



**JOHN WILLIAMSON INC.**

Building Remedial Report  
LMS 2833, Trinity Place,  
2490 West 2<sup>nd</sup> Avenue,  
Vancouver.  
British Columbia.

3<sup>rd</sup>. November 2011

**Prepared By**

**John Williamson Inc.**

John Williamson, Project Manager

## Introduction

John Williamson Inc. was engaged on behalf of the Owners Strata Plan LMS 2833 to act as project managers for the remedial work which was approved at a Special General Meeting of the Owners convened on September 29<sup>th</sup> 2011.

## The Project (Implementation)

During the period following the approval by the Owners to commence with the remedial work, various steps were completed prior to the actual work commencing, these were;

1. Notification to New City Contracting Ltd. (NCC) as to the Award of Contract to them. This task was completed by exp. Services Inc. who has been engaged to provide engineering services and Contract Management for the remedial work.
2. The proposed contract between the Strata Corporation and NCC for the work was forwarded to legal counsel for review and comment. Following completion of this task the proposed contract was forwarded to NCC for consideration and execution.
3. Various meetings have taken place involving the Contractor, exp. and the Project Manager as to the actual implementation of the work including, (a) the review of a proposed schedule for the work, (b) the Contractor's set up onsite (c) the necessary applications to the City of Vancouver's Permit Department and (d) and various other matters.
  - (a) The Contractor set out his proposed schedule for the work and following various technical discussions, the proposal was accepted. The said schedule has been posted on the notice board at the building. It should be noted that this schedule is not cast in stone and it may require various adjustments as the work progresses. These adjustments may occur as a result for example, due to unanticipated site conditions including structural defects or rot due o water ingress.
  - (b) As owners are fully aware, there are severe restrictions as to the space available adjacent to the building for the contractor to set up his necessary facilities required for him to complete the work. The street area on the west side of the building was finally determined to be the most suitable for the purpose required (subject to city approval).
  - (c) The Building Permit has been issued by the city. Ongoing dialogue continues with the permit department with regards to the demand for fees associated with the permit. The Contractor has obtained the required permits for his use of city property for his set up.
  - (d) Other matters determined were the format and procedure for the notification of owners as to the work. It has been agreed that seventy two hours notice will be issued by the Contractor to individual owners at their suites were he requires access to the suite or went he intends to commence work on their balconies or patios. Please note this timeline for notification meets the requirements of the Strata Property Act. There is no requirement for delivery of these notices in any other format. Notices of a general nature will be posted on the notice board only.

With regards to the delivery of notifications, it is evident that owners will be required to provide timely notice as to emergency contact information especially when they are not in residence. Also as previously requested, it is important for the project manager to

have contact information for the owners as previously requested. This information is required to facilitate the smooth progress of the work as we do not wish to encounter claims by the contractor for, "Delay of Work".

4. The contractor commenced his site set up on Monday the 31<sup>st</sup> of October and scaffolding erection commenced at the west wall of the building on the 31<sup>st</sup>. The commencement of the scaffolding work resulted in the notification to the project manager by a resident that the work was continuing after the posted hours of work. This matter was resolved with the contractor and he was reminded as to the various agreements in place.

With the completion of the scaffolding, demolition of the balconies began and the creation of mock ups was begun. These mock ups were being prepared for review by the engineering staff prior to the actual repairs commencing. This work and subsequent reviews has yet to be completed.

5. The project manager has, in addition to his involvement in the previously referenced activities as required, been in discussions with the Strata Council President, Council, the Strata Manager, various owners and other parties on matters related to the project. The cooperation of members of the Strata Council during this start up period are gratefully acknowledged.

**Today, 3<sup>rd</sup>. November, exp. commenced the moisture testing on the north east portion of the building as had been recommended in their report dated the 29<sup>th</sup>. of September 2011. It is anticipated that the results of the testing will be contained in a report to be issues by the 10<sup>th</sup>. of November. This report will be forwarded to the Strata Council as soon as possible.**

Owners will note that this initial report is brief in its content this, being due to the fact that we are just commencing the project. More comprehensive reports will be prepared in the months ahead.

## **Reminders**

1. Please take the opportunity to review and to act accordingly to all posted notices and those Which, may be delivered to your home?
2. Please be reminded that the building is now considered by WorkSafe B.C. to be a construction zone and as such restrictions apply to the entry into the actual places of work.
3. During the actual work being carried out on balconies and patios, the access from the suites to the said balconies and patios will be blocked off by the contractor.
4. Please provide the Project Manager with your contact information including emergency contacts.



# **Project Team**

**The Owners Strata Plan LMS2833  
Trinity Place**

**The Strata Council of the Owners**

**John Williamson Inc. Project Manager**

**Exp. Services Inc.  
Through**

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

Sathya Ramachandran, B.Arch., M.A. Sc.  
Project Manager– Building Science Division  
Francis Almonia, B.Sc. Arch., C. Tech, CRD  
Senior Technician – Building Science Division  
Mike Peet, C.Tech. CPI Senior Technician (for Structural Issues)

**New City Contracting Ltd.**

Alex Mikaelian, Project Manager

John Simpson, Site Superintendent

**Strataco Management Ltd.**

Carey Grandy – Strata Manager