

RAISE First†Met's ROOF



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Strategic Plan for 2011-2012: Phase 2 of Stantec Report

- Sanctuary Roof replacement
- Sanctuary heating system renewal

- Celebrating 150 years of our presence in Victoria

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The Congregation voted to move forward to implement the Strategic Plan for 2011-2011. This includes the implementation of Phase 2 of the Stantec Building Review recommendations. The understanding was that Phase 2 recommendations would be funded by a capital appeal. This Appeal is being initiated in 2011 to allow for effective planning and implementation of the work to be carried out. It does not impact in any way on re-development plans for the Fellowship Hall & Christian Education wing-the focus is solely the Sanctuary.

By combining the Appeal with the 150th Anniversary celebrations, we re-affirm our commitment to being a continued presence in our community

Principle of decision making:

- Sustainability:
 - ◆ Financial sustainability
 - ◆ Sustaining our mission
 - ◆ Sustaining the environment

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The Congregation has been clear that moving forward, the principle of sustainability was key to decision-making. The principle has been refined to include effective managing of the finances, focus on our mission and a responsibility to environmental stewardship.

Financial sustainability means that we look for cost-saving benefits in deciding how to proceed

The Congregation has identified the Sanctuary as a key element in sustaining and supporting our mission

The Congregation has committed to reducing our environmental footprint in our deliberations and planning

Sanctuary Roof Leakage and Apparent Structural Damage



These images show some of the damage sustained over the past several years.

2011 RAISE the ROOF Capital Appeal

- Key repairs in order of priority:
 - ◆ 1. Roof repair
 - ◆ 2. Roof insulation
 - ◆ 3. Seismic roof bracing
 - ◆ 4. Start heating system repairs

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Replacement of the shingles is the priority because of repeated water damage, lack of replacement shingles and deteriorating roofing materials. The consultants suggest that while the roof is off, insulation can be added which will help with energy efficiency. As well, first stage seismic upgrading can be done by bracing the roof beams before replacing new roof shingles. The rationale for including it in this phase is that it would be more difficult and costly to do after the new roof is on.

RAISE the ROOF: Priority 1 ~Re-shingling

- Increased water damage
- Unable to carry out small roof repairs due to lack of roofing product
- Work will be carried out in 2012

- Cost for replacement: \$225,000

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The Congregation will be asked to consider which work will be included in the Phase 2 capital campaign.

RAISE the ROOF: Priority 2 ~Insulation

- Improved heating efficiency
- Payback within 10years
- Easier, cheaper to do while roof is being repaired

- Cost \$50,000

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Based on current fuel costs, the projection is that the payback time with improved insulation would be 10 years. As fuel costs continue to rise, the payback would be faster. By including the work in this phase, estimates indicate that there would be savings over do the work at a later date.

RAISE the ROOF: Priority 3 ~Seismic Strapping

- Work can be done while roof is off
- Plywood sheathing would secure roof beams
- Cheaper, easier than waiting until Seismic Upgrading in Phase 3 of Stantec report

- Cost: \$125,000

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The main reason for including this work is the cost savings benefit. Phase 3 full seismic upgrading is not anticipated to happen within the next several years. At that time, the roof would need to be removed to do the seismic upgrading for the roof. The advice was to include it as part of Phase 2 work.

RAISE the ROOF: Priority 4 ~Heating Upgrade to Sanctuary

- Begin work on replacing Sanctuary heating
- Boilers will operate effectively for a few more years
- More comprehensive heating solutions being examined- solar, geo-thermal
- New system will support various heating options
- Cost: \$75,000

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The Sanctuary boiler has been tested and will work effectively for the foreseeable future. This buys us time while we consider the broader re-development issues. The heating ductwork needs to be replaced and can be done to link up with future systems while improving efficiency of the current boiler system.

Strategic Goal: Complete Phase 2 Priorities

- ◆ 1. Roof repair - \$225,000
- ◆ 2. Roof insulation - \$50,000
- ◆ 3. Seismic roof bracing - \$125,000
- ◆ 4. Start heating system repairs - \$75,000

◆ **TOTAL Appeal Goal: \$475,000**

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We are soliciting your input to help us determine if there will be financial support from the Congregation to carry out these projects. Your donations will need to be over and above your regular givings. We need to identify the Congregational priorities. Should we target specific items in this priority list or do we have the necessary financial support from the Congregation to achieve the overall Appeal goal?

RAISE the ROOF: Funding the Work

- Contributions needed from the Congregation
over and above regular givings:
 - ◆ \$375,000

- Trustees of First Metropolitan Foundation:
 - ◆ \$50,000

- Heritage Foundation of Victoria:
 - ◆ up to \$50,000 grant

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The success of the Campaign rests on support from the Congregation to raise \$375,000, over and above their regular givings.

Next Steps:

- **Engage the Congregation in Confirming the Appeal Target:**
 - **Forums - May 9-15**
 - **Survey Monkey - May 10-20**
 - **Website information, Stantec Report**
 - **Congregation informational mailout**
 - **Call or email Dave Osmond, Andrea Swan or Allan Saunders for details**

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Following the Powerpoint information, you will be asked how you can support the appeal. The Survey Monkey will be available the week of May 15th. The actual Appeal letter and brochure will be mailed out the following week.

Next Steps:

- **RAISE the ROOF Appeal**
 - **Starts May 22th, 2011**
 - **Gives everyone a chance to leave a legacy for the future and the community**

RAISE the ROOF Appeal:

■ Provide a Shingle

- ◆ \$50 blue
- ◆ \$500 orange
- ◆ \$5000 green
- ◆ \$50,000 silver
- ◆ \$150,000 gold

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The brochure will detail how your contribution can be made to the RAISE the ROOF Appeal

RAISE the ROOF Appeal:

- Appeal is starting in 2011 to give members of the Congregation an opportunity to plan their commitment
- Gifts may be given over two years
- Gifts can be in money, stocks, bonds
- In 2012, groups and committees can organize fundraising events to support the appeal

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