

**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: NEW CLUBHOUSE AT RIVERWAY GOLF COURSE**

**RECOMMENDATION:**

1. THAT this report be received for information.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2010 October 28, received and adopted the *attached* report providing a status update on the construction progress for the new Clubhouse at Riverway Golf Course.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor N. Volkow  
Vice Chair

Councillor C. Jordan  
Member

Copied to:	City Manager Director Engineering Director Planning and Building Director Parks, Recr. & Cult. Services Director Finance Chief Building Inspector
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**TO:** CHAIR AND MEMBERS  
FINANCE & CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2010 October 22

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**SUBJECT:** NEW CLUBHOUSE AT RIVERWAY GOLF COURSE

**PURPOSE:** To provide an update on the construction progress.

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**RECOMMENDATION:**

1. **THAT** this report be received for information.

**R E P O R T**

**1.0 CONSTRUCTION STATUS**

Since commencing construction in December of 2009, Bird Construction Ltd. has made significant progress on the new Clubhouse at the Riverway Golf Course. The clubhouse building consists of a single storey structure of approximately 11,500 sq. ft. containing a restaurant/bar/grill, and banquet facilities capable of accommodating up to 225 guests. The interior spaces are designed to connect to the outdoor patio decks which can accommodate an additional 100 guests. The contractor has been working diligently over the summer months to bring the building to the lock-up stage before the winter weather arrives.

The exterior building elements of the new clubhouse are comprised of metal roof, aluminum windows, vertical board and batten siding and exposed glulam columns and beams that form the main structural elements of the building. These materials and features are in keeping with the design and architecture that has been established by the existing buildings previously constructed on the site.

Based on the current construction status and progress, it is anticipated that the majority of these elements will be substantially completed between the end of October and mid November. Other exterior work that is ongoing includes painting, and sealing of concrete surfaces.


The contractor has also commenced the re-grading of the surrounding areas in preparation for paving and placement of concrete sidewalks during the month of November. The installation of in-ground utilities are also in progress, and with the connection of the BC Hydro pad mounted transformer, the building is now fully energized.

To: Finance & Civic Development Committee  
From: Major Civic Building Project Coordination Committee  
Re: Clubhouse at Riverway Golf Course  
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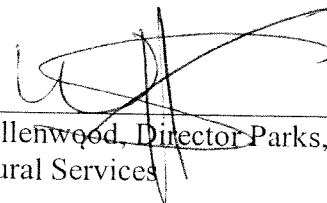
Work on the interior of the clubhouse building has also progressed well with the majority of the mechanical and electrical systems in place. Insulation and gypsum wall board are also nearing completion. Some of the advanced areas are being prepared for painting and tile work.

In conjunction with the interior finishing, the contractor is focusing on the installation of the kitchen walk-in coolers, exhaust hoods and other kitchen equipment which was ordered in advance due to long delivery dates. Upon completion of the kitchen and associated rooms, the area will be secured and protected from the on-going construction activities until the balance of the building is completed.

Based on the work completed to date, the contractor anticipates a completion date of February 2011. The project is proceeding on budget and staff will continue to monitor the construction progress and provide further details in future progress reports to the Finance and Civic Development Committee

  
Lambert Chu, Chair, Major Civic Building  
Project Coordination Committee

  
Basil Luksun, Director Planning & Building

*per*   
Dave Ellenwood, Director Parks, Recreation  
& Cultural Services

TA:su

cc: City Manager  
Director Finance  
Chief Building Inspector