

# Capital Projects at the Church of St John the Evangelist

## Introduction

Every ten years, our parish buildings undergo a **decennial inspection**. The most recent decennial inspection at St John's was completed in 2025. This is a thorough review of the condition of the church and other parish buildings. The goal is simple: to make sure our buildings are safe, well cared for, and ready to serve the parish for years to come.

In addition to the formal inspection, the **Property Committee** looks for presenting issues and receives advice from others in the parish about areas that need attention. Over time, small concerns can become larger ones if they are not addressed. Good stewardship means paying attention to these needs before they become emergencies.

The projects identified generally fall into three categories:

1. **Urgent work** - Issues that affect safety or could lead to serious damage if left unaddressed. These need prompt action.
2. **Necessary but less time-sensitive work** - Important repairs or maintenance that should be done soon, but not immediately.
3. **Optional or aspirational projects** - Improvements that depend on the congregation's vision and priorities. These may enhance ministry, accessibility, or hospitality, but are not strictly required.

The cost of these projects can vary significantly. A small repair may cost a few thousand dollars. Major structural work can cost much more. Church buildings are unique, which can make repairs more specialized – and sometimes more expensive – than work on a typical home. Church buildings, being public assembly buildings, also have codes and laws which apply to them and not to typical residential homes.

For all substantial projects, we work with the **Bishop's Advisory Committee on Church Buildings (BACCB)**. This committee provides oversight, advice, and access to reputable firms. They help ensure that work is done properly, responsibly, and in keeping with diocesan standards. Their involvement protects both the parish and its resources.

## What is a capital campaign?

A **capital campaign** is a focused fundraising effort to raise money for significant, non-routine expenses – usually related to buildings or major equipment.

It is important to distinguish this from our **operating budget**.

- The **operating budget** covers our day-to-day expenses: clergy stipends, utilities, insurance, programming, and routine maintenance.
- A **capital campaign** raises money for major, one-time (or very infrequent) projects that fall outside the operating budget.

A classic example is a “roof fund.” Replacing a church roof is not part of normal yearly spending – but when the time comes, it is a major expense. Rather than trying to absorb that cost into the annual budget (which would overwhelm it), the parish raises funds specifically for that project.

Capital campaigns are designed to:

- Address significant needs in a responsible way
- Avoid putting strain on the regular operating budget
- Give parishioners an opportunity to make a special gift above and beyond their regular giving
- Plan proactively instead of reacting to emergencies

In short, a capital campaign helps us take care of what we have been given, while continuing our ministry without interruption.

### How does a capital campaign work?

A capital campaign is typically:

1. **Clearly defined**

The parish identifies specific projects and provides as much clarity as possible about scope and cost.

2. **Time-limited**

Campaigns usually run for a defined period (for example, six months, one year, five years), rather than indefinitely.

3. **Focused on special gifts**

Parishioners are invited to consider a one-time gift or a pledge payable over a set period (often one to three years), separate from their regular offering.

#### 4. **Transparent**

The parish communicates clearly:

- What the money is for
- How much needs to be raised
- How funds will be managed
- What happens if more or less than the goal is raised

#### 5. **Rooted in stewardship and mission**

While our buildings are the focus of this possible capital campaign, the deeper purpose is supporting ministry. We care for our buildings because they enable worship, outreach, fellowship, and service.

A healthy capital campaign is not about pressure. It is about inviting participation in a shared responsibility and vision.

## Costs and Estimates

Before undertaking major work, it is best practice to seek quotes from qualified firms. This ensures we understand the likely cost and scope of a project before committing to it.

That said, obtaining quotes can sometimes be challenging:

- Our church buildings are historic and every historic building has peculiar features that make them challenging to work on.
- Some types of work require highly specialized contractors.
- Firms may need time to assess unusual structures.

In this document:

- Some cost figures are based on formal quotes.
- Others are informed estimates based on professional advice and comparable projects.

For major projects, the Bishop's Advisory Committee on Church Buildings requires formal quotes before approval is given. This ensures that:

- Costs are as accurate as possible
- Work is appropriately specified
- Contractors are reputable and qualified

Before any work begins, the parish will have as clear a picture as possible of the financial commitment involved.

## **Stewardship and Hope**

At its heart, a capital campaign is an act of stewardship. We have inherited buildings that have served generations before us. Caring for them is one way we ensure that future generations will also have a place to worship, gather, and grow in faith.

This is not only about fixing problems. It is about strengthening the foundation for ministry – literally and spiritually.

## Urgent Work

In alphabetical order.

### 1. Rainwater Management

This work includes changing some of our drainage systems and regrading the land on some of the church property. This project also requires some changes to roofing, covered under item 2. Refurbish Roofing.

Estimated cost: \$50,000

### 2. Refurbish Roofing

Some shingles are showing wear, some eaves need remediation, and the flat roof on 1950 addition requires fill and grading for better water drainage.

Estimated cost:

### 3. Replace/Refurbish Windows

Windows throughout the building include cracked glass, rotting trim and frames throughout building. In refurbishing windows, the lower-level Crypt windows should include weather barriers.

Estimated cost: \$100,000

### 4. Replace/Refurbish Brickwork and Foundations

The exterior walls show cracking masonry, deteriorating mortar and caulking, and some bowing. Repairs are important to prevent secondary issues, especially water damage and structural concerns.

Estimated cost: \$100,000+

## Non-urgent Projects

In alphabetical order.

### Acoustic Remediation in Activity Centre Gymnasium

To dampen sound in gymnasium, expanding possible uses of the space. If the echo in the gymnasium were reduced, it would be a more useful space for parties, lectures, receptions, and other large gatherings.

Estimated cost: \$15,000

### Air conditioner for Activity Centre

Air conditioning was part of the original design of the Activity Centre. The air conditioner was damaged and removed, rather than replaced. This is an important addition for comfort, rentals, climate control—including humidity—and airflow management.

Estimated cost: \$8,500

### Ductless Climate Control for Offices and Foyer

Install ductless split heating and cooling heat pump for better climate control of offices and foyer. The offices are currently heated and cooled with electric baseboard style heaters and a single window-mounted air conditioner. The foyer has no air conditioning.

Estimated cost: \$15,000

### Update Activity Centre washrooms with new faucets, lighting, ventilation

New faucets, lighting, and ventilation to replace dated and worn fixtures.

Estimated cost:

## Aspirational Projects

In alphabetical order.

### Activity Centre Kitchen Renovation

Updating cabinetry, kitchen layout, and some appliances. This project needs a strong use-case for the kitchen to justify undertaking a renovation.

Estimated cost: Unknown

### Airborne Sealant Between Activity Centre and Artaban

To mitigate air moving between Artaban apartments and Activity Centre, especially odours.

Estimated cost: \$25,000

### Chancel Accessibility Renovation

Create accessibility to the chancel, including altar rail and lectern, with construction of ramps.

Estimated cost: \$150,000

### Chancel Choir Pew Frontal Restoration

Move the piano to the level of the nave floor and restore the choir pews on the north side of the chancel to their original state. This increases the accessibility and usefulness of the piano for concerts and other events, as well as restoring the original layout of chancel.

Estimated Cost: \$8,500

### Charlton Avenue Façade Redesign

A major undertaking which would increase the overall size of our church building, as well as increase accessibility, visibility, and efficiency of space all along Charlton Ave W.

Estimated Cost: \$2,000,000

### Crypt Kitchen Renovation

New cabinetry and layout for more efficient storage and usage.

Estimated cost: \$20,000

### Heat Pumps to Supplement Gas Furnaces

This possibility was widely discussed in 2024 when gas furnaces were replaced. Decreases church reliance on fossil fuels and overall carbon footprint.

Estimated cost: \$400,000+

### Hot Water Heater Switched to Heat Pump from Natural Gas

Decreases church reliance on fossil fuels and overall carbon footprint.

Estimated cost: \$200,000+

## Next Steps

At this stage, no decisions have been made. The purpose of sharing this information is to help everyone understand the needs that have been identified and the possible paths forward. Good decisions come from good information, open conversation, and prayerful reflection.

There are three important next steps for the parish community:

### Consider the Priorities

Not every project needs to be done at once. Some items are more urgent than others. Some are essential for safety and preservation. Others relate more to comfort, accessibility, or future ministry goals.

We are asking parishioners to reflect on questions like:

- **Which of these projects feel most important or urgent?**
- **Which repairs protect the long-term health of our buildings?**
- **Which improvements would most strengthen our ministry and align with our sense of call to be good neighbours?**
- **Are there projects that could reasonably wait?**

Your perspective matters. Different people notice different needs, and thoughtful input helps set wise priorities.

### Reflect on Possible Support

If a capital campaign is undertaken, it will depend on voluntary gifts above and beyond regular giving. No two people are expected to give the same amount. Capital campaigns are built on many different kinds of contributions working together.

We encourage everyone to reflect—prayerfully and practically—on questions such as:

- **If a campaign moves forward, how might I be able to participate?**
- **Would I consider a one-time gift, or a pledge over time?**
- **Are there other ways I could help besides financial giving (such as volunteering skills, helping with communications, or supporting the effort in other ways)?**

The goal is participation, not pressure. Meaningful campaigns are shaped by generosity at every level.

## Stay Engaged in the Process

Before any campaign begins, there will be:

- Further refinement of project scope and costs
- Required consultation and approvals
- Opportunities for questions and feedback
- Clear communication about plans and timelines

Transparency and shared understanding are essential. We want everyone to know what is being proposed, why it matters, and how decisions are being made.

Please continue to:

- Ask questions
- Offer insights
- Share concerns
- Suggest ideas

Open conversation strengthens both the plan and the parish.

There will be at least one congregational meeting soon to discuss these projects and how we feel called to respond to these needs.

## Some Closing Encouragement

Capital projects are ultimately about supporting ministry – creating safe, welcoming, and lasting spaces for worship and service. As you review these needs and possibilities, we invite you to approach them with gratitude for what we have received, care for what we share now, love of neighbour, and hope for what will serve those who come after us.