who assure us that we can arrange bridge financing as needed to fund the project until such time as the funds from the second sale become available. We are therefore able to put forth this budget with confidence that we have the necessary resources to fund this proposal for a building redesign and renovation.

We are indeed blessed with an abundance of resources in the people we have in this congregation and the assets and resources we have to realize our dreams and aspirations. *To whom much has been given, much will be expected.* May we live into this biblical mandate in the days and years ahead.

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<sup>1</sup> Luke 12: 48

<sup>2</sup> Matthew 25:14-30

<sup>3</sup> <https://united-church.ca/sites/default/files/ucc-response-trc-calls.pdf>

## Budget for Proposed Renovation of Broad View United

<b>PROFESSIONAL FEES</b>		
Architect/Interior design	170,000.00	
Engineering	82,000.00	
Construction Insurance	12,000.00	
Legal	5,000.00	
project manager	30,000.00	
Sub Total :	\$ 299,000.00	
<b>FALCON CONTRACTING</b>		
Seismic	153,000.00	
Fire safety upgrades	84,000.00	
windows/doors	224,000.00	
exterior and roof	237,000.00	
interior	1,182,000.00	
site work & permits	290,000.00	
mech/elec/plumb	297,000.00	
other	30,000.00	
gst	125,000.00	
lower hall upgrades	150,000.00	
chancel	50,000.00	
contingency	250,000.00	
Sub Total:	\$ 3,072,000.00	
<b>OTHER ITEMS</b>		
landscaping	100,000.00	
security/telephone system	10,000.00	
signage	50,000.00	
audio video	50,000.00	
organ	10,000.00	
furnishings	70,000.00	
Stain glass windows boxes	5,000.00	
Solar Panels	75,000.00	
appliances	14,000.00	
Sub Total:	\$ 384,000.00	
Grand Total :	\$ 3,755,000.00	

## **Ministry Plan for Commons and Hub:** **goals, plan, vision, and how the design reflects these**

In the Amalgamation Report that the congregation adopted at the congregational meeting, November 24, 2019, two key components of the ministry plan were outlined: Community Partnership Engagement and Third Space. In this submission we outline more refined thinking about these concepts and the way the design has been set to accomplish them.

### **The Hub:**

- We have a vision of creating a community of partner organizations and programs in the lower floor. This “Partnership Hub” will include the Thrift Store, the Daycare, Caregivers and Tots program and other groups still to be identified who share mission values of inclusivity, working with the marginalized, and serving the wider community.
- The Hub will make use of the commercial kitchen, and the lower hall throughout the week. The exchange of knowledge and information amongst all the Hub programs and partners will serve to augment the effectiveness and visibility of BVU's ministry.
- The renovation of the Thrift Store and the Daycare space has already occurred in line with this vision. An accessible, independent path to the lower hall has already been established and needs only increased lighting to be fully functional.
- The lower hall renovation will be modest at this time but will include improved sound proofing between the floors so that upstairs and downstairs programs can run concurrently. The staircase from the back of the narthex will be removed so the Hub area can be secure and independent.
- The fully accessible outside path is also an improved fire escape route.
- In this HUB space and program BVU will continue the legacy of community involvement and service that have been characteristic of the founding congregation.

### **The Commons:**

The upper floor will be dedicated to the work of the church and will include staff offices and meeting rooms, the welcoming area, the sanctuary and chapel, gender inclusive washrooms, as well as a space to be known as the Commons. The new Commons will include:

- a large, fully equipped kitchen,
- a library,
- built in AV capabilities,
- comfortable seating.
- This area will have lots of natural lighting where the existing sky lights will have a central position in the Commons Space.

The vision and plan for the Commons includes:

- a 'third space' where the community is welcome to come for coffee, to read the paper, to meet friends
- a host for the space who learns everyone's name and creates a sense of community amongst the participants, puts the coffee on...
- a space where thrift store volunteers and customers will come for a coffee break
- a library with a variety of book genre's and an accessible children's library and tables where parents and caregivers can meet and visit
- a culturally inclusive space with activities like ping pong and English language resources in the library
- a youth friendly space with full AV facilities, a billiards table, and refreshments
- a Commons program which engages the interests of the church and wider community ie. Anti-racism courses, Tai Chi, wellness groups, seniors, movie nights, parenting support, small groups and medium and large size groups.

We envision the Commons being the heart and head center for the people of BVU where you are proud to invite your friends to come for a cup of tea and a visit



## **Decision that are still unfolding: Making meaning together**

In the late 1990s Stewart Brand wrote *How Buildings Learn*. The book and later BBC special proposed that buildings adapt best when constantly refined and reshaped by their occupants, with their design shifting from an art of planned spaces to a co-creation of spaces experienced over time and the community's story that emerges. Sometimes buildings learn incrementally (and almost imperceptibly), and sometimes the learning comes as part of big changes.

In developing their design proposal, the Broad View United Building Design Reimagining Working Group has tried to engage both the use of space and the meanings over time that make up our congregation's past and future directions. Judging by feedback thus far, the congregation is broadly comfortable with much that is practical or necessary in the proposal relating to work spaces, flexibility, movement, accommodation and safety.

Design choices that impact style of worship, and symbolic or memorial objects from all three amalgamating congregations pose more of a challenge and require more reflection. Listed below are 6 important objects and design considerations with reflections on how each serves the congregation, and the options being considered for their role in the Broad View reimagining.

### **1. Organ**

- a. As an amalgamation of three congregations, Broad View United brings a diversity of musical approaches to its worship. Whether focused on small combinations of instrumentalists and vocalists, choirs accompanied by piano or organ, or the whole congregations together with a wide range of musical supports, the hope is the worship, in any moment is focused on the spirituality of the congregation gathered. With that in mind, the design proposed for the chancel focuses on simplicity and flexibility where the musician and singers guiding worship can perform in an uncluttered space.
- b. The BVU Board decided that the existing pipe organ is to be replaced by a high quality contemporary electric organ capable of the full-bodied play that continues to be an important part of many congregant's worship experience. An electronic instrument can be better linked to both the sound and recording systems that will help worshippers in the sanctuary and online have a more balanced experience. Removing the pipes on the chancel walls is both necessary for the seismic upgrading required, but will also open up wall space to accommodate greater use of projections as part of worship.
- c. The existing organ is a focus of stories and memories for number of St. Aidan's congregants. It is important that those stories and images be gathered and held up as part of the amalgamation process.

## 2. Stain glass windows

- a. Stained glass windows have existed across a variety of cultures back to ancient times. As ways of illuminating otherwise dark spaces and as pictorial focus for decoration or reflection, stained glass has been part of the Christian architectural traditions since well before the Middle Ages. Drawing from the Broad View communities, the stained-glass windows were often received as gifts from congregation members (and even from the provincial premier's home when they were renovating!). The windows have served to remember, to express gratitude, as well as to energize worship spaces with colour.
- b. With our amalgamation we have 27 windows linked with Gordon Head United, as well as the 5 windows in the Cedar Hill X sanctuary and 4 windows from Molly Reid in the Cedar Hill X chapel.
- c. Proposals Moving Forward:
  - i. The Chapel windows will remain in their current location
  - ii. The 5 windows currently at the entrance and in the screen as part of the Cedar Hill X narthex will be moved to accommodate a more transparent and welcoming design for that entrance area.
    1. Several options for displaying those windows that combine backlighting and exhibition as historical objects in light boxes. Several display options are being considered but no decision has been arrived at yet:
      - a. contained within the newly renovated Thrift store entrance
      - b. part of the refreshed landscaping is being considered where the sunken gardens currently reside
      - c. part of the landscaping in the front garden near where a proposed labyrinth is being considered
  - iii. All of the windows at the Gordon Head United campus have been photo documented with the plan that a print display could be created. As well these photo files can become a continuing resource for projection as part of worship into the future.

### **3. Carved Doors**

- a. The 2 sets of carved doors at the north and south entrance to the Cedar Hill X Narthex were gifts donated in memory of Jim & Shirley Fyles
- b. The 2 sets of doors will be moved to accommodate a more transparent design for that entrance area.
- c. Options: At this point new door locations that reflect the movement from the world into our sacred spaces are proposed:
  - i. 1 set of doors become the main entrance to the chapel
  - ii. The 2<sup>nd</sup> set of doors be moved to the new, widened passage between the sanctuary and the commons.

In both cases the existing glass in the doors will also be replaced with clear glass both as further invitation to enter, and for safety.

### **4. Library**

- a. The Saint Aidan's and Cadboro Bay's libraries have been an important ministry to the congregations and to the wider community, supporting the congregations' core values. The large collection of materials has been selected for leisure, learning and healing of the soul. In the reimagining related to amalgamation, the committee has picked up on these purposes and incorporated them into the commons design by placing the library collections and support spaces right at the heart of the commons area and its design to be both a casual and formal gathering spot. Both libraries in preparation for the amalgamation did a significant cull and downsize. Representatives from the Building Redesign committee have met with the Library representatives from both campuses to give feedback on possible design structure to the shelving and book circulation needs as we move to the commons model.

### **5. Labyrinth**

- a. Walking labyrinths has been a spiritual practice central to members of the Cadboro Bay United community and its spaces.
  - i. In our new, amalgamated space, the possibility of designing labyrinths to support this continued practice has introduced important questions regarding possible ways forward including:
    1. landscaping, and the inclusion of one outdoors for use by the public and the community like the one at St. Phillips.
    2. The use of projection onto the sanctuary floor, and/or the commons floor at designated times for indoor use and ongoing spiritual practices.

## **6. Tables**

- a. Central to worship is the Table where the community gathers around symbolic food that represent our communion with the love of God and the stories of Jesus ministry. Each of the 3 founding churches have Tables that have memories and history attached to them. The Gordon Head Table has been moved to the Cedar Hill X site and now lives in the chapel. When Cadboro Bay removed their pews, they used some of the wood to build the Table currently in their site. We envision this table will move over to be the sanctuary table. St. Aidan's has a number of tables and we propose that the Table built as a depression project and donated by Mr. F. Jennings and Mr. E.J. Merrett in the 1930's be kept and used in the sanctuary. We propose that the matching pulpit be preserved and an appropriate use be found for this labour of love.

## **7. Memory and Vision**

- a. Each of the 6 areas emphasized above address the need for involve developing a vision of what a contemporary, urban church is and does. It is also clear that such a vision must respect and learn from the people, works and symbols that brought it to the present, even as the congregation builds its future together.
- b. As part of the governance structure there is a historical team who will be helping in ensuring that the stories of the historical items be preserved and remembered.

With all of these important considerations as well as the many more specifically technical choices involved in a renovation of this scale, research, reflection and conversation are an ongoing part of the work by this Building Design Reimagining committee and many others. Throughout the process, small working groups drawn from congregation members focused on specific concerns have and will continue to be formed to offer insights to the design committee.



## **Green Plan:**

Green living is a continuous opportunity to practice spiritual mindfulness. Reusing elements, reducing our energy footprint, and creating new energy usage practices are all deeds of spiritual mindfulness. These deeds can give us a sense of stewardship and responsibility.

Green living is also an economically responsible way to design. Reusing elements, reducing our energy footprint, and creating new energy usage practices are also deeds that will reduce our energy costs now and will provide a fiscally responsible foundation for our future.

Designing a building to increase our green living is very much in line with our Core Values. Green living demonstrates our Progressiveness by being Responsive to new technology, it demonstrates our Integrity and our Connectedness by prioritizing a Sustainable Relationship with our local community and with our earth.

Our renovation proposes Green Living in the following ways:

- LEDs
  - Our proposal is that for any new lighting design and upgrades that they be LED lighting. As other lighting throughout the building are replaced and updated over time, they too will be replaced with LED lighting.
- Upgrade of roof and insulation
  - The roof over the sanctuary is near the end of its life. At the time it was built, little insulation was used. Therefore, in addition to replacing the roof, significant insulation will be added to the existing design. This will improve the energy efficiency of the room and stabilize the temperature in the room.
- Upgrade of windows
  - The design proposes adding new windows in the sanctuary and replacing some others throughout the building. All new and replaced windows are to be energy efficient models.
- Cinder block walls upgrades
  - Cinder blocks are poor insulators and in fact they absorb heat inside the building and transfer the cold from the outside. All the cinder block walls will be reconfigured in some way to reduce this significant energy loss
    - Some of the walls will be opened up and replaced with energy efficient windows. The new windows will actually be of a higher energy efficiency than the cinder blocks are presently
    - Some of the walls will be clad with insulation and gyprock to improve their efficiency
    - Some of the walls will be encased for seismic reasons and insulation added in the process

- Solar panels
  - We are researching the cost benefits of supplementing our electrical needs with solar energy in the form of solar panels to be added on the roof.
- Cement pillars reinsulated
  - The sanctuary is supported by concrete pillars. It is proposed that we add insulation and clad them with gyprock to reduce heat loss through them and stabilize the temperature in the lower hall (Hub).
- Reuse of furniture and equipment
  - Where it is possible and it fits with the design and values going forward, we propose to reuse furniture and equipment. Many of the items needed to achieve our ministry goals are already in our possession. Some of what we will purchase will also be gently used items. Some of the items we will use or repurpose have historical or sentimental value as well. Items no longer needed will be sold as surplus and the money put into the project.
- Garden and Landscaping
  - A new design for enhancing and reconfiguring the landscaping is in process. This includes reusing most of the current plants in a reconfigured way. It also includes adding in covered bike racks near the commons entrance to encourage alternative transportation methods

With each design element, reducing our environmental footprint is an important consideration to the overall project. Those things listed above are just some of the major ways we are addressing and integrating this value.

## **Safety Upgrades**

Building codes are regularly updated to reflect research to improve life safety in the face of anticipated threats e.g. fire and earthquake. So even though the Cedar Hill X building was carefully designed and constructed in its day and has been lovingly maintained, there is a need to update it for safety to meet today's code standards.

The Cedar Hill X complex consists of two separately constructed segments: a 60 year old sanctuary / lower church hall and a 30 year old commons / chapel / thrift store / daycare - joined by a firewall. The firewall constrained access between sanctuary and commons. On the main floor this meant a very narrow, congested passage from sanctuary to great hall. At basement level it meant a passage that was narrow and circuitous.

For the safety of all the building and to accommodate opening up of the firewall that separates the sanctuary from the commons, both buildings will be fully sprinklered.

Relocating and widening the commons wing stairs to meet building code is included in the renovation. This corrects a major bottleneck flaw in the existing 1990 building design. It also allows for a widened and more convenient hallway connection between sanctuary and commons wings at both main and basement levels.

The east (chancel) wall of the 1960 sanctuary is unreinforced masonry. It is vulnerable to failure in an earthquake. This will be remedied by the addition of sheer walls. The west (narthex) wall of the sanctuary - a combination of unreinforced masonry and glass – is also vulnerable to failure in an earthquake. Supports at the west end will be added including a structural beam reinforcement of the glass curtain wall.

Added windows - in both sanctuary and commons - will contribute to the building's amenity plus add casual surveillance opportunities to the surrounding outdoor spaces for building users. This in combination with relocation of outside bike storage for heightened visibility from the building interior can be expected to add security.

## **Building Redesign Timeline**

Jan – July 2020 - Preliminary dreaming and idea testing about renovation

- Consulting with staff
- Consulting with congregation and receiving input
- Creating vision and values from which to work that align with congregational values

October 2020 - Sharing of Proposal with Board for their approval to proceed to congregation

Nov 2020 - Initial proposal shared with congregation through zoom and video presentation

- Follow up printed documents for perusal
- Options for communicating concerns, questions, and ideas to the building redesign working group

December 2020 - Motions to confirm choice of contractor, architect and interior design persons

January 2021 – Motions to confirm Electrical, mechanical and structural engineering companies

February 26, 2021 - Additional package to go to congregation with more details to design and budget for congregational vote

March 2, 2021 - Board reviews material and offers approval and presentation of design and budget to the congregation

March 9<sup>th</sup> 2021 – Town hall discussion re: design package

March 14<sup>th</sup> 2021 - Congregational meeting to confirm design and budget or send back to working group for revision or delay of vote for further conversation at a second congregational meeting before a vote

March - Meeting of Trustees to enact the wishes of the congregation and send the proposal to the regional approvals working group for their approval of the design and budget

April - revision and fine tuning of the plan with interfacing with engineers, contractor and Saanich planning department. Application for demolition, building permits etc.

June/July - Pending permits from Saanich, renovations begin.

- Day to day operations moved primarily to Arbutus site except for thrift store and day care.
- Continuing research and decision making about details related to outstanding issues and finishes

Fall: - renovations continue for approximately 6 months from the date they begin until we can move back into our new space. Covid restrictions will likely ease in the fall and many temporary solutions to how we function will emerge.

Christmas 2021 or first third of 2022 - renovations complete and we move into our new space as Broad View United.

# **Authority and decision making chart**

Congregation: Initial approval of design and budget

- instruction to trustees to get approval from the region
- Authorize board to oversee project
- Changes to budget and costing resulting in more than a 10% increase to come back to congregation for approval

Board - General oversight and fiduciary responsibility

- Receive monthly broad stroke updates and budget updates
- Authorize changes in design resulting in budget increases for those things over 50,000 of the total cost
- Track accumulated budget changes to ensure that the overall impact is not greater than 10% increase
- To be advised and consulted in large global change orders
- To be advised when 50% and then again when 80% of the contingency fund has been used up
- To be advised of significant project problems or delays.

Co – Lead Ministers:

- Act as liaison to the board between building redesign working group, project manager and the board
- Ensure that monthly reports for budget and reno updates are created
- Weekly meetings with Project manager for updates
- Acts as public face to media and community regarding building design, changes etc.
- Notice of motions created and distributed to the board in advance where possible

Project Manager

- Interfaces with contractor, architects and engineers to maintain overall oversight on the day to day management of the renovation
- Trouble shoot with contractor on solutions to problems encountered
- Interfaces with the Building redesign folks to share information and seek advice on design changes, products and potential cost increases
- Tracks budget overruns and depletion of contingency fund – relays this information to working group and lead ministers
- Interfaces with lead ministers weekly to help with the creation of monthly board updates



## Building Redesign working group

- Lead project design
- Support and oversee Project Manager
- Interface with congregation concerns and questions, suggestions and anxieties
- Overall design oversight to maintain consistency with values and vision for the project
- Administration and approval of design elements, including but not limited to color palate etc.
- Approval of budget design increases for smaller items for things less than 50,000 of the overall budget
- Seek permission from the board for significant change orders,

## **Congregational meeting and motions:**

The congregation of Broad View United is called to meet on Sunday, March 14, 2021 at 11:00 a.m. on zoom for the purpose of voting on the Building Redesign Proposal dated Feb. 26, 2021.

The following two motions will be considered:

1. Moved/ seconded by \_\_\_\_\_/\_\_\_\_\_ that voting privileges be extended to all adherents on this duly called zoom meeting of the Community of Faith of Broad View United, Sunday, March 14, 2021 at 11:00 a.m
2. Moved/ seconded by \_\_\_\_\_/\_\_\_\_\_ that the congregation of Broad View United approve the BUILDING REDESIGN PROPOSAL circulated on Feb. 26, 2021 and request that the Board direct the Trustees to obtain Pacific Mountain Region's approval for the BUILDING REDESIGN PROPOSAL