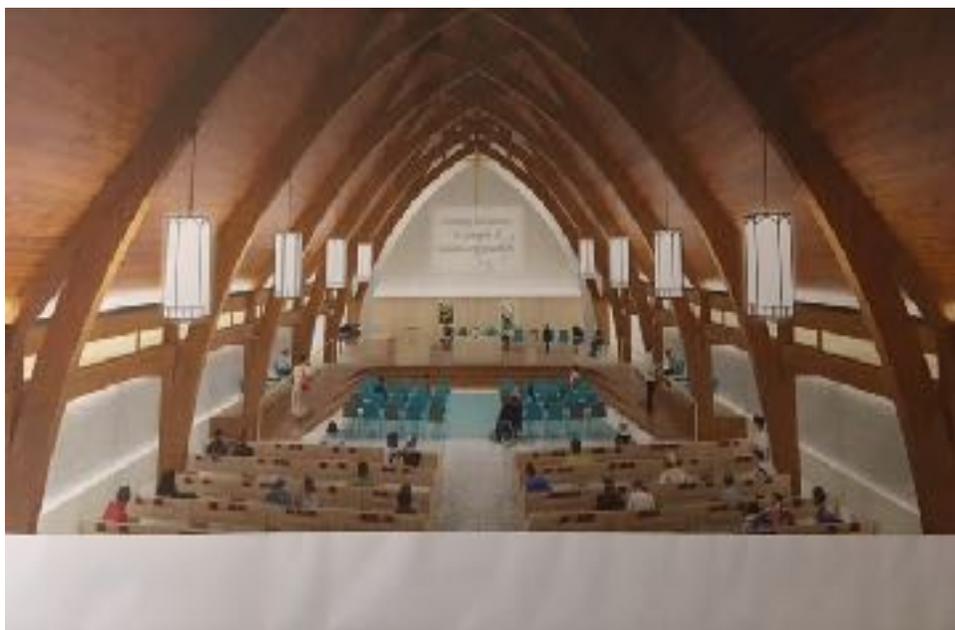


St. Paul's Sanctuary Renovation Proposal



May 2018

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Proposal Summary

The sanctuary at St. Paul's has served the congregation very well since it was first constructed. It has wonderful acoustics for musical activities and there has always been a feeling of warmth in the sanctuary due to the wood and the "inverted ark" design. For many there is a safe, spiritual feel to the sanctuary that invites meditation and closeness to God.

Over the past few decades, the sanctuary has been used for drama by the youth of the congregation, Christmas presentations, musical "productions", smaller musical events, recording sessions and various worship services. These would have all been shared with the congregations in a much better way if there were a larger, more visible area at the front of the sanctuary. On several occasions larger choirs and ensembles were reluctant to use the sanctuary because of logistics and space limitations. The front was designed for basic Sunday morning worship. Worship steeped in tradition.

The front of the sanctuary (where ministers and choir sit) is full of fixed pews, pulpit and permanently fixed low wood partitions. The organ is also prominently situated toward the middle of the area. These make it difficult to use for presentations and singing by the younger members of the congregation as there is little room, multiple levels and fixed furniture which block the line-of-site from many locations within the seating area.

The needs of the congregation have changed as far as the uses of the sanctuary are concerned, both on Sunday mornings and during the week. The proposed renovated sanctuary incorporates the need for a traditional setting as well as a more contemporary, wider use setting. The proposed renovated space would serve the congregation better and open the sanctuary, with its extraordinary feel and acoustics, to a broader use within the church family and the community. A sense of renewal, energy and new possibilities would certainly accompany such a redesign (note the increased interest, wider uses and increased revenue from the renovated gym).

The proposal is to:

- 1) Renovate the Sanctuary and to a lesser extent the Balcony and Narthex areas
- 2) Improve the sound system and audio visual capabilities within the Sanctuary.
- 3) Enhance Wi-Fi capabilities.
- 4) Provide new LED signage
- 5) Incorporate a new digital organ



The total cost of the proposal is \$699,833.86

The proposal is to fund the project by severing and selling the current Manse. The Finance sub-team has recommended that the excess funds from the sale of the manse be invested to provide sufficient income to offset the net loss of income from the manse rental, and that the funds not be used for regular church operating expenses.

Sanctuary Renovation Team Listing

Co-Chairs:

Harold DeVenne, David Crown

Music Sub-team:

Ross Stretton

Catherine Arcand-Pinette

Jarvis Sheridan

Finance Sub-team:

Doug Francis

Julia Barber

Elizabeth Phillips

Kent Palmer

Design Sub-team:

Candace Allen

Cathy Duddeck

Ron Brown

Brad Neufeld

Wendy Walker



Mike Schmidt (since moved to Barrie)



Process Description

Several years ago, David Crown and Harold DeVenne approached the Council and asked if they could support financially and emotionally the completion of a proposal to renovate the sanctuary. Council approved the funds necessary to engage an architect firm recommended by the United Church of Canada.

A team was set up to do the work and SvN Architects were engaged to create a design and estimated cost for the renovation. SvN completed the initial work in late 2016.

During this time, we were offered the opportunity by Halton Presbytery to engage in a program titled Loving God, Loving Neighbourhood, which would offer us the opportunity to look at ourselves as a congregation and also the surrounding neighbourhood, then create a vision for the future. This work was completed in late 2017 with a Visioning Day. During this time, the Renovation Project was slowed down. This would ensure the discussions about the future would occur prior to the Renovation Proposal coming to the congregation.

The Renovation Team has three sub groups that have continued to work and move things forward. The Music sub-team has investigated options for a new digital organ, while a larger sub-team reviewed the architect's proposal to refine it. A third sub-team has explored options for paying for the renovation.

The scope of the project was reduced by the design sub-team, and we also explored new signage for the front lawn.

During this process we have held a number of open houses and information sessions. As well, inserts in the weekly bulletins have kept the congregation abreast of our progress and allowed opportunity for review of the proposal changes. This has provided input to the Renovation Team.

The result of all of this work is presented in this proposal.

Our intention is to have a couple of information sessions to discuss and elaborate where possible to answer questions, and then have a formal Congregational Meeting to decide if we move forward with all or pieces of the proposal.



Why Renovation?

There are a number of issues with the current sanctuary design that need to be addressed. As we address these issues, it makes sense to bring the design and usability of the space up to current expectations. The following is a list of the issues and needs identified that are addressed with the renovation scope.

- Stage area is not accessible to those in wheel chairs or walkers
- The current configuration leads to dangerous situations with the stairs leading to the pulpit and lectern.
- There is extremely limited space on the stage area for any performance by either youth or adults due to fixed pews and panels as well as the organ placement.
- The Steinway piano must remain on the lower level. It is difficult to see anyone singing on the same level as the piano, unless you are in the first couple of rows.
- Base board heating in the sanctuary is expensive. Cooling doesn't exist in the summers, which seem to be getting hotter.
- Use of a screen for singing or picture projection is marginal at the best of times as it occurs down on the floor and in a corner. The screen is difficult to see.
- The audio system does not augment any video projection (separate small speaker) which leads to difficulty hearing
- Lighting is an issue up on the stage area as well as in the Narthex
- Storage is an issue as chairs, music stands and other items used regularly are blocking fire exits.
- Current organ has failed and is not repairable due to lack of parts and age of the wiring.
- It is getting more difficult to find volunteers to change the sign out front, so it is not updated routinely. It cannot be used to tell about other things happening on

the church property. The current situation limits communication with the community.

- The carpeting throughout the Sanctuary is showing its age and thread-bare in some areas.

What is Changing?

- Video projection system that is mounted up in the ceiling of the sanctuary
- Large projection screen built into the front design
- Storage area behind rear stage wall is sufficient to store all equipment.
- Moveable pulpit and lectern and more contemporary communion table.
- Use of 8 heat pumps to cool and heat the sanctuary
- More natural light due to changes in the windows on both sides of the stage area.
- Larger flat stage area with 2 ramps leading to the stage.
- Creation of a “Chapel” like area with the removal of some pews and addition of chairs.
- New sound system and video capable of showing the service over the internet so those who are shut-ins are not “shut out” of services.
- New flooring throughout sanctuary, balcony and narthex.
- New front on the balcony to improve sight lines.
- New digital movable organ
- New LED digital sign that can be changed from anywhere via the internet

Costing Summary

1) Construction:

i) Stage and Performance area	\$138,828.57
ii) Sanctuary	153,081.21
iii) Balcony and Narthex	47,577.76
iv) Building permit and fees	4,317.82
v) Consultant fees	52,938.51

vi) A/V and Music	68,090.00
vii) 10% additional contingency	38,000.00
Total Construction	\$ 502,833.86
2) New digital Organ (Phoenix PD363 with adjustable bench and upgraded keyboard	\$ 146,538.00
3) New Signage (full colour option plus electrical upgrade)	\$ 30,000.00
4) Cost to severe Manse (estimate)	\$ 20,000.00
Total Cost of Proposal	\$ 699,371.86

New Signage:

The current sign was installed well over a decade ago and has served us well. It requires someone to manually change the letters on the sign in order to change the message. Supplemental signage is always required when we have a large event such as the Holiday Jingle.

A new full colour digital sign would allow for an unlimited number of messages to be displayed during the day, and also possibly still pictures. The cost in the summary represents the cost of full colour plus the necessary upgrade of the electrical feed to the sign.

The cost of any filing for a variance approval is not included in the cost summary.

The current Oakville sign bylaw does not allow for digital signage unless it is a municipal building or a school. We have received a quote and set of drawing from Burlington Signs, which has been supplied to the Town of Oakville. The by-laws department will advise on the process to apply for a variance to the sign by-law. We act as a community centre for many organizations in Oakville and it would be useful to advertise their presence in our facility and when they meet.

Other Items:

- Severing the Manse Property
 - Costs involved:
 - Survey fees \$ 8,000
 - Permits/Site Preparation \$12,000
 - Oakville Easement Request:

The Town of Oakville has advised us that they are collecting extra easements along Rebecca to allow for future widening of the road. If proceed with the severing of the manse, they will require we agree to an additional easement allotment at the time the severance is approved.

Financing Options:

1. **Mortgage the property**

We approached the church banker and asked what the opportunity was to mortgage the property to pay for the proposal. They gave us an email response that indicated we could have a 15 year mortgage which would result in monthly payments of \$5,230.
2. **Severe and sell the Manse**

We have recently asked a reliable local Real Estate Agent to give us a realistic value we could expect through the sale of the manse after paying the realtor fees. This value is estimated to be in the area of \$1,200,000.
3. **Raise the funds**

This is an option that would require both a significant fund raising campaign, and a timeline which we feel is not realistic.

Key Proposal Details:

In summary, the proposal from the team is to:

1. Renovate the Sanctuary
2. Install a new digital organ
3. Apply for a variance with the Town to install a full colour digital sign

Fund the project by severing and selling the manse.

Timing of the project will be determined by the time required to sever and sell the manse which would include the ending of the current lease with the tenants which is early 2019.

Detailed Construction Costing



Estimate created by SvN Architects is attached



St. Pauls United Church

Parish Assembly Meeting - Final Budget

December 1, 2021

LO	Budget and Performance Report	Units	Unit Cost	Amount
Division	Description			
01	Demolition, Fenestration & Installations			
	Removal and reinstall of existing suspension arms - Allowance	1 each	\$0.00	\$0.00
	Removal and reinstall of existing altar furniture - Allowance	1 each	\$0.00	\$0.00
	Removal and reinstall of existing pews - Allowance	0 each	\$0.00	\$0.00
	Removal and reinstall of existing organ - Allowance	1 each	\$0.00	\$0.00
	Renovate existing floor and partition walls	43 sqft	\$0.00	\$0.00
	Renovate existing carpet	368 sqft	\$0.00	\$0.00
	Renovate existing stage	305 sqft	\$0.00	\$0.00
02	Roofs			
	Replacement of roof panels for nave (1 @ 30.00 sqft)	1 ea	\$0.00	\$0.00
	Roofing panel support structure	356 sqft	\$0.00	\$0.00
03	Wood, Plastics and Composites			
	Stage wall panels studio eggboard wood board veneer - 1 @ 17' by 30' each (material and labor)	1 each	\$2,900.00	\$2,900.00
	Finishing of stage and ramp	137 sqft	\$0.00	\$0.00
	Acrylic wall-to-stage wall connecting frame (material and labor)	1 each	\$3,999.00	\$3,999.00
	Finishing of 4 additional stage stairs and 2 additional stage landings (16.11 sqft each)	42 sqft	\$0.00	\$0.00
04	Openings			
	Replacement of wood trim panels with clear vision glass (1 @ 12.00 sqft each)	36 sqft	\$0.00	\$0.00
	Replacement of vision glass windows of clear vision glass (2 @ 60.00 sqft each)	120 sqft	\$0.00	\$0.00
	Tempered glass for ramp/stage coating area panels (2 @ 75.00 sqft each) (1 @ 67.50 sqft) (1 @ 45.00 sqft)	274 sqft	\$0.00	\$0.00
05	Floors			
	Renovate flooring for stage and ramp (link to main existing wood structure)	137 sqft	\$0.00	\$0.00
	Renovate flooring for additional stairs and landing (link to main existing wood structure)	44 sqft	\$0.00	\$0.00
06	Specialties			
	Acoustical Insulation fabric acoustic wall panels for projection surface (1000 sqft)	201 sqft	\$0.00	\$0.00
07	Furniture			
	Acquire 4 new chairs with aluminum hem seats (1 @ 600 sqft each)	110 sqft	\$0.00	\$0.00
08-09	Electrical & Communications			
	Stage Back Lighting - 1000-LS 10W per ft warm white 54' (1 @ 1000 sqft)	1 each	\$400.00	\$400.00
	Stage Back Lighting - 1000-LS 10W per ft warm white 54' (1 @ 1000 sqft)	1 each	\$0.00	\$0.00
	Chapel Lighting - 1000-LS 10W per ft warm white 54' (1 @ 1000 sqft)	1 each	\$400.00	\$400.00
	Stage Star Lighting - 1000-LS 10W per ft warm white 54' (1 @ 1000 sqft)	1 each	\$400.00	\$400.00
	Stage Star Lighting - 1000-LS 10W per ft warm white 54' (1 @ 1000 sqft)	1 each	\$400.00	\$400.00
	LED lighting behind concrete panels - 2 linear	300 ft	\$0.00	\$0.00
	Electrical WFL	1 each	\$24,000.00	\$24,000.00
	Subtotal			\$4,000.00
	Contractor General Requirements			\$14,200.00
	Contingency (5%)			\$2,500.00
	Finalized Budget			\$16,700.00

LO	Budget and Performance Report	Units	Unit Cost	Amount
Division	Description			
10	Sanctuary			
	WORKING WINDOWS			
	Removal, striping and reinstall of existing pews - Allowance	1 each	\$0.00	\$0.00
	Removal of existing carpet and tile installation	1,620 sqft	\$0.00	\$0.00
01	Wood, Plastics and Composites			
	Beilley (Black) steel MBF painted white to match painted brick wall (1 @ 10.00 sqft)	92.2 ft	\$0.00	\$0.00
	Beilley (Black) steel MBF painted white to match painted brick wall	196.6 ft	\$0.00	\$0.00
02	Openings			
	Removal and replacement of decorative windows with clear vision glass panels (1 @ 10.00 sqft each)	24 sqft	\$0.00	\$0.00

19	Wallwork			
	Painting of brick walls to various colors (Black stage wall 7' of 30' left side wall 7' of 100' left wall)	2110 sqft	8.75	18382.50
	Replacement of floor canopy floor with white terrazzo - JT	1600 sqft	4.4	7040.00
	Addition of entry space floor tile-LVT	260 sqft	4.4	1144.00
23	Heating, Ventilating and Air Conditioning			
	Air conditioning system - indoor ductless air conditioning - 45,000 BTU FURN HEATING	each	60,000.00	60,000.00
36	Electrical			
	Revolving fan ceiling track lights - FANNE DWLED Lamp - 15 Degree beam spread - 40-watt	30 each	36.00	1,080.00
	Side Wall Lights - LEDVANCE LED paracan - Warm White 50 x 70 - 2/30 wattage 5.4W each	7 each	1,070.00	7,490.00
	Side Wall Lights - MR16 LED track enclosed and ACCROD	4 each	20.00	80.00
	Ceiling Core Lights - LEDVANCE LED for stage - Warm White 6W x 24 - Core track with 6 diffuser	2 each	204.00	408.00
	Ceiling Core Lights - LEDVANCE LED for stage - Warm White 6W x 24 - Core track with 6 diffuser	4 each	20.00	80.00
	Removal, replacement & repair of side ceiling fluorescent - TROUSER benefit housing 6' long	10 each	94.00	940.00
	Removal, replacement & repair of color stage ceiling system (with 1' TROUSER benefit housing 1.5' length)	4 each	54.75	219.00
	Removal and relocation of baseboard heaters - Allowance	10 each	230.00	2,300.00
	DESIGN WORK	each	4,000.00	4,000.00
	Describe work for HVAC	each	10,000.00	10,000.00
37	Communications			
	Addition of wireless access point	each	800.00	800.00
	Subtotal			17,600.00
	Contractor General Requirements			13,807.14
	Contingency (10%)			1,884.77
	Estimated Budget			33,291.91
3.0	Exterior and Interior Doors			
	Exterior			
02	Existing Conditions			
	Removal of existing balcony and stair cases	484 sqft	0.50	242.00
	Removal of existing balconies 16' in width	960 sqft	0.50	480.00
	Calculate and storage affecting foundation/structure - Allowance	17 each	150.00	2,550.00
06	Wood, Plastics and Composites			
	Replacement of door side for the balcony with a material of equal level than existing panel for stairs	1 each	7,500.00	7,500.00
	Solid wood balcony panel (all caps) finish to match balcony stairs	1 each	6,026.48	6,026.48
	Solid wood stair hand rail cap finish to match balcony stairs	each	2,450.00	2,450.00
08	Finish			
	Crystal finishing on back side of stage facilities	540 sqft	4.05	2,178.00
	Painting of back wall	960 sqft	4.70	4,512.00
	Painting of side wall - upflow space walls (2 days necessary for 3000 sqft wall)	240 sqft	6.79	1,629.60
	Painting of sanctuary floor wall (400 sqft wall)	400 sqft	4.79	1,916.00
	Replacement of existing aluminum floor with white terrazzo-LVT	660 sqft	4.4	2,904.00
	Replacement of existing aluminum floor with white terrazzo-LVT	10 sqft	40.00	400.00
	Removal of existing canopy stairs & concrete finish to match new baseboard	42 sqft	3.00	1,260.00
	Removal of existing canopy floor finish to match new baseboard	100 sqft	1.80	180.00
38	Electrical			
	Back Wall Up Lighting - Stake Back CW metal pan - warm white - 15 Degree beam 10000 MJD	2 each	200.00	400.00
	Describe Work	1 each	2,800.00	2,800.00
	Removal & replacement of lobby fixtures - TROUSER benefit housing and led lamp	7 each	95.00	665.00
	Replacement of LED Light - Vintage pin ceiling metal grid 24" x 24" x 1" MJD	each	78.00	78.00
	General LED act light (candle and led)	2 each	25.00	50.00
	Subtotal			30,300.46
	Contractor General Requirements			3,882.05
	Contingency (10%)			4,202.28
	Estimated Budget			47,511.91

4.7 Construction Budget - City Fees				
Item	Description	Units	Unit Cost	Budget
14	Regrens. Per Square Foot			39,428.57
18	Sanctuary			103,591.2
24	Delivery and Offical Fees			42,773.34
Estimated Construction Budget				185,793.11
Estimated Building Permit Fee				4,208.80
Estimated Construction Budget + City Fees				190,001.91
4.8 Consultants (Not for sale of work)				
Item	Description	Units	Unit Cost	Budget
Consultants				
01	Architectural - PM Architecture + Planning (7% of construction budget)			13,005.39
20	Architectural - CIV + Associates Engineering Inc. (Proposal)			1,074.00
30	Acoustic/Electronic - For Integrated (Allowance)			6,000.00
Subtotal				20,079.39
Estimated Consultant Budget				20,079.39
4.9 A/V and Music				
Item	Description	Units	Unit Cost	Budget
38	Electrical			
	Audio system (cables/switches and installation)	1 each	42,000.00	42,000.00
	Video display projection system (hardware and installation)	1 each	38,000.00	38,000.00
	Live streaming system (hardware and installation)	1 each	10,000.00	10,000.00
Subtotal				90,000.00
Contingency (10%)				9,000.00
Estimated Budget				99,000.00
4.10 Report Budget				
				400,000.00

Detailed Organ Proposal

Detailed Electronic Organ option review is attached



Detailed Digital Sign Proposal





Toll Free: 1-888-455-2222
 Phone: 905-335-6515 | Fax: 905-335-1777
 1229 Unit 1-2 Advance Rd., Burlington, ON L7M 1G7
 info@burlingtonsigns.com | www.burlingtonsigns.com



PRICE ESTIMATE # **180129**

Attention: Harold Devonne
 Company: St. Paul's United Church
 Address: 454 Rebecca St., Oakville, L6K 1K7
 Phone: 905-845-3427
 Email: hdevonne@gmail.com

Date: January 29, 2018 Expiry: February 28, 2018

Prepared By:	Job Type:	Approx. Production Time:	
Sima	Retro Fit Existing Ground Sign	5 - 8 weeks	
Qty	Supply & Install the Following	Unit Price	Sub-Total
1	Retro Fit Existing Ground Sign Structure Remove Sign Faces and Bring to Shop - Cut Down Existing Frames - Cut Down and Wash Off Existing Sign Face - Apply New Vinyl Graphics - Artwork to be confirmed Retro Fit with LED White Modules - Allison Transformer - Approx Size: 2'5" x 8"	\$3,850.00	\$3,850.00
1	Full Colour LED Message Board Display - Nu Media Displays RGBLE-112/32 full colour outdoor Led - Displays 4 lines 4.4" x 18 characters as well as pictures and video - Size: 26" h x 75" w x 4.25" d - 16mm pitch, 112 x 32 pixels - Wireless Device and Software _ Online Training	\$18,272.00	
1	Monochromatic LED Message Board - Nu Media Displays MXSR21-80/24 red outdoor Led display - 80 x 24 pixels, 21mm pitch, 1 Led per pixel - displays 3 lines 5.8" x 15 characters or 2/1 line 20" - size: 26" x 77" x 4" - Wireless Device and Software _ Online Training	\$10,932.00	\$10,932.00
1	Sign Permit Application / Technical Details	\$395.00	\$395.00
		SUBTOTAL	\$14,732.00
<ul style="list-style-type: none"> - PAYMENT TERMS: 50% Deposit, Balance upon installation - City fees - Extra - Leave to own option available upon request - Electrical Wiring to sign to be supplied by others - Unforeseen installation circumstances may result in additional charges 		50% Dep.	\$7,391.00
		HST	\$1,921.56
		Balance	\$9,312.66

This is a quotation on the goods named and subject to the warranty noted: One year full Warranty, 2 year warranty on transformer/Ballast, 5 Year Warranty on LED Modules, 5 Year Structure Warranty

To accept this quotation, sign here and return: _____ Date: _____

THANK YOU FOR YOUR BUSINESS!



Option 1

Client: **St Paul's United Church**
 14 Roscoe St.
 Montreal, QC H3K 1K7

DATE: **January 29th 2012**

BY: **ASB**

PROJECT: **20120129**
 Service: **new sign installation**
 make 4x4 ground sign and install
 LED Digital Display

LED Details:
 Model: **MDL 2000 2000 2000 24**
 Size: **24" x 72" x 10"**
 -Display: **16mm x 4 L** - 10 Char per line
 and 10 char per line
 Size: **24" x 72" x 10"**
 Power: **120v 60hz** - standard wire
 for 100' always 200' with per foot

COLORS:
 Full Color LED Display

ORDERED: DELIVERY:

APPROVAL:

 DATE: _____
 SIGN: _____

Burlington Signs
 NATIONAL

CONTACT: **Keith Greene**
 PHONE: _____
 MAIL: www@burlingtonsigns.com

SALES: **John Chisholm**
 PHONE: **514-333-1111**
 FAX: **514-333-1111**

1111 BELL ST. SUITE 1000 MONTREAL, QUEBEC H3C 1R7
 Tel: 514-333-1111 Fax: 514-333-1111

www.burlingtonsigns.com





Option 2

St Paul's United Church 124 Riverside Dr. Burlington, ON L7R 1G7	
DATE: January 28th, 2010	
PROJECT:	
PROJECT DETAILS: Banner made using two lines white on red background sign and white LED Digital Display	
LED Color: RGB24000 - no yellow led display on red panel, 11 x 14 panel Display 1 line 1.7" x 11 characters Size 26" h x 72" w x 4"	
COMMENTS: Theled display	
COMPLETED <input checked="" type="checkbox"/>	SHIPPED <input type="checkbox"/>
APPROVAL: _____	
DATE: _____	
SIGNATURE: _____	

<p>Burlington Signs NATIONAL</p> <p>1000 Wellington St. Unit 100, Burlington, ON L7R 1A8</p>	CONTACT: David Bennett PHONE: 765-222-1111 FAX: 765-222-1111	SALES: Dave O'Connell ACCOUNT: Tom R. King TEL: 765-222-1111 St. Paul's Church - 765-222-1111		
	TEL: 765-222-1111 FAX: 765-222-1111 FAX: 765-222-1111			