



THETIS ISLAND COMMUNITY ASSOCIATION

FORBES HALL EXPANSION ~ NEWSLETTER

Monday ~ August 26, 2019

BUILDING & CONTRACT UPDATE

Wow, a lot has happened in a year! Thank you for supporting the Thetis Island Community Association & the Forbes Hall Expansion Committee, throughout.

Fall 2018 was taken up with rejigging the floor plan to stay within the desired Building Code Classification, and getting the Engineering ready for tender.

In November we received the Capital Gaming Grant of \$250,000, which along with over \$140,000 raised within the community, meant that we had attained the \$200,000 needed to receive the matching grant. We ended 2018 with \$1.125 Million dollars raised.

With some finalizing of plans, engineering, and incorporation of providing the Emergency Shelter necessities, we went to tender in March 2019. We had three bids come in for a Fixed-Cost Contract. We entered discussions with lowest bidder, Jerry Lealand of Chemainus. He expressed willingness and interest in helping us to lower the costs.

In April, we signed a Canadian Construction Documents Committee (CDCC) Cost Plus Contract with J. Lealand Contracting Ltd. Angela Quek, our CRP (Certified Registered Professional), is designated as our Consultant for the Contract. We mention the CCDC contract because it is a Canadian industry standard, with progress payments, holdbacks, substantial performance clauses, etc. For such a large project, we felt that we needed the security laid out in the contract.

With signing the contract with J. Lealand Contracting Ltd., TICA directors took a big leap, as

TICA does not have the money to complete the entire project all the way to the final installation of stage curtains in the new Assembly Hall. By early June, finally budget numbers were in, and showed the estimated costs to be \$1,650,000.

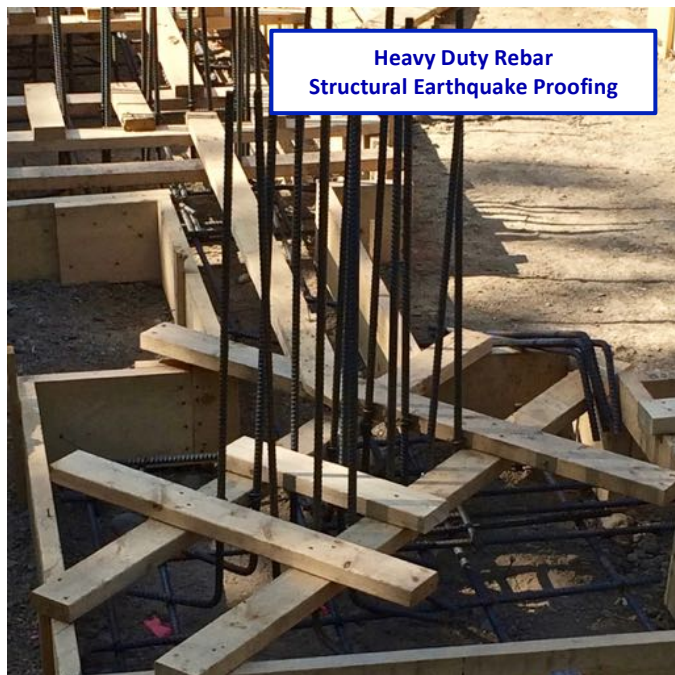
Everyone we spoke to about moving ahead without having all the funds in hand, reminded us of our Island's generous history of donations; starting with the Forbes sisters' gift of the land, then the fundraising for the original building, until now, looking at the money that has been raised since 2016. Thetis Islanders have shown WE CAN DO IT. We chose to believe in the generosity of our community.



ON SITE NEWS

As you know from reading "Shirlee", the original building has been stripped to the studs. We are using the original foundation, support walls and trusses. There will be a complete rework of the electrical, plumbing systems, and HVAC. The original main hall will house the Comfort Station, the Beverage Station, and will connect to a large storage area, and one of the two universal

washrooms (this one with a shower). Renamed the "Multi-Purpose Room", there will be a feature wall with a gas fireplace and a cathedral ceiling. The Library will stay in the same location and will now have a 10-foot glass window/door, which will open to a west-facing patio. The remainder of the original space has the library office, men's w/c, women's w/c & the other universal washroom, as well as janitors' closet, entry, coat closets, and the new Meeting Room.



In the original building, new windows, interior doors, and interior walls have been framed in. Sheer walls have been sheathed, and most recently, earthquake bolts & brackets have been installed throughout to hold the existing structure to the existing foundation, as required.

The footings were poured on August 6th, and marked a significant step in the new build part of the expansion. It was an exciting day!



We have experienced a delay of 2.5 weeks due to the design of the connectors - the metal plates that attach the structural posts to the concrete foundation (Structural Earthquake Proofing). Structural Engineering, Architectural, and Fraser Wood Industries (Timber Package Supplier), along with the fabricator, have all contributed to the delay. No one recognized the total complexities of the custom connector design. We're past that now; the forms for the foundation walls are onsite, being installed.



THETIS ISLAND TIMBER

Many Islanders contributed logs for some of the exposed structural beams, and the interior trim. All the logs have now been milled by Michel Poirier, and have been trucked over to Canadian Bavarian Millwork and Lumber in Chemainus. There they will be graded, kiln-dried and planed, ready for installation in the new building. Great Thetis Island re-purposing of the storm downed trees from the December 2018 hurricane force winds.

MERCHANDISING

While we haven't done any events this year, aside from the "On the Court" Information Socials, we have been actively merchandising throughout the year, with an emphasis on the Summer Market.

A huge shout out to Ellen Rush for managing the purchasing, making sure there are new and exciting items for sale! Also, big thanks to Don Sinclair and Shirley Burr for their commitment to selling the Thetis Island products weekly at the Summer Market. Along with marketing, they have been talking with folks about the project, handing out floor plans, and being the project's ambassadors.

MANAGING OUR FINANCES

Essentially, \$500,000.00 more is needed for completing the build, and to furnish & equip the interior. Five "On the Court" Information Socials have been held this summer. We learned from you that we could become bolder in our asking for donations.

Maintaining, operating, upgrading, and expanding Forbes Hall all depends on membership fees, donations and fundraising. Other than the two Provincial Grants and a CVRD Grant received, there are no tax dollars to rely on.

We continue to search out and apply for grants. We've learned that there are few grants for capital, or bricks & mortar projects. Recently Anne Marie Koeppen, along with our regular hall users, spent many hours gathering data for a Thetis Island Resources Program. A program of this type could be developed to apply for programming grants to

keep the activities running, and create new ones, a project to contemplate for the near future.

The TICA Board is in discussion with three commercial lenders seeking a demand loan at a favourable interest rate. While we may be able to raise the remaining funds needed through donations, in the meantime we need the assurance that we can fulfill our financial commitments through the remainder of the build.

As well, we are actively exploring a "Local Lenders" program with the guidance of Wendy Hinsperger. Local Lenders would be asked to loan TICA money to complete the build. The Expansion & Upgrade of Forbes Hall is a worthwhile project. It is a legacy project, which has huge community value.

There will be more information presented through the early fall, as the project moves along, and we have clear methods to managing our financial commitments.

THANK YOU

We want to thank Tatiana Nemchin, who has recently stepped down from the Forbes Hall Expansion & Upgrade Committee. She brought invaluable insight to the project, and how it could benefit us all, long term.

We recognize the huge amount of work by all the present & past Committee Members through these last 32 months. The workload has only become greater over the past year, and we appreciate the hours of work you are doing for the community.

Fundraising Financial Update to Aug. 16, 2019

Goal	\$1,650,000.00
<u>Raised to Date</u>	<u>\$1,175,356.00</u>
Left to Raise	\$ 474,644.00

MOVING FORWARD

We welcome your questions and inquiries regarding the project. We are happy to take the time to answer your questions, so we are all moving forward with the correct information; after all, this build is for ALL ISLANDERS. Every one of you is welcome to know what is going on at the site, and how the build is progressing.

To get in touch please contact:

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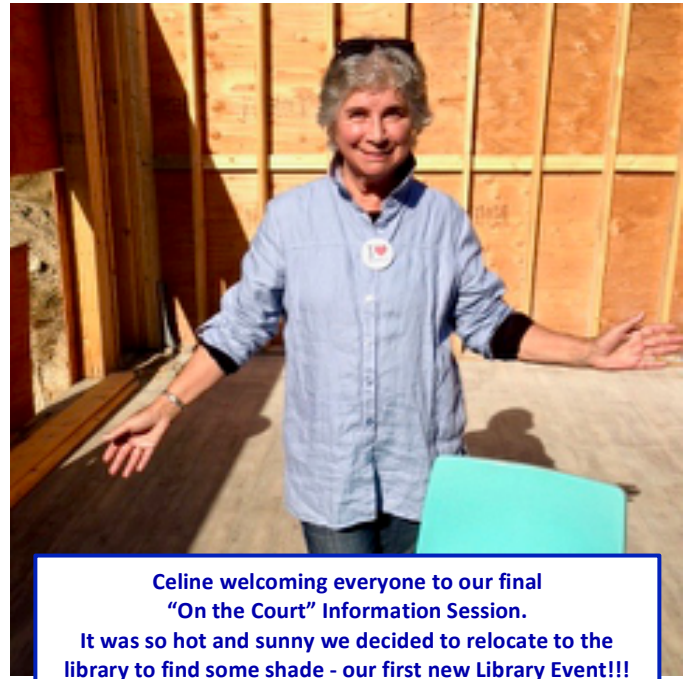
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Celine welcoming everyone to our final
"On the Court" Information Session.
It was so hot and sunny we decided to relocate to the
library to find some shade - our first new Library Event!!!

A little hand-drawn version of the new floor plan,
hopefully it will help you to envision the new space.

