

## Facilities Development Update

March 2014

Planning for our Centrepont project continues to move forward. There have been some exciting changes to the design of the project that will improve the efficiency of our operations. And within the past couple of months, BC Housing has indicated their initial support for the project by agreeing to contribute development funds to assist with architectural and other planning costs. While this is not a final confirmation of support, this is a very promising first step.

The redesign is principally focused on moving the housing from above the office component to a stand alone 4 story structure with parking underneath. In addition, some of the Sea to Sky Community Services development has moved adjacent to the sanctuary in the area previously identified for parking. Plans will now include a removable wall between these spaces so Squamish United can use the additional room during high occupancy periods if needed. In addition, the unique roof line that was a feature of previous designs has been changed to a more flat roof design.

One other aspect of the new design of great importance to Squamish United was an anticipated cost saving of approximately \$100,000 because of some of the revisions to design features. The Facility Development Committee will continue to work with our architect Brent Murdoch and construction manager Kindred Construction Ltd to further reduce the costs.

As part of this development, it has always been the plan to engage BC Housing to help support the housing component of the project. A prerequisite for their consideration of participation was the engagement of a consultant aware of BC Housing criteria to undertake a complete review of the project. As a result we have been working with CPA Development Consultants as they review the existing arrangements including the agreements between the parties, costing estimates and planned funding arrangements. As a result of the report CPA provided, BC Housing have since voiced both their verbal encouragement as well as agreement to fund some of the development costs.

Because of the redesign, there is sufficient increase in building coverage of the property to necessitate reapplying for a development permit. In order for this to proceed, new plans are required showing more detailed features of the revised structure. In addition, we are also updating the costs based on the new design and working to finalize specific design features (mechanical, electrical etc). As well, there is a need to start considering exterior and interior design elements. All of these features will support the development permit application as well as giving the congregation information to give confirmation for starting construction.

Given the amount of work to do, we are now anticipating approval to begin site-works as early as October (preloading and demolition of Trinity Hall and the entry area for the sanctuary). With that in mind, we anticipate being able to have sufficient information for a congregational meeting at some point in the late August or September to confirm the approach and give final approval to begin construction. We understand this has taken a long time but given the complexity of the various interests and number of participants in the project planning and implementation, we believe the time has been well spent.