



Bearspaw Roof RockPointe Church

Information Meeting, August 22, 2022
Bowridge Site



Agenda

- 1 Welcome Shauna Bygrave
- 2 Opening Prayer Ron Gray
- 3 Introductions and Agenda Shauna Bygrave
- 4 Bearspaw Roof: History
- 5 Bearspaw Roof: Future
Summary of Quotes
Recommendations
Execution Timeline Dean Leischner
- 6 Finance Update Richard Kruger
- 7 Bearspaw 12-acre parcel Shauna Bygrave, Dean Leischner
- 8 Decision Governance, Voting,
Timeline Shauna Bygrave
- 9 Q&A, Closing Prayer Shauna Bygrave



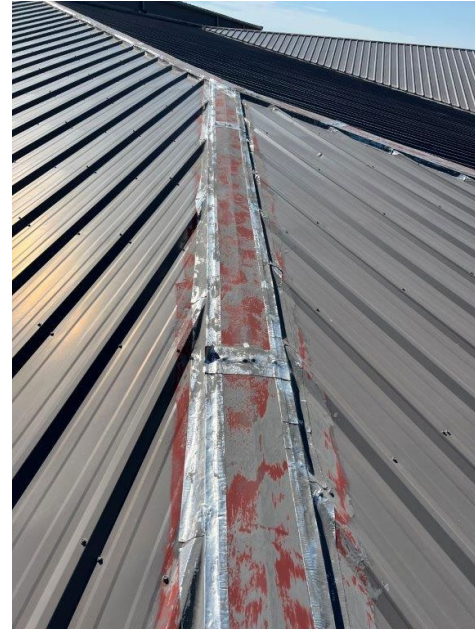
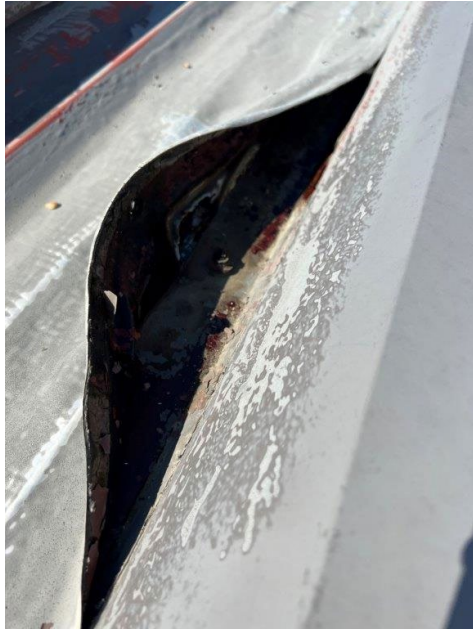
Bearspaw Roof: History

Due to the initial construction method, there has been significant leaks over multiple areas of the Bearspaw roof, for numerous years. Over the past couple of years, multiple attempts have been made to cost effectively patch the roof. After a very wet spring and early summer, an in depth inspection of the Bearspaw roof was completed this July, which quantified the extent of these issues.

The roof damage includes numerous holes in the previous patch fiberglass seam tape, loose and missing screws, fist size holes and cracks in the roof and upper connecting vertical walls. Along with adjacent long term interior wall damage (the potential damage will need to be independently assessed at a later date).

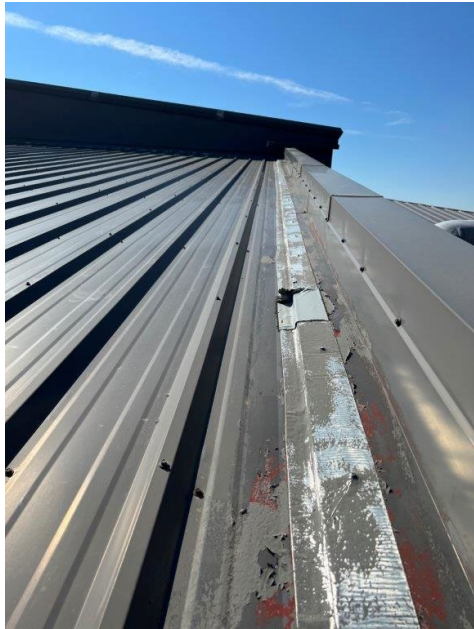


Bearspaw Roof: Damage





Bearspaw Roof: Damage



**Bearspaw
Roof:
Potential
Solutions
All have a BBB
A+ rating**

Company	Renotek	Advanced	Advanced	Angel's
Product	Metal	Metal	Rubber	Nukote
Engineering	Yes	Yes	Yes	No
Roof replacement	414,164	652,500	612,000	372,850
Temp/Ice/Water shield	4,537	0		
Stucco replacement	33,592	62,790	62,790	33,330
Gutters/Downspouts	25,200	19,480	19,480	18,000
Other	12,928	0		
Remove/Dispose Old	29,770	7,500	7,500	
Total	\$520,191	\$742,270	\$701,770	\$424,180
GST	26,010	37,114	35,089	21,209
Total w/ GST	\$546,201	\$779,384	\$736,859	\$445,389



Bearspaw Roof: Proposed Contractor & Solution

- 1 20 year warranty
- 2 If leaks develop after this period, they can be individually patched over existing material

To learn more, visit
<https://www.nukoteglobal.com/>

- 3 Angel's Roofing scope of work:
 - prepare surface (replace screws, pressure wash, seal seams)
 - apply primer, apply coating, apply top coat
 - upgrade eaves/ downspouts

A horizontal bar with a teal segment on the left and an orange segment on the right.

Bearspaw Roof: Motion #1

Move to approve the Bearspaw roof retrofit and associated spend of up to \$500,000.



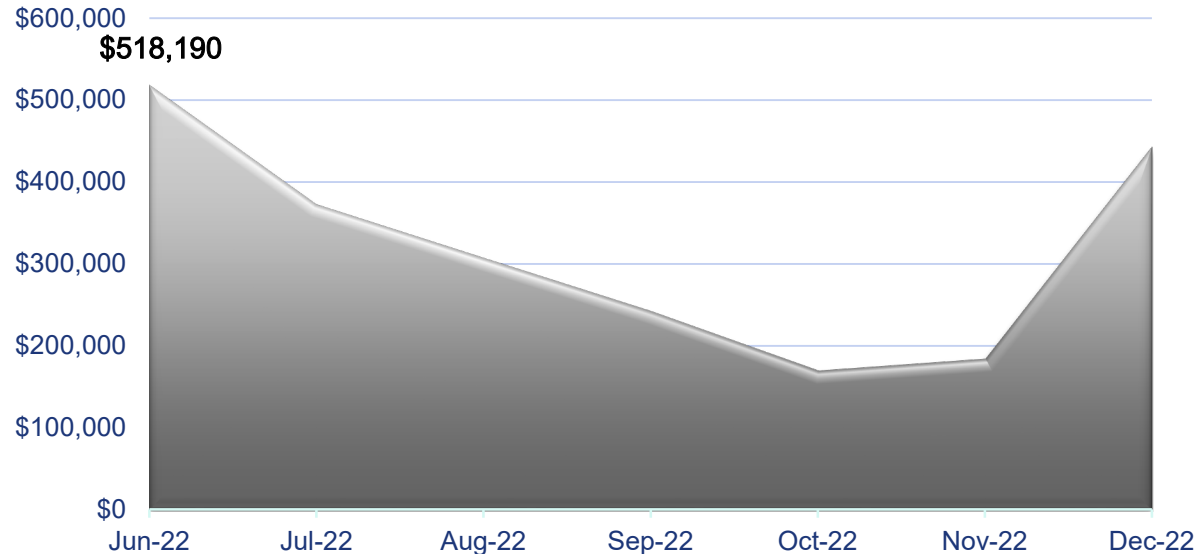
Financial Update

Ministry Fund surplus required to support operations as monthly cash flow expected to be negative until Nov / Dec (based on historical giving patterns).

Development Fund current balance of <\$15,000 is insufficient to fund roof replacement.

CRRF (balance \$313,130) schedule does not include funding for Bearspaw roof.

Ministry Fund Cash Position





WCD Financing

- Variable interest rate = prime (4.7%) + 0.5% = 5.2% (current)
 - Potential interest expense (unbudgeted) = \$13,000; (\$500,000 for 6 mnths @ 5.2%)
- Approval for financing required by WCD and DEXCOM (WCD board) in addition to RPC membership and elders board
 - Simplified approval process if funds from Bearspaw land parcel allocated to loan repayment



Financial impact: Motion #2

Move to increase financing with the District, as required, to fund the Bearspaw roof retrofit.



Bearspaw 12 -acre parcel: Context

1. The district bought the Bearspaw Site in 2004 when Bow Valley Alliance and Country Hills Community Church merged, with RockPointe buying the land back in 2009
2. In 2012 church leadership subdivided the parcel, giving 10% to the county as a mandatory step, in the subdividing process.
 - This parcel made the lands non-contiguous (creating an adjacent piece East of our church site). That discerned step gave us the financing ability to further discern steps around a much needed roof upgrade, on our current structure.
3. Since acquisition, there hasn't been concrete plans of developing anything beyond our current church building.

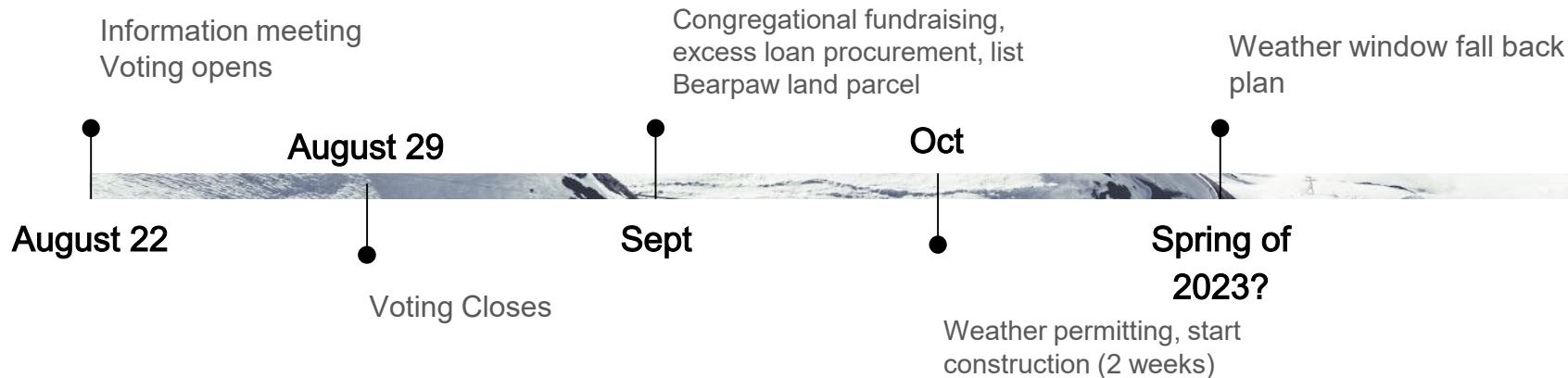


Bearspaw 12 -acre parcel: Motion#3

Move to list for sale the 12 acre Bearspaw land parcel.



Next Steps





Thank you





Q&A

