

Royal Canadian Legion, Branch 530 Waterloo New Building News

Sept 30, 2015

A Status Update report from The Building Committee:

RENOVATION UPDATE



1 - Banquet Room (Sep 24)

Interior construction is progressing quickly. Interior wall partitions have been constructed and plumbing and wiring has been roughed in. We have been doing our own wiring for TV, telephone and Internet. HVAC rough-in installation is also complete. Heating and AC units have been delivered and installed on the roof.

Drywallers should be finished in the basement by Oct 6th and the painters start Oct 7. Completion on the main floor should follow shortly.

Rogers and Bell have completed their rough-in work. We will make our own final connections once the painting and flooring is completed.



2 - Cadet office (Sep 24)



3 - Inside the cooler (Sept 24)

The Cooler is a pre-built walk-in refrigerator type and has been installed and is operational. Rough-in for the Draught beer and pop lines has been completed. Final installation will occur once the bars have been installed.

Elevator installation is virtually complete and almost ready for final inspection.



4 - Elevator lobby (Sep 24)



This picture (taken Sept 24th) shows bulkheads being installed for HVAC ducts. This has now been completed and drywalled in. Flooring has been delivered and ready for installation once painting has been completed. Millwork for the Bars is being done off-site and will be installed after the flooring.

5 - Club Room (Sep 24)

Interior doors have been installed and have received their first coat of primer. Suppliers for the kitchen and bar equipment that we need to acquire are being finalized. Our plan is to start with the minimum required equipment, including ice makers, fridges, stoves, ovens, dishwashers, sinks, etc. utilizing our existing fridges and freezers (at least temporarily) wherever possible. Once these essentials are installed then we will fill in the gaps



6 - Dart room (Sep 24)

with shelving, tabling, etc. It will take us a while to get everything finalized and installed so we may be operating with only the basics to start with.



7 - New signs (Sep 24)

Outside, the back half of the building has received a fresh (and bright) coat of paint. Some of our exterior signs have been installed. We are still waiting on installation of the Legion Badge.



8 - Fresh coat of paint

PROJECT SCHEDULE UPDATE

As you know, we are significantly behind our original plan as we were hoping to be in the new facilities by September. Delays have been caused by a number of factors, the most significant of which are:

- The structural issues we found with the building support foundations which required significant additional expense and led to a delay of 6 weeks or more;
- Challenges finalizing the design of the kitchen exhaust hoods to meet code requirements and fit within the low ceiling heights we have;

- Challenges finalizing what our kitchen and bar equipment requirements are – this was new to us and we struggled to get the information we needed – primarily because we have been hunting around for used equipment instead of buying new. Buying new would have been a lot easier and quicker – but likely 3 times the cost (or more).

The current date for substantial completion of construction is October 31st. We are working with the Architects and Contractors to see if we can get occupancy prior to construction completion. We are still waiting for delivery on the exhaust hoods for the Kitchens and some of the related 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. We may get occupancy of the premises before the kitchens are fully operational.

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.

Right now, our focus is on getting construction finished and being able to get occupancy so we can be prepared for Remembrance Day activities, including the Remembrance Day Dinner on October 10th. After that we will be finalizing 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 General Meetings and through the 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 are planning an additional funding request from the Poppy Fund. Our new building will offer a number of significant enhancements for people with disabilities that we were not able to provide in our previous locations including:

- Power door operators on front and rear entrance doors
- Barrier free washrooms on both floors with power door operators and emergency assistance call equipment
- Extra wide, barrier free hall-ways and doors

As of Sept 30th we have outstanding and paid invoices for \$662,000 of our \$1.080 million budget (which along with the 10% hold-back we are retaining totals almost \$720,000 or about 2/3rds of our total budget). We are currently tracking an estimate to complete of about a further \$350,000 leaving us about \$8,000 or so for on-going changes and unexpected items. We do have a few small outstanding change orders that have not yet been priced.

October promises to be a mad house on-site as everyone is looking to complete their work. The pressure is on and tensions have started to run high – as one would expect at this point in the project. **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. If you have any questions I would be happy to try to answer them.

The Building Committee