

Our Lady of the Rosary Update Jan 31/22

Scope:

- Final Concept drawings are expected first week of February. Design changes have been necessary due to Bishop's feedback of mid-January. Major changes include removing bell tower/steeple, rectory and adjoining meeting space and the second floor over the hall. Decision to build hall foundations to hold a second story if necessary, in future. Meeting spaces are adequate with a partitioned wall in basement.
- All building space cannot be ready for September 30, 2023 so primary goal is to have hall and daycare levels complete with the sanctuary to be partially complete by that date
- Variances for height of Sanctuary and the property setbacks are required and will be heard by council the evening of Jan 31, 2022

Site:

- Both barn and processing plant have been cleared of personal items, barn garbage removed this week.
- Hazmat testing has been completed, only findings were 800 sqft of asbestos tile, one transite board and some sink fibreglass asbestos in the processing.
- Barn will be deconstructed in February and as much lumber saved as possible and stacked on-site, permit has been submitted
- Tree removal of trees in envelope will commence in February, waiting for preliminary landscape architecture design to include in permit application as area is part of DP
- Biologist has submitted application to develop the site to the BC Ministry of Environment and Department of Fisheries Canada. The approval timeline for this application is unknown and no construction, excavation or blasting can begin until this approval is received
- Ryzuk has done geotechnical analysis and we will receive the results the first week of February

Contractors:

- Kinetic Construction has been retained as Construction Managers, we had approached 10 companies but due to time constraints and general business in Industry, we received only two bids, Kinetic and Cascadia. Kinetic had more experience, capacity and overall unanimous decision from OLOR building committee.
- Gwaii Engineering has been retained to continue as Civil Engineer.
- NEC has been retained as Electrical Engineer
- Acacia has been retained as Landscape Architects and begin work Feb 1 with site visit and input from Building Committee

- Morrison Hirschfeld has been retained as Envelope Consultants
- Mechanical and Structural Engineers have not been retained yet, looking to secure no/limited extra fees with tenders
- Zeidler will be retained as Architects once all inclusions are spelt out in their fixed fee