

Broad View UNITED • Reimaginings

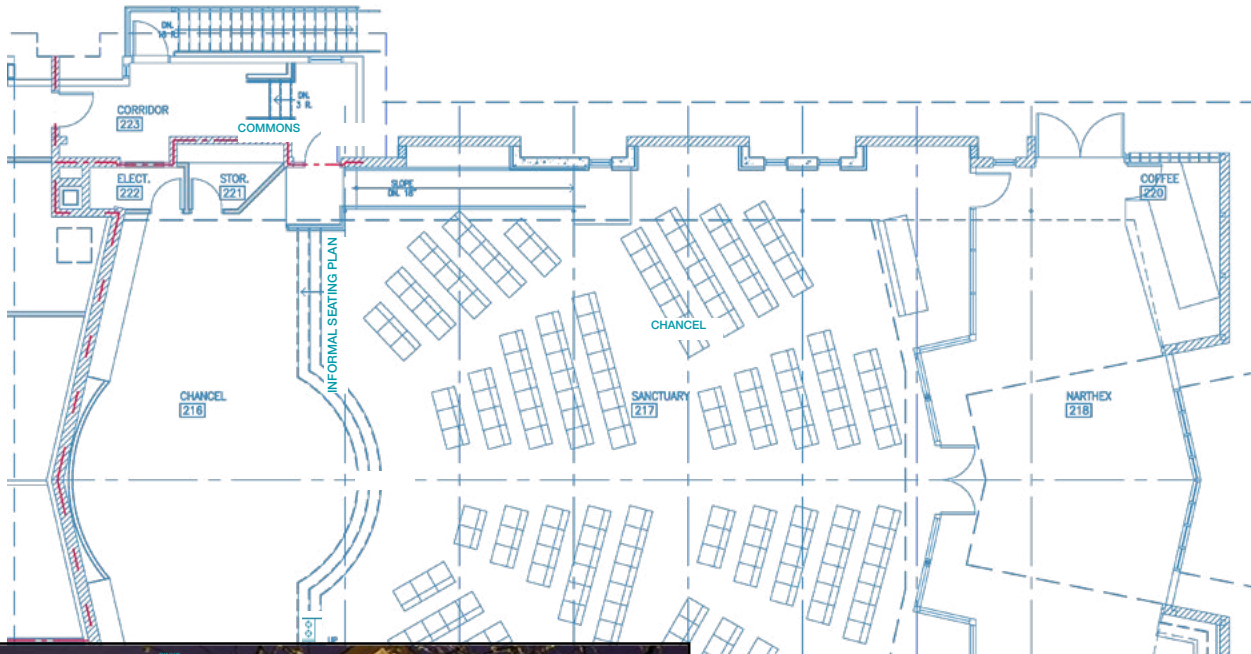
a progress report



Broad View
UNITED

Submitted by:
The Building
Reimagining
Committee

August 25, 2022
(WITH BUDGET DETAILS)



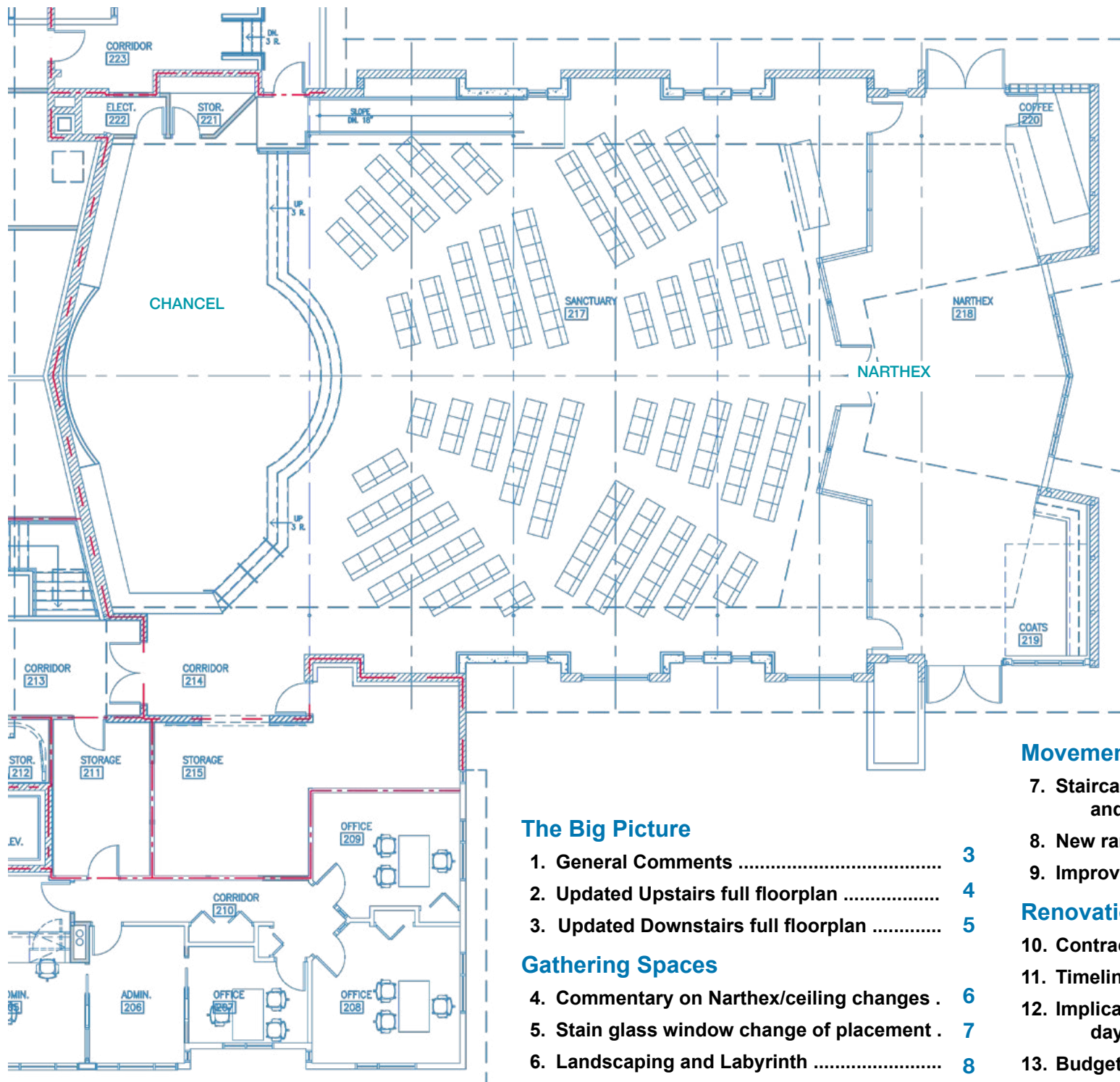


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Design Update

Submitted by:
The Building
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Committee

August 25, 2022
(WITH BUDGET DETAILS)



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Big Picture:

1.) General Comments

In March of 2022, a town hall meeting was convened for BVU members in which the majority of what is below was shared and discussed. The purpose of this document is to highlight the changes as a recap of where we are at as we go forward. The changes that were proposed at the March meeting were in response to consultations that the congregation had asked the building redesign group to engage as well as shifts in costs that precipitated having to rethink some of the areas. At this point in the process now, any significant changes would add further delays and additional costs and so while there are small adaptations and changes that can and will be made, the overall outline is what is being proposed for moving forward.

As we are all aware, COVID has changed the landscape from what we thought we were entering into as discussion when we began this process. Supply lines continue to be a challenge and while employee retention and contractor availability continue to also be a challenge, there are a number of indications that this is shifting positively as we enter into this process. That being said, there will be surprises along the way and we will have to anticipate these and pivot accordingly.

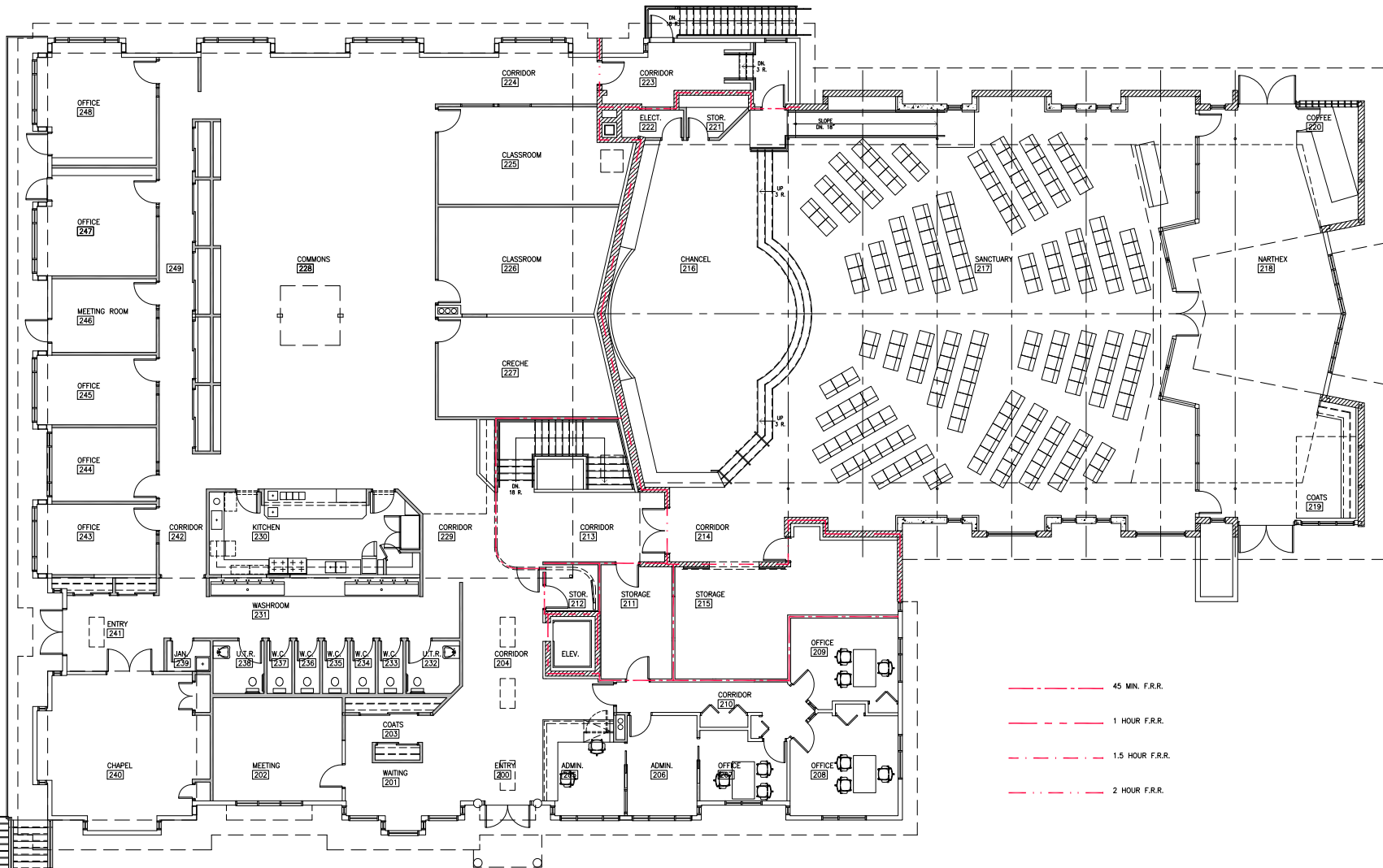
Complete updated floor plans and a video walk through of the sanctuary can be found on the BVU website. What follows are some highlights so that any preliminary questions can have some answers in this document.

Big Picture:

2.) Updated Upstairs full floorplan



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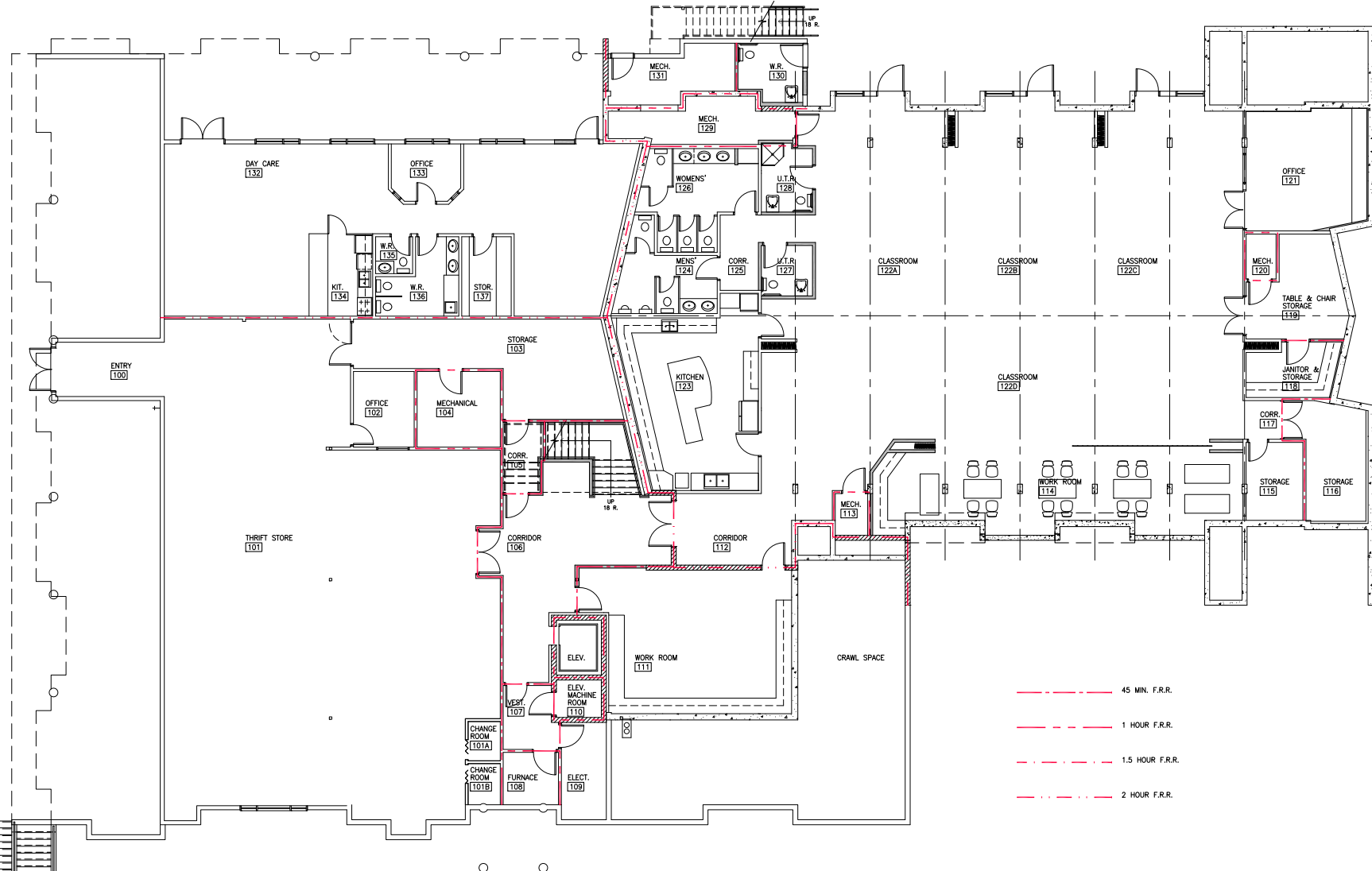
ISSUED FOR:	DATE:
CONSULTANT	JAN. 24, 2022
B.P. PREPARATION	
BUILDING	APR. 29, 2022
PERMIT	
REVISION NO.:	DATE:
SAC PROJECT NO.:	
BRO - 370302 - 20	
DRAWN BY:	
FWM	
DATE:	
JULY, 2022	
SCALE:	
1/8" = 1'-0"	
DRAWING TITLE:	
NEW MAIN FLOOR PLAN	
DRAWING NUMBER:	
A-1.3	

Big Picture:

3.) Updated Downstairs full floorplan



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ISSUED FOR:		DATE:
CONSULTANT		JAN. 24, 2022
B.P. PREPARATION		
BUILDING PERMIT		APR. 29, 2022
REVISION NO.:		DATE:
SAC PROJECT NO.:		
BRO - 370302 - 20		
DRAWN BY:		FWM
DATE:		JULY, 2022
SCALE:		1/8" = 1'-0"
DRAWING TITLE:		NEW LOWER FLOOR PLAN
DRAWING NUMBER:		A-1.2

Gathering spaces:

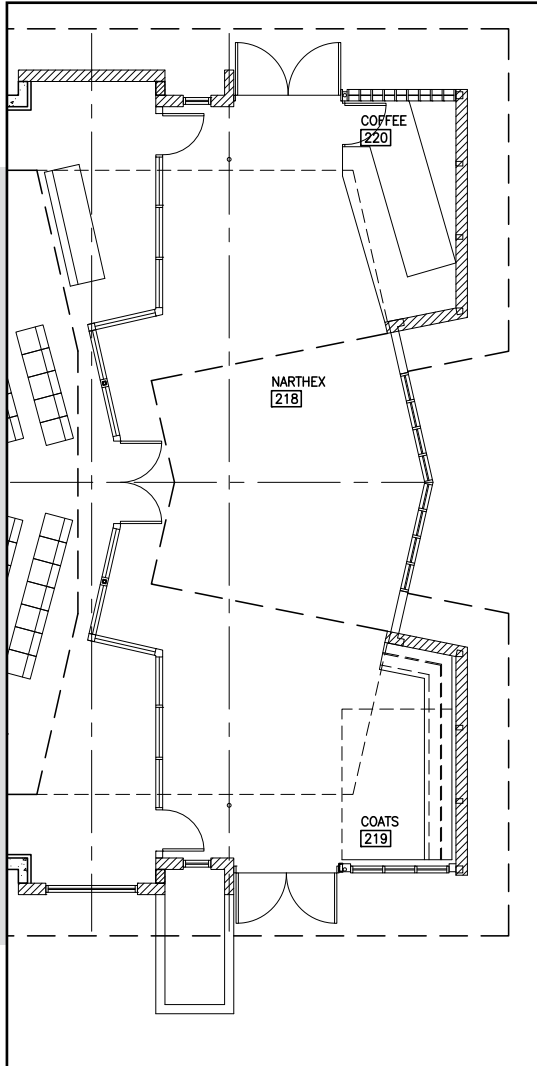
4.) Commentary on Narthex/ceiling changes

The glass wall the separates the narthex (foyer) from the Sanctuary is now a half height wall approximately 9 ft in height. The ceiling on the two entrance sides are solid to capture sound and enclose the space. The ceiling area in the middle is a combination of glass and open space. This will capture some of the sound but at the same time won't block the large glass window at the back of the church and incorporate it into the narthex space thus not losing a key architectural design element of the original space.



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This also now allows for the sound in the Sanctuary to maintain the acoustical integrity of the various angles in the ceiling that help to deflect and break up the sound and yet still providing a consistent sight line along of the mid-century modern design of the original architecture.



Gathering spaces:

5.) Stain glass window change of placement

Originally three of the windows were going to be in a window box outside the entrance way from the commons to the sanctuary along with one set of the carved doors. Now that the hallway and doors must be fire rated doors, the stain glass light boxes no longer fit in there aesthetically as they did before. In addition, the number of windows on the south wall of the sanctuary have been reduced from the original plan for structural and cost saving reasons. There is now a good spot on that wall for the stain glass light boxes to go that work in with the over all design. Placement for the remaining two windows is still being discerned.



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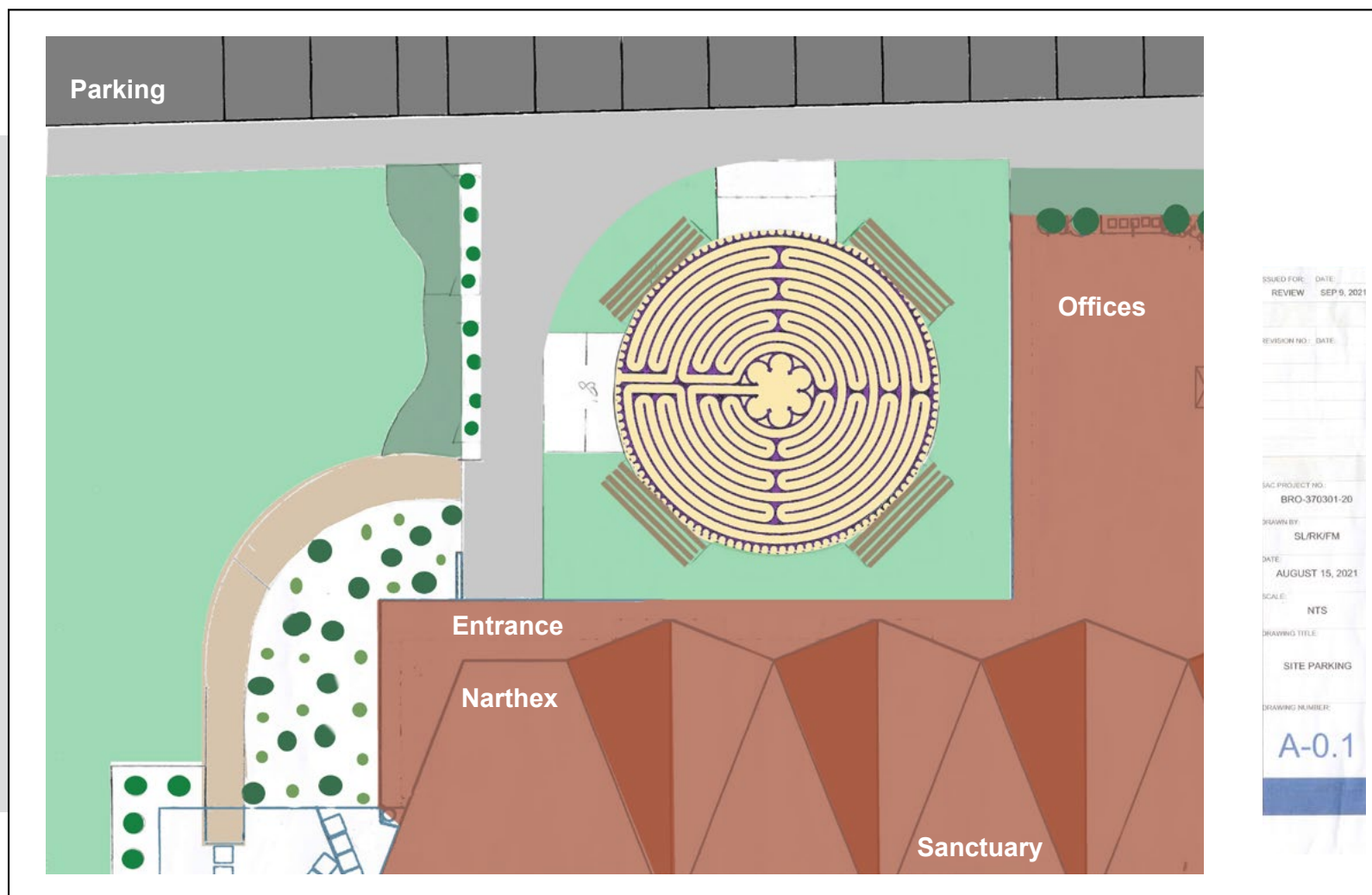
Gathering spaces:

6.) Landscaping and Labyrinth

A landscape artist was engaged last winter and he met with an adhoc group of gardeners who reviewed his plans, gave some feedback but on the most part were enthusiastic about his proposal. Raising the sunken garden will increase accessibility to the building and gardens and make the front entrance to the narthex more visible. The circular patio in the middle will have benches around the edges for sitting and a large area in the middle that will have a labyrinth design painted on it to enable it to be used for spiritual practice both by members of BVU and the community at large. The patio will also be able to be used to host BBQ or other gatherings as well. The plantings will be low but come to live in the various seasons and the windows along the north wall that will be added will bring both the light and the nature into the sanctuary.



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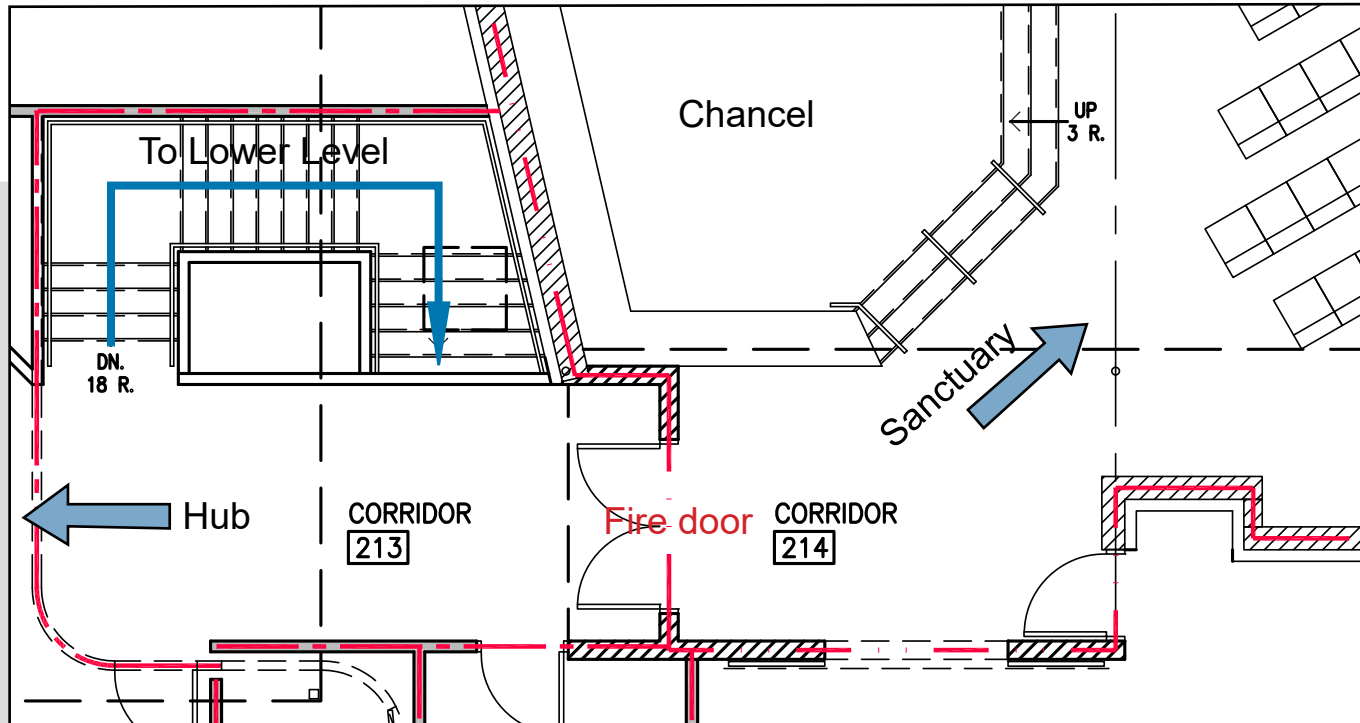


Movement/Functional spaces:

7.) Staircases and stairwells and enlarged hallways

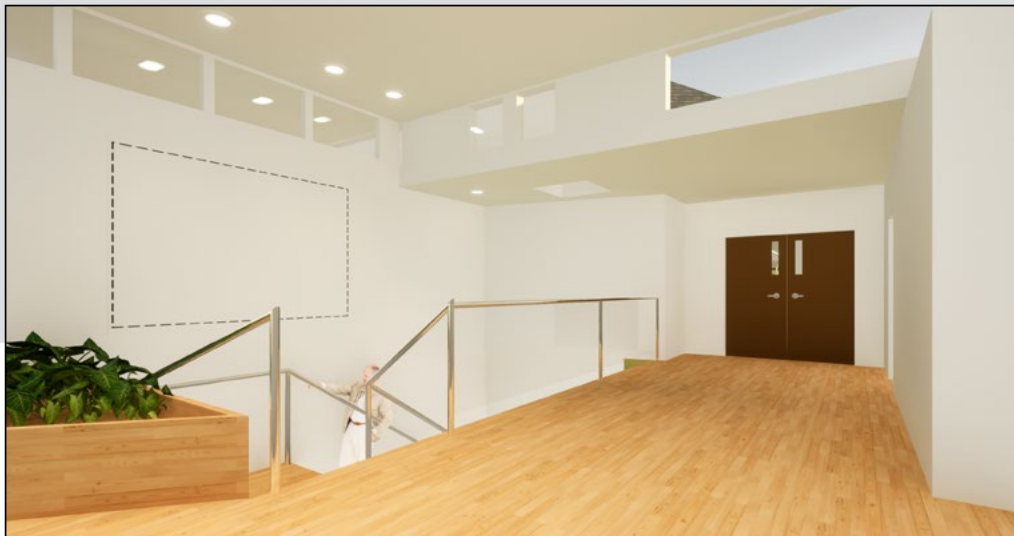


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One of the most troublesome spots in the current layout is the staircase that leads to the lower hall (now the hub) from the Commons (formerly the great hall). This staircase will be moved and enlarged so that the bottle-neck is no longer. In addition the fire wall will be moved on both upper and lower levels and this will enable the hallway into the sanctuary and into the hub to be twice as wide as it is now. The landing at the bottom will be one open space with no more twist and turn making it both more accessible and welcoming

Hub view of
required fire
door
with
revamped
stairs to
lower level



Leaving the Sanctuary
(required fire door)

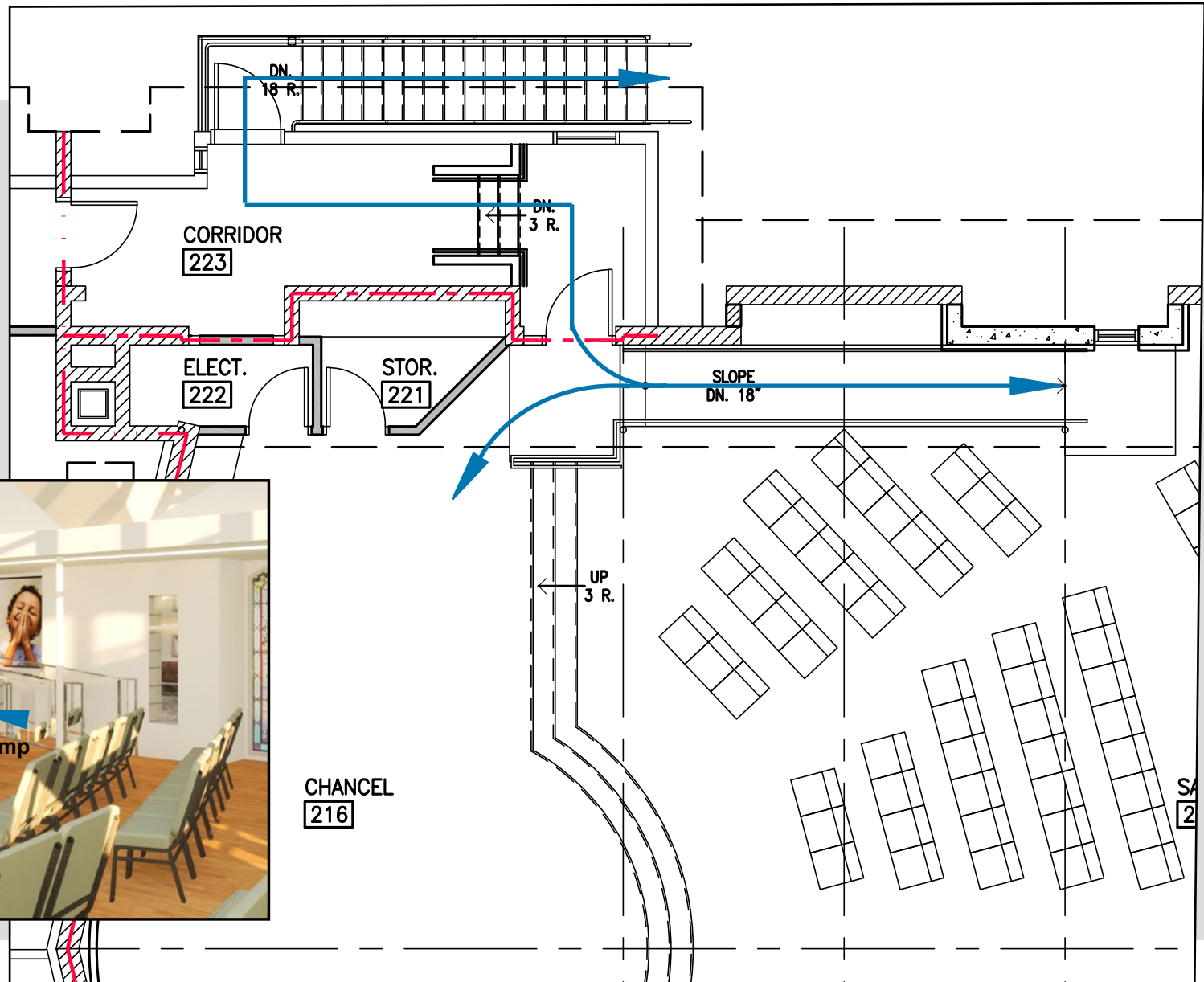
Movement/Functional spaces:

8.) New ramp and fire exit stairs

A new ramp running along the south wall onto the chancel will bring the accessibility of that area up to the new code. The back stairway will also be reconfigured so eliminate the various levels and a new external fire escape staircase will be added to the outside of the building. This will also bring everything up to code



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Movement/Functional spaces:

9.) Improved accessibility

Attention is being paid to all areas of the building to ensure that accessibility is improved. Auto door openers between the commons and the sanctuary, the lower foyer and the hub and on 4 external doors are in the design. Attention to accessibility for washrooms, coffee counters, doorways and doorknobs are all part of the attention to detail.

Renovation Process:

10.) Contractor Change

Due to COVID and to some of the changes in design, we had to make a shift from our original contractor choice. In order to keep moving forward with a reasonable timeline, our congregational liaison Co-lead minister, Interior Design consultant and 3 members of the architect firm interviewed two contractors who were willing to bid on the new project. It was unanimous that the recommendation be for STORY CONTRACTING to be our new contractor for this project and this recommendation was made to the board and a contract signed. The contractor has been through the building with subcontractors over the last three weeks in order to build a budget for the renovation project. They are confident that they can begin as soon as we receive the building permit from the District of Saanich.

11.) Timeline and Implications

Plans were submitted to Saanich at the end of April and we are awaiting news of their approval and a building permit to be issued. Once that has been issued a demolition permit can also be sought and those have a quick turn around. We are hopefully by early fall that we will receive that permit and the contractor has assured us that they are ready to move as soon as we get that. Estimated time for the project is between 8-11 months. If all goes as planned and there are not too many disruptions in supply lines and in the approvals process along the way, we hope to be in our new space for the fall of 2023

12.) Implications for thrift store/daycare/renters

There is no doubt that a renovation will cause some disruption for the thrift store operations, for the daycare and for our ministry partner Saanich Neighbourhood Place. STORY Contracting is used to making allowance for work arounds in renovations for business to be able to continue as much as possible with the least amount of disruption, through careful planning of the various stages. They will work with us and our tenants to do what we can to mitigate disruption and keep it to a minimum. We will be in close communication to figure out what events can happen and not happen as we move forward and plans are put into place.

13.) Budget

Together, the Broad View United congregation and staff have shown amazing vitality, flexibility, and imagination in responding to the many challenges impacting our shared amalgamation plans during this time of pandemic. The Building Reimagining Committee's first congregationally approved budget was a well-researched prediction that came at the beginning of COVID. We could not know what the impact economically that would bring. In addition, world events have resulted in record levels of inflation over this current year. It will therefore not be surprising to anyone that the costs of the project have increased from the initial estimate from 2 years ago.

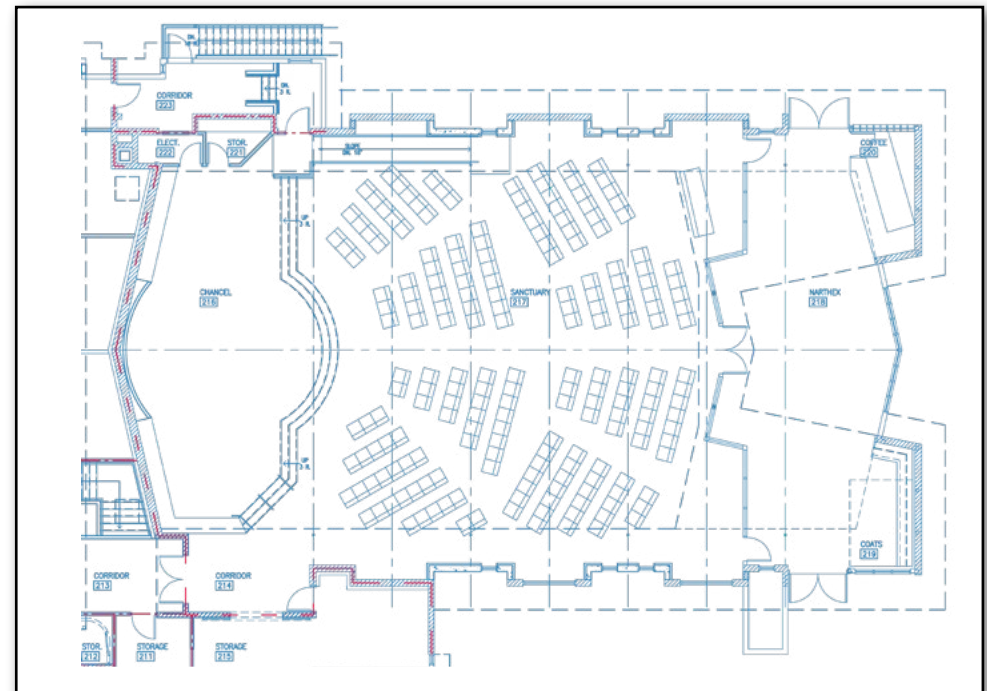
What has changed since Feb 2021?

- Labour costs have increased over 30%
- Material costs have increased by over 45%
- AV costs have risen 20%

In light of the last 2-year's experience, a new budget is being offered. The Building Reimagining Committee has tried to mitigate the costs to the best of our ability and are confident that the project can move forward now.

Where we are to date:

PROFESSIONAL FEES	2021 budget	spent to date	2022 budget
Architect/interior design	170000	170131	30000
engineering	82000	78382	10000
construction insurance	12000		12000
legal	5000		5000
project manager	30000		30000
Building permits		11727	
subtotal	299000	260240	87000



STORY CONSTRUCTION			
General requirements	2700000		665495
Demo/site work			366050
concrete work			145050
masonry/metal			151250
woodwork			304466
moisture/thermal			125360
doors/windows			542498
drywall/flooring			658073
mechanical/plumbing			536333
electrical			676856
contractor			333713
roof - sancturay			130000
gst	125000		125000
contingency	250000		225000
subtotal	3075000		4985144

OTHER

landscaping	100000		120000
security/phone	10000		16000
signage	50000		30000
AV/lighting	50000		200000
organ	10000	5000	
furnishings	70000	1200	40000
stain-glass window boxes	5000		5000
solar panels	75000	74000	
appliances	14000		25000
subtotal	384000	80200	436000

Grand Total	3758000	340440	5508144
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Where we go from here:

We have confidence in our new contractor, STORY CONSTRUCTION, as we have seen them working hard on our behalf to gather information and work with the subtrades to create an estimated budget for the cost of the project. They are working to develop an as-accurate-as-possible estimate for the cost and a timeline for the project. Supply chains continue to pose some challenges though there are signs that this is easing. Additionally, labour shortages have been an ongoing challenge, but part of our contractor choice was related to the kinds of relationships the contractor has with the subtrades that can ensure both quality and timeliness of the project completion. We are however under no illusions that these things won't continue to have some impact, but we have tried to mitigate it to the best of our ability.



Moving Forward and Discerning our Next Steps

The good news is that the value of some of our assets has also increased which is one part of the plan for affording and navigating these cost changes.

- Finding at least 655K to fund the gap
- Not depleting reserves needed for ongoing budget supplement during transition time as per 5 yr strategic plan
- Leaving capital and resources to continue to fund new initiatives and responded to the needs of the world
- Honouring our commitment to Indigenous peoples

Current Assets

GHUC sale net 2022		2043000	
CBUC sale		4000000	
total :		6043000	
less			
PMR	500000		
TRC	700000		
subtotal	1200000		

Net sales proceeds :		4843000	
Gap:		665144	12%

Bridging the Gap and Looking to the Future

- Further work in finalizing budget numbers
- Investigating process for bridge financing
- Number crunch for grant applications
- Explore various options for their pitfall
- Convene a congregation meeting for Vote and instructions to Trustees
- Seek approval of PM Region

God has blessed us with Many Options

- Greening and Accessibility Grants = 500K – 1M
- Capital Fundraising Campaign = 750K-1M
- Donations in Kind = 50K
- Renegotiating with the Region 200K + less or 500K over 10 years @50k/yr
- Mortgage for 650K = 45K/year payments (25yr amortization @5%)

- 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.

FYI: 78 participant poll taken during the congregational meeting on August 22nd re: moving forward with the BV renovation plans.

61% Yes to moving forward • 27% cautiously optimistic • 6% need more time to discern • 6% not in favour at this time