

Green Phoenix

Project Update – January 16, 2006

With Adam Czerechowicz's passing, many of us have talked about how his energy and vision were such an asset and guide to our efforts. Some have also voiced what I'd like to say here -- that we're all moving ahead with his spirit firmly among us.

Design work

Once some technical issues are resolved, we will be in a position to commission working drawings for Phase 1, the new construction and conversion of Shalom House.

Consultants will meet next week (Jan 23rd) to resolve these issues, mostly having to do with options for implementing the geo-thermal and solar heating plants.

The Phase 2 work for Green Phoenix, to retrofit Phoenix Place for energy efficiency and improved comfort for residents, has been listed, but no serious design work has been done. Because this work will help reduce the size of the entire site's new heating/cooling system it is closely linked to the design work for Phase 1. Also, the savings for the existing building's budget will contribute significantly to project finances. So, we need to find ways to do the Phase 2 work as soon as possible.

City planning approval

We expect to get a Committee of Adjustment (C of A) date shortly to approve the Phase 1 work. Since the planning issues have been simplified and don't require major variances, and since community reaction so far has been very positive, we are hoping for a smooth process.

Before the C of A meeting the City will schedule a community meeting. We'll keep you all posted -- please plan to come.

Project schedule

Once we have C of A approval, we can commission working drawings, apply for a building permit, and tender the project. This work will take several months, which means hopefully starting construction around July. The Phase 1 work will take ten months to complete, which means occupying the new building in May of 2007.

Finances and fundraising

A number of the major funding sources for the entire project are in place or committed. With these funds, if we had to start construction tomorrow, we could build the 21 new units and the added amenity and church space. But we would not have enough funds to implement many of the green features that are at the heart of this project.

We are working on some grant applications and incentives for green features and design. These should contribute several hundred thousand dollars to the project, seriously helping the "green agenda." We have also begun to implement a fundraising plan with several targets, including corporations, the community, and foundations.

The project will be having regular fundraising committee meetings. The next meeting will be on **Tuesday, January 31st, at 6 PM, at Phoenix Place**. If you are interested, please plan to come. The meeting will only last 1 hour.