

Update 2: for the week of February 16-22, 2026

For this second update, we will cover more details in some areas. Contact Kathryn for updates and information on the restoration of the building.

WHAT'S NEW SINCE THE LAST UPDATE?

Wednesday, February 11 – A walkthrough of the building and the affected areas took place with the following people:

Lamar Mason (Joint Property Committee Chair)

Joel Prentice (Director of Property Management, Anglican Diocese)

Kathryn (All Saints' Westboro, rector)

Conar Marcoux (Crawford Insurance On-site Assessor, assigned to our claim from the insurance company)

Norm or Nick (Service Master - Cleaning and Mitigation)

The insurance company requested that rental contracts and other expenses incurred during this flood event be claimed as “loss of income.”

Clarification about the insurance claim process and the required deductible was provided.

The new pump component has been installed, and we continue to have heat in all expected areas of the building. The Custodian and staff are conducting walkthroughs to ensure heat is maintained throughout the building.

As of Thursday, February 19, all dehumidifiers, fans, and heaters have been removed. The remaining heaters are semi-permanent until our situation with the radiators is remedied.

RETURN TO CHURCH AND USAGE OF SPACE

The Custodian has begun returning the various rooms of the church space to their regular setup for activities, including modifications resulting from the removal of sections of drywall. All removed wall parts have been securely covered with neutral-coloured tarp or plastic to dissuade young children from identifying them as opportunities to explore. Please be ever vigilant with children until all construction work is completed.

There remain cut-out ceiling sections in the kitchen, Room 7/8, and some of the church offices.

Other items, such as clocks and bulletin boards, have been covered in Room 5/6 and the church office. Please leave them as is while we await further restorations in those spaces.

The church is ready to host the funeral on Saturday (February 21) and our return to in-person worship service on Sunday (February 22).

All entrances should be used with caution. Pay special attention to the main hallway, as the photocopier is stored temporarily near the washrooms until technicians can relocate it to its original location in the office.

IMPORTANT: Please refrain from handling the photocopier, adults and children alike. Handling by anyone other than designated technicians will void the machine's warranty. Thank you!

All Saints' Westboro office remains in the ASW choir room, next to the Sanctuary. Clear signage is posted temporarily to help visitors find the office staff. We appreciate your patience, and we are devising a way to communicate from the bottom of the stairs outside the Madison door entrance, as both choir rooms are up a flight of stairs and difficult to access for people with mobility issues.

Food Bank and New to YouShop will return to full service as of February 23. We are looking for more fabric shopping bags – not too many, but feel free to donate bags for our neighbours. They help with our new food delivery program.

Phone and internet are functioning well. Messages and emails are picked up regularly. For urgent pastoral care concerns, please contact the clergy directly (Chung Yan and Kathryn).

The security system is needing maintenance check-up after the flood, without any expectations of damage or impact to the functionalities of the system.

Due to water damage, all of our office items have been boxed and stored strategically throughout the church where space is available. After the first two weeks, we have consolidated many of the items, brought some home, and then stacked them along the walls of the Chapel, Room 7/8, choir room, and free spaces here and there.

We are keeping historically significant items near the high altars, with the intention of sorting through these items to determine which would be best offered to the Diocesan archives. It may feel like we have “spread out” into various places around the church, with boxes everywhere you turn. It is our intention to conceal these boxes as best as we can until the offices are available again. These boxes contain our personal items from the office, including books, stationery, and gadgets.

As we reopen, we ask for your patience with storage boxes in Room 7/8. Most of the boxes are stored in Room 7/8 and the Chapel. Please leave them untouched in respect of the office teams. Thank you.

Because the rooms no longer need to be aired out, respective doors will be locked and the security system armed, as was the practice before the frozen pipes. The mail slot on the main office door remains the most secure way to leave mail or deposits for the church office. It is being checked during office hours.

The chapel is being used for worship and activities. The priority is to leave this space for worship and parish activities.

The sanctuary is reserved for worship, especially for special occasions such as funerals and weddings. Schedules are regularly adjusted to accommodate such requests.

Both churches will adhere to the shared booking calendar for keeping track of facility resources. This calendar is maintained by the parish administrators to stay organized. If you need to use space, please check with the Parish Administrator to double-check the calendar. There may have been changes due to limited space after the flood.

HOW WILL THE REPAIRS BE COVERED?

We are covered by Ecclesiastical Insurance through the Diocese. We share these insurance payments with First United Church, which covers both our

contents and the building. First United Church has its own insurance policy to cover its contents, and we are filing separate claims for damage to its contents and materials. The building restoration is through the Anglican Diocese of Ottawa. The damage to the drywalls, ceiling covering, pipes, radiators, and flooring is estimated at over \$125,000. A breakdown of the cost:

Insurance deductible	25,000
Diocese pays	22,500
Local church is responsible for	2500 = 1250 (ASW) + 1250 (First United)

We should have no stress covering our portion of the deductible (\$1,250). We are grateful for First United's cost-sharing, especially in this instance. Services rendered and restoration projects will be included under the total estimated and covered by insurance. More details will be shared as we move into the renovation and restoration stage, when contractors will provide estimates and the work will begin.

WHAT IS THE STATE OF OUR BUILDING?

We are at the stage where both the walls and the flooring are dry. Tiles have lifted in several places and they will need to be replaced. We have dealt with potential mould and disturbed asbestos. Be assured that everything has been done properly by Service Masters both in the removal of mould in wet and small storage spaces, as well as the removal of asbestos that had to be disturbed for repairs. Our space is safe for holding our gatherings again.

NEXT STEPS

By the end of February, Conar Marcoux would have completed an assessment of the circumstances and the related damages. Conar's report is submitted to Ecclesiastical Insurance, our insurance provider. Based on this information, approval will be determined for our specific repairs.

As for other ASW projects, three proposals will be considered for due diligence: one recommended by our diocese, one by our insurance provider, and one from a third party. We will take the time to consider all three proposals and decide in consultation with our partners and the Diocese.

Once the contractor has been chosen, we will begin developing a work plan and timeline for the project. Our priority is not to disrupt Lent and Holy Week, as they are the busiest times of the year. We will provide information to groups and rentals to ensure minimal disruptions to our parish life and the life of parish organizations, such as the Food Bank and the New to You Shop. Lamar Mason, the Joint Property Committee Chair, continues to oversee these upcoming repairs, with the support of other dedicated volunteers.

Thank you for your continued support of our church and all that we can do together as a community of the faithful. As indicated above and in previous correspondence, Kathryn will be the point of contact for any questions or concerns. See you on Sunday as we begin the Season of Lent together.

~ Kathryn