

REPORT OF THE CATHEDRAL PLACE PROPERTY MANAGEMENT COMMITTEE

It is the responsibility of this committee to report to Synod on the status of the Cathedral Place Property.

We welcomed a new Property Manager, Derek Smith, in February of 2014. Derek has been working hard to manage the property as well as working and responding to the many requests from groups that use the space at Cathedral Place.

The financial needs continue to be a challenge with the budget amount allocated for the operation and repairs at 252 James Street, not being adequate. As a result, the funds that are available for the daily operations of Cathedral Place leave little funding left to address the prioritized list of property repairs that need to be done. Attached is a list of items that have been identified by the Property Manager to fully maintain this property at present. Many of these items have required attention for a number of years, but the funds were not available to address them.

Having said that, there have been some items on the original list that were able to be addressed and repaired personally by the Property Manager. One bright light, (no pun intended), was that this past August, with the help of some generous donors from Christ's Church Cathedral, a reasonably priced lift was located and used to replace the lights in our Cathedral's vaulted ceiling. This was a huge accomplishment since this committee had discussed, for a number of years, how to replace the lighting within the budget allocated for same because of the high costs associated with renting the kind of lift required to complete this project.

I would like to thank the members of this committee for their commitment to the ongoing mandate of this committee. It has been, at times, very frustrating because the funds don't stretch far enough for the property to be kept in a satisfactory condition.

A Decennial Inspection is scheduled for 2015.

The members of the committee are representing:

Synod: Brenda Brownlee; Bob Tilbury; Ven. David Pickett; Ian Pratt.

Cathedral Parish: Diane Dent; Barb Jepson; Gabriel Sedran; Judy Robertson.

Cathedral Staff: Alison D'Atri; Very Rev'd Peter Wall; Jody Beck; Derek Smith.

Respectfully submitted September, 2014 by Ian Pratt, Committee Chair

Attached is a list of property needs –

Priority List

- 1) Cemetery Wall – Replace retaining wall in North West corner of the parking lot.
Cost \$7000 (There is also a chance of temporarily shoring this area)
- 2) Masonry – Three areas are in need of attention. Total cost \$26 000. This work can be done over next few years.
- 3) Flooring – Includes waxing of Cathedral floor, cleaning and replacing tiles where needed
Cost \$4000
- 4) Front Door repair – Removal, repair and planning of the front doors as needed. Cost \$3000
- 5) Front Steps – Repair north and south steps at front of Cathedral. Cost \$10 000
- 6) Boiler updates – For new pump seals, Compressor and Water softening system.
Cost \$5000
- 7) Handicapped door opener – Replace front and rear Link Door openers. Cost \$4000
- 8) Window # 13 – Fully restore entire window including tracery. (scaffolding included)
Cost \$23 000
- 9) Window # 23 – Full restoration with tempered glass installed. Cost \$25 000
- 10) Cathedral Sign – Replace outdated sign in front of Cathedral. Cost \$13 000
- 11) Wheelchair lift – Replace wheel chair lift in the Cathedral Cost \$25 000

September, 2014