

Facilities Development Report – Sept 2014

This is an exciting time for the Facilities Development Committee as we see that we are getting to the end of the planning for our project. There have been a number of factors that have slowed us down but in the end, we believe this will make for a more sustainable project and ultimately better long term working relationship with SSCSS.

The focus of the past several months have been doing design adjustments with the focus on bringing down the cost of the project particularly for the housing and for the Sea to Sky Community Services (SSCSS) component. Early this year, we reported that the design of the project had significantly changed and we have been working within the new design to ensure all elements work together in the most efficient way possible. Initial cost estimates with the new design were deemed to be too expensive so working with our architect Brent Murdoch and our construction manager, Alan Martin of Kindred Construction, the plans have been adjusted to what were felt to be a more appropriate cost.

The change in design resulted in a new Development Permit being required; that process is now underway with a Public Hearing to be set for approximately September 30 and final approval anticipated in early October.

BC Housing has indicated their interest in this project but are unwilling to commit until many of the details are finalized and costed as well as the Development Permit being approved. The housing component remains a key feature of this project.

Once the Development Permit is approved, we will move to doing the final design details and undertake a Capital Cost Review as well as a host of permitting requirements (e.g., building permit application, service agreements, etc). Following a final review with the congregation in October or November, we anticipate contracts to be tendered in mid January and being in a position to break ground in mid March. Of course this is an outline of what has to be done; more specific details can be provided on request.

As we near completion on the planning portion of the project, there is much in the way of detail that has to be co-ordinated. Many in the church have been asked to start to identify which materials will be transported over to our new facility (and hence, have to be stored) and which materials will be identified as surplus. Your individual thoughts and advice on this would be appreciated.

If you have any further questions on this, please feel free to contact any of the Committee Members.

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