

Trinity Place

"THE OWNERS STRATA PLAN LMS 2833"

101 – 4126 Norland Avenue

Burnaby, BC V5G 3S8

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October 24, 2011

RECEIVED
2011-10-26

The Owners
Strata Plan LMS 2833
Trinity Place

Re: Additional investigations

Dear Owners:

Enclosed please find supplemental reports from exp. Services dated September 29, 2011 and October 11, 2011, regarding additional investigations conducted at the North portion of the East wall.

These investigations appear to show elevated moisture readings in the area of the EIFS trim. A follow up visual inspection confirmed the presence of moisture, but no deterioration of wood components. This area also showed elevated moisture readings in the February 25, 2010 Dubas Engineering report.

While a separate cost had been obtained by exp. Services for rehabilitation of the North portion of the East wall, the ownership voted to proceed only with remediation of the South portion of the East wall at the September 29, 2011 Special General Meeting.

However, upon review of these additional reports, the Strata Council feels further testing of the North side East wall elevation is prudent, as per exp. Services' recommendations of monitoring. This testing will be completed shortly by exp. Services and the results will be submitted to owners.

The Strata Council wishes to assure owners that the separate pricing provided by New City Contracting (for repairs to the North side wall) will be honoured until January 31, 2012. This will give the ownership the opportunity to revisit their decision regarding partial repairs to the East elevation depending on the outcome of further testing. The ownership shall be informed as to the progress of these findings once Council receives further updates.

Sincerely,

Kim Sheldon
Strata Council President

/mk



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October 11th, 2011

Reference No. 011778-A0

Strata Plan LMS 2833
c/o John Williamson Inc.,
Suite 120 – 2995 Princess Crescent
Coquitlam, BC – V3B 7N1

Attention: Mr. John Williamson

Re: Clarifications for Additional Investigations Report
Trinity Place, 2490 W 2nd Avenue, Vancouver, BC

Dear Mr. Williamson:

This is in response to the Strata Council's request for clarification on the Additional Investigations on the Building Envelope Assemblies report, dated: September 29th, 2011. We understand that the Strata is seeking clarification specifically regarding the testing conducted and recommendations included in the report to rehabilitate the north portion (under EIFS cornice) of the east wall.

Exp conducted the additional investigations at the north portion of the east elevation wall, based on the further investigation recommendations included in the RDH report, which included the testing of the window sill locations at the EIFS trims. Based on the initial high readings observed, exp conducted further moisture content readings in this portion of the exterior wall to confirm the systemic performance. At one location, the moisture content reading was observed to be 29.6%. This is above the 28% range that supports the fungal germination and growth (see RDH report dated: November 17th, 2010 for reference). Based on the best industry practices, exp conducted an exploratory opening to confirm the existing condition of the wood components. We note that the moisture content tests are "indirect tests" and that they are not to be relied upon solely for the basis of recommendations as they can prove to be inaccurate. This is why readings close to or over 28% are often confirmed with a test opening. Exp observed water ingress on the plywood sheathing but not the deterioration of the wood components at the exploratory openings. Two other moisture content testing showed readings above 19% but below 28% (a range where the fungal growth is sustained but no germination experienced) in this portion of the east elevation wall. Based on the results (as noted in the report), exp assessed that this north portion of the exterior wall experiences water ingress at some locations and hence potential for deterioration. Exp noted that no visible deterioration of the sheathing was observed at the exploratory opening location. It is likely that the wetting and drying cycles is such that the deterioration has not initiated at the reviewed exploratory opening location.



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Exp had included a separate price item for the rehabilitation of the north portion of the east elevation wall to provide an option to the Strata to conduct the rehabilitation as a pro-active measure. It was based on the opinion that conducting the rehabilitation as part of the remainder of the rehabilitation is prudent considering the cost savings and reduction of potential risks. Considering the area is not large, localized repairs to address the water ingress issues was not an option.

While it is our recommendation and is prudent for the Strata to be pro-active to conduct the remedial measures to prevent the suspected water ingress and potential damage, it depends on the Strata's resources and willingness to conduct the measures. It is common among the engineering firms to provide alternative options for Strata's use based on further meetings and discussion. During the information meeting (dated: September 21st, 2011), exp had discussed an option to defer and monitor this portion of the east elevation wall and conduct measures at a later date with the Strata in response to the questions raised by some of the Owners. Based on both the RDH results and our additional investigations, it is our opinion that there is likely no current systemic deterioration of the exterior wall assembly. We hereby confirm that this option is still available to the Strata provided this portion of the exterior wall assembly is periodically monitored and adequately maintained.

Per our proposal, it was not exp's intention to provide a report for the additional investigations conducted but to include measures based on our additional recommendations (in addition to RDH recommendations) in the design documents. At the information meeting held one week prior to the Special Assessment Meeting (SGM), when Mr. Dino Chies of exp discussed the alternative option with the Owners, an Owner supported by others requested the Project Manager to take steps to bring an amendment to the resolution (which was sent out for review and consideration) to include this alternative option. However, for the benefit of the building and the Owners, exp issued a letter report dated: September 29th, 2011, to ensure the Strata makes an informed decision. Regretfully the report was issued on the day of the SGM, which we acknowledge might not have provided adequate opportunity for all the Owners to review. Exp had not included the above mentioned option of monitoring and deferring the rehabilitation of the north portion of the east wall in the report, but had confirmed this as an option with the Strata Council. We understand that this alternative option was presented in the SGM and was voted to proceed.

Based on the further review of our report, (per Strata Council) we understand that our additional investigation results from the north portion of the east elevation exterior wall presented in the report are in co-relation to the results of the assessment conducted by Dubas Engineering (conducted prior to the RDH assessment). Since our results are supporting some of the findings of the Dubas Engineering report at the North portion of the east elevation wall, we understand that Strata would like to have a clear understanding of the performance of this wall. While we conducted our investigations based on RDH report recommendations, the





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testing and results from our additional investigation is not adequate to compare and validate the findings of Dubas report and RDH report. It was not our intention to conduct extensive testing at the time of our additional testing without consent from the Strata. We agree to the Strata Council's intent to understand the performance of this portion of the exterior wall assembly and present it to the Owners, and if possible to take advantage of the cost savings and reducing risks by conducting the rehab work as part of this project. Exp recommends further testing and openings to be conducted to validate the findings reported by RDH and Dubas. Exp has obtained confirmation in writing that the Separate Price Items will be valid for Strata's consideration until January, 2012.

Please call the undersigned should you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sathya'.

Sathya Ramachandran, B.Arch., M.A.Sc.
Project Manager
Building Science Division

A handwritten signature in black ink, appearing to read 'Dino Chies'.

Dino Chies, P.Eng., BEP
Branch Manager
Building Science Division Manager

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