

***Report to the Congregation from the
Facilities Research Committee
March 2018***

This committee came together as a result of the work of our Transition Team. The following individuals have worked together to discern the possibilities for Orchard Valley United Church's permanent home.

- Peter Oleskevich
- Dave Murphy
- Thea Burton - resigned
- Cheryl Manzer
- Harvey Gilmour
- Gary Dunfield
- Jane McDonald
- Valerie Mosher
- Bruce Tymchuk
- Ex-Officio
 - Ivan Norton
 - Ken Hassell

The mandate of the committee is to:

- Explore all possibilities for the future home of OVUC and then provide a recommendation to Council based on the Committee's findings.

The committee has met a number of times over the last 10 months and has gathered information from the committees of the pastoral charge. As well there have been opportunities for the members of the congregation to have input. We have gathered information about the needs for space for the work of the church through our Outreach, Worship, Christian Development, UCW and other core committees as well as administration and maintenance needs. Every committee was given the opportunity for input. We have utilized that information to help determine an adequate space moving forward for Orchard Valley. It will be retained for future consultations with building/design experts as well as the congregation.

It is fair to say that our existing structure does not meet the needs of the congregation in its existing form.

Therefore, the committee discussed and investigated five possible options for our future home. Those being:

1. Purchase land and build new,
2. Renovate and possibly expand existing property,
3. Find existing properties, purchase and renovate,
4. Lease or rent a facility,
5. Share a church facility.

In no particular order, we have evaluated all of the above possibilities. In further detail:

- ***Sharing a facility:*** We have investigated the use of other church facilities either through the existing committee or through investigations of the previous Facility Research Committee. Most church facilities are utilized on Sundays and have during the week programs. This becomes problematic for us to accommodate our Sunday needs, administrative space, storage as well as being able to make worship space our “own” on an ongoing basis. For those reasons, the committee decided this was not an option that they would place before the congregation.
- ***Lease or Rent a facility:*** We investigated a number of possibilities in this area. We looked at space that was the former Futureshop location, the County Fair Mall (Zellers), and the Fairlanes Bowling property. With the Futureshop location, we were made aware that it was potentially leased. The Mall is not prepared at this time to lease space as there is consideration for restructuring the entire facility. Rental costs were discussed with the holding companies in both cases and they would run to

approximately \$10,000 per month for an approximate yearly cost in the \$120,000. The bowling alley property could potentially be leased or purchased. To lease this property which would require considerable renovations and would cost approximately \$160,000 per year in lease payments. Although there may be other properties that may come available the cost to lease would be a significant burden to our finances. We need to consider balancing the work of the church with funds paid out to have space.

- ***Find existing properties and renovate:*** In the recent months there are only two properties that would fit the parameters of staying within the corridor of Kentville to Wolfville. These being the former Kent store and the Fairlanes Bowling property. The Fairlanes building is approximately 20,000 square feet, approximately twice the space that Orchard Valley might require. The cost to purchase this facility would be approximately 1 million dollars. There would need to be significant restructuring done to the facility as the floors are currently multilevel, upgrades to electrical, plumbing and ventilation as well as the necessary development to turn the space into our home as a faith community.

The former Kent store location is over 32,000 square feet. The cost is \$2.4M. The size of this building is approximately three to four times the space that Orchard Valley may need, and parking would be an issue. The cost to purchase the property is more than Orchard Valley has available in unrestricted funds and there would need to be significant renovations carried out.

- ***Purchase land and build new:*** The committee has investigated the limited options within our immediate area as to available properties for sale. There have been properties brought to our attention on Prospect Avenue near the Slumber Inn, further along Prospect past the new Kent store closer to Highway 12. There is also the former site of the New Minas Civic Centre. The property near Highway 12 was deemed to be out of the acceptable corridor and location would not be visible. When the owner of the property adjacent to the Slumber Inn was contacted, he was not interested in selling the property. The former Civic Centre property was listed for approximately 1.6 M. Also, the configuration of the property would have made constructing a proper size building and having available parking difficult. Aside from the lack of

appropriate properties the cost of building was also investigated. New builds run in the range of \$200-\$250 per square foot. In reviewing the existing building and what additional space we would require, we would be looking at between 8,000 and 10,000 sq. ft. This translates into approximately \$1.8-2.5M. This does not include the price of land wherever it can be found. Although we do have some funds that we have saved from the sale of our previous church buildings we do not have enough reserve to pay for the complete costs to build new. This would mean that we would have to obtain a mortgage. Given for example that we were able to borrow funds. It would likely be in the range of 2M. The cost on a monthly basis of that mortgage over 25 years at 3.57% would be approximately \$10,000. This would cost the congregation in the range of an additional \$120,000 per year in expenses over and above our existing budget. We as a committee cannot in good conscience make this recommendation to the congregation. It would leave the congregation with a large debt to pay for the next 25 years. Are we burdening our future with such a large debt that our hands are tied in our ability to carry out God's work? We are building great programs and becoming known for those

programs in our community. We would be turning our focus on paying a mortgage on a new building instead of the work of God.

- ***Renovate and possibly expand the existing facility:***
Our existing facility in its current configuration does not meet our needs. It does have advantages; it is accessible for our members and is not costly to heat. It also has its disadvantages, it is warm in the summer months and currently there is no air conditioning. The actual site is not visible from the main road. Our existing structure is approximately 6,000 square feet. We feel we can meet the needs of the congregation with professional design guidance. The space can be reconfigured with perhaps an additional 50% increase in square footage. The cost is likely to be more manageable and the indebtedness if any is not likely to burden the congregation to the same extent as a new build. This would also allow the congregation to continue to build on its outreach and to find its niche in our community.

It is with much thought that the Facilities Research Committee brings the recommendation of ***Renovate and***

expands existing facility to the congregation for approval.

We bring the following three motions to the floor:

1. The congregation accept the recommendation of the Facilities Research Committee to commit to the proposal to “***Renovate and expand the existing facility***”.
2. That the congregation accept the proposal to disband the existing Facilities Research Committee and have the Executive of Council appoint a small sub-group to facilitate the next steps of developing a plan and configuration for the renovated facility.
3. That the congregation approve a budget of \$20,000 for the sub-group to hire professional individuals to properly design and configure the facility that Orchard Valley needs to carry out its mandate and any other associated costs that may be necessary and that these funds come from the Trustees funds.