

Type of Decision									
Meeting Date	Friday, February 21, 2014				Report Date	Monday, January-06-14			
Decision Required		Yes	X	No	Priority	X	High		Low
Direction		Information Only		X	Type of Meeting	X	Open		Closed
REPORT TITLE									
<h1>Hall Expansion Final Report – 21/02/14/1101</h1>									

Subject:

Final report for the hall extension.

The final numbers are detailed below. The bottom line is that the project was completed on time and within budget with few challenges other than with the architect and engineers transferring our ideas to workable plans. Letters of dissatisfaction and a request for partial refunds have been forwarded to both firms.

Total costs amounted to \$269,060.63 which includes all construction, appliances and equipment, all found projects and most wish list items.

Although the total is somewhat above the \$258,505 specifically approved in July, it is well within the total of \$326,660 which we had available for use and approved for cost overruns, wish list items and found projects in resolution number 18/07/13/006 dated July 18, 2013.

The overage of \$10,555.63 included floor to ceiling closets, back steps, rebuild of kitchen floor, installation of steel over bar opening, re-flooring the entire hall, door locks and keys – for the entire building including the garage, a project long overdue.

Total Construction and Appliances	\$269,060.63	Includes all costs, most wish list items and found projects.
Original estimate as per chart below approved in July 2013.	\$258,505	Staff was authorized to complete as many wish list items as appropriate while staying within the approved and available \$326,660. Of that amount, unused funds in the amount of \$57,000 were replaced to reserves in November of 2013.
Difference	\$10,555.63	Financed items not in the original estimate

		approved in July including: floor to ceiling closets, back steps, rebuild of kitchen floor, install of steel over bar opening, re-flooring entire hall, door locks and keys – entire building and garage;
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As a reminder, the following is a portion of the resolution passed in July of 2013 authorizing the utilization of surpluses, reserves and Gas Tax Funds to complete additional projects during the original renovation.

- staff is directed to work with the contractor to include as many “wish list” items as possible while keeping within approved funding;
- the replacement of the furnace be pursued as a separate project;
- Council authorize staff to spend \$4,650 from the 2012 unallocated surplus to pay for architectural and engineering costs and \$52,000 from the 2012 audited surplus and \$67,000 from the hall/office reserves to pay for remaining heating costs and wish list items.

BACKGROUND/EXECUTIVE SUMMARY:

1. An estimated 275 - 300 hours of volunteer labour was used to complete the project mainly in areas of demolition, framing, insulation, sanding and painting.
2. The \$258,505 below includes the furnace costs not originally included in the grant funding of approximately \$30,000 (including transfer to propane).

Council Approved Items after July meeting	Original Project or Wish list	Included or not in H below	Completed during renovation
Building Extension	Original Project	Included	yes
Family Washroom and Shower	Original Project	Included	yes
Entrance Remodel	Wish List	Included	yes
Floor to Ceiling Closets	Wish List	Not Included	yes
Furnace/Heating	Wish List	Included	yes
Resurface Existing Floor	Wish List	Included	yes
Kitchen Appliances	Original Project	Included	yes

Grant Application Estimates			
Funding Source		Budgeted	Actuals- Dec. 31, 2013

HCM share of NHSF (2013 budget)		\$8,410	
NHSF – 2012		\$25,000	\$25,000
HCM share of CIIF (2013 budget)		\$82,000	
CIIF – 2012		\$70,250	\$70,250 (still to be received)
Total		\$185,660	
Extended Project Estimates – Council Approved			
Estimate as per grant applications	A	\$185,660	Before wish list or furnace considered
Hall/office reserves	B	\$67,500	
Budgeted 2013 surplus	C	\$14,500	
2013 Audited Surplus	D	\$52,000	
2013 Gas Tax – furnace	E	\$7,000	
Total Additional Available Funds (Total B to E)	F	\$141,000	
Total Funds Available (A plus F)	G	\$326,660	
Council Approved Quote (Includes furnace and some wish list items as per chart above)	H	\$258,505	
Difference (G minus H)	I	\$68,155	Available for cost overruns, found projects, additional wish list items or to be returned to reserves.

Final Financial Report			
	Net	HST	Gross
Mackey Construction	\$190,823.03	\$24,806.99	\$215,630.02
Engineers/Architects	\$17,946.93	\$2,333.10	\$20,280.03
Heating	\$33,300	\$4,329.00	\$37,629.00
Wish List	\$9,569.90	\$1,244.08	\$10,813.98
Total Construction Costs	\$251,639.86	\$32,713.17	\$284,353.03
Construction and Appliances			
HST Refund		\$25,516.27	
HST Owing		\$7,196.90	
Total Construction (Net costs plus our portion of HST)	\$258,836.76		
Appliances and Equipment	\$10,223.87		

Approved and Recommended by the Clerk

Melinda Reith,
Municipal Clerk

Melinda Reith