

Forbes Hall Expansion and Upgrade Update ~ June 16, 2019

We have just finished the fourth week of construction activity on site.

The original hall has been gutted inside and out, the exterior concrete has been removed, and the excavation has begun. Exciting times!

Lealand Contracting and AYPQ Architecture have spent invaluable time looking for cost savings in the engineered aspects of the building and many other details. To have two professionals really taking this project in hand, looking at all the details, is critical. The expansion committee is also looking at cost savings, as well as the value of sustainability.

This project has been designed to incorporate flexibility of use and sustainability, providing a well-built structure that will reduce operating costs in the future. As well, all components have been reviewed for their environmental footprint and it is being built to support Thetis Islanders as an Emergency Center, with all that that includes. All these aspects have generated significant additional costs to the project.

While TICA is a member-based, charitable society, through this process we remain focused on the fact that Forbes Hall is for all islanders. Many islanders have contributed to the fundraising for the expansion and renovation to date: full-time, part-time, friends & family, and off-islanders who see and believe in our dream. Thank you!

As you may have noticed, the plan has evolved into a more complete project, as more funds became available. It wasn't until we went to tender that we had a better, and truer, view of the projected costs. The new building will meet all codes for a PUBLIC ASSEMBLY BUILDING. This designation has significant cost in itself. The consulting engineers needed to review all their work (up to the time the building got this designation by the building inspector late last spring), and upgraded their work to meet the new specifications.

The budget we had been working from was \$1,265,000. This was established in July 2018, based on all the information we were able to gather at that time. In August 2018 we were informed that there were some critical revisions that needed to be made to the plans on which we had based that budget. In addition, it wasn't until early in 2019 that we came to realize that our budget would not be sufficient to cover the engineering changes, as well as the improvements needed for the hall to provide emergency shelter and services.

This process has been a HUGE undertaking for the committee and continues to be as we move forward into our final fundraising push. After reviewing all contract estimates, and all "Not Included in Contract (NIC)" components, we feel confident we can complete this project, with all the necessary pieces required to make it the functioning hall we have all planned for and dreamt of for \$1,650,000.

We will be working very hard for the next few months to raise the final funds needed, \$500,000.

And, we will continue to make sure every dollar is being spent wisely, and with thanks, every step of the way.

Sincerely,
Ron Bannister
TICA Chair

We acknowledge the financial support of the Province of British Columbia.