

Update about the St. Andrew's Properties

St. Andrew's Church Building

Your St. Andrew's Board of Managers has been active throughout the past few months, including the summer of 2006, in maintaining the St. Andrew's properties – all part of continuing good stewardship of the St. Andrew's resources. We especially thank several individuals for their commitment, patience and diligence – they are recognized and acknowledged below. Some are members of the Board of Managers; others are not but keen and able to contribute.

A) Projects Completed

Since the previous report published in the May 2006 issue of the INSPIRE, the following projects for the St. Andrew's Church building have been completed:

1) Downspouts and Eavestroughs for Sanctuary's North Side

Project Leaders: Mary Visser Kerr with John McAllister

June 2006: **Silver Springs Eavestrough Ltd.** completed the replacement of the severely damaged downspouts and eavestroughs along the north side of the Sanctuary.

We appreciate a designated donation that paid for this project.

2) New Faucet for Downstairs Long Room

Project Leader: Property Committee

August 2006: **John McAllister and Stewart Blair** installed a new faucet in the Downstairs Long Room sink. We appreciate a designated donation from the **Breast Cancer Support Group** that paid for this new faucet, which replaced the worn-out and poorly functioning faucet.

3) Concrete Pad for Proper Water Drainage

Project Leaders: Stewart Blair, John McAllister with Malcolm Harwood, Brad Ireland and Bob Ireland

July 2006: Following excavation and pouring gravel into the excavated hole, etc. **Ron Martini**, local stonemason/concrete work, installed a triangular-shaped sloping concrete pad into the corner where the south transept meets the centre section of the Sanctuary. Now the water draining from the roof in that corner drains away from the walls instead of into the basement.

4) Main Front Concrete Steps

Project Leaders: Stewart Blair, John McAllister with Malcolm Harwood, Brad Ireland and Bob Ireland

July 2006: **Ron Martini** poured two new concrete front steps. (The top step was left as is, however, rebars were inserted.) In October, 2006, **Stewart Blair** re-affixed the existing railings. Also in July 2006, two large evergreen trees, at the front entrance/corners of the Sanctuary, and flanking the front steps, were cut down and removed by **Malcolm Harwood**, as they were deemed as contributing to foundation damage and poor water drainage.

5) Repointing Foundations along Suffolk Street side of Sanctuary

Project Leaders: Stewart Blair, John McAllister with Malcolm Harwood, Brad Ireland and Bob Ireland

Late September 2006: The repointing of the Sanctuary foundation's north side was completed by **Ron Martini**. Three new vents were created in the foundation at ground level — to aerate the stone walls. These are evenly spaced — one along the North Transept wall and two along the central Sanctuary wall — all facing Suffolk Street. They were created in addition to one existing wall vent, located nearest to Norfolk Street.

One of the new vents was installed in an existing window well, which is now filled in except to

allow some space for one outside tap which protrudes from the wall at just below ground level. Metal protective shields for these vents, fabricated courtesy **Bob Ireland**, were installed in October by **Stewart Blair**.

6) Choir Room Window

Project Leader: Fred Ferwerda

September 2006: **True Tradesman** completed the installation of a new window that can be opened for ventilation. It replaced the window air conditioner, which was removed by request to allow for the window installation.

7) Front Lobby Repairs

Project Leaders: Stewart Blair, John McAllister with John Holman and Ian Millar

Front lobby repairs, mostly being veneer repairs, required as a result of the water leak damage from winter 2005 were completed in early September 2006 by **George's Woodworking**. However, since November 2005, **Stewart Blair, John McAllister, John Holman** and **Ian Millar** along with some assistance from **Andrew Lesniewski**, our Custodian, completed sub-flooring, flooring and plumbing repairs, also as a result of the water leaks, in preparation for the repairs made by George's Woodworking.

*** However, front lobby carpet replacement for the existing worn and damaged carpet is a future project.*

B) Ongoing Maintenance

1) Suffolk Street Hopper Roof and Water Drainage

July 2006: During several heavy rainfalls, water leaked into the North Transept lobby, damaging the paint on the walls and staining the carpet. **John McAllister**, assisted by **Mary Visser Kerr** during one incident, bailed the rising water from the roof which had a blocked drainpipe. John McAllister and Stewart Blair followed up during the next few weeks and **Fabulous**, a local plumbing firm, was able to unblock the drain pipe, which seemed to have a lot of small pebbles and debris obstructing the water flow at an estimated depth of 18 feet. Drainage and water flow seems fine for now.

*** If further work is required to repair the drainpipe, it may be necessary to dig up the sidewalk (installed 1999), as the drainpipe may be 3-4 feet below ground level.*

*** Currently, the North Transept lobby walls are in need of repair and repainting.*

2) CE Wing Basement Flooding due to Heavy Rainfall

July 2006: Thank you to **Stewart and Diane Blair** who responded quickly by coming in with a floor squeegee and ShopVac immediately following a very heavy rainfall during which the basement floor of the CE wing was flooded with water that couldn't drain away fast enough. Along with **Mary Visser Kerr**, they mopped and cleared the water from the central hallway and vacuumed the water from the Nursery and Downstairs Long Room carpets.

Water also leaked into other sections of the basement not used for congregational or public activities and these areas were mopped up as much as possible. The laminated floor in the Nursery's Toddler Room was not affected since it was installed at a slightly higher level than the central hallway floor.

Note: Ongoing diligent monitoring is necessary especially during each year's heavy summer rainfalls.

*** Two new dehumidifiers were brought in to help dry the carpets; arrangements are in progress to obtain these permanently for St. Andrew's use.*

3) Flower Bed Care Committee (Reporting to the Property Committee)

We thank the St. Andrew's Flower Bed Care Committee, coordinated by **Janet Dalgleish** and using the gardening talents of volunteers, especially **Jim and Mary Rife**, who maintained the

St. Andrew's flower beds and some shrubbery from spring through fall. And we appreciate their extra efforts and care when plants had to be relocated or replaced due to building repairs. We also extend appreciation to **Rodger Tszanz** who ensured that St. Andrew's received a quantity of plants for the flower beds.

4) Work Party October 21, 2006

Thank you to **Janet Dalglish, Steven, Greg and Heather French, Malcolm Harwood, Anne Holman, John McAllister, Jim Morrison, Mary and Jim Rife**, who came out on Saturday morning to clean and prepare the St. Andrew's building and grounds for winter: raked leaves, checked CE Wing roof and drains, checked Suffolk Street hopper roof and drain, removed weeds from the gravel bed behind the main kitchen, and backfilled the excavations along the Sanctuary walls due to the foundations' repointing. Special thanks to Jim Morrison for the use of his pickup truck to deliver a full load of debris and leaves to the dump, and to Malcolm Harwood for removing a second load of leaves.

We also thank other volunteers e.g. **Ross Rowat**, who comes out on other days to trim shrubbery and assist with various cleanup and maintenance tasks.

C) Postponed to 2007

Several factors, including scheduling, weather and ground conditions, led to a decision to postpone the **regrading of the St. Andrew's lawns** along the Suffolk Street side. A major reason for regrading is to ensure water drains away from the building, instead of into the basement, which has been a chronic problem as items stored in the basement have been – or risked – damage.

However, the foundations' repointing and concrete pad installation have already proven – by themselves – very effective in preventing water leaking and draining into the basement, as observed immediately following several heavy rainfalls during August and September.

Are you interested in helping St. Andrew's maintain its buildings and properties?

We welcome volunteers – one doesn't have to be on the Board of Managers to help.

Contact the Board of Managers / Property Committee if you'd like to contribute – be it with a onetime project or on a continuous basis: with your time or with technical expertise.

**** Here's one task for which we'd welcome a volunteer:** Prepare a collection of photographs (digital camera preferred) with accompanying notes of St. Andrew's facilities and contents. Goal: Hard copy and digital records. These will be useful for historical and archival purposes as well as for maintenance and insurance purposes. Please contact the Property Committee if you're interested.

Financial Donations

If you'd like to contribute funds or make a designated financial donation, please contact the Finance Committee of the Board of Managers and inquire about the **Vision and Opportunities Fund**.

We also encourage you to review the **Longterm Restoration Plan – Overview** poster displayed in the Church Hall, as the poster displays capital and special repair and maintenance projects with identified priorities and estimated funding.

**** We welcome information and discussions about your contributions or plans for donations as this helps the St. Andrew's Board of Managers prepare the budgets for 2007 and future years.**

Mary Visser Kerr, Chair, Church Property Committee