

# Elboya Heights Community Association

## Community Hall Rebuild – Project Summary

November 2017



# Project Timeline

- June 2013: Hall severely damaged by Calgary floods.
- July 2013 – June 2015: Negotiation with City and Insurance company as to proceeds and rebuild options. Insurance proceeds of \$188K received in June 2015.
- July 2015 – April 2016: Preparation of design package for tendering, issue of General Contractor tender to 4 firms (3 replied), securing of government grant funding (\$318K total).
- April 2016: Board receives approval from Community to spend up to \$506K (Insurance + Grant Monies) for re-build.
- October 2016: Lowest Bid General Contractor (~ 15% lower than next lowest bid) selected and contract awarded.
- Nov 2016 – Oct 2017: Construction, Inspections, Approvals.
- Oct 2017: Hall turned over to Community with 2-year warranty on construction.

NOTE: Multiple Information Sessions and Special Community Association meetings were held in each of 2014, '15, and '16 regarding the project.



# Project Financial Summary (as at 31-Oct-2017)

<b>Approved Project Cost</b>	<b>\$506,000</b>
<b>Less</b>	
<b>General Contractor Fixed Price Contract</b>	<b>\$422,645</b>
<b>Approved Change Orders</b>	<b>\$47,825</b>
	<hr/>
<b>Total Paid to General Contractor</b>	<b>\$470,470</b>
<b>Owner Costs Outside G.C. Contract</b>	
Demolition	\$6,291
Design, Application & Approvals	\$27,581
Wheelchair Lift	\$11,860
Wheelchair Lift Donation	(\$12,000)
Sub-Total	<hr/> \$33,732
<b>Anticipated GST Rebate (per Auditor)</b>	<b>(\$11,202)</b>
	<hr/>
<b>Sub-Total - All Hall Costs to Date</b>	<b>\$493,000</b>
	<hr/> <hr/>
<b>Equals Remaining Approved Budget</b>	<b>\$13,000</b>

<b>General Contractor Fixed Price Contract Details</b>	
Plumbing & HVAC	\$67,127
Deck & Railings	\$58,522
Framing & Drywall	\$51,252
Exterior Finishing	\$48,104
Flooring	\$29,753
Counters & Millwork	\$29,647
Windows & Doors	\$27,332
Appliances & AV	\$25,716
Interior Finishing	\$22,791
Electrical	\$18,654
Storage & Accessibility	\$17,685
Roofing	\$9,312
Demo & Cleaning	\$8,905
Concrete	\$4,608
Waste Removal	<hr/> \$3,238
<b>Total - Fixed Price Contract</b>	<b>\$422,645</b>



# Project Lessons Learned

- Everything that involves approvals from the City or extracting proceeds from Insurance companies takes twice as long as you think!
- Any Phase 2 (Hall Expansion) will require a dedicated Project Manager (paid, not a volunteer) from the Community. It is difficult to properly manage the Contractor by committee.
- HVAC requirements (to achieve City approval) for a commercial kitchen are VERY robust / significant – certainly more than anticipated.
- The priority for the Hall (skating rink vs. Canucks Rugby vs. other) needs to be better understood and agreed as this prioritization dictates where money should be spent!

# Project Next Steps / Considerations

- Project budget is largely exhausted, but there is still a need for:
  - Parking Lot repair
  - Security Fencing for Equipment / Community assets
  - Rink Lighting Repair & Replacement
  - Gas BBQ for deck
  - Landscaping
- As such, other sources of funding (other grants, casino funds?) need to be pursued.
- Phase 2 expansion will require a development permit and all necessary funds on-hand before it can begin.