



May 25, 2015

Dear Mayor and Members of District of Hope Council

On behalf of the Chamber of Commerce, I would like to issue a statement regarding the Station House Report recently submitted to Council by AdvantageHope.

The Station House is a historical building located right at the entrance of town. The Chamber is in full support of the restoration of this significant community building and the potential role it could play in ensuring citizens and guests feel welcome when they enter our community.

The Chamber, however, is very concerned with the manner in which the project is being proposed to be undertaken within the AdvantageHope report and the role AdvantageHope members appear to potentially play in the restoration of this project.

Proper procedure and process, led by District of Hope Staff, should be in place anytime public safety, community assets and/or District of Hope capital projects are involved. For example, in the report, there is the inclusion of a Structural Review rather than a commissioned structural engineer report identifying the existing structural integrity of the building. By including the review only, it sends a message of either incompleteness or not truly knowing the requirements themselves.

Quotations stated in the report are only recommendation from the steering committee instead of proper quotations provided by a few certified contractors with experience in this specific area. How can we know if \$436K is all we need?

Also, the project management fee is identified within the AdvantageHope Report as 15% of the total cost of the project – this amount would exceed the amount identified within the District of Hope's purchasing policy and should by their own written policy documents, be issued to the public through a procurement procedure – rather than the appointment of a non-profit society who is funded by the District of Hope and whose focus is reportedly tourism.

At the Hope and District Chamber of Commerce meeting held on May 20<sup>th</sup> – the following points were noted:

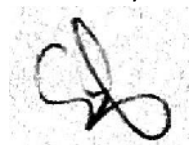
1. Station House is a District of Hope property. No matter how we choose to complete the restoration, ultimately if anything happens, the liability will directly go against the District and the citizens of Hope. The Council and the district staff need to ensure the engineered structural

report and environmental assessment are completed within the highest standard to allow the public and the council to fully understand the scope of work required. This would also, that will enable staff to generate the Request of Proposal, Tender etc. documents related to the project.

2. Council should carefully consider the selection of the general contractor. The GC for this project must have the proper relative knowledge and experience in order to restore the structure of the building and to ensure public safety. Also, the GC must have the proper insurances and liabilities bond etc. to protect the tax payer in case we have any issues during the project or after the completion of the project. For sure, the GC need to have a proven track record and expertise to show they can complete projects within the financial budget and time fame.
3. The possibility of reconsidering the intended use of the Station House. This project will be very different if we simply could restore the look of the building rather than convert the building into a tourist info center. Structural repair and certain major repairs may be all that is needed if we just want to restore the look and safety of the building. These critical tasks must be completed by the staff of DOH. After the completion, we can let the community decide the usage of the building by invite different groups (including our current Tourist and Info Center Contractor) to propose their plan with the building. But if we want to convert the building to a visitor and info center. The district needs to ensure appropriate technical studies/information like zoning requirements, detail traffic studies and funding models etc. are included for consideration by Council and/or public. For example, since we cannot make a left turn on Old Hope Princeton Way (Pic 2), do we know if access is achievable from Turner to the Station House? Most of the east bond traffic on Old Hope Princeton Way will still having a tough time to turn into Turner St since the two left turns from Old Hope Princeton way, 3th Ave, and Tuner St are all happening with 50ft (see Pic 1) - there will be some serious traffic issues. That means we might need another traffic solution for all the east bound traffic to enter the Station House. Do we know if Turner Street is a public or private street? If private, have we consulted the property owner?

In conclusion, I would like to thank Council for trying their best to save taxpayer funding during the last budget session. At the same time, I would also like to remind the Council our reserves can be allocated into more important capital reinvestment such as the \$900k road improvements that are being removed from the 2015 budget.

Yours Truly



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Pic 1.



Fig 2.

