

Trustees' Report to Special Meeting of Manitoba Islamic Association, June 27, 1976.

The purpose of this report is to bring the membership up to date on the Mosque Building Project.

Since 1960, when the Manitoba Islamic Association was formed, there has existed in the hearts of many muslims, the desire to establish a mosque in this part of the world. In June of 1974, a donation of \$20,000.00, from the late King Feisal of Saudi Arabia, brought this dream closer to reality. Since then, previous trustees and the present trustees, looked at several properties, buildings, old churches, etc., until finally in April, 1975 it was decided to purchase the property at 247 Hazelwood, in St. Vital. \$11,534.00 was paid for the land. In October, 1975 a contract was signed with More-Done Contracting Company Limited, for completion of the mosque building by January 31, 1976 at the cost of \$63,000.00. Because of difficulty in delivery of materials and poor weather conditions, the completion date was extended to April 21st, 1976.

In anticipation of this completion date, the trustees met with members of the Association, in March, 1976 at the home of Brother Ali Tassi, in order to raise \$20,000.00, which was the remaining amount needed to complete the contract, since by that time we had already paid \$35,000.00 to the contractor and we had \$8,000.00 in our account. Ten people were each asked to raise \$2,000.00 by approaching several other persons, who it was hoped, will give an average donation of \$200.00 each. This campaign resulted in us receiving approximately \$12,000.00 in donations. So that we still need a further \$8,000.00 to reach our April, 1976 target.

By the first week of April, 1976 it was obvious that no further work was being done on the building and on contacting the contractor, we were told he was having financial difficulties and that the building could not be completed for the originally stated price of \$63,000.00. The contractor was asking for a further \$42,000.00 above the \$27,000.00 required in the contract, making a total of \$69,000.00 in addition to the \$35,000.00 already paid. This meant that the building would cost a total of \$104,000.00. Our lawyer, Mr. Agrawal, then met with the contractor's lawyer, the trustees and contractor on April 11th, 1976. Our lawyer advised that the contract is legally binding and that the contractor has to finish the building at the contract price. Whereupon the contractor and his lawyer indicated that the building could not be completed for that price, and since the contractor had no means of paying the deficit, his lawyer advised that he declare bankruptcy.

Our lawyer then advised us to complete the building ourselves, since it was not known how long it would take before the matter was settled and delay could only result in deterioration of the building. Assessment by two independent persons - building inspector and structural engineer, suggested that the work done on the building, prior to our taking it over was worth over the \$35,000.00 which we had so far paid. A letter was written to the contractor by our lawyer, advising him that since he was in violation of the contract, that the building would be completed and charges would be pressed based on the additional cost above the contract price.

The trustees then approached Zulak Construction with the hope of asking them to complete the building. His price for completing the

building was \$98,800.00 above the \$35,000.00 already paid to the initial contractor, making a total of \$133,800.00 for the entire building. We considered this price far beyond our means and decided to complete the building by approaching sub-contractors for quotations for the individual jobs. The trustees therefore, assumed the role of the general contractor, for the purpose of completing the building. Also we have been performing parts of the relatively unskilled jobs ourselves, such as shovelling and transporting gravel as well as simple levelling and application of insulating material, pumping of water etc.. This procedure is very time consuming since we had to obtain anywhere from 3 to 5 quotations for each subcontract. This required several visits to the mosque site and meetings at nights, reviewing plans etc. with the various subcontractors. However, this exercise todate, has proven quite worthwhile, since the difference in quotations for the different subcontracts have so far amounted to over \$30,000.00. That is to say, the difference so far between the highest quotations and the ones we finally accepted, is over \$30,000.00.

The details of our anticipated financial commitment are as follows:

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|--------------------------------------|-------------|
| 1. Plumbing - | \$ 4,400.00 |
| 2. Sewer - connection - | 800.00 |
| 3. Heating- | 5,800.00 |
| 4. Concrete and gravel | \$3,800.00 |
| 5. Pumping concrete - | 332.50 |
| 6. Labor for concrete floors - | 815.00 |
| 7. Wire for basement floor - | 386.40 |
| 8. Backfill - | 350.00 |
| 9. Interior steps (steel) - | 1,250.00 |
| 10. Electrical wiring and fixtures - | 6,000.00 |

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| 11. Roof labor - | \$ | 1,039.00 |
| 12. Framing labor - | | 632.50 |
| 13. Stucco - | | 1,300.00 |
| 14. Brick work - | | 2,500.00 |
| 15. Outside steps and tiles - labor - | | 1,000.00 |
| 16. Drywall - material and labor- | | 3,200.00 |
| 17. Basement ceiling - | | 1,500.00 |
| 18. Doors and windows - | | 3,000.00 |
| 19. Carpets - | | 2,000.00 |
| 20. Fixtures - | | 2,000.00 |
| 21. Paints - | | 1,000.00 |
| 22. Basement supplies - | | 240.00 |
| 23. Washroom fixtures - | | 2,000.00 |
| 24. Landscaping - | | 500.00 |
| 25. Dominion Lumber materials - | | <u>4,850.00</u> |
| TOTAL | \$ | 50,695.40 |
| In our Account - | | <u>21,000.00</u> |
| Amount needed - | | 29,695.40 |

This means that it would cost us \$85,695.40 for the entire building and that is \$22,695.40 above the original contract price of \$63,000.00.

It is obvious therefore, that our financial commitment exceeds the money we now have in hand. We must therefore devise means of raising the necessary funds. We would welcome any suggestions the members may have, but the trustees would like to suggest the following alternatives:

a. Designate volunteers from within the Association to ask for donations of a specific amount, aimed at the target of \$29,695.40.

b. Approach several members of the Association, with the hope of obtaining a loan from them, to be repaid within one year or as soon as we receive any financial assistance, which-ever comes earlier. The individual members may therefore require to negotiate loans with their respective banks.

In this regard we have received very encouraging word from Dr. Usman Ahmed, Associate Director of the Muslim World League U.N. Office. He has reviewed our application for financial assistance and has written to the Muslim World League in Mecca, very strongly recommending financial assistance for us. Dr. Ahmed however, did not think we would receive any assistance prior to August or September, 1976 and suggested that we should proceed with obtaining funds from within the Association with a view to repaying it when and if, we receive assistance from the Muslim World League.

c. The Association should approach the bank and negotiate a loan or mortgage in the required amount. We would obviously ^{then} need to devise means of raising the money to repay the loan with interest to the bank.

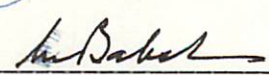
In closing, may I remind you that it is rather urgent, that we raise this money now. We have already made commitments beyond the amount of money we have in hand, and if we are to proceed any further with the building plans, we must obtain more money.

Finally, I wish on behalf of the trustees, to thank each and everyone of you, for your generous donation, financially, spiritually, physically and otherwise. I sincerely hope and pray to Allah, that our efforts would culminate in the successful completion of our mosque and the realization of this most treasured dream.

Respectfully submitted,



J. Ali, M.D., Trustee



M. K. Baksh, Trustee