



**THE PATH TO 473 OAKWOOD**  
**September 2023 Update**

# The Vision

*473 Oakwood is a Community Hub, owned and managed by First Unitarian. It is the congregation's home, occupied almost fully by First on Sundays. During the week, it hosts at least one anchor tenant alongside numerous community groups providing activities and services needed in Oakwood Vaughan.*



# The Vision



- ✓ Large
- ✓ Versatile
- ✓ Convenient
- ✓ Accessible
- ✓ Carbon reduced
- ✓ Connected to community

**Building a  
Better World**

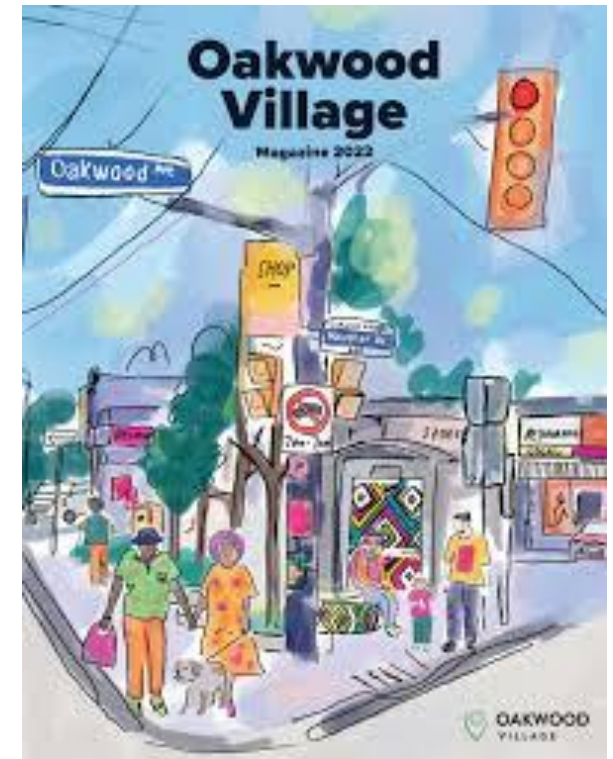
# The Vision

## Serving Oakwood Vaughan as a Community Hub

The Oakwood Vaughan community has run out of space for program rental. Community members are often referred to program locations outside of the community due to lack of rentable space, leading to barriers related to transportation costs.

Identified community priorities could be partially addressed through the development of affordable community space. 473 Oakwood can be part of the solution by renting space for some of these needs:

- Accessible space
- Services for youth and seniors
- Health and safety supports
- Services for children and their families
- Environmental projects and green space
- Arts & cultural institution spaces



# The Vision

## Serving First Unitarian as a comfortable home

- ✓ positioned in a vibrant and diverse community
- ✓ compelling street presence
- ✓ located on convenient transit routes
- ✓ 7 parking spots, bike racks
- ✓ sheltered deck area
  
- ✓ flexible, rentable spaces
- ✓ large, bright sanctuary, AV, acoustic treatments
- ✓ meeting rooms, classrooms, kitchens
  
- ✓ accessibility features (elevator, braille signage, hearing loop, washrooms, ramps, handrails)
- ✓ environmental improvements (greatly improved building envelope; partial shift to electricity)
- ✓ wifi throughout, wired for AV and IT needs



# The Vision

## Creating impact as a good neighbour and a welcoming faith institution

- Reflecting the community, including its history
- Becoming active participants and advocates within the community
- Participating as learners, supporting the work of existing community groups
- Creating opportunities for connection, including intergenerational

### Church Measures, e.g.,

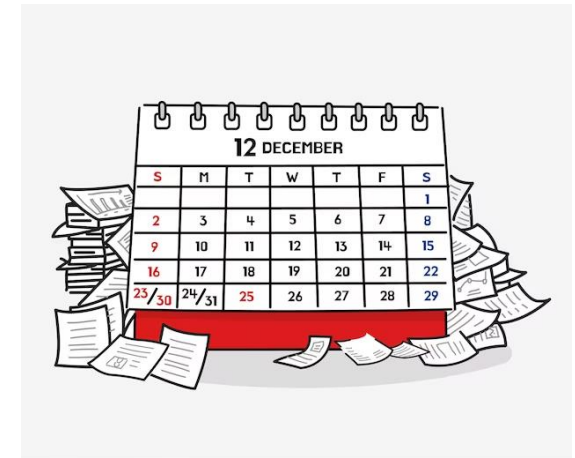
- # people attending on Sundays
- \$ donations
- diversity of congregation
- connections made with new attendees
- # children in RE programs
- Testimonials

### Social Impact Measures, e.g.,

- # community groups/people using space
- # community contact hours per week
- gratitude, how many “thank you”s
- # people hanging out on steps or in lobby
- Stories told about connection in the community
- Media mentions

# Timeline Milestones ... current estimates

August 21	Abatement and Demolition part 1 commences
September 16	Abatement and Demolition part 1 complete
Sept 18	Permit drawings complete
Sept 18	Permit application submitted to City
October end	Construction documents complete for tendering
October end	Permit received (dependent on City turnaround times)
November	4-week tender process
November end	Tender-based Budget (** <i>most accurate estimate</i> )
December/23	Construction begins
December/24	Construction complete
December/24	Furnishings, final fit out of building for handover
January/25	Building ready for occupancy



# Additional Costs since last estimate

Several engineers and other consultants had to be engaged to investigate and resolve problems discovered during the pre-construction phase

Drainage conditions in the parking lot do not meet City expectations and will require moving a manhole, redirecting flow, and upgrading an underground reservoir

Roof repairs are more extensive than originally estimated

Replacement of additional rooftop HVAC units is required

Electrical service into the building requires upgrading

General pricing increases by vendors and trades



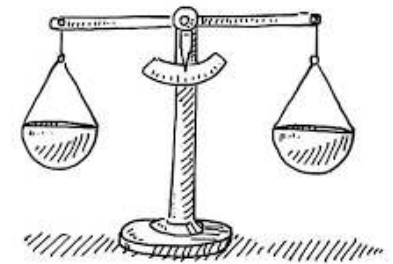


# Reduced Scope and Value Engineering ... balanced

To keep the renovation affordable, we have reduced some of the scope of the renovations and worked with our architect and construction team to “value engineer” the project by finding most cost effective solutions in as many ways as possible.

We balanced these decisions against our objectives for *functionality, accessibility, and sustainability* so that no single objective is bearing all of the impact of reductions.

- Some reductions are “deferred” ... they can be achieved in “Phase 2” as funds become available.
  - The goal is to open the building in usable condition as soon as possible. This will reduce interim costs (property taxes, storage, rental) and give us the benefits of being in the building (our own use, others’ use, revenue.)
- Some reductions are “deletions” ... they are not practical to do later.
- Some reductions are “value engineering” options which are lower cost without significant impact on quality or functionality (e.g., sourcing from different equipment and materials vendors)



# Scope Reductions ... deferrals and deletions

- Kitchen and bathrooms in Shaw Hall will be roughed-in only (could be funded by an anchor tenant)
- Rear landscaping is deferred except for creating an accessible entrance ramp
- Most custom millwork was removed; we will purchase less expensive IKEA-type units as our needs become clear after occupying the building
- Development of offices in the basement is deferred; staff will work remotely and book meeting rooms as needed until we can complete the basement renovations
- Replacement of some of the gas-powered HVAC with electricity-powered HVAC is deferred. In addition to retaining 3 existing gas-powered rooftop units (RTUs) until end-of-life, there will be
  - 2 new gas-powered RTUs, and 2 new electricity powered RTUs
  - Double pane windows on the west lower level are pending costing
- Lula Lift is deleted. There will be one large passenger elevator.
  - In case the elevator becomes unusable after a user has already gone to the second floor or basement, we will have 2 battery-powered EvacChairs, which are easy-to-use and reasonably dignified chairs that can traverse any stairs. We have had a demo of the chair; it is used in hundreds of other locations for this kind of purpose and where elevators cannot be installed.



## Financial Status ... still challenging

The overall cost of our project, including both the cost of renovating 473 Oakwood and all the costs of being in our interim spaces (moving, storage, rental at our interim spaces, taxes, etc.), is currently estimated at approximately **\$12.7MM**.

The largest portion of these costs is the renovation, and our construction estimates are based on a “Class C” costing process, informed by industry standard estimating techniques and communication with trades. They include a 15% contingency for “hard” costs (e.g., construction materials) and 10% for “soft” costs (e.g., consultants). The next round of costing in November will be based on specific tendered bids from trades; this will be much more accurate.

Based on the budget the congregation approved in November of 2022, which included using the majority of all of our invested funds plus launching a capital campaign and a grant program, we still have an estimated gap in our funds of approximately **\$1MM**. This means that our fundraising work must continue and that it will likely be necessary to find a lender to help close the gap.

We are working with our consultant at Trinity Centres Foundation to develop a “business case” for the ongoing operations of 473 Oakwood, considering likely operating costs and likely revenue streams. The goal is for the net result to produce revenue which can support our broader operations and/or initially help pay off a loan.

# Managing the Gap



## Capital Campaign

- renew the campaign to gather remaining \$200k and beyond

## Financing

- continue to investigate the possibility of a loan

## Grant applications

- continue submitting grant applications; more will become viable now that construction is beginning
- our opportunities would be greatly improved if we had Not-for-Profit status

## Anchor Tenant Partner(s)

- continue talking with potential renters and partners
- continue building financial model for operating the community hub, assisted by Trinity Centres Foundation

# Next Steps

- Tender Pricing
- Continued Fundraising
- Consideration of applying for Not-for-Profit status

