

36. Organize Marbella Pacific Construction West Ltd

The Rempel's became more interested in their Ready Mix and investment operations as the effort to stabilize the construction union movement was successful. The MPCL was name was offered and MPCWL was created.

(There is a story here)

- a. **Municipality of North Vancouver City Hall, 355 West Queen's Avenue, North Vancouver, B.C.**



South wing



North wing, Council Chambers

Dave Bruce was the Superintendent

I had tendered this project and assisted in organizing same but left the organization before this project was completed.

b. Surrey Ice Arena 2199 - 148th Street, South Surry B.C.

This was an interesting project built in the early '90s. The Architect was Lubor Trubka, a Czechoslovakian born Architect. Lubor specialized in wood framed buildings. When MacMillan Bloedel developed Parallam, they needed a project to promote this fabricated wood product. They offered the Municipality of Surrey sufficient Parallam to construct the truss system for the Ice Arena.

Trubka Architects were chosen as the design group because of their expertise. Upon award of the contract to Marbella Pacific Construction West Ltd, I had to work with Lubor and his specialized Structural Engineer from Switzerland along with the MacMillan Bloedel Engineers to finalize the designs prior to construction. This was an excellent opportunity for me in a professional capacity representing the Contractor.

I successfully tendered this project.

Some other interesting facts are that Dave Bruce was selected as the Superintendent. He perfected his expertise in Ice Arenas and later built the Quesnel Ice Arena for our company.

All the concrete construction was subcontracted to my friend Peter Rezansoff of Intertech Construction Ltd whose estimate (after tendering) of about \$2 million was within \$2,000 of my estimate.

The project went well and was profitable.



c. St Michael's Intermediate Care Facility, Burnaby, B.C.



This project was tendered by me

Project was successful

d. Sechelt School

e. Renovations to Stanley Humphries High School, Castlegar, B.C.

f. Earthquake Upgrade to Norquay School, Vancouver, B.C.

g. Earthquake Upgrade to Britannia School, Vancouver, B.C.

h. Guilford Senior Secondary School, Surrey, B.C.

i. Quesnel Ice Arena, Quesnel, B.C.

Marbella Pacific West Ltd constructed this project and again, Dave Bruce was the Superintendent. The project was profitable. I tendered this project successfully.



j. Lilloet Intermediate Care Facility



k. Senior Secondary School, Richmond B.C.

l. Primary School Renovations, Fruitvale, B.C.



m. RCMP Station at Grand Forks, B.C.



i. See my blog at <https://elmerverigin.wordpress.com/Do-Not-Erect-a-Construction-Sign-on-the-Grand-Forks-R.C.M.P-Building>

n. Kootenay Savings Credit Union, Fruitvale, B.C.



o. Resignation

Our relationship within the offices at MPCWL was beginning to be very negative with frequent disagreements between an unnamed person (out of respect for the family), Bill Fleming, and myself.

1. I was conducting the Estimating department as that was my best area in that I spent my entire career doing that. Where we disagreed was in the application of a final margin. Every Estimator has a discrepancy in an estimate. It is what it is, the best educated guess. On a Probability Curve, that can vary depending on the Estimator's knowledge and experience. After studying our Tenders, I found that just an application of 8% would still qualify us for a successful Tender one (1) time out of five (5) Estimates and a minimal difference to the next higher Tender would result.

Bill and Fred differed with me and pointed out that a varied margin application, to the roughly 80 items should be applied. Then an average taken and thus that would be the resulting margin. The result was that the margin was always lower than 8%. Following the Tender results over a year, I found that MPCWL suffered \$1 million in lost margins had my recommendation be applied.

I brought this to their attention and the result was a terrible argument and my basic decision that it was time for me to depart.

2. I was also suffering from Hypertension and took over three (3) different medications to try and control it. Finally, a meeting with a Heart Specialist at the Vancouver General, resulted a mutual decision that I needed to get out of the working environment that was in. The Specialist suggested that would alleviate at least on medication and at least control the blood pressure.
3. I listened to his advice and gave notice that I was leaving
4. Bill was the most upset as it was Bill and I that had brought MPCWL from the "ashes" of MPCL and VCL (1984).

5. Our Accountant pleaded with me that MPCWL was on the verge of being very successful with \$1.8 million difference of current assets over liabilities. I responded with the fact that I did not want to be in the Obituary Column in the newspaper.
6. “Unnamed person” had some reason to talk individually to Russel and Lawrence and then to me and in each instance, it was the limitations of the others. The three brothers were not used to this and finally had a chat. We decided to meet with the “unnamed person”. The meeting did not go well as the “unnamed person” denied that he had ever done this and of course we knew different. The meeting deteriorated to me taking the initiative to leave the organization.
7. The last Christmas Party at Tsawwassen was held at our house by request from the “unnamed person” and Bill. When I asked why Russel and Lawrence were not invited, their response (“unnamed person”) was that they are not part of management. I said that the only reason I was in this organization was because of Lawrence and Russel. I said that was the last Party that I would host and attend.
8. All this is written up in a binder that I filed and gave one to Allan Verigin to keep privately. I cannot confirm that Allan did that.
9. I predicted that the “unnamed person” and Bill would last a year on their own before they went bankrupt, and I was a few months short of that. My secondhand information was that when the bonding company came to the “unnamed person” on his personal guarantee he said that someone had “forged” his signature. When they came to Bill, he said that he had no assets as he had signed everything over to his wife. By that time Mario DiBella (Mario bought my shares) and John Balfour (bought Gordon Laarz shares) had become Directors and I had warned them about what might happen, but they had confidence in the “unnamed person” and Bill. The results were that Mario and John was penalized by the Bonding Company.
10. So, I packed up and left without any “Going Away Party” that I had always arranged in the past for others.

p. Move back to the Kootenays in 1993

- i. Purchase existing 2 - storey home on 1601 - 7th Avenue in Genelle, B.C.
- ii. Major renovation of an existing house.



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