

Royal Canadian Legion, Branch 530 Waterloo New Building News

August 31, 2015

A Status Update report from The Building Committee:

RENOVATION UPDATE



Picture 1 - Banquet Room

Interior construction is progressing quickly. Interior wall partitions have been constructed and plumbing and wiring is being run. We have been doing our own wiring for TV, telephone and Internet and it is $\frac{3}{4}$ complete with only the wiring in the Club Room to go.



Picture 2 - Banquet Kitchen



Picture 3 - Cadet Office

The drywallers have started installing the drywall where they can and the HVAC guys have been busy installing the heating and air conditioning duct work.

Rogers and Bell are mostly complete their initial rough-in work. Completion of their work is scheduled for Sept 11th and 14th.

The Cooler is scheduled for installation this week. Final requirements for Kitchen appliances have been provided and the gas fitters and electricians will be finalizing the rough-ins for that equipment.



Figure 4 - Cooler location



Figure 5- Mechanical Room Hallway (also to Cadet Office)

Millwork for the Bars is being done off-site.



Picture 6 - Club Room Kitchen



Picture 7 - Club Room



Picture 8 - Board Room



Picture 9 - Poppy Office



Picture 10 - Admin Office



Picture 11 - Building Front/Side

Outside, the old signs have been removed and the fascia painted Canadian Military Imperial Blue. Legion signs are scheduled to start installation Wednesday.

PROJECT SCHEDULE UPDATE

We do not have a firm completion date on the project as we are still waiting for delivery dates on some of the mechanical equipment. It has taken a long time to get the Kitchen exhaust hoods finalized so that they fit within the limited space that we have available and are sufficient to meet the code requirements. It is likely that equipment delivery schedules may push out completion into mid-October. We are working with the Engineers, Architects and Contractors to see what we can do to get occupancy before final completion.

Once we have occupancy we will be trying to set up minimal facilities quickly to allow us to open the Club Room and the Bar. We will be working to get everything up and running and back to normal as quickly as possible, but it will likely take a fair bit of time to get fully settled in.

Once we get a better handle on completion dates and occupancy dates we can finalize plans for a Grand Opening celebration. We will likely schedule this for some time after we are actually using the facilities to make sure everything is working well. We will keep you updated on dates through our Branch web-site.

BUDGET AND FINANCING UPDATE

We are currently still tracking on budget that was approved at our May 6th special meeting. While the unexpected structural issues came with a significant additional cost to fix – we had allowed some money in our budget for unexpected contingencies. That contingency fund is now getting very thin, but we are still hopeful we can complete the project on budget.

We received some great news in late June. Peter Braid, MP for Kitchener-Waterloo called to inform us that our grant application for \$50,000 towards the installation of an elevator has been approved. We have signed the funding contract and the funds have been received. That funding along with the funds approved by the KW Poppy Fund will cover about 85% of the total estimated cost of installing the elevator.

As of August 31st we have outstanding and paid invoices for \$350,000 of our \$1.080 million budget (about 32%). We are expecting a large invoice from PM contracting for work completed in August – this will be received in the next week or so. We are currently tracking an estimate to complete of about a further \$700,000 leaving us about \$30,000 or so for on-going changes and unexpected items. We do have a few small outstanding change orders that have not yet been priced.

On another note, we have also received notification that we have been approved for 2 additional grants from the Federal Government under the Canada 150 Infrastructure program. One grant will be for \$42,500 is to cover up to 50% of the estimated \$85,000 cost of adding a deck and steel cladding to the exterior of the building. The other grant will be for \$66,000 to cover 50% of the estimated \$132,000 cost of renovations to the back building (washrooms, air conditioning, etc.). It should be noted that these grants only fund up to 50% of the total cost – we need to come up with the other half \$108,500 to complete the projects – so we will need to be doing some fund raising over the next several months.

September is looking to be a mad house on-site as everyone is looking to complete their work. **Please remember this is an active construction site and visitors are not allowed on site. While it may be tempting to drop in and take a look – please do not do so. This is a busy and dangerous site and visitors are not permitted.**

We will post schedule and timing updates on the Branch web-site so please refer to it regularly.

The Building Committee