



**Community Association
Sustainability Fund - MAJOR
2014 Grant Application**

Registered Name of Association: The Carvel Ukrainian Cultural Society

Alberta Registry Number: 500004535 Date of Incorporation: 08/12/1928

Primary Mailing Address for Community Association: Box 7
Carvel, AB T0E 0H0

DECLARATION OF OFFICERS

In making this application, we, the undersigned Officers of the applicant, hereby represent to Parkland County and declare that, to the best of our knowledge and belief,

- The information provided is truthful and accurate, and
- The application is made on behalf of the organization name on page one with the Officer's full knowledge and consent and
- The funding request is for \$ 100,000

Wayne Sabadaska
Signature of President / Chair

Wayne Sabadaska
Print Name

President June 15, 2015
Title Date

Helen Shaigec
Signature of Second Officer / Director

Helen Shaigec
Print Name

Vice President June 15, 2015
Title Date

GRANT APPLICATION CONTACT

Primary Contact

Name: Stephanie Sabadaska Position: _____
Mailing Address: RR 2 City: Carvel Postal Code: T0E0H0
Phone #: (780) 963-1541 Fax: _____ Email: sabadaska@xplornet.com

Alternate Contact


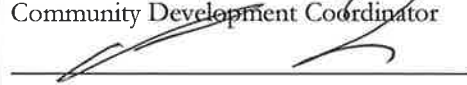
Name: Helen Shaigec Position: Vice President
Mailing Address: Box 68 City: Carvel Postal Code: T0E 0H0
Phone #: (780) 963-6973 Fax: _____ Email: fhshaigec@gmail.com

DEADLINE FOR APPLICATION: June 15, December 15

The personal information provided by you is being collected under the authority of the *Municipal Government Act* and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.



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PROJECT INFORMATION	
Proposed Project:	Barrier-Free Washrooms and Multi-use Room
Type of Project	<input type="radio"/> Replacement <input type="radio"/> New development <input checked="" type="radio"/> Renovation
Construction Start/Completion Dates:	Start April 2016, Complete November 2016
Total Proposed Project Costs:	\$480,874
Total Funding secured to date:	\$60,000
Attachment Checklist	<input checked="" type="checkbox"/> Program Statement (samples and assistance available through Community Development Co-Ordinator) <input checked="" type="checkbox"/> Site or Design Plan <input checked="" type="checkbox"/> Project Financials <input type="checkbox"/> Public Information Plan (new developments) <input checked="" type="checkbox"/> Needs Assessment Summary <input type="checkbox"/> Permissions required by Parkland County <input checked="" type="checkbox"/> Copies of Community Association motions approving funding for the project <input type="checkbox"/> If planning to use Gaming funds (bingo, casino, raffle as funding for project), attach approval letter from AGLC
Signatures for Support of Funding Application	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;">  _____ Community Development Coordinator </div> <div style="width: 35%; text-align: right;"> June 29/15 date </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 60%;">  _____ Manager Community & Protective Services </div> <div style="width: 35%; text-align: right;"> June 29/15 date </div> </div>



Community Association Sustainability Fund - MAJOR 2014 Grant Application

BUDGET

PROJECT Barrier Free Washrooms & Multi-use Room

PROJECT REVENUE						
Requested Grant Amount	\$ 100000	Maximum Parkland County grant request cannot exceed 50% of the total project				
Cash Contributions	\$60000	Please attach a detailed list of cash contributions, donated in-kind and other grant funding.				
Donated in-kind	\$2500					
Other grant funding	\$318374					
TOTAL REVENUE	\$ 480874					
CASH EXPENSES				DONATED IN-KIND		
Item description	Quotes/ Source of Estimate	Cash Cost (A)	Unskilled (B)	Skilled (C)	Equipment(D)	Materials (E)
Facility Addition	Fox Maple	369392				
Exterior Re-finish	Fox Maple	57582				
Architect Fees	Becker ElZein	8400				2000
Contingency Fund	10% of Project Value	43000				
Gas Meter Relocation	West Parkland Gas Coop					500
Subtotals		478374	0	0	0	2500

TOTAL PROJECT COSTS = \$ 480,874.00 (SUM OF A, B, C, D & E)
This figure must equal TOTAL REVENUE above

- A Include quotes. If not included, indicate the source of estimates
- B Unskilled labour up to maximum of \$15/hr.
- C Skilled labour up to a maximum of \$30/hr. (certified tradesman,
- D Equipment up to a maximum of \$60/hr. for heavy duty equipment and operator
- E Materials donated at fair market value

Project Title	<i>Includes group name and activity to be undertaken</i>
Introduction	<i>Identify the group of individual that is promoting the project, where the project is to be located, and provides some background information identifying the problem being solved or need being addressed</i>
The Project	<i>Provide a brief description of the proposed project vision or statement of intent and the goals or objectives of the project.</i>
The Project Justification	<i>Provide the justification for the projects. (eg. As result of a needs assessment, a legislative requirement or another study. Identify all stakeholders and whether there is support /non-support of this project.</i>
Program Requirements	<i>List all the elements or components of the project. It would be helpful to list them in priority.</i>
Site Factors/ Considerations	<i>Describe any existing site conditions and any other special site considerations that might impact the project (eg. Existing developments, unsafe areas, poor soil conditions, traffic impacts, environmental considerations, utilities present/not present, etc.)</i>
Financial Resources	<i>Who is paying for the project? What are the sources of funding – cash donations, in-kind labour/ equipment/materials , sponsorships, grants, loans? Identify any contingency strategies? Budget template attached</i>
Approvals Required	<i>Identify all approvals that are required before implementation of the project can begin.</i>
Implementation Responsibilities	<i>Identify who will oversee the development/ construction of the project. Provide contact names. Will the County have a role in the project and what will that be?</i>
Proposed Schedule	<i>When is this project expected to begin and be completed? Are there any phases being proposed?</i>
Sustainability Plan	<i>Outline a business , operating and/or maintenance plan</i>
Committee members	<i>Name contact information</i>
List of Attachments	<i>Attach Needs Assessment documentation, letters of Support, Diagrams, Plans, Maps, Financial information</i>



Community Association Sustainability Fund - MAJOR 2014 Grant Application

Major Capital Projects

It is recommended applicants contact their Community Development Coordinator at the inception of the project to assist with the process and templates.

1. Major capital projects may be covered up to 50% of the cost of the project with a 10 year maximum of \$100,000 per Community Association.
2. The percentage supplied by the Community Association may include cash and/or in-kind donations of equipment, supplies and donated labor.
3. The allocation of the Community Association Sustainability Fund – Major is based on the assessed priority of the project:
 - a. Structural integrity of existing structures – Projects that are necessary to replace failing infrastructure (well collapse, building or rink replacement)
 - b. New development to address an identified community need. (ie: playground, rink,)
 - c. Renovation – Projects that upgrade a facility to address an identified organization need.(ie :an addition, ball diamond re-grading).
4. In addition, amount of the grant awarded will be based on a number of factors including, but not limited to:
 - a. The number of applications received.
 - b. The project priorities and immediate need.
 - c. The direct or indirect benefit of the project on the quality of life and/or community well-being beyond the association's direct membership.
 - d. The responsiveness of the project to community needs and issues.
 - e. The organizations plan for long term financial viability and self-sufficiency.
5. Applicants may be requested to present their project to Council
6. Funds will be held in trust by Parkland County until proof of the project commencement.
7. A final report outlining the disbursement of funds and the outcome of the project will be required and presented to Council within six (6) months of project completion.

Procedure:

1. Applications are reviewed on a semi-annual basis: June 15 and December 15
2. Complete the grant application, all attachments must be included.



**Community Association
Sustainability Fund - MAJOR
2014 Grant Application**

Applications can be completed on line.

SUBMIT NOW

Applications can be mailed or dropped off to the following address:

Parkland County Centre
Parks, Recreation and Culture Department
53109A HWY 779
Parkland County, AB
T7Z 1R1
Attn: Community Sustainability Fund Grant

Building for the Future: Barrier Free Washrooms & Multi Use Space for the Carvel Hall

The Carvel Ukrainian Cultural Society has served the community of Carvel and surrounding areas since 1928. The original hall was constructed in 1935 with additions being completed in the 1970's. At the time of the construction of the additions, bathrooms were installed meeting the standards of the time. Fast-forward to 2015 and the facility is falling behind modern expectations of barrier-free washrooms and building access. We have had several people who were unable to attend functions at the hall due to the bathroom configurations. It is difficult to maneuver mobility aids let alone a wheelchair. There are an inadequate number of bathroom stalls and a place to change a baby, which young families expect today.

The Project

The Carvel Ukrainian Cultural Society has established our Building for the Future Project. Our project objectives is to increase community use of our hall while reducing operating costs through the addition of a 1440 square foot space which will include:

- barrier-free, modern washrooms with water and energy efficient fixtures,
- 3 additional stalls for both our men's and ladies' washrooms.
- a multi-use space with energy efficient lighting, doors and windows, decreasing utility costs incurred by using the large hall to accommodate small groups
- a storage room for increased ease for volunteer set-up/take down crews using the floor covering roller rack

The multi-use space of 630 square feet can be utilized by the community for a variety of purposes, a need we have been seeing for a couple of years now. The main hall is often used by groups who do not require space for anything more than a meeting of 12 – 25 people or a 10 – 15 person yoga or craft class. Having this space will reduce operating costs significantly as the entire hall will not need to be heated to comfortable temperature for low activity or seniors. The variable lighting in the room will better meet the specific requirements of a variety of activities, subdued for yoga, bright for Ukrainian egg painting and other finely detailed crafts. With it's mini-kitchen and access to the washrooms without access to the rest of the hall, this will provide a self-contained rental unit for diverse community gatherings.

The hall was originally constructed with a ladies and men's washroom facility, which allowed for only 2 people use at one time, and were not wheel chair accessible. To this day, our ability to provide this basic human right to our guests is impeded because there has not been the ability to make the necessary improvements until now. Our proposal is to add 5 ladies stalls (one that is accessible) as well as a baby changing station and 3 sinks, and 3 urinals and 2 stalls for the men's (one that is accessible) and 3 sinks, along with a baby changing station. The need for this amenity change is most evident to us at our Perogy Suppers when we serve over 450 people in 3 1/2 hours, and to our renters for large weddings.

The intent is to use turn the existing washroom areas into storage and the addition then houses the new washrooms and multi-purpose space area.

We will know this project is successful when we meet the following usage goals:

- our facility meets accessibility standards,
- have local, non-profit clubs using our space as their home base,
- have widened the scope and frequency of our community programming, with use throughout the day, 4 days per week (ie crafting, language and computer classes, fitness program)
- have community rentals 4 times per month
- increased attendance by 10% to current functions and programming,
- serve families with childcare needs by offering child-minding services during adult-focused activities,
- other services in our community experience increased traffic/participation due to the hall attracting more people,
- attract other activities/events to our hamlet through success of our offerings.

Project Justification

The Carvel Ukrainian Cultural Society has received feedback over the past several years about the washrooms not being accessible. There have been several people who would have attended events at the hall, but chose not to because of the difficulty that would arise for them. Young families have often commented on the lack of even counter space near the sink to lie a child for changing. Many parents and grandparents have expressed a desire for child-minding services running concurrently with our programming as finding babysitters can be a serious challenge. This would enable those families with children an opportunity to join in on our programming. Increase sustainability through a reduction in operating costs due to better use of space relative to the activity and numbers of people involved.

Program Requirements

The Building for the Future is comprised of 3 main components: architectural and engineered drawings (per the building code), competitive bid process, fundraising, and construction.

Financial Resources

The Carvel Ukrainian Cultural Society is active and vibrant, yet small. Funds for the project must involve grants and donations if we are to be successful. Business and construction costs such as they are increase annually and the longer we wait to start this project the more the project will cost.

Currently we have \$50,000 cash available for the project. We also have \$10,000 available in cash from the church should fundraising activities fail.

We are pursuing funding through all levels of government grant programs, private grant offerings, and private donations. To date we have applied for:

- FCC AgriSpirit Grant \$25,000,
- CO-OP Community Spaces \$100,000
- Peavey Mart \$50,000.

Our next application deadlines include:

- Parkland County, June 15 \$ 100,000
- Western Development Canada 150, June 17 \$ 175,000
- New Horizons for Seniors, July 17 \$ 25,000
- Alberta Lotteries CFEP, September 15 \$ 125,000

Success with the various government grants, will provide \$425,000 in funding.

We are near completion of a professional fundraising package and will soon launch a fundraising campaign targeting businesses and individuals.

We have received two in-kind donations to date: West Parkland Gas Co-op, \$500 and Becker ElZein, \$2,000.

Our volunteers are also prepared to donate labour as appropriate on the project, for example, removal of existing washroom fixtures, painting new interior spaces, hauling garbage from demolition, and more.

Any leftover funds will be used to enhance the building project through landscaping and a covered picnic and bbq area.

Approvals Required

The approvals required for this project are those pertaining to the actual construction of the building: building permit and development permit from Parkland County. Additionally the Society membership still needs to select a builder and complete a final bid process once totally final plans are available from the architect.

Implementation Responsibilities

We have a team of dedicated volunteers who will carry the project through to completion. Stephanie Sabadaska, Helen Shaigec and Lillian Lubyk have been the steering committee to date. Stephanie Sabadaska has served as the main point of contact and will continue to manage the project while working closely with Helen and Lillian.

The members are kept involved through email updates and meetings. The committee has been working closely with Cindy Davies, Community Development Coordinator at Parkland County. Cindy has been assisting with the project development as well as funding resources. As the project continues, Cindy's role will carry on as a consultant and liaison in a variety of aspects.

Proposed Schedule

Assuming all funding is secured, we would start construction in April 2016 and complete in November 2016.

Sustainability Plan

The Carvel Ukrainian Cultural Society operates the existing facility through activities such as community programming and special events. The project will not significantly increase the annual operating costs because the resource-efficiency of the addition will off-set the resource-waste currently being experienced in the existing facility. On May 14, 2015, the Society launched an Alberta-Approved Farmers' Market to generate revenue during the summer months when operating costs are at their lowest. The Society will also be introducing a commercial kitchen rental program to also generate operating income.

Committee Members

Stephanie Sabadaska, 780-963-1541

Lillian Lubyk, 780-968-2741, 780-554-0240

Helen Shaigec, 780-963-6973

Carvel Hall Building for the Future Project

Cash Contributions

Carvel Ukrainian Cultural Society	\$50,000.00
Fundraising Campaign	\$10,000.00
In-Kind Donations	\$2,500.00

Grant Applications - Private		Submission Date	Answer Date
FCC	\$25,000.00	May 14, 2015	July-15
COOP	\$100,000.00	May 14, 2015	September-15
PeaveyMart	\$50,000.00	May 30, 2015	June-15

Grant Applications - Government		Submission Date	Answer Date
Parkland County	\$100,000.00	June 15, 2015	July-15
WD-Canada 150	\$175,000.00	June 17, 2015	September-15
New Horizons for Seniors	\$25,000.00	July 17, 2015	March-16
Alberta CFEP	\$115,874.00	September 15, 2015	December-15

Minimum Anticipated Funding \$478,374.00

Current Project Expenses

Becker ElZein Architect	\$8,400.00
Fox Maple: Addition	\$369,392.00
Fox Maple: Exterior Finish	\$57,582.00
Contingency Fund	\$43,000.00

Expected Project Total \$478,374.00

The Contingency Fund is in place because the project is not expected to start until April 2016. As the contractors are submitting bids now, the prices will not be held for the year. We have no way of knowing what the potential increases will be so we are preparing by including extra funds in our fundraising efforts.

All prices except the Contingency Fund include GST.

The Carvel Ukrainian Cultural Society
Building for the Future - Project Plan

	Tasks	Task Lead	Start	End	Details
Planning	Assess Needs & Identify Project Scope	CUCS	11/15/14	1-Dec-14	Project scope was identified using real life experience and anecdotal information.
	Building Concerns and Logistics	Building Committee	30-Nov-14	15-Mar-15	Multiple meetings with county representative(s) discussing the building code, fire regulations, sustainability, community development and grant application components
	Select Architect	Building Committee	15-Feb-15	20-Feb-15	Due to the size of the addition in combination with the original building, the building code requires the use of an architect and engineer seal. After many fruitless phone calls, we finally were able to connect with an architect who 1) would take on the project and 2) was affordable. This also meant we had to start at the beginning of plan development and all of our previous work was tossed.
	Tender Bids for Construction	Building Committee	20-May-15	10-Jun-15	We contacted several builders and found 3 who agreed to bid the project.
	Budget	Building Committee	15-Jun-15	15-Jun-15	Preliminary budget based on bids received and contingency for future price adjustment.
Fundraising	Spring Perogy Supper	CUCS	1-May-15	1-May-15	Special Event with 470 people in attendance. \$5000 in profit.
	Farmers' Market	CUCS	14-May-15	27-Aug-15	Estimated revenue \$3200 for the summer season.
	Private Grant Applications	Building Committee	14-May-15	1-Apr-16	Various submission dates. See Budget document.
	Government Grant Applications	Building Committee	15-Jun-15	15-Sep-15	Various submission dates. See Budget document.
	Sponsorships	CUCS	1-Jul-15	1-Sep-15	Launching campaign for private donations from businesses & individuals.
	Commercial Kitchen Program	CUCS	1-Jul-15	1-Apr-16	Launching commercial kitchen rental program to generate additional revenue.
	Parkland County Grant Presentation	Stephanie/Lillian/Helen	7-Jul-15	7-Jul-15	Grant submitted. Presentation required and then decision is made by Council.

The Carvel Ukrainian Cultural Society
Building for the Future - Project Plan

Planning	Volunteer coordination	Building Committee			
	Bid Selection	CUCS			
	Site Coordination	Building Committee			
Celebration	recognition pieces in place	TBA			
	ribbon cutting	TBA			
	party planned	TBA			
	media attention	TBA			
Followup	Site Cleanup	CUCS			
	Project Review & Grant Accountings	Building Committee			
	Thank you's	Playground Committee			Thank you to volunteers, sponsors, donors & anyone who assisted the project

BID PROPOSAL June 12, 2015

**The Carvel Ukrainian Cultural Society Community Hall Addition,
52511 SH 770 Lot 3A
Carvel, Alberta T0E 0H0**

To Stephanie Sabadaska of the Carvel Alberta, on behalf of the Carvel Ukrainian Cultural Society Box 7, Carvel, Alberta T0E 0H0:

The undersigned bidder hereby offers, in the amount stated below, to furnish all labour, materials, tools, equipment, apparatus, facilities, transportation and permits for the construction of the Carvel Ukrainian Cultural Society Community Hall Addition at Carvel Alberta.

BASE BID:	\$ <u>351,801.90</u>
G.S.T:	\$ <u>17,590.10</u>
TOTAL BASE BID:	\$ <u>369,392.00</u>

The Total Base Bid amount is stated in figures only and is the total amount bid for the entire project including all allowances and applicable taxes. With acceptance this proposal a copy of this bid shall be an attachment to the contract. Any alteration, erasure, or change from below identified bid documents and scope of work must be clearly indicated and cost accepted by The Carvel Ukrainian Cultural Society prior to commencement. This bid remains valid for 30 Days from bid date.

SCOPE OF WORK, CLARIFICATIONS, CONSIDERATIONS

1. The following bid documents have been used to derive the base bid :
 - a. Becker El Zein and Associates Ltd. preliminary plan package dated April 2015 consisting of
 - i. Architectural Elevations plan without legend;
 - ii. Site Plan SD-1
 - iii. Existing Main Floor Plan A-1
 - iv. New Main Floor Plan A-2
 - v. Existing Elevation A-3
 - vi. New Elevation A-4
 - vii. New Ventilation Plan M-1
 - viii. Hot/Cold Water and Gas Plan M-2
 - ix. Sanitary Plan M-3
 - x. Mechanical General Notes M-4
 - xi. Lighting Plan E-1
 - xii. Electrical General Notes E-2
2. Specifications quoted from plan and assumptions are as follows:
 - a. An allowance has been carried for existing foundation repair
 - b. FOUNDATION: Footings: 24" x 8", 20 MPa, type 10 c/w 2-10mm re-bar continuous; Telepost Pads: 6'-3"-0" x 3'-0" x 10" c/w 10mm rebar 8" on centre (o.c.) crossways; Walls: 60"x 8", 20 MPa concrete, type 10, c/w two double rows 15mm rebar at top and bottom, 15mm 90 degree corner rebar keyway into footing; 2" x 8" Treated spruce top plate over foundation ladder c/w sill sealer. Note: All embedded wood in concrete to be treated spruce
 - c. CRAWL SPACE FLOOR: 8" compacted granular fill c/w 6 mill poly
 - d. GRADING AND LANDSCAPING: Rough grading completed only.



SCOPE OF WORK, CLARIFICATIONS, CONSIDERATIONS (Cont'd)

- e. **FRAMING MATERIAL:** Floor Joists: Engineered Nordic Joists or equivalent 19.2" o.c. with Z-Lam, LVL or equivalent beams assumed with final design determined with engineered specification. Tongue and groove 23/32" O.S.B. plywood screwed and glued. 2" x 6"x104-5/8" KD spruce at 16" o.c. Interior Walls: 2" x 4 x104-5/8" KD spruce at 16" o.c. with existing north wall steel stud strapped at 16" o.c. Wall Sheathing: 3/8" Sturdy wood sheathing, oriented strand board (OSB). Roof Sheathing: 7/16" Sturdy wood sheathing c/w H-clips. Trusses: Engineer designed with low heel at 24" o.c. and 6" overhang c/w 2x6" fascia
- f. **DOORS AND WINDOWS:** 1 - White 60"x40" PVC full interior casement beside picture, c/w multi point hardware folding crank in multi-purpose room. 2-3'0"x7'0" DDFB 16GA steel doors with closer, panic hardware and lockset for exterior and 1-6'0"x7'0" double steel door for pass way between existing and addition.
- g. **EXTERIOR FINISHES:** Walls: EIFS 1-1/2 continuous rigid insulation with Acrylic Stucco over building wrap with Tuck Tape as needed at joints and edges and acrylic Parging 24" above grade. Soffits, Fascia, Eaves trough Alcan pre-finished aluminum, surface drainage, 5" eaves trough and 2" x 6" fascia included. Standing Seam roof with flashings to match existing over 15lbs. felt paper, SBS deck base ice and water shield at eaves
- h. **ELECTRICAL:** Wiring for electrical outlets, fixtures, furnace, air conditioner and hot water tank as per plan with 2 tube 4'0" lamp T8 fluorescent lamps with acrylic wrap around lens and including 200 amp main service converting existing panel to 100 amp sub trenching from exterior pole to addition and from addition back to existing as an allowance and supplying 64 circuit breaker panel in addition with all copper wire for branch circuits and sub feeders including all fixturing and placement as per E-1 Lighting plan with schedule; Storage, mechanical room and 3 per valance over basin lighting in washrooms as per E-2 General Notes; Emergency exit lighting as per plan; White receptacles and switches (Decora soft touch type); Switch lighting with keyless fixture in crawl space.
- i. **PLUMBING:** Main line back water valve included; Drain waste and vents ABS or equivalent rigid plastic; shut off valves on all fixtures; Q-Pex water lines 1/2" water lines where concealed and type L copper waterlines where exposed with hangers; John Wood 502PDVHR Hot Water Tank; Single stainless steel sink w/ Single lever faucet; 2- Highboy elongated bowl and standard tank with trip lever and open front less cover toilet seat; 5- Standard height regular bowl and standard tank with trip lever and open front less cover toilet seat; 6- China basins w/Chrome two lever handle faucets; 3- Wall hung urinals w/ chrome manual flush valves; Gasline from meter to 1 furnace and 1 hot water tank
- j. **HEATING:** Gas fired forced air heating system as per New Heating Plan M-1 and Mechanical General Notes M-4
- k. **INTERIOR MATERIAL AND FINISH:** All exterior framing joints caulked/spray foamed exterior gaps; Spray foam first 2 1/2" of all windows and doors; R-20 fibreglass insulation on exterior walls; R-40 cellulose insulation in ceiling areas; Walls 1/2" gyproc; 1/2" c.d. on ceilings with 24" o.c. trusses; Brocade knock-down texture on all ceilings except where applicable white on white finish; Metal paper backed square corner bead throughout on all exterior corners; Exterior doors to have two coats latex semi-gloss paint; Interior walls to have one coat primer; two coats matte Lifemaster Dulux; Interior door and window frames, doors and casing to have two coats latex semi-gloss paint; Underlay to be 5/16"sanded; Interior swing doors to be 7'0"x3'0" HM doors with closers; public washrooms to have partition panel sets power coated metal fully hardware with paper holders, latch and coat hook (women's washroom to include napkin holders), handicap stall to have 48" grab bar; 1-Paper towel holder per washroom; Lockset with chrome handle on mechanical room and storage room; White Thermofoil cabinets in multipurpose room as per plan with single top draw over doors on base cabinets and solid doors on uppers; 6" front wall mount on laminate countertops in washrooms; Full width polished edge mirrors over vanity tops in both bathrooms; Armstrong Commercial grade Linoleum throughout addition with 4" cove base; 6x6 white wall tile from floor to top of urinals and 1 row on countertop for splash at multi-purpose room.



SCOPE OF WORK, CLARIFICATIONS, CONSIDERATIONS (Cont'd)

- i. **SITE SERVICING:** Gas site servicing shall be carried by client as West Parkland Gas to provide service for donation in kind; Connect to existing water line on site at existing mechanical room; Connect to existing sanitary line at new addition location; power trenching from power pole on property to east side of new addition and back to south side of existing hall at current panel location.
3. The following Allowances have been carried in this bid:
 - a. Existing Foundation Repair on North West corner \$ 10,000.00 + G.S.T.
 - b. Servicing Allowance for Power \$ 6,500.00 + G.S.T.
4. Optional extras for this project requested are:
 - a. Supply and install concrete floor to crawl space \$ 12,835.00 + G.S.T.
5. Existing hall construction work included:
 - a. Disconnection and removal of existing plumbing fixtures including capping of drains, vents and waterlines only in existing public washrooms.
 - b. Supply and install 6' wide double door in hallway between existing and new addition.
6. The following process and structural assumptions have been made and priced in this bid:
 - a. Excavate spoil piles remaining after backfill will remain onsite
 - b. Joisting for new addition to run north to south with a beam line running east to west 12'0" from existing hall with post and pad support every 12'0".

This project has been bid using drawings provided via email May 26, 2015 and all construction methods quoted meet code requirements. This proposal has been submitted as an offer by Fox Maple Homes (2006) Ltd. to enter into a contract with The Carvel Ukrainian Cultural Society for construction of this project. We appreciate the opportunity to quote this project to you and welcome any questions you may have.

Thank You,

Sean McDaniel | Construction Manager
Fox Maple Homes (2006) Ltd.
PO Box 3195, Stony Plain, Alberta, T7Z 1Y4
Call: 780.915.6416 | Office: 780.963.0288
Email: projects@foxmaplehomes.com



BID PROPOSAL June 15, 2015

**The Carvel Ukrainian Cultural Society Community Hall ,
52511 SH 770 Lot 3A
Carvel, Alberta T0E 0H0**

To Stephanie Sabadaska of the Carvel Alberta, on behalf of the Carvel Ukrainian Cultural Society Box 7, Carvel, Alberta T0E 0H0:

The undersigned bidder hereby offers, in the amount stated below, to furnish all labour, materials, tools, equipment, apparatus, facilities, transportation and permits for the construction of the Carvel Ukrainian Cultural Society Community Hall at Carvel Alberta.

BASE BID:	\$ <u>54,840.00</u>
G.S.T:	\$ <u>2,742</u>
TOTAL BASE BID:	\$ <u>57,582.00</u>

The Total Base Bid amount is stated in figures only and is the total amount bid for the entire project including all allowances and applicable taxes. With acceptance this proposal a copy of this bid shall be an attachment to the contract. Any alteration, erasure, or change from below identified bid documents and scope of work must be clearly indicated and cost accepted by The Carvel Ukrainian Cultural Society prior to commencement. This bid remains valid for 30 Days from bid date.

SCOPE OF WORK, CLARIFICATIONS, CONSIDERATIONS

1. Application of mechanical fasteners over old stucco
2. Chemical adhesion of 1.5" EPS insulation over cured AVB
3. Application of the polymer based primer coat reinforced with the appropriate fiberglass mess
4. Application of EFIS tape around all windows and /or door openings
5. Application of Acrylic finish coating (colour and texture to be selected)
6. Application of low modulus silicone sealant as required by EFIS manufacturer (only related to EFIS)
7. Necessary scaffolding and /or other necessary means of access.

Thank You,

Sean McDaniel

Fox Maple Homes 

1000 - 10th Avenue, Suite 100, Calgary, Alberta T2C 1P4

Phone: 780.963.0288 Fax: 780.963.4461

projects@foxmaplehomes.com



Box 3195 • Stony Plain, Alberta • T7Z 1Y4
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www.foxmaplehomes.com





The Carvel Ukrainian Cultural Society
Community Hall Addition
C/O Stephanie Sabadaska

June 14, 2015

-PROPOSAL -

RE: Community Hall Addition

Darson Developments Ltd is pleased to provide this estimate to complete the addition to the Carvel Community Hall.

The estimate is based on the plans that were forwarded to our office, and one site visit. (exterior only) Using accepted construction practice, and the plans as a guide, a proposed estimate has been established. This price is \$ 416275.00 plus G.S.T.

The breakdown between the new wash rooms and the multi-purpose room would be somewhere in the area of a 30% multi-purpose room, and 70% new wash room . I will be happy to provide more, in depth information upon seeing finalized working drawings with detailed specifications.

I hope this proposal is helpful in moving the project along and I look forward to hearing from you .

We would like to propose some alternatives to a fixed price contract , and look forward to hearing from you on this matter as well.

Yours truly:

A handwritten signature in blue ink, appearing to read "Daryl Jackson", is written over a faint, larger blue ink signature.

Daryl Jackson
Darson Developments Ltd

From: Becker ElZein <info@beckereng.ca>
Subject: **Fwd: Carvel Ukranian Cultural Society**
Date: June 14, 2015 10:48:32 PM MDT
To: "Stephanie & Wayne Sabadaska" <sabadaska@xplornet.com>
Cc: Becker ElZein <info@beckereng.ca>

Hi Stephanie,

FYI.

I will be out of the office tomorrow but will have some access to email.

Thanks,

Leah Zimmer

----- Forwarded message -----

From: **Dwayne Snihur** <dwayne@snihur.com>
Date: Sunday, June 14, 2015
Subject: Carvel Ukranian Cultural Society
To: Becker ElZein <info@beckereng.ca>

Hi Leah,

For some unknown reason, I am unable to access our remote access while I am out of the office, so I can't send you a letter at this time.

The budget cost for the renovations and new build is \$430,839.00 + GST. This should be fairly accurate. I have allowed \$5,000.00 for extending the site services as well as redoing the exterior including a new ramp.

Regards,
Dwayne Snihur

Sent from my iPad

--

Becker ElZein and Associates Ltd.

10612 - 172 Street
Edmonton, Alberta
T5S 1H8

Work : 780 483 0120
MJK W: 602 449 8819
Fax : 780 486 1596
Email : info@beckereng.ca

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June 13, 2015

To the Grant Funding committee,

I am writing in support of the Carvel Hall renovations to provide barrier free washrooms and a multi-use room.

I have volunteered my time in the last 5 years to co-ordinate the Yoga program that we have on Monday evenings at the Hall. We have been able to run a fall, winter and spring program each year. I was ecstatic to be able to bring the program to the hall as I had previously been commuting to Wabamun, Spruce Grove and Stony Plain for Yoga classes. I do pay for my own attendance at the Carvel Hall Yoga classes, happy in the knowledge that I am supporting a Yoga teacher, a community hall and offering a healthy fitness option to people in my community.

I greatly appreciate the dedicated volunteers who offer their time and resources to keep the Carvel hall operating. I have rented the hall for my parent's 50th wedding anniversary which allowed a large extended family to gather, camp out and celebrate a family milestone. I have attended dances and fundraising dinners at the hall and also vote there in Municipal, Provincial and Federal elections. Please understand the importance of this building as a gathering place in this community.

I applaud the desire to add to the building with a multi use room that will allow for other functions to run along with the current hall space and have a washroom space that our elderly and handicapped individuals can access easily.

Any power you have in the way of funding that would give money to support this project in this community would be greatly appreciated.

Yours Truly,

Denise Olson

BEd, Credit Counsellor, Count of Parkland Land Owner, Yoga Enthusiast, Community Supporter

Home Phone: 780-963-3520

Carvel Ukrainian Cultural Society
Statement of Operations
01 January 2014 - 31 December 2014

Income

Membership	\$70.00
Events/Rentals	\$20,143.20
Grants & Donations	\$9,224.44
Total Income	\$29,437.64

Expenses

Function Costs	\$1,245.74
Utilities - Gas	\$1,916.37
Utilities - Epcor	\$3,022.26
Septic Pump Out	\$714.00
Instructor Fees	\$1,175.00
Bank Fees	\$501.21
Kitchen Renovation	\$16,731.23
Septic Tank Replacemen	\$12,810.00
Total Expenses	\$38,115.81

Operating Difference **-\$8,678.17**

Please note that grants had been received in previous years for the kitchen renovations that were completed in 2014.

This financial statement was prepared by:



This financial statement was reviewed and audited by:




Carvel Ukrainian Cultural Society
Statement of Assest & Liabilities
31 December 2014

Current Assets

Bank	\$41,949.42	
GIC	\$11,799.47	
GIC	\$2,983.75	
GIC	\$5,531.10	\$62,263.74

Fixed Assests

Interior Contents	\$50,000.00
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Liabilities	NIL	\$0.00
-------------	-----	--------

Membership Equity	\$112,263.7
-------------------	-------------

Interior Contents have increased by \$16,000 due to kitchen renovation.

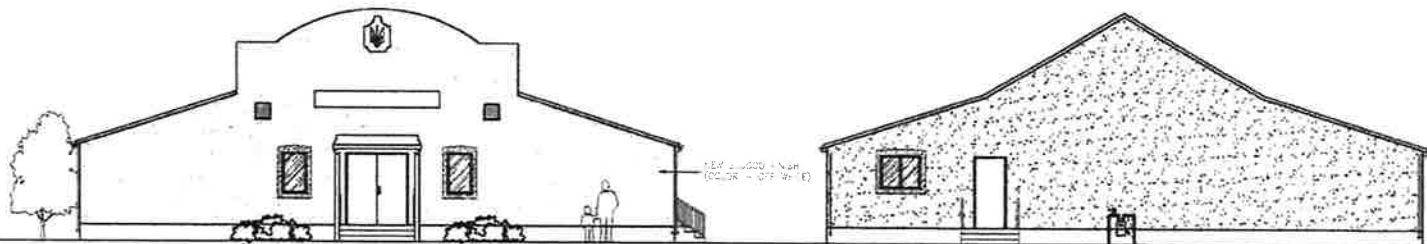
This financial statement was prepared by:



This financial statement was reviewed and audited by:



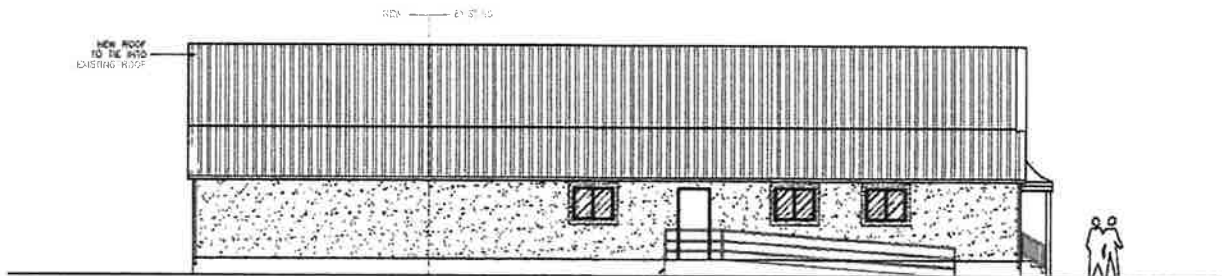




NEW SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

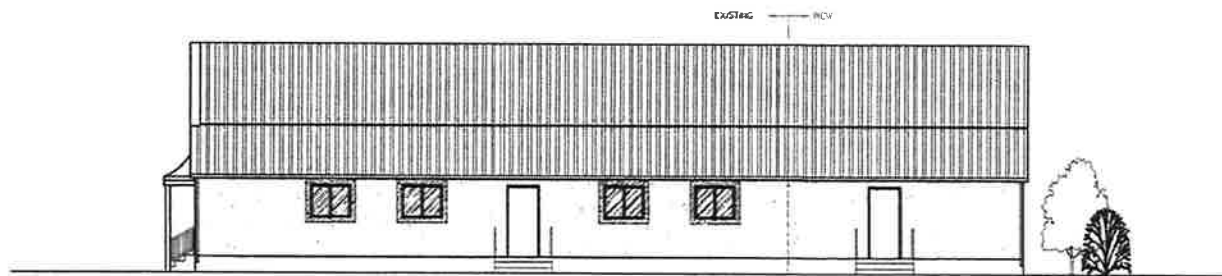
NEW NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NEW LOCATION OF
LESS METER



NEW WEST ELEVATION
SCALE: 1/8" = 1'-0"

NEW BUILDING



NEW PROFILE ELEVATION
SCALE: 1/8" = 1'-0"

BECKER

Becker, El Zein and Associates Ltd.
Consulting & Investigative Engineers

10612 - 172 STREET
EDMONTON, ALBERTA, T5S 1H8
TEL: 483-0120 FAX: 486-1598

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NOTE:
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NO. DESCRIPTION DATE APPROVED

ISSUE DATE

ISSUED FOR CLIENT APPROVAL

ISSUED FOR QUOTATION / TENDER

ISSUED FOR CONSTRUCTION APR-5-15

DETAIL LEGEND

A
B
C

* DETAIL NO.
B DETAIL NO. 100
C DETAIL NO. 101

DETAIL NUMBERS

TO

DATE

PROJECT
THE CARVEL UKRAINIAN CULTURAL SOCIETY
COMMUNITY HALL ADDITION
LOC. @ 52511 SH 770 LOT 3A
CARVEL, ALBERTA

DRAWING TITLE

NEW ELEVATIONS

SCALE: AS SHOWN

DRAWN BY: LDZ

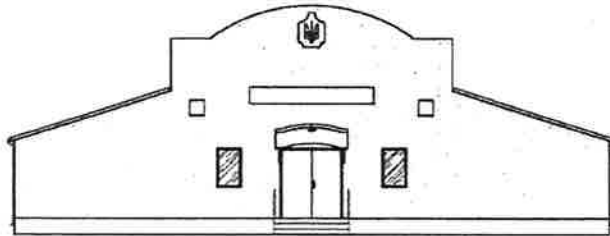
DESIGNED BY: A-4

REVIEWED BY: OEZ

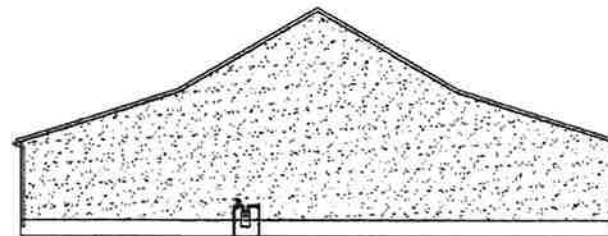
DATE: APRIL 2015

SHEET NO. 110-1311

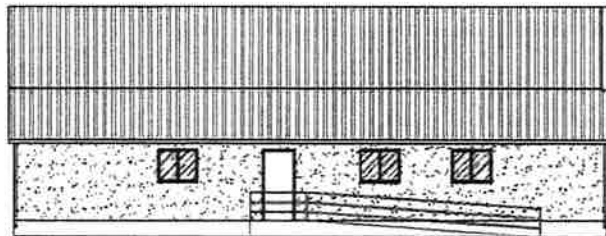
ALL DIMENSIONS ARE IN INCHES



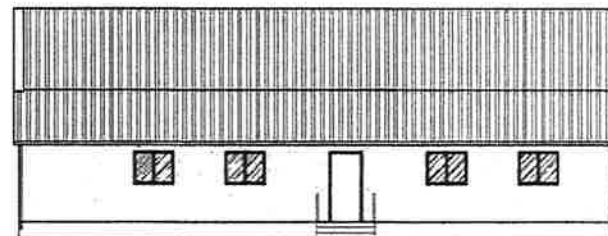
EXISTING SOUTH ELEVATION
SCALE = 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE = 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE = 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE = 1/8" = 1'-0"

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NO.	DESCRIPTION	DATE	REVISION

ISSUED FOR CLIENT APPROVAL	DATE
ISSUED FOR SUBMITTAL / TENDER	
ISSUED FOR CONSTRUCTION	APR-8-15

DATE: 11-15-14	BY: DEZ
DATE: 11-15-14	BY: DEZ
DATE: 11-15-14	BY: DEZ

Project:
THE CARVEL UKRAINIAN CULTURAL SOCIETY
COMMUNITY HALL ADDITION
LOC. @ 52511 SH 770 LOT 3A
CARVEL, ALBERTA

Drawing Title:
EXISTING ELEVATIONS

Scale: AS SHOWN

Drawn by: LDZ

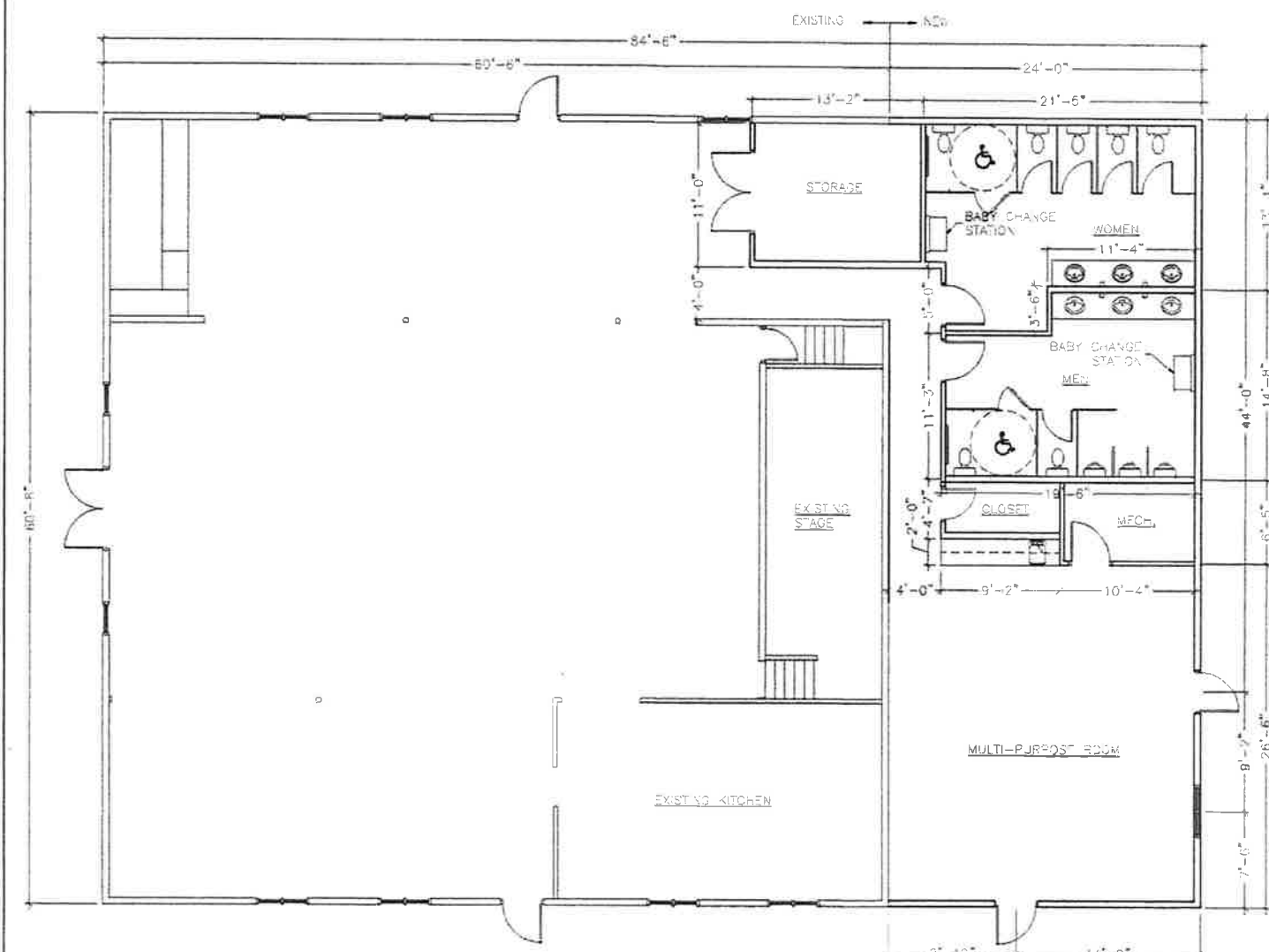
Reviewed by: DEZ

Date: APRIL 2015

As dimensions are in: METERS

Sheet No.:
A-3

Project No.:
110-1311



NEW MAIN FLOOR PLAN (5,126 SQ. FT.)
 SCALE 1/8" = 1'-0"

BECKER

Becker, El Zein and Associates Ltd.
 Consulting & Investigative Engineers

10612 - 172 STREET
 EDMONTON, ALBERTA, T5S 1H8
 TEL: 483-0120 FAX: 486-1599

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NO.	REVISION	DATE	CHECKED

DATE	DATE
ISSUED FOR CLIENT APPROVAL	
ISSUED FOR CONSTRUCTION / TENDER	

DETAIL NUMBER	DETAIL NUMBER
A	
B	
C	

DETAIL NUMBER	DETAIL NUMBER

DETAIL NUMBER	DETAIL NUMBER

Project:
 THE CARVEL UKRAINIAN CULTURAL SOCIETY
 COMMUNITY HALL ADDITION
 LOC. @ S2511, SH 770 LOT 3A
 CARVEL, ALBERTA

Drawing title:
 NEW MAIN FLOOR PLAN

Scale: AS SHOWN

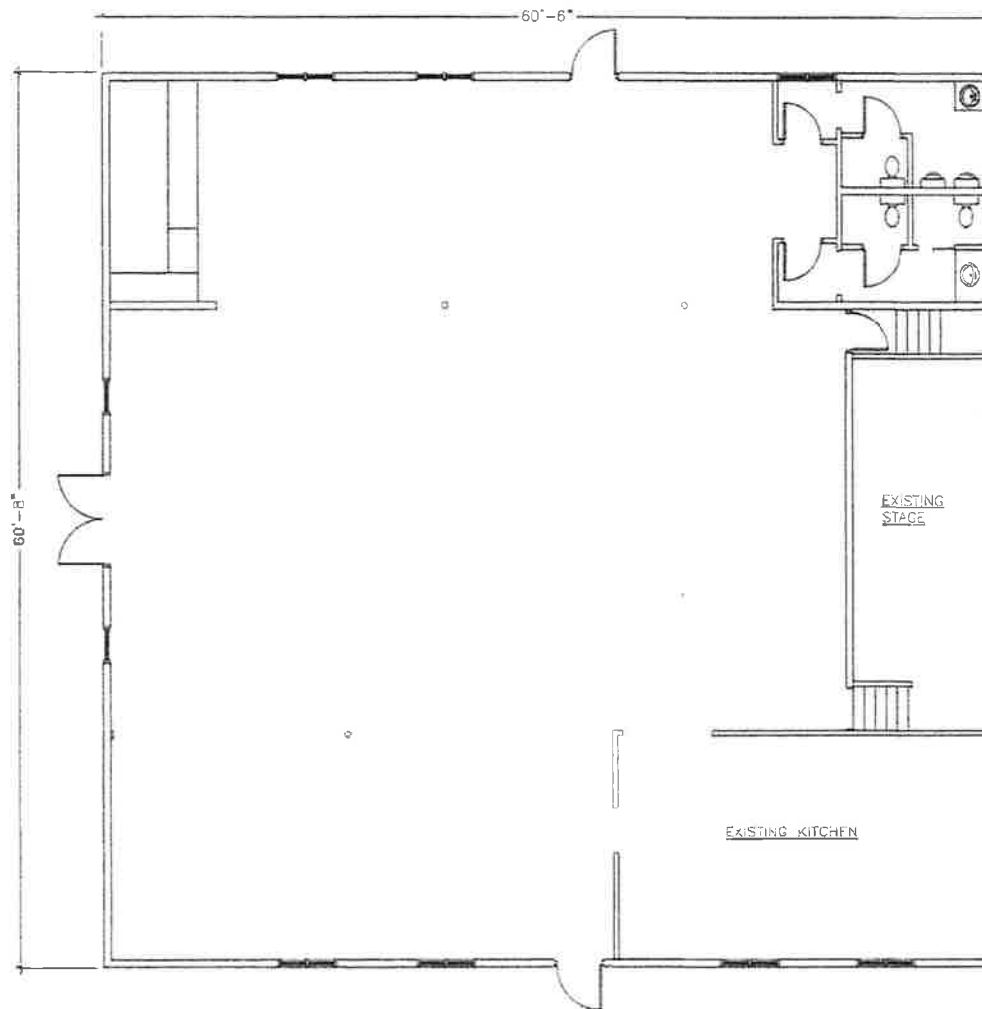
Drawn by: LDZ

Reviewed by: DEZ

Date: APRIL 2015

Sheet No: 110-1311

or dimensions are in INCHES



EXISTING MAIN FLOOR PLAN (3,670 SQ. FT.)
SCALE 1/8" = 1'-0"

BECKER

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Consulting & Investigative Engineers

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NOTE:
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NO.	DESCRIPTION	DATE	APPROVED

DESIGN AND CLIENT APPROVAL	DATE
ISSUED FOR QUOTATION / TENDER	
ISSUED FOR CONSTRUCTION	APR-8-15

DETAIL NO.	A
LOCATION DWG. NO.	B
DETAIL DWG. NO.	C
DETAIL NUMBERS	TO

PROJECT
THE CARVEL UKRAINIAN CULTURAL SOCIETY
COMMUNITY HALL ADDITION
LOC. @ 52511 SH 770 LOT 3A
CARVEL, ALBERTA

DRAWING TITLE
EXISTING MAIN FLOOR PLAN

SCALE AS SHOWN

DRAWN BY LDZ

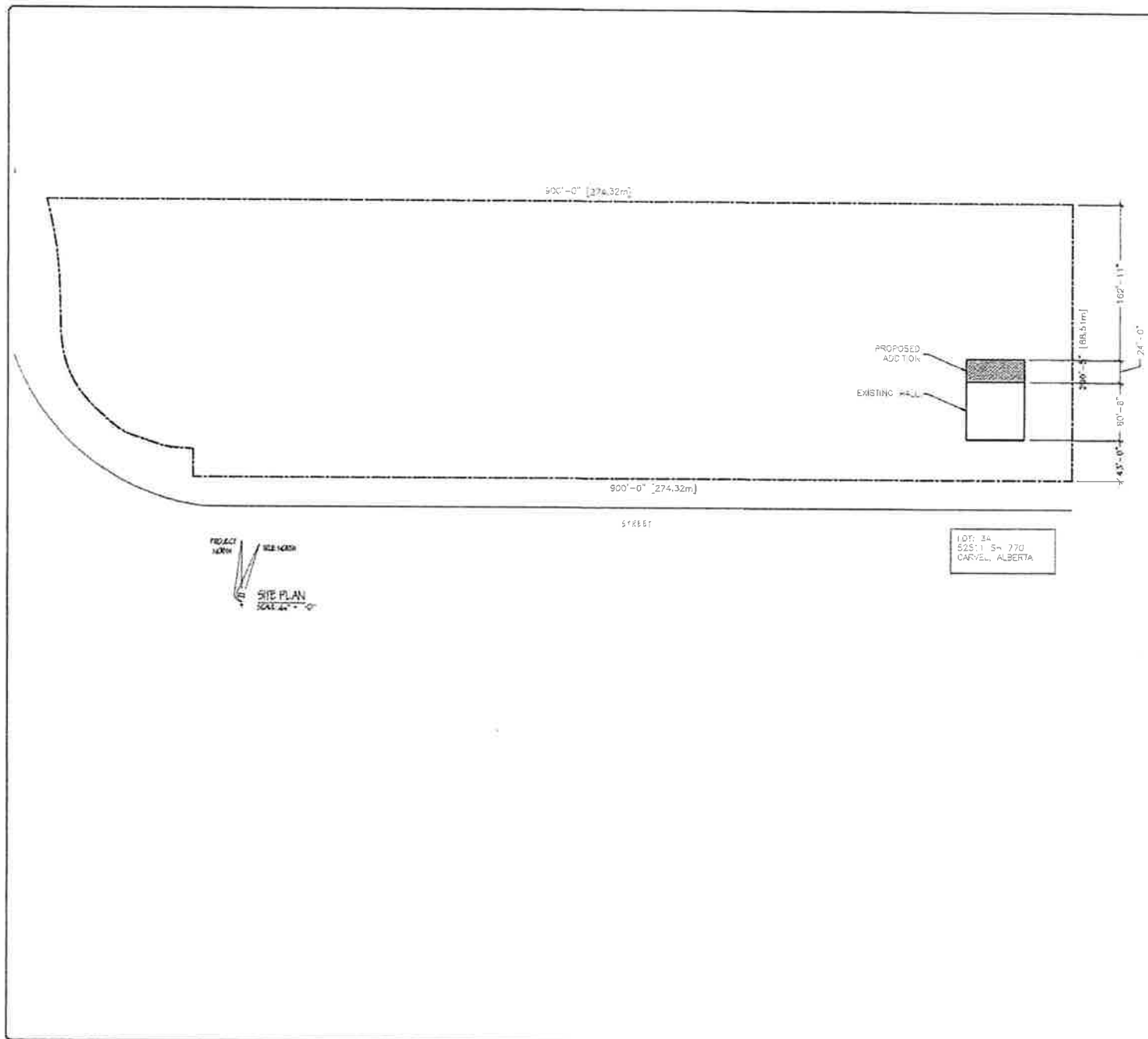
REVIEWED BY DEZ

DATE APRIL 2015

AS DIMENSIONS ARE IN INCHES

A-1

110-1511



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Consulting & Investigative Engineers

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EDMONTON, ALBERTA, T5S 1H8
TEL: 483-0120 FAX: 486-1598

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NOTE:
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THIS DRAWING AND WHERE DISCREPANCIES OCCUR HE SHALL REPORT TO THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH ANY PORTION OF THE WORK IN THE CONTRACT.

REV.	DESCRIPTION	DATE	APPROVED
1	REVISED		

DATE	REVISED	DATE
APRIL 2015	FOR QUOTATION / TENDER	APRIL 2015

DETAIL LEGEND	
A	DETAIL NO.
B	LOCATION DIM. NO.
C	DETAIL DIM. NO.
DETAIL NUMBER	TO

PROJECT	THE CARVEL UKRAINIAN CULTURAL SOCIETY COMMUNITY HALL ADDITION
LOC.	525:1 SH 770 LOT 34
CITY	CARVEL, ALBERTA

DRAWING TITLE	SITE PLAN
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SCALE	AS SHOWN
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DRAWN BY	LDZ	DRAWING NO.	SD-1
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DATE	APRIL 2015	PROJECT NO.	110-1511
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ALL DIMENSIONS ARE IN METERS



Becker, ElZein and Associates Ltd.
Consulting & Investigative Engineers

Principals

Dr. N.K. Becker, P. Eng.
Dr. Omar A. ElZein, P. Eng.
Trent Thompson, P. Eng.
James R. Hryciak, P. Eng.
Mazen T. Skeik, B.Sc.

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10612-172 Street
Edmonton, AB
T5S 1H8
Fax: (780) 486-1596
Tel: (780) 483-0120

April 19th, 2015
File No.: 110-1511.AG1

Carvel Ukrainian Cultural Society
52511 SH 770
Carvel, Alberta
T0E 0H0

Attention: Ms. Stephanie Sabadaska (sabadaska@explornet.com)

Dear Madam:

**Architectural and Engineering Design and Construction
Review of an 1,456sq. ft. Single Storey Hall Addition
Located at 52511 SH 770, Lot 3A, Carvel, Alberta**

Further to our meeting and discussions, we hereby confirm our fees for the architectural and engineering services to provide the design and construction review of the architectural, structural, mechanical, and electrical for the above noted project located in Carvel, Alberta.

The following is a list of items discussed and/or proposed with respect to the Terms of Reference for our services:

1. Becker, ElZein and Associates Ltd., hereinafter referred to as "Becker", suggest to generally provide the design and construction review of the architectural, structural, mechanical and electrical engineering systems based on an engineering fee of \$8,000.00 for the construction of a new single storey addition at the above noted property.

Incidental expenses (3% of fees), plus the Goods and Services Taxes, "GST", are not included.

2. Our services do not include any site survey or geotechnical investigation work. Civil Engineering services (storm water management and grading design) can be provided for an additional fee if required.

.../2

3. Becker shall provide the necessary architectural and engineering drawings and technical specifications required for development and building permit applications, tendering, and for construction purposes.
4. The design shall be in accordance with the requirements of the Alberta Building Code, "ABC Code", current edition.
5. The engineering fee for the services outlined above is broken down as follows:
 1. The sum of \$2,000.00 of the engineering fee plus the incidental expenses and GST will be charged for the preparation of the design development drawings ready for Development Permit application.
 2. The sum of \$4,000.00 of the engineering fee plus the incidental expenses and GST will be charged upon the completion of the detailed design drawings and technical specifications ready for Tendering and Building Permit application.
 3. The sum of \$2,000.00 of the engineering fee plus the incidental expenses and GST, will be charged progressively to review shop drawings and construction, and to ensure that the work is done in accordance with the architectural and engineering drawings to the substantial completion of the project.
6. Any additional services required beyond the terms of this proposal shall be based on hourly rates, plus incidental expenses and the GST, subject to your approval. A copy of the Becker Schedule of Hourly Rates is appended for your reference.
7. Becker shall provide to the approving Authorities, jointly with the Owner, Schedules of Commitment of Compliance A1, A-2, B1 and B-2 as per the ABC Code, regarding "provision and review of design and construction work on this project".
8. Becker shall provide Schedules of Assurance of Compliance C1 and C-2 for the architectural and structural engineering work completed in accordance with the construction drawings, and to the Alberta Building Code requirements.

.../3

BECKER

9. Payments to Becker for the architectural and engineering services described above shall be made upon receipt of invoices.

Our firm carries \$1,000,000 Professional Liability and \$2,000,000 General Liability Insurance for the protection of our clients.

We look forward to working with you to the successful completion of this project.

Yours truly,

BECKER, ELZEIN AND ASSOCIATES LTD.



Dr. Omar A. ElZein, P. Eng., RPAAA



Leah Zimmer, C.E.T.

OEZ/LZ/idm

Encl.

If you are in agreement with the above, please sign and return a copy to Becker.

Accepted on behalf of:

The Carvel Ukrainian Cultural Society

Per:

BECKER

SCHEDULE OF 2015 HOURLY RATES

*	Principal	\$200.00
*	Sr. Engineer/Architect	\$175.00
*	Intl Engineer/Architect	\$150.00
*	Junior Engineer/Sr. Technologist	\$120.00
*	Sr. Designer	\$ 90.00
*	Sr. Draftsperson	\$ 75.00
*	Draftsperson	\$ 60.00
*	Technician	\$ 50.00
*	Clerical	\$ 50.00
*	Field Surveyor	\$120.00
*	Per Diem Day Rate	\$1,500.00
*	Mileage Rate	\$0.65/km