

Royal Canadian Legion, Branch 530 Waterloo

New Building News

July 17, 2015

A Status Update report from The Building Committee:

RENOVATION UPDATE



Since the last status report as of June 30 (2 weeks ago) work on the project has focussed on beginning the rough-in work for plumbing and electrical. In addition, sound proofing has been added to the ceiling of the Banquet Room, and we are ready to begin construction of the elevator.



The structural issues found required us to replace the support posts for the beam supporting the front half of the building. Those posts are now in place and the structural shoring has been removed.

Plumbing rough-in is well underway in the lower level with the concrete flooring having been cut to allow for drains for the Banquet level bar, kitchen and bathrooms.



On the upper level, electrical rough-in is well underway with conduits in place for the Club Room lighting. This picture is taken from near the stairway entrance to the Club Room looking towards where the Snooker Tables will be located in the back corner. The Club Room Bar will be located in the right hand foreground of the picture. The doorway in the middle of the picture will lead to the bathrooms and the Boardroom/offices.



A different angle shot of the Club Room shows workers working on the opening for the future patio doors. The shuffleboard table will be located along that same wall in the back corner.



In the front half of the main floor, the shoring posts have now been removed and beams installed to allow for the open Dart room.

This picture is looking from the Women's washrooms through the Mens washrooms and Kitchen to the Dart area along the back wall (where the window is). The Board Room, Poppy and Admin offices are located on the left side of this picture.



No changes have been made yet to the front of the building. We have received the permit from the City of Waterloo for our new Signage. The TwinCorp lettering is scheduled to be removed the week of July 27th after which the fascia will be cleaned and painted to get ready for our new signs.



From the outside of the building we can see the opening that has been built for doors from the Club Room to our future deck, as well as the larger door cut-out for the main Member Entrance door at the rear of the building.

Work on the structural issues that were identified has now been completed. However, as a consequence of these issues, the project appears to be running about 4 - 6 weeks behind schedule. The major scheduling challenge now is delivery timelines for the Kitchen exhaust hoods and other mechanical equipment which are likely 6 – 8 weeks out. As such, it is looking like our completion date is more likely to be late September.

BUDGET AND FINANCING UPDATE:

We are currently still tracking on budget. 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 received the signed funding contract and expect to receive the funds within the next week or so. 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.

We expect the rest of July and August to be a very busy construction period as the plumbers, electricians and framing crew continue to build out the interior spaces and work getting underway on the elevators. **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 try to post pictures and regular updates so stay tuned!!

The Building Committee