gw architecture inc.
602-44 Princess Street, Winnipeg, Manitoba, R3B 1K2 Giovanni Geremia Architect, maa, aaa, oaa, saa, mraic e: giovanni@gwarchitectureinc.com
Phone: 204-992-2757 Fax: 1-866-431-1519 Brian G. Wall CT (Arch), e: brian@gwarchitectureinc.com

December 11, 2014

Canadian Baptists of Western Canada
Suite 1100, 550 11th Ave. S.W.
Calgary, AB T2R 1M7

Attn: Victor Ku, Director of Administration & Finance

Re: Budget for Repairs to Bethlehem Aboriginal Fellowship
294 Burrows Ave., Winnipeg, Manitoba

Dear Victor,

Thank you for the opportunity to work with the Canadian Baptists of Western Canada (CBWC) in the hope of assisting the membership at Bethlehem Aboriginal Fellowship (BAF) with moving ahead with the repairs required to restore occupancy to the sanctuary. gw architecture inc. has taken the following steps to evaluate the most urgent work and propose a budget for determining a plan of action for repairs.

1. Review the JDB Consulting Inc. roof report dated Sept. 27, 2012.
2. Visit the site with Alpha Masony, a masonry and plaster restoration contractor
3. Visit the site with Yarrow Sash & Door a window repair specialist.
4. Have a phone conversation with Oakwood Roofing regarding the approach to roof repairs and discuss access and scaffolding.

We have also had general discussions with BAF staff to get a sense of history to the work that has already taken place. Our discussions with the contractors and consultant led us to the following recommendations.

1. Roof repairs and flashings are the first priority. Masonry repairs at the roof level will have to be completed in order that the flashings can be tied into a stable building envelope. Accessory flashings to the cedar shingle roof and parapet caps need to be replaced. The cupola (attic vent) is in disrepair and requires immediate attention. The extent of the repairs is address in the roof report.
2. Brick repairs are required at the window arches in order to stabilize the window openings. These will have to be completed to complete repairs to the stained glass windows and strengthen the walls where the mortar joints have given away and bricks are beginning to fall out of place.
3. Interior plaster in the sanctuary that is loose or damaged will have to be repaired and replaced to stabilize the ceiling and make it safe for occupancy. Painting of the sanctuary ceiling will also have to take place at the same time to take advantage of the scaffolding being in place. The paint will be required to seal the plaster and act as a vapor retarder, preventing moisture from infiltrating the attic.

We have itemized the budget amounts in the following table:

Roof		Cost
Flashing		
Masonry Pointing at Roof		
Carpentry		
Sub-total Roof Flashing Repairs		**1,000,000**

(Note: Estimated Range $800,000 to $1,000,000)

Window Stabilazation		Cost
Sanctuary Windows		
North elevation	$	15,000.00
East Elevation	$	15,000.00
South Elevation	$	15,000.00
Lift Time	$	4,500.00
Sub-total Sanctuary Windows	**$**	**49,500.00**

Ceiling Repairs		Cost
Scaffolding	$	102,000.00
Plaster Repairs		
3 Tradesmen for 6 months	$	257,040.00
Materials	$	50,000.00
Painting	$	93,000.00
Subtotal Plaster and Painting	**$**	**502,040.00**

Masonry Repointing Below Roof Level		Cost
3 Tradesmen for 6 months	$	257,040.00
Lift Costs	$	62,500.00
Materials	$	12,500.00
Exterior Masonry Repairs	**$**	**332,040.00**

Total Repairs Interior & Exterior	**$**	**1,883,580.00**

The budget numbers described in this letter address only the three immediate concerns listed above. The intent of this budget is to give the CBWC a sense of the magnitude of the most immediate repairs. The Total of $1,883,580 represents the upper end of the range quoted in the roof report. These numbers do not include mechanical, electrical, or other structural or architectural repairs that may be required for long term building maintenance. The budget does not include consulting fees.

To get more detailed and accurate numbers, as well as an evaluation of the building systems, we would recommend taking the step of a full building report. The building report will help you with long term planning and provide the CBWC with the necessary documentation for grant applications.

Should the CBWC and Bethlehem Aboriginal Fellowship wish to undergo the process of a feasibility study, there is grant money available from Community Places Program (CPP). BAF has had contributions in the past from CPP and there is a good chance for eligibility. Please let us know if you would like to pursue this avenue of funding and we would be glad to assist you in the application.

We trust the information in this letter will prove useful. If you have any questions please do not hesitate to call.

Sincerely,



Blaine Repko
gw architecture inc.

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c.c. Brian Wall brian@gwarchitectureinc.com