

The Church of Saint Andrew
Vision Process
Buildings & Grounds (a.k.a. Facilities for Mission & Witness)

Definition

Buildings & Grounds is the work of groups and/or individuals within our community which builds and maintains the physical environment we use for our programming. It includes all we do maintaining our grounds and our buildings. Our building and property ideally are assets which facilitate the core purpose of the church as a means of mission, service and witness to the community.

What do we have now?

- adequate worship space and sanctuary
- an impressive library
- a new kitchen
- classrooms (3)
- public washrooms (2)
- private washroom (1)
- sacristy
- storage rooms space (2)
- choir loft and small chapel
- a cloakroom
- parking lot (adequate size)
- paved quadrangle for outdoor events
- unused land -- approximately 2 acres
- used land -- approximately 1.1 acres
- offices – Rector + one vacant in CE wing
- ante-office for parish secretary
- small kitchenette
- the Bishop Meeting Room
- reconciliation/prayer room
- narthex lobby storage room
- shed with gardening equipment
- bridge over brook
- church cemetery at corner of Smith and Cole Harbour Rd.
- significant lawn/field surrounding the church
- in -- floor heating in kitchen and storage rooms
- portable sound system

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- ventilation system
- approximately 157 upholstered pew chairs
- a pretty good organ
- a central vacuum system (20 yrs old)
- an altar, ambo, baptismal font and Presiders chair
- a tabernacle and two authentic icons
- a full array of vestments
- a growing banner collection
- two prayer desks
- the altar from the old church
- a bishops chair from the old church
- a lectern from the old church

What maintenance is pending?

- roof shingles on the wing needs replacing within three years
- exterior door in library needs replacing now
- carpeting in sanctuary and quiet loft needs replacing now
- signage on the property is a very poor and should be replaced (**Rated as Urgent**)
- bathrooms are tired and need quite a bit of work (**Rated as Urgent**)
- the church parking lot needs significant renovation (**Rated as Urgent**)
- radiant ceiling heat panels in the church need to be replaced
- we need a paid, full-time janitor
- the tile floor in the church needs work (grout & cleaning)
- we have grade issues on the street side of the church property
- our bridge should be inspected, painted and repaired (**Rated as Urgent**)
- our kitchen still needs some work
- sacristy does not have hot water
- second bathroom off the Rector's office needs work
- hot water heater needs to be replaced
- our cemetery needs maintenance (fence, gate, grass)
- we need to clear away the dead trees on the hill as it currently is a safety hazard (**Rated as Urgent**)
- the entrance (narthex) tiles need to be replaced

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- final tiles in hall outside library are faded and likely should be replaced
- ceiling repairs required in the main church
- Re-point mortar throughout facility
- upgrade sound system
- paint Sunday school wing (should be done annually)
- electric heaters need to be replaced in the Christian education and library rooms
- the day care back door needs significant repair
- purchase and installation of proper garbage facilities
- the entrance doors to the church need a lot of work including potentially electrical assist for disabled access
- unfinished siding and painting of the entire exterior
- installation of gutters
- check the insulation and caulking throughout
- perform energy audit on the entire facility

Assuming we can get to some new work, what would we do?

(please tie to a ministry or program need)

- build a more spacious vestry and sacristy which can double as a meeting room - easier vesting before our worship services as well as more space for set up and planning activities
- build a columbarium at our cemetery reserved for parishioners at a very low cost - a member benefit and a means to honor our members memory
- install vinyl floor in sacristy to replace carpet - better use of materials aligned with the function of the room
- complete landscaping of our property - would help improve the appearance of the church and attractiveness to the community and pride for its membership
- build a community garden for the general public to use and enjoy
- fill in the brook and create a sports field for soccer and related games -- would facilitate delivery of new youth programming

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- retain ownership but lease the land on our hill in a manner similar to the recent experience of a diocese -- or -- sell the hill out right and use the proceeds to remedy the parking lot
- consider new mortgage to take care of renovation list items
- construct a new hall in support of our mission which is multifunctional
- install adequate grounds lighting -- safety issue
- make a decision about surplus land holdings -- use it or find a way to turn it into cash for other projects
- fix the drainage and water issues we experience once and for all
- improve the look and care of the cemetery
- remove the wall in the Bishop room so that the Hall can be added to create a larger room
- follow through on the original design plans for the church by building the Chapel
- purchase and install on front wall of church large flat-panel screens which can be used for announcements and/or hymns during our services
- consider the installation of a labyrinth outdoors
- what about a rectory?
- Can we achieve a maintenance free cemetery?
- Consider how maintenance demands of our facility can be minimized

Summary Statements (by the vision team)

Participants readily identified the many and numerous physical assets we own or have access to at 2 Circassion Dr. and our cemetery lands located at the corner of Smith Avenue and the Cole Harbour Rd..

They also quickly were able to catalog a daunting list of maintenance projects which realistically require our attention sometime over the next five years.

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Several of these projects were deemed to be critical as to ignore them places our program in real jeopardy and/or we risk major structural damage to our property.

Several projects are particularly challenging to address such as the condition of our parking lot which, if paved, could cost as much as \$175,000! After a quick prioritization exercise, participants agreed that \$250,000 would be required to do a “20+ yr refit” on our existing building and the grounds.

The workshop did not dwell on solutions to this troubling situation beyond realizing that it posed a significant distraction to church leaders as we tried to stay focused on the ministry goals identified during the other three weeks of this seminar series.

The final exercise of the evening was to describe enhancements to our physical plant which would further enable ministry and/or program goals.

Discussion centered around liberating the value of what we have – lands, buildings, furniture, etc.. Ideas were offered regarding the disposition of the 2 acres of unused land on our property and the long-term interest in our cemetery. Ideas were offered regarding the water issues on our land. And ideas were offered regarding the renovation of our Christian education and administrative wings to achieve increased utility, space and program flexibility.

Clearly, it will require a significant degree of creativity and dogged determination if the parish is to push through the growing mountain of maintenance which is typical after 20 years of building occupancy and operation. Care will have to be taken to ensure building maintenance does not eclipse and suffocate the Ministry direction of the parish.