

Preamble

At the workshop held here at Trinity in November of 2008 many issues surrounding the use of the Trinity United Church building were explored. The building was discussed in terms of:

- i) what do you do when you come to this building?
- ii) what do you love about this building?
- iii) how does this building offer hospitality?
- iv) how does this building communicate God's love?
- v) how does this building offer social justice?
- vi) what are the signs and signals that communicate God's love?
- vii) what are the programs that communicate God's love?

By focusing on these areas, the congregation was able to identify the many and various activities that take place regularly within the walls of the building.

Armed with what was learned in that exercise, the congregation was then focused on the final area:

If you could dream, what would you change?

A lengthy and diverse list of possibilities emerged. A quick reading of the list revealed a large number of very specific ideas – some expensive and some inexpensive, some practical and some impractical, some complementary and some mutually exclusive. However, a more interpretive look at that list revealed four recurring themes, and it became clear that the congregation was expressing a desire to find ways to make the building: more inviting, more accessible, greener/more environmentally friendly and more secure. Almost all of the items on the resulting “wish list” could be assigned to one or more of these four categories – more inviting, more accessible, greener, more secure. Since November, 2008, the Steering Committee has endeavored to employ these criteria as a standard against which to measure every option that has come before it.

Rationale

As is now well known, the result of the Here We Grow financial campaign, though impressive, is not sufficient to indicate that a major and extensive expansion and renovation is a practical option. The Steering Committee, after much discussion, unanimously advocates a prudent path and believes that expenditures for any renovations or improvements stay within the monies made available through the Here We Grow Campaign. The proceeds from the Here We Grow campaign

comprise cash donations, bequests and pledges and are phased in over a three year commitment period. Since the total of all bequests and pledged money has not yet been received the cash on hand at the current time is significantly less than the total amount donated.

Furthermore, the committee is of the opinion that the wisest stewardship of the church's resources would be to avoid debt of any kind with respect to renovations and improvements - not only that associated with capital, but even that associated with cash flow. In other words to borrow no money, not even to bridge those periods when waiting for pledges, future donations, grants and bequests to materialize.

The result of this approach means that discrete projects must be identified and accomplished one by one as the finances allow. Also, each project must be defined in such a way that when all are finished there is a harmonious and cohesive result. The committee, with input from Ted Wilson, OAA, LEED, AP of Aecom and after discussion has identified a number of such projects that stand alone easily and that can all be accomplished within the funding available from the Here We Grow Campaign. The church has been awarded a small grant to help with some of the work in the sanctuary and is waiting for news on a grant for the kitchen.

A list of such projects would include: a new boiler for the sanctuary, new carpeting for the sanctuary, insulation for the sanctuary basement walls and sanctuary ceiling, improved sealing of the sanctuary doors, a new ramp from the south municipal parking lot to the Division St. CE Centre entrance, a new kitchen and refurbished washrooms.

At this point, the committee has not assigned priorities to any of these projects, with the possible exception of the sanctuary boiler which would appear to be of high priority. All of the identified projects would be accomplished over the course of three years, most likely in an order dictated by the availability of funds.

Just as it has done all along, the committee has held every project up against the four criteria which the congregation has identified as important. Each project fulfills one or more of the criteria beautifully.

i) Improvements to the heating system and insulation are very green improvements and also increase the comfort level thereby making the building more inviting. Improvements to the exterior doors would also improve the security of the building. These items would also have a financial benefit in helping to lower our ongoing heating costs.

ii) The committee was pleasantly surprised to learn that new carpeting can be a very green purchase. There are many appropriate options available made entirely from recycled products.

iii) A new ramp from the south parking lot to the Division St. entry would greatly improve accessibility, would make the church entrance a more inviting space than the current “fire escape” entry, and would certainly improve the security of the building as access to the building could be limited to that entry alone. The existing entry from the parking lot would revert to a fire escape as was originally intended.

iv) Kitchen and washroom improvements would certainly make the building a more inviting place to be and could be models of green technology. Everything from low flush toilets to high efficiency appliances to heat recovery ventilation systems to solar pre-heat systems could be incorporated.

So, the Steering Committee comes before you with an approach which has been developed to accomplish several things:

- i) to ensure that all renovations/improvements meet the criteria as established by the congregation
- ii) to do so in a financially prudent manner
- iii) to do so as extensively as the financial realities allow
- iv) to do so on a project by project basis and in such a way that each project will be one piece of a harmonious whole

To this end, the Steering Committee would like to gain the support of the congregation through the following motion.

Motion

That the congregation of Trinity United Church authorize the Steering Committee, either directly or through a smaller planning committee, to identify and execute renovations/improvements to the sanctuary and/or CE Centre that fulfill one or more of the following criteria:

- i) they increase or improve the inviting nature of the building
- ii) they increase or improve the accessibility of the building
- iii) they increase or improve the green or environmentally friendly nature of the building
- iv) they increase the security of the building

Furthermore the congregation authorizes the Steering Committee, either directly or through a smaller planning committee, to spend on such renovations/improvements only such funds as may be available at any given time from the Here We Grow capital campaign.