

March 12, 2014

REPORT TO HIRRA AGM - FREE STORE PROJECT

Our last year and the year ahead have been focused on getting ready to build a new Free Store building! I gave quite a lengthy report at the December HIRRA Mtg. and also did another report on our progress at last month's HIRRA Mtg. so I will try to make this one short!

- As background: As a result of CVRD's Liability concerns, the old Free Store Building must be replaced, and it must be done by the end of this year.
- Failure to accommodate CVRD's concerns could have resulted in closure of the Free Store.
- In the last 14 months, the Recycling Committee has held a total of 4 Design Group meetings to brainstorm, and then focus on what is needed, and where to place, a new Free Store. These meetings were well advertised, open to all, and were well attended by staff, volunteers and community members.
- Although the Recycling Committee did a good deal of work preparing for the Free Store replacement last year, lack of staff at CVRD prevented them from becoming fully involved and ready to act on the Free Store Project until late in the year.
- In November, 2013, CVRD approached the Recycling Committee with a plan for the financing of the Free Store Project, which involved a loan at a favorable rate of interest, a 5 year repayment plan through tax monies, with the debt servicing portion to be done through the regular Depot Services Budget.
- Through consultation with the Recycling Committee, a Budget of \$170,000 was established and approved by CVRD.
- The maximum amount to be borrowed and repaid through tax monies is \$110,000, as we had already had saved \$60,000 for this Project from 2013.
- The repayment starts in 2015, and will be accomplished at the rate of \$27,000 per year over a 5 year period. This represents an increase in the mil rate from .35/\$1000 to .42/\$1000, or an increase of .07 per \$1000 of assessed value per land holding.
- Planning is going well. We now have 4 different options for the new building researched and have asked Tor Narwot to go over each of the options with us and give us his rating of them. We plan to do this by the end of March and will be ready to make our final decision as to building style and supplier very soon after.
- We will take the final building choice first to CVRD and then to the staff and volunteers of Recycling Depot, and back to this assembly, hopefully for next month's meeting.
- We have prepared a job description and will be hiring a local person with construction expertise to act as Project Manager for this project. We hope to have the tender for this position out by mid April and a Project Manager for the Free Store Project hired by mid May.

- Then we volunteers can go back to our busy summer lives and let a professional organize the project to start in late September.
- We have a very good working relationship with CVRD and have been researching the ins and outs of the “procurement” process! It is the Recycling Committee’s intention to hire local people to work on this project as much as we possibly can.
- We hope to begin in late September to empty and remove old Free Store building, as the new Free Store will be built in roughly the same location. Construction is slated to begin in October. The Free Store will obviously be closed during the construction; we will be able to give a more accurate estimate of the length of time that it will be closed once we know the choice of building.
- Now, as part of the consultation process, the Recycling Committee is asking that this assembly give it’s formal approval to this CVRD project.
- Our motion is to ask that the HIRRA membership give their approval for the building of a new Free Store Building @ the HI Recycling Depot in approximately the same location as the old building, knowing that the maximum amount being borrowed by CVRD is \$110,000.