

The mandate of the CCCO Building Development Committee

March 1, 2024

Having committed to prayer and after seeking out many options, our congregations at the Nov. 24, 2019 AGM believes the present location is most suitable for CCCO to carry out her vision to be Christ's ambassador for the City of Ottawa and beyond and overwhelmingly passed the motion to redevelop the church facility in the current location.

Since we have made a decision to redevelop our church facility in the current location, we set up a Building Development Committee (BDC) to plan, design and implement the future redevelopment of our church facility to meet the long-term needs of our church.

In year 2020, BDC has gathered the facilities needs from all ministries. However, the three years of pandemic (2020 to 2023) did impact the some of the facilities requirements.

The mandate of the CCCO Building Development Committee is updated as follows:

After much study, professional suggestions, reports, assessment, surveys from congregations, we are seeing the scale of such redevelopment as follows:

* To prepare a plan of redevelopment for the church to provide a healthy, safe, up-to-date and functional facility to meet the needs of church in the next 15 - 20 years.

1. Redevelopment of the present building to be healthy, safe, up-to-date, and functional.

Timeline of phases of redevelopment:

- A. done by the end of 2024,
- B. done by the end of 2025,
- C. done by the end of 2026,
- D. done by end of June 2027
- E. grace period done of the list by end of 2027

2. Provide accessibility with more convenience, up-to-date of the chair lift.

3. Parking (convert the Lord's garden and garage at 118 to parking space before June 2025) + (demolish 118 and turn it in a parking lot in 2026 — more parking space)

Please refer to the Appendix A for the list of items and timeline

* The building development committee will work with the church boards, any related professional, contractors, developers, and all the related city departments to plan, design and build the future church facility.

* The building development committee has the authority to seek out help from the congregations to complete the task.

The composition of the committee should include an Elder Board member, a representative from each of the congregations (English, Mandarin and Cantonese) ,a representative the Board of Trustees and a representative from the Pastoral staff. The Church facility development Elder will be the chair of this committee.

Appendix A

List upgrade of 116 basement

Upgrade Basement Cast iron drains (*Time phrase A:done by the end of 2024*)
Upgrade Bathrooms (basement) (*Time phrase B: done by the end of 2025*)
Upgrade Kitchen (cabinet, counter, all appliances, flooring, painting, Ceiling, Fire protection) (*Time phrase B: done by the end of 2025*)
Upgrade Flooring (Basement Sanctuary, Basement corridors, and all rooms) (*Time phrase B: done by the end of 2025*)
Upgrade painting including all radiator (Basement) (*Time phrase A: done by the end of 2024*)
Upgrade Windows (Basement) (*Time phrase B: done by the end of 2025*)
Upgrade Water proof of basement of exterior wall (*Time phrase D: done by end of June 2027*)
Replace Fire escape door (*Time phrase B:done by the end of 2025*)

List upgrade of 116, 2nd floor

Upgrade all Bathrooms(*Time phrase B:done by the end of 2025*)
Upgrade All Flooring(*Time phrase B:done by the end of 2025*)
Upgrade all painting including all radiator (remove of Asbestos insulation and lead paint) (*Time phrase A:done by the end of 2024*)
Build and relocate a fellowship hall(Multi-purpose hall and can be partitioned into 3 rooms) at 2nd floor (pending + consult pastoral staffs + consult structural engineer and architect)
Relocate Present Offices (4 pastoral offices in 2nd floor + 1 general office + 1 pastoral office in the basement) (pending + consult pastoral staffs + consult structural engineer and architect)
Upgrade Fire escape doors(*Time phrase B:done by the end of 2025*)
Upgrade some windows(*Time phrase C: done by the end of 2026*)

List upgrade of 116, 3rd floor

Upgrade all floor (*Time phrase C: done by the end of 2026*)
Upgrade all AV system (*Time phrase C: done by the end of 2026*)
Upgrade roof ladder access (Time phrase B: done by the end of 2025)

Upgrade fire escape door (*Time phrase B:done by the end of 2025*)
Upgrade windows as needed (*Time phrase D: done by the end of 2027*)

Exterior of 116

Remove trees and garage and paving 118 as parking (*Time phrase A:done by the end of 2024*)
Upgrade Roof top protection (*Time phrase B:done by the end of 2025*)
Upgrade Chimney (*Time phrase B:done by the end of 2025*)
Lightning protection (*Time phrase D:(done by the end of 2027)*)
Upgrade front metal trim (*Time phrase B: done by the end of 2025*)
Upgrade exterior brick (*Time phrase D : done by the end of 2027*)

Electrical and Mechanical:

Upgrade of 2 boilers (*Time phrase D: done by the end of 2027*)
Upgrade of all wiring (Pending of needs)
Upgrade of HVAC air conditioning (Pending of needs)
Upgrade Electrical services from Hydro (Pending of needs)

Special project :

up-to-date of the chair lift (*Time phrase B: done by the end of 2025*)
Apply for demolish permit 118 house and turn into parking (*Time phrase B: done by the end of 2025*)
Demolish 118 house (*Time phrase D: done by the end of 2027*)