

editor's note...

AFC Construction was the low bidder for the tender issued for the construction of the Wagalus School Building in Port Hardy; three general contractors submitted bids. Unofficial results of the tender are as follows: AFC Industries Ltd. \$6,037,597; Knappet Projects Inc. \$6,164,500; Palladian Developments Inc. \$6,942,322. An official award is expected to be made within the few weeks.

Outstanding items are being completed in preparation for council's consideration of zoning and and phased development agreement bylaws for the proposed new multi-unit project at 335 Anderton Road in Comox. This development will include 31 town houses and patio homes. It is anticipated that these bylaws may be presented to council in August for final approval.

Construction is proceeding for the \$1.7 million new Hyundai building in Campbell River. Foundations have been poured and the 9,000 square feet building is expected to be completed in six months.

From all of us at Building Links, we wish you and your family a Happy BC Day!

See you next week!

Clarice Coty

word of the day...



"Always trust your gut.

It knows what your head hasn't figured out yet."

— Found on youtube.com

around town

Streamlined Development Procedure Bylaw Approved in Courtenay

Final approval has been given to a new development application procedure bylaw for Courtenay, intended to reduce the time required for application review, as well as staff time needed to perform the review.

The new bylaw setting out the revised arrangements are the result of a extensive 18 month review led by planning staff. Suggestions from both inside and outside City Hall added more ideas that could help the process be streamlined. The changes are intended to reduce the time taken to reach a decision on any application, and to reduce staff input, both inside and outside the planning department. For more information, go to www.courtenay.ca and search for the words: Development Procedure Bylaw.

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applicant	amount	project	location	contractor
COMOX				
Stan Krock 589 Nootka Street Comox, BC V9M 2L8	\$ 30,000	Addition	589 Nootka Street	Self-Contracting
COURTENAY				
0906166 BC Ltd. Courtenay BC	550,000	New Duplex	2835 Muir Road	Self-Contracting
Silverado Land Corp. 399 Clubhouse Drive Courtenay, BC V9N 9G3 Cell: 250.207.0070 Email: jandrew@crownisle.com	410,000	New Home	125 - 1290 Crown Isle Drive	Crown Isle Homes Ltd. 399 Clubhouse Drive Courtenay, BC V9N 9G3
Croonen Construction 5113 Frederick Place Courtenay, BC V9J 1S6 Phone: 250.897.8046	152,125	New Home	208 2nd Street	Self-Contracting
Gordon & Sandy Sexton Courtenay, BC	57,400	Addition	2106 Urquhart Avenue	Leon May Courtenay, BC
Courtenay Lodge Ltd. Courtenay, BC	20,000	TI for Microbrewery	1590 Cliffe Ave.	Forbidden Brew Corp. Courtenay, BC
COMOX VALLEY REGIONAL DISTRICT				
Laura M Sehn 1910 Dogwood Drive Courtenay, BC V9N 3B2	291,492	New Home	77 Powerhouse Road	Self-Contracting
Debra & Randolph Trelinski 7676 Victor Lane Fanny Bay, BC V0R 1W0	26,418	New Move	7676 Victor Lane	WJL Enterprises Inc. 4733 Kilmarnock Drive Courtenay, BC
Jarrett Krentzel & Nichole Prichard 3604 Lake Trail Road Courtenay, BC V9N 9M9	113,203	New Home	3602 Lake Trail Road	Self-Contracting
Donald Bowen 113 - 11 65th Street Edmonton, AB T5W 4K5	134,538	New Home	1041 Lazo Road	Self-Contracting
Donald & Katherine McQueen 1338 Hudson Road Comox, BC V9M 4A1	87,435	New Home	1334 Hudson Road	McQueen Construction Ltd. 1338 Hudson Road Comox, BC V9M 4A1
Sarah & Lance Wade 2058 Quenville Road Courtenay, BC V9J 1Y4	470,864	New Home	1847 Gofor Road	Self-Contracting
Sarah & Lance Wade 2058 Quenville Road Courtenay, BC V9J 1Y4	133,426	Garage	1847 Gofor Road	Self-Contracting

applicant	amount	project	location	contractor
CAMPBELL RIVER				
Ehrhardt Kelly 280 Petersen Road Campbell River, BC V9W 3H4	\$ 20,000	Renovation	280 Petersen Road	Self-Contracting
Tara & Jarek Jorden 674 Homewood Road Campbell River, BC V9W 3N5	65,000	Ancillary	674 Homewood Road	Self-Contracting
Desolation Sound Land Corp 3373 Willow Creek Road Campbell River, BC V9W 0A5	260,000	New Home	272 Vermont Drive	Self-Contracting
Garry Jenner 910 Greenwood Street Campbell River, BC V9W 3C3	30,000	Addition	910 Greenwood Street	Self-Contracting
Desolation Sound Land Corp 3373 Willow Creek Road Campbell River, BC V9W 0A5	210,000	New Home	272 Vermont Drive	Self-Contracting
Keith Barr 1750 Lynn Road Campbell River, BC V9W 3V7	40,000	Renovation	1750 Lynn Road	Self-Contracting



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COMOX**NEW – Design and Construct Barrier-Free, Long Term Quarters — 19 Wing, CFB Comox**

Applicant: Defence Construction Canada, 350 Albert Street, 19th Floor Constitution Square, Ottawa, ON K1A 0K3

Phone: 613.991.9356 Fax: 613.998.9547

Defence Canada has issued a tender for the design and construction of Barrier-Free, Long Term Quarters. The work includes, but is not necessarily limited to, the supply of labour, material, supervision and equipment necessary to design and construct barrier free, Long Term Quarters. The estimated cost for this project is \$550,000. The tender closes on August 19; see our tender section for more information.

First Report: July 30, 2014

New Townhouse Project — 335 Anderton Road

Applicant: 0966749 BC Ltd.

Engineer: McElhanney Consulting Services (Courtenay), 6th Street, Courtenay, BC V9N 6V4

Phone: 250.338.5495 Fax: 250.338.7700 Email: courtenay@mcelhanney.com

Contact: STC Investments Ltd., Don Cameron Email: donrcameron@shaw.ca

Outstanding items are being completed in preparation for council's consideration of zoning and and phased development agreement bylaws. It is anticipated that these bylaws may be presented to council in August for final approval. Comox council has given third reading to the rezoning application to allow for the new multi-unit project at 335 Anderton Road. A public hearing was held in March to consider the application to change the zoning of 335 Anderton Road from single family to multi-family. The planning staff are recommending that the extension of Wallace Avenue, be a dedicated road and constructed as part of a Phased Development Agreement. This development will include 31 town houses and patio homes.

First Report: November 27, 2013 Last Report: May 7, 2014

Subdivision - 29 Lots — Near Lancaster Road

Applicant: Harold Long

Phone: 250.334.2337 Fax: 250.338.4654 Email: longview1416@aol.com

Engineer: McElhanney Consulting Services (Courtenay), 6th Street, Courtenay, BC V9N 6V4

Phone: 250.338.5495 Fax: 250.338.7700 Email: courtenay@mcelhanney.com

Realtor: Jamie Edwards & Kristin Sinclair, Royal LePage, 750 Comox Road, Courtenay, BC V9N 3P6

Phone: 250.334.3124 Fax: 250.334.1901

Prices of the 29 lots in this subdivision have now been released. They range from \$175,900 to \$217,900. Paving, roads and sidewalks have been completed. The lots will be located on the extension of Spitfire, alongside McDonald Road. The project has provisions for park area and a cedar hedging for a buffer that will run along the border of the subdivision. A few of the lots have been reserved and construction is expected to be underway on some new homes in July.

First Report: April 20, 2011 Last Report: June 11, 2014

COURTENAY**NEW – Duplexes at Copperfield Ridge — 2459 Cumberland Road and 1921 + 1993 Arden Road**

Applicant: STC Investments Ltd., Don Cameron Email: donrcameron@shaw.ca

Five new duplexes are scheduled to be built at the new Copperfield Ridge development in Courtenay, located on the corner of Lake Trail Road and Arden Roads. Building permits for two of the duplexes have been submitted and they are expected to be issued within the next week. Once the building permits are in place, construction is expected to begin.

First Report: July 30, 2014

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  <small>The Employment Program of British Columbia is funded by the Government of Canada and the Province of British Columbia.</small>	Contact Angela 250-334-3119 angela@ceas.ca

COURTENAY (cont.)**New 80 Lot Subdivision Copperfield Ridge — 2459 Cumberland Road and 1921 + 1993 Arden Road**

Applicant: Arden Projects Ltd., Rob Leighton, 1830 Lake Trail Road, Courtenay, BC V9N 9C2

Phone: 250.338.6460 Email: hlcl@telus.net

Engineer: McElhanney Consulting Services (Courtenay), 6th Street, Courtenay, BC V9N 6V4

Phone: 250.338.5495 Fax: 250.338.7700 Email: courtenay@mcelhanney.com

The developer has applied for registration for Phase I of the subdivision which includes 12 lots; registration has been delayed and it is now expected to be completed within the next few weeks. Construction has been completed on Phase I, and a number of lots have been spoken for. Construction is expected to begin on two duplexes (four units) as soon as the lots have been registered. Lot prices are expected to start at \$144,900. An application for "preliminary layout review" (PLR) has been submitted for Phase II which will include 13 lots. Site servicing is expected to begin on Phase II in September. When completed this subdivision will include 80 lots, with a combination of duplex lots, laneway lots and single family lots. A secondary suite can be included in the laneway lots.

First Report: September 14, 2011 Last Report: June 11, 2014

New Subdivision Behind Nissan Auto Dealership — Access from Crown Isle Boulevard

Applicant: Silverado Land Corp., 399 Clubhouse Drive, Courtenay, BC V9N 9G3

Contact: Jason Andrew, Cell: 250.207.0070 Fax: 250.703.5034 Email: jandrew@crownsisle.com

Proposals for new homes close to the Costco store in Courtenay will to go through the public hearing process on Tuesday, August 5 at 5 p.m. The land's owner, Silver Sand Land Corporation, is seeking to create a 31-lot single-family home subdivision on both sides of an extension of Crown Isle Boulevard, between Salal Place and a commercially-zoned lot behind the Nissan auto dealership. Lot pricing is expected to be range from \$147,500 to \$169,500 depending on size and location.

First Report: June 19, 2013 Last Report: May 21, 2014

Zoning for New Tri-Plex — Fifth Street at Menzies Avenue

Applicant: Ocean View Enterprises, 1460 Valley View Drive, Courtenay, BC V9N 8S7 Phone: 250.338.5215

A public hearing was held last week with regards to a proposed tri-plex building (containing three new units) to be built at the intersection of Fifth and Menzies in Courtenay. Many neighbours voiced their opposition to the proposal at the public hearing and the decision to approve or deny this current application lies with Courtenay council. The proposed heritage-style tri-plex would be located on a bare lot that was once occupied by a warehouse that was destroyed by fire about six years ago. The land's existing zoning currently allows for a duplex to be built. The owner wishes to build a third unit, thus requiring both rezoning and Official Community Plan amendments. If this project moves forward, it will include one unit of 530 sq. ft. and the other two residential units would be approximately 1,000 sq. ft. in size. All units will be put up for sale. Councillors gave first and second readings to the application.

First Report: July 16, 2014

COMOX VALLEY REGIONAL DISTRICT**Oyster River Water Treatment Facility Ultraviolet Disinfection Equipment Supply**

Applicant: Comox Valley Regional District, 600 Comox Road, Courtenay, BC V9N 3P6

Fax: 250-334-4358 Phone: 250.334.6000 www.comoxvalleyrd.ca


The Comox Valley Regional District has awarded the contract for the supply of UV light disinfection equipment at the Oyster River water treatment facility to Trojan (LP) in the amount of \$157,616.

First Report: April 23, 2014 Last Report: May 28, 2014



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Comox
 662 Anderton Rd | 250.339.4518

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CUMBERLAND

Cumberland Lake Park Master Plan

Applicant: Village of Cumberland, 2673 Dunsmuir Avenue, Box 340, Cumberland, BC V0R 1S0

Phone: 250.336.2291 Fax: 250.336.2231

The Village of Cumberland is seeking public input on a survey about Cumberland Lake Park. This survey is a key component of the Cumberland Lake Park Master Plan process for determining future uses of the park. The deadline for submitting survey responses is Monday August 11, 2014. This plan will consider recreation opportunities, park operating models, land use planning and park design, financial planning, and conservation management. The master plan will identify issues facing the management of the park, consider various options, and present a priority-based action plan to implement options for short term, mid-term and longer term time frames. This Master Plan will guide the development and use of the park in a fiscal and environmentally sustainable manner over the next 25 years.

First Report: May 21, 2014 Last Report: June 25, 2014

Cumberland School Upgrades

Contact: School District #71, 607 Cumberland Road, Courtenay, BC V9N 7G5

Phone: 250.334.5500 Fax: 250.334.4472 Email: ian.heselgrave@sd71.bc.ca

Architect: Thomas Dishlevoy Architecture Ltd., 305 - 1819 Beaufort Ave., Comox, BC V9M 1R8

Phone: 250.339.9528 Fax: 250.339.9527 Email: tom@tda.ca

Landscape Architect: Outlook Land Design Inc., Tim O'Brien, 1326 Docliddle Road, Comox, BC V9M 2P9

Phone: 250.339.5222 Email: outlookland@shaw.ca

A plan is in progress to merge Cumberland Junior School and Cumberland Elementary into one campus. The School District has purchased the former medical clinic located adjacent to the elementary school which will be renovated to be part of the new school and will include the addition of two classrooms as well as office and meeting space. The award for the tender for a new permeable parking lot and closure of the road has been awarded to Edgett Excavating. Additional work to be completed includes: new landscaping and canopy raising (estimated to cost \$25,000), installation of fencing and the building of pathways. Ulverston Avenue will be closed between the two schools before the construction can begin. Work is underway.

First Report: March 26, 2014 Last Report: July 9, 2014

CAMPBELL RIVER

NEW – Ladore Dam Intake Gates Installation

Applicant: BC Hydro and Power Authority, 333 Dunsmuir Street, Vancouver, BC V6B 5R3

Phone: 604.623.4346 Email: bidstation@bchydro.com

BC Hydro and Power Authority has issued a RFP for the installation of BC Hydro supplied Intake Operating Gate, and the supply and installation of other associated works at the Ladore Dam near Campbell River, BC. The RFP also includes an option for the successful proponent to be awarded similar work at the Strathcona Dam in the near future. The Supply and Installation work at Ladore is required to start in the spring of 2015 with a completion date of summer 2015. The tender closes on August 14; see our tender section for more information.

First Report: July 30, 2014

Airport Master and Strategic Plans

Applicant: City of Campbell River, 301 St. Ann's Road, Campbell River, BC V9W 4C7

Phone: 250.286.5700 Fax: 250.286.5760 www.campbellriver.ca

The City of Campbell River has awarded the tender to undertake a comprehensive update to its Airport Master Plan to Tetra Tech EBA.

First Report: May 18, 2011 Last Report: April 16, 2014

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CAMPBELL RIVER (cont.)

NEW – New Administration Building — Old Spit Road

Applicant: Campbell River Indian Band, 1400 Weiwaikum Road, Campbell River, BC Phone: 250.286.6949

General Contractor: Ketz Pacific Construction (1993) Ltd., P. O. Box 594, Campbell River, BC V9W 5T9

Phone: 250.850.2002 Fax: 250.850.2003 Email: wschofield@ketzapacific.com

Ketz Pacific has started work this week on the new 8,400 sq. ft. building that will home to the new administration offices and council chambers for the Campbell River Indian Band. This project will be completed in the winter of 2014.

First Report: July 30, 2014

New Hyundai Building — 1853 Meredith

Project Manager: Kinetic Construction Ltd., Tom Plumb, 2960 Moray Avenue, Courtenay, BC V9N 7S7

Phone: 250.871.8662 Fax: 250-871-8812 Email: tplumb@kineticconstruction.com www.kineticconstruction.com

Architect: Thomas Dishlevoy Architecture Ltd., 305 - 1819 Beaufort Ave., Comox, BC V9M 1R8

Phone: 250.339.9528 Fax: 250.339.9527 Email: tom@tda.ca

Engineer: Highland Engineering, 950 Alder Street, Campbell River, BC

Phone: 250.287.2825 Fax: 250.287.3980 Email: anne@highland-eng.ca

Construction is proceeding for the \$1.7 million new Hyundai building in Campbell River. Foundations have been poured and the 9,000 sq. ft. building is expected to be completed in six months. A new national branding design may be incorporated into the project. Once the building has been completed for Hyundai, and the staff move to their new location, construction is expected to begin on the new Toyota building.

First Report: December 11, 2013 Last Report: July 9, 2014

GOLD RIVER

Roof Replacement - Gold River Secondary

Applicant: School District #84 (Vancouver Island West), #2-Highway 28, Gold River, BC V0P 1G0

Phone: 250.897.0720 Fax: 250.890.0115

School District #84 has awarded the tender for the roof replacement for Gold River Secondary School, Gold River to Aurora Roofing Ltd. The work will consist of the removal and replacement of roof and flashing.

First Report: June 4, 2014

PORT ALICE

Replacement of Larry Pepper Room Flooring

Applicant: Village of Port Alice, 1061 Marine Dr, Box 130, Port Alice, BC V0N 2N0

Phone: 250.284.3391 Fax: 250.284.3416

The Village of Port Alice has awarded the tender for replacement of the vinyl tile flooring in the Larry Pepper Room of the Port Alice Community Centre to QCF Floor Fashions.

First Report: July 16, 2014



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1326 Doeliddle Road, Comox BC V9M 2P9

PORT HARDY**Kwakiutl Wagalus School**

Architect: Lubor Trubka Associates Architects, 1500 West Georgia Street, Vancouver, BC V6G 2Z6

Phone: 604.687.3722 Fax: 250.687.3723 Email: lta@lubortrubka.com website: www.lubortrubka.com

AFC Construction was the low bidder for the tender issued for the construction of the Wagalus School Building; three general contractors submitted bids. Unofficial results of the Kwakiutl Wagalus School Tender are as follows: AFC Industries Ltd. \$6,037,597; Knappet Projects Inc. \$6,164,500; Palladian Developments Inc. \$6,942,322. The Kwakiutl Indian Band will now complete the process of formerly awarding the contract. The tender for Civil Works for Off-site and On-site has been awarded to Wacor Holdings Ltd. and work is underway. Kwakiutl Band Council will construct a new school for the K to Grade 7 students which will have a full size gymnasium, multi-purpose cultural room and library plus necessary support functions including teacher resource room and staff rooms. On site construction is expected to begin September 15, 2014.

First Report: May 7, 2014 Last Report: July 16, 2014

PORT ALBERNI**Active Transportation Plan**

Applicant: City of Port Alberni, 4850 Argyle Street, Port Alberni, BC V9Y 1V8

Phone: 250.723.2146 Fax: 250.723.1003

The Active Transportation Plan report has been submitted to Council and released to the public for information and input. Transportation consultant, Urban Systems was hired in 2013 to help develop an Active Transportation Plan for walkers, joggers, and cyclists. The plan will be presented for consideration of approval at the July 28th council meeting.

First Report: July 17, 2013

ALBERNI-CLAYOQUOT REGIONAL DISTRICT**Millstream-Ucluelet Emergency Water Connection & Watermain Upgrades**

Applicant: Alberni-Clayoquot Regional District, 3008 5th Avenue, Port Alberni, BC V9Y 2E3

Phone: 250.720.2700 Email: mailbox@acrd.bc.ca

Consultant: McGill & Associates Engineering Ltd., 4 - 5130 Argyle Street, Port Alberni, BC

Phone: 250.724.3400 Fax: 250.724.4400

Alberni-Clayoquot Regional District issued a tender for the supply and installation of approximately 255 meters of water-main and the supply and installation of one concrete back flow prevention air valve one month ago. This tender closed on July 16th; and the following bids were received: Crow Excavating, \$141,260.28; Denis Francoeur Backhoe Ltd., \$171,348.32; Ridgeline Mechanical Ltd., \$225,206.96. The contract is expected to be awarded within the next few weeks.

First Report: July 9, 2014

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19 WING CFB COMOX - SURVEY SERVICES, STANDING OFFER AGREEMENT — SOLICITATION #CXE15303

CONTACT: Bernard Arthurs, PO Box 280 Lazo, BC V0R 2K0
 Phone: 250.339.8211 Ext: 7108 Email: bernard.arthurs@dcc-cdc.gc.ca
 Defence Canada has issued a tender for Standing Offer Agreement for Survey Services in and around 19 Wing, CFB Comox. The work includes, but is not necessarily limited to, the supply of labour, material, supervision and equipment necessary to complete call-ups for Survey Services.

CLOSES: Thursday, August 7, 2014 — 2:00 PM

CAMPBELL RIVER - LADORE INTAKE GATES INSTALLATION — SOLICITATION #RFP 1876

CONTACT: BC Hydro and Power Authority Bid Station, 6911 Southpoint Drive, Burnaby, BC V3N 4X8
 Phone: 604.623.4346 Email: bidstation@bchydro.com
 BC Hydro and Power Authority has issued a RFP for the installation of BC Hydro supplied Intake Operating Gate, and the supply and installation of other associated works at the Ladore Dam near Campbell River, BC. The RFP also includes an option for the successful proponent to be awarded similar work at the Strathcona dam in the near future. The Supply and Installation work at Ladore is required to start in the spring of 2015 with a completion date of summer 2015.

CLOSES: Thursday, August 14, 2014 — 11:00 AM

**19 WING CFB COMOX - DESIGN AND CONSTRUCT BARRIER-FREE, LONG TERM QUARTERS
SOLICITATION #CX417411**

CONTACT: Defence Construction Canada Constitution Square
 350 Albert Street, 19th Floor Ottawa, Ontario K1A 0K3 Fax No.: 613.998.9547
 Defence Canada has issued a tender for the design and construction of Barrier-Free, Long Term Quarters. The work includes, but is not necessarily limited to, the supply of labour, material, supervision and equipment necessary to design and construct barrier free, Long Term Quarters. The estimated cost for this project is \$550,000.

CLOSES: Tuesday, August 19, 2014 — 2:00 PM

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Previously published tenders begin on page 10.

CAMPBELL RIVER - CITY BUILDINGS LIGHTING UPGRADES — SOLICITATION #TENDER 790

CONTACT: Clinton Crook, City of Campbell River, 301 St. Ann's Road, Campbell River, BC V9W 4C7
Phone: 250.286.5766 Fax: 250.286.5741 Email: clinton.crook@campbellriver.ca

The City of Campbell River invites proponents to submit tenders for the removal of existing light fixtures and the supply and installation of new lighting fixtures at various City buildings in Campbell River. Work under this contract includes, but is not limited to all supervision, equipment, labour, material, permits, and other related items required to complete the work.

CLOSES: Thursday, July 31, 2014 — 3:00 PM

DENMAN ISLAND - DENMAN CROSS ISLAND TRAIL

CONTACT: Kristy Morro, Comox Valley Regional District, 600 Comox Road, Courtenay, BC V9N 3P6
communityservices@comoxvalleyrd.ca Phone: 250.334.6000

Comox Valley Regional District has issued a tender for the Denman Cross Island Trail. This project will involve the construction of a 2.2 metre wide packed gravel trail along Denman Road starting at the east end of the fence, across from Pickles Road, and extending to Swan Road. The trail will narrow to 1.2 or 1.5 metres in a few areas to accommodate site conditions. Total length is 2.7 kilometres. The project is located on Denman Island, BC. An optional site meeting was held on July 21. Contractors planning to submit a tender are encouraged to visit the site on their own to familiarize themselves with the project.

CLOSES: Friday, August 1, 2014 — 2:00 PM

CUMBERLAND - CAPITAL WORKS UPGRADES — SOLICITATION #2231-21267-1

CONTACT: Chris Pogson, P.Eng., Project Manager, McElhanney Consulting Services Ltd.
Suite 1, 1351 Estevan Road Nanaimo, BC V9S 3Y3
Phone: 250.716.3336 Email: cpogson@mcelhanney.com

The Village of Cumberland has issued a tender for the construction of approximately 340 m of watermain, 170 of storm sewer, 180m of sanitary sewer, including all related services and surface restoration / road re-construction. There was a non-mandatory tenderers meeting on July 22.

CLOSES: Wednesday, August 6, 2014 — 2:00 PM



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