

MAY 2021

PRELIMINARY CASE FOR SUPPORT



St. Peter's Vision: Is to be known as a community of faith, living out the Gospel under our roof and beyond our walls.

Our Mission: We are a church for all seasons, and all peoples, for three main reasons:

lifelong learning, lifelong growing, lifelong serving as the Body of Christ.

A HISTORY OF FAITH & COMMUNITY SERVICE

The parish has a long history of faithful service **beginning in the original white clapboard wooden church** which was built in 1820. To meet the many years of growth, the current building was completed in 1854. The parish has grown in ministry to include St. Peter's Court Apartments, a 64-unit affordable housing complex for seniors built in 1966 – 67; and 264 College Street, a house containing four **affordable rental units** first established in the 1990's. Both initiatives are **intended to meet the needs of vulnerable populations in Cobourg** and is the key to a better life for the residents who call them home.

St. Peter's is known for its outreach, its music tradition and ongoing learning. Faith formation and a children's preschool are also pillars of our parish. **St. Peter's fulfills God's mission through its care of parishioners** overseen by the Health & Wellness team and **outreach to the community** with programs such as Souper Time – a four day per week lunch program, Thursday Night Light – a weekly community dinner to which all are welcome and Christmas hampers for families in need. St. Peter's is a hub in Cobourg, welcoming the community in for activities such as Encore seniors' programs, AA, Community Living programs and special musical events. Further afield, an Ontario First Nations clean water project in Pikangikum and a global outreach project to assist orphans in Mzuzu, Malawi have been supported by the parish community for many years.



FAITHFUL TO GOD'S MISSION

To remain faithful to God's mission and meet the demands of this active faith community in ministry and mission, the parish has been reviewing and planning over the last five years. First, the parish has undertaken a full review of all its buildings and land - St. Peter's Campus. Volunteers have invested significant time and effort on this major undertaking which has led to the **identification of pressing needs for repair and maintenance** to all buildings which exceeds the ability for the parish to financially sustain itself over the next several years. With this information, the parish leadership, with the assistance of the Compass Group, embarked on planning by establishing a Vision Working Group and a Nuts and Bolts Working Group mandated to create a **Plan for Mission** for St. Peter's. The resulting **Plan for Mission** was adopted at a Congregational meeting on February 21, 2021.

St. Peter's **Plan for Mission** is a sustainable plan to further engage the community of Cobourg in mission and fulfill our vision – *Known as a community of faith, living out the Gospel under our roof and beyond our walls*. The **Plan for Mission** has 5 main priorities:

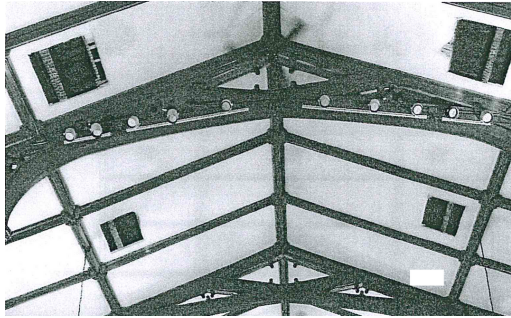
1. Lifelong Learning
2. Lifelong Growing
3. Lifelong Serving
4. Preparing St. Peter's Campus to Support God's Mission
5. Communicating Effectively

The most **pressing need of the Plan for Mission is the Phase One project** which falls into the fourth priority above: Prepare St. Peter's Campus to support God's mission. Phase One is the **critical and urgent repair and restoration of the sanctuary** so that it can be used to further the first three priorities: *Lifelong Learning, Lifelong Growing and Lifelong Serving*. The sanctuary repair and restoration includes the church roof, ceiling, and bell tower. The sanctuary has been unusable and has hindered the life of the parish for worship, gathering of community events, rentals and further re-development opportunities. This **repair and restoration of the Sanctuary is the first critical step in our Plan for Mission**. This first step will enable St. Peter's to move forward to Phases Two and Three – work on Community Engagement and Re-development plans.



REPAIR & RESTORE THE SANCTUARY

Unfortunately, the 170-year-old structure, which has served us well, is in need of critical repairs. The **roof, ceiling and bell tower are unsafe** and not up to Ontario Building Code requirements. The parish **abandoned use** of the church when it was deemed unsafe in 2018 due to the potential of falling plaster. The Dalton Company, a project and construction management company, has provided a full evaluation of the buildings. Investigation into the needs has included a heritage architect, Engineering Company and Historic Plaster Company.



CHURCH ROOF, PLASTER CEILING & BELL TOWER REPAIR & RESTORATION

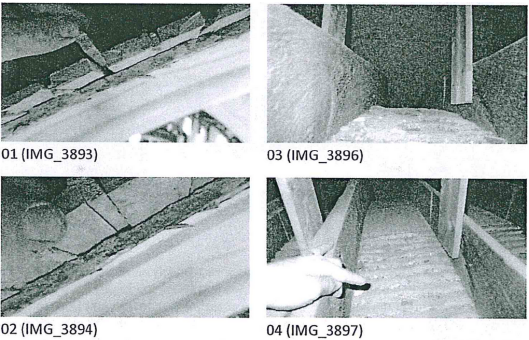


Image 01 / 02 view of loose plaster key and de-bonding of the plaster . Image 03 and 04 approximately 50 % of the plaster keys are damaged. It is likely that some of the damage to the plaster came about because of vibration from tools used to cut the opening. The plaster is in fair to good condition. Some damage was observed to the roof rafters north of the opening. There is a significant space between the plaster and the roof which would allow for insulation and venting.

The **Church roof** has visible sagging of beams. The structure has been evaluated and is considered overstressed causing concern for current and future safety. The roof repair will include new insulation and steel shingles.

The **Church ceiling**, which is made of lathe and plaster, is exhibiting cracks and has already shown falling plaster. The consultants review has shown some separation between the plaster and the lathe and the overall poor condition of the plaster. The repair plan will consolidate the plaster.

The **bell tower** evaluation in 2021 has shown that the brick masonry is extensively spalled and that mortar joints are cracked and open. There is concern about the condition of the upper level of the tower and the stained-glass window where lead is missing.

Many other repairs and restoration items have been identified to ensure safety and full use of the building. These needs will be addressed in Phases Two and Three.



TOTAL COST EST. FOR REPAIRS & RENOVATIONS:		\$2,056,000
This cost includes 24% contingency and all fees and soft costs (this is detailed on page 4)		
FUNDING SOURCES:		
Long-term Investment (Sheppard Fund)		\$300,000
Grants/Loan/Sale of Assets		\$556,651
PARISH & COMMUNITY CAPITAL CAMPAIGN		\$1,200,000

OUR FAITHFUL RESPONSE

In the spirit of Jesus asking himself this question, we might ask ourselves, in the **NOW**: "Who do they say that we are?" Are we a faith community who takes up the challenge laid before us - to keep ourselves vital and alive for future generations? Will our buildings and campus express a theology of openness and invitation to the world, confident in the future, putting into action the Gospel that will always challenge and inspire us?

A significant fundraising initiative is before us at St. Peter's. It is also a unique opportunity to make a transformational change in our community. To realize God's mission for St. Peter's, we need to be bold and commit our resources toward the campaign goal of \$1.2 million. But "to whom much has been given, much shall be expected", said Jesus.



This project will take sacrifice and effort and it will **open the future to us and bring a return more than we can now imagine**. It will build firmly on the sacrifices made by past generations, more than 170 years ago.

As we explore the feasibility of this fundraising initiative for St. Peter's, we are grateful for all of the consultation that has already been provided and we invite your prayerful reflection of the importance of St. Peter's in your life and your feedback and advice on this plan.

ST. PETER'S FINANCIAL PLANS - 5 YEARS

PHASE 1: REPAIR AND RESTORE SANCTUARY

Church Roof and Ceiling Repair and Restoration	\$1,268,510
Bell Tower	\$250,000

Total Construction Costs	\$1,518,510
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Soft Costs (Professional Fees)	\$178,556
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Contingency (Design, Construction, Escalation)	\$359,585
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TOTAL COSTS	\$2,056,651
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POSSIBLE FUNDING SOURCES:

Long-term Investment (Sheppard Fund)	\$300,000
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Grants/Loan/Sale of Assets	\$556,651
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TOTAL PLANNED FUNDING	\$856,651
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CAPITAL CAMPAIGN GOAL: PARISH & COMMUNITY	\$1,200,000
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