

Renovations Update - September 2018

Two years ago, we began a renovation process with some big plans to adjust the layout of the church. We developed three to four stages of significant development each estimated at about \$300,000. We launched the first phase and fell short of our targeted goal by 1/3. At a congregational meeting it was decided to reduce the scope of phase one and to go about some renovation improvements. In the meantime, the ministry of CCK expanded with space in the warehouse becoming more and more valuable. These two primary variables led us to some new creative thinking that significantly altered our four-phase plan.

- We decided as an interim improvement to not reorient our auditorium and to improve our existing layout in the interim. This was motivated by an offer on some upscale speakers to replace our dated speakers in the auditorium. We tested them out and the church approved not only the purchase and installation of the speakers but added acoustic treatments. We expensed these renovations of about 65k out of the general fund. The acoustic improvements are very noticeable to even the untrained ear.
- We decided that we could improve room 125 by expanding its square footage, replacing the flooring, and opening the ceiling. Presently the room is roughly finished with upgrades still awaiting.
- We decided that the dining room could be expanded by knocking down a couple of walls and beautifying the space to the dining room
- We decided that it was worth engaging an interior decorator from Sitelines Architecture to design our space from room 125 to the dining room even though it slowed down our beautification process. Our rationale was that it was too difficult to gain a compelling consensus with a team of volunteers and the outcomes of a committee design risked significant possibilities of a poor design.

Construction Timeline

- 2017 Summer: Basic renovation of space—dining room expanded; room 125 expanded.
- 2017 Fall: Auditorium improvements became primary as speaker offer became apparent. Beautification team engaged Sitelines Architecture to provide a design for renovated space.
- 2018 Winter/Spring: Sitelines Architecture presented a décor concept.
- 2018 Summer: Renovations began to beautify space—ongoing.

Renovation Budget and Expenses

For the sake of making things straightforward, we have combined the two projects into one—auditorium and the intended first phase of renovation. All numbers are as of Friday, September 21, 2018.

Revenue

Renovation Funds Received	211,785.89
General Fund Transfer to Building Fund	39,467.70
Other	65.00
Total Revenue	245,745.89

Expenses

169,749.09

Total Funds Unspent 75,996.80

Priority Renovations

• Elevator Move (completed but not billed)	3,000.00
• Foyer Acoustic Treatment (completed but not billed)	12,000.00
• T-bar ceiling replacement (quoted)	13,000.00
• Flooring Material (quoted)	35,000.00
• Lighting and Electrical (quoted)	40,000.00
• Painting (quoted)	5,000.00
• Staff/Labour (estimate based on previous)	10,000.00
Total	121,000.00
Variance	45,0003.20

Intended Renovations

• Staff/Labour	10,000.00
• Dutch Doors for Children's room entrances (quoted)	12,000.00
• Small Restroom Upgrades (quoted)	10,000.00
• Other (signage, wall elements, pendant lights, margin)	10,000.00
• Room 125 upgrades (paint, HVAC, acoustic treatment)	12,000.00
• Coffee Bar as per designer's look (quoted)	50,000.00
• Furniture (our estimate)	15,000.00
Total	119,000.00

Highlights:

1. We are getting a lot done affordably. Bruno Frizzo, our project manager, is very competent and very capable to facilitate projects cost effectively and with quality. On projects like this we would have hired a firm/manager at a much greater cost to the overall project.
2. The flooring costs are reduced by a rental exchange with *Via Apostolica*. We have rented out our facility to them for 30k which they will pay with 30k of skilled labour to do renovation work. We intend to use at least 2/3rds of that on laying the floor which they have skill and competence to do through a member of their church.

3. We were gifted a beautiful supply of premium hemlock that saved us up to \$17,000k and the preparation and staining of the hemlock was accomplished by volunteers.
4. Giving at Pacific was robust in the last year and there is a surplus set of funds available. The amount of the surplus yet needs to be finalized as we complete the year end (August 31). The way I count I see about 35K. The way Tracy counts, she sees about 9K after a few transfers related to an altered mortgage schedule, purchase of speakers, and some smaller items are put into right order by our accountants.
5. The Board is considering a fundraising effort, at the Executive Pastor's encouragement, to complete a portion or all the intended renovations. This report and your reflections will serve to inform them in their decision.
6. Some of the listed renovation projects can be accomplished by skilled and guided volunteers as the major more challenging construction phases are now complete.
7. Our present stage of construction will slow as we finalize the cost and purchase of lighting which is the more preferred step in our construction. Our hope is to leave the laying of the floor till the near end of the project in order to avoid risk of damage to a new floor.