

Property Report

Respectfully submitted by Sheila Tait

Sexton: Romario Maharaj works in conjunction with the Rector, Wardens, and the Property Management in the general upkeep and preventive maintenance of the church properties. Progress and follow-up meetings are held with him to discuss schedules and any maintenance issues.

Maintenance Schedules: Schedules are in place for routine maintenance of the furnace by the Sexton in conjunction with Ferguson Heating & Cooling and with Brea Water Technologies Service for the chemicals.

Alarm Monitoring System: The communication link to the Monitoring Company via the GSM cellular communicator installed in 2024 was updated from 3G to 5G, the industry standard required by May 2025.

Fire and Smoke Alarm System: The mandatory annual inspections were carried out by Exclusive Alarms on January 21, 2025 and January 5th 2026. The system was updated to a fully digital model. Labels with identifying barcodes, which can be scanned by a cellular phone, are now affixed to each and every device.

Fire Extinguishers: Replacement of expired extinguishers is done on a regular basis and all new and expiry dates are noted in the log kept by the Sexton. The last mandatory inspection was done June 20, 2025

Security Surveillance: The old malfunctioning surveillance monitor has been replaced. Cameras were cleaned and realigned as needed. The equipment is owned by the church and maintained by Exclusive Alarms.

Electrical Work: Earls court Electrical (Maurizio) completed some urgent and crucial electrical work to improve efficiency and safety. Included were rewiring in the church hall and north basement corridor, installation of a new panel near the kitchen, addition of new breakers in the upper level and replacement of outdoor flood lights with a more energy efficient model. More work will be done to ensure that the panel in the upper level is up to code.

Lighting: All the lanterns in the Nave have been refitted with long life bulbs.

Stair lift: The stair lift is being used consistently, providing access to all levels. Several parishioners are well-versed in its operation and instructions are posted by the key station at each level. Maintenance visits by Precision Elevators were made February 6, May 28, August 28, and November 25, 2025. The date for the next maintenance service is Feb 20, 2026. The ACW continues to fund the maintenance contract the cost of which will be increased in 2026.

Carpets: Toronto Steam'Clean will steam clean the carpets and upholstered chairs in early spring.

Windows: In February 21-24, 2025, Dundas Specialty Windows & Doors installed 12 windows to complete the 2nd Phase *Windows of Our Spirit* of the replacement of the Parish Hall windows. A Dedication Ceremony and acknowledgment of the donors took place Sunday, May 21, 2025. Our thanks to Martha Drake for her leadership of this project.

The repair to the plaster of the south wall, following the installation of the windows, is now almost complete.

Plumbing & Washroom: Ferreira Tech Plumbing Design Ltd. completed the repair and renovation of the west washroom near the kitchen. It had been out of service for an appreciable length of time. The preventive maintenance of regular flushing out of the drainage system continues to be done on a weekly basis.

Kitchen Appliances: All appliances were serviced by JB's Mechanical Air Systems in June. The oven of the commercial oven may need replacing.

Roofing: Crawford Roofing will replace and seal flashing on the southwest section of the flat roof as previously recommended following work on a leak.

Electronic LED Display Outdoor Sign Board: The continuing contract for control software with Greentak Signs, who converted the previous sign board for digital use in July 2024, has been renewed. Our thanks and appreciation to Janice Douglas, programmer par excellence, who keeps the displays and messages current and relevant.

Landscaping & Lawn: Contractor Eric Coucke of Rakes & Shears was responsible for general landscaping, hedge trimming, flowerbeds and planting of the six urns at the entrances. He also aided with the seasonal decorations. Our Sexton is now responsible for the mowing of the lawn. Adjustments and replacement of two sprinkler heads were made by Thunder Irrigation (Manuel) to the automatic lawn system for better area coverage. The shutdown was done in November. The condition of the lawn seemed much better this past year.

Snow Clearing: Monster Snow Removal is contracted to clear the parking lot. Any concern is being addressed in a timely fashion with the contractor.

Our Sexton is responsible for the walkways and has made good use of the snowblower with the recent heavy snowfall. The City clears the sidewalks.

Defibrillator: A defibrillator has been ordered. It will be mounted in the Parish Hall.

ADDUS: Appreciation is expressed to our partnership with our tenants whose cooperation and help are invaluable and who have enriched the life of St. Olave's in many intangible ways. Addus plants and maintains the raised garden beds and we have shared in the harvest.

Future Projects & Maintenance Issues.

- Electrical updates
- Painting: Interior walls, exterior wrought iron rails & urns
- Possible refinishing of the Parish Hall floor
- Replacement/repair of the lock mechanisms and hardware of both S exterior doors