



6<sup>th</sup> December, 2011

The Owners,  
LMS 2833, Trinity Place,  
2490 West 2<sup>nd</sup> Avenue,  
Vancouver.  
British Columbia  
C/o Kim Sheldon,  
Strata Council President

Dear Ms. Sheldon;

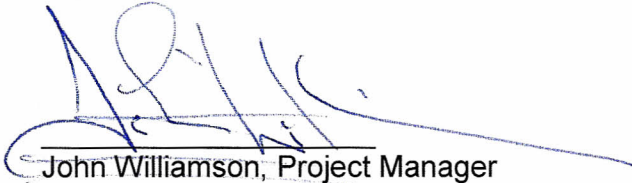
**Re: Monthly Report # 2 - Remedial Work**

Please find attached, the above referenced report prepared for the information of the Owners. As noted in the body of the report, this first report is somewhat brief as we have just commenced the actual work at the building.

I would like to draw to your attention the request contained in the report for owners to provide contact information (**and not just email addresses**) to the project manager. This information is of the utmost importance for us to be in a position to react to various situations which may arise.

As previously determined this report is being forwarded to Carey Grandy, the Strata Manager for all distributions.

Yours respectfully,



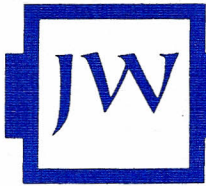
John Williamson, Project Manager

**John Williamson Inc.**

Encl. 1

C.c. Carey Grandy, Strata Manager (Strataco Mgmt Ltd).

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**JOHN WILLIAMSON INC.**

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

**Report No. 2**

**6<sup>th</sup>. December 2011**

**Prepared By**

**John Williamson Inc.**

John Williamson, Project Manager

120-2995 Princess Crescent Coquitlam BC V3B 7N1 Tel. 604-942-2434 Fax: 604-942-4834 Email: [johnwilliamson@telus.net](mailto:johnwilliamson@telus.net)

120-2995 Princess Crescent Coquitlam, British Columbia V3B 7N1 Telephone: 604-942-2434 Fax: 604-942-4834 E-mail: [johnwilliamson@telus.net](mailto:johnwilliamson@telus.net)

## 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

During the reporting period, work was well underway on the West Wall. Scaffolding has been erected on the South Wall of the building and demolition of the balconies has commenced.

The following sections of this report sets out the various activities by the parties involved in the project.

1. **The Contactor**, NCC has made progress in the repair work however, there has been some delays in the provision of various information including mock ups, colour palettes and samples from sub trades which, are required to be reviewed for their incorporation within the project. At the time of this report, the writer can now advise that he has received confirmation that most of the outstanding items are now in hand and that the staff from exp can proceed with their reviews and the approval process.

The Contractor has reported that the balcony decks located on the west side of the building have been repaired and the base coat of liquid applied membrane has been applied. The final coat application will be weather dependent.

2. **The Engineer (exp)** and his team have made regular visits to the building for the purpose of reviewing the work in progress, rejecting work performed where it has not meet the specifications set out, issued instructions for changes in various details and in general, ensuring that all activities are compliant with the contract executed for the work.

Various meetings have taken place involving the Contractor; exp and the Project Manager with regards to various matters relative to the work in progress and to clarify various issues including timeliness in the provision of samples and employee safety which is always considered critical in any project.

Under the direction of Mr. Dino Chies P. Eng. Site Field Review Reports have prepared and distributed to the various parties involved in the work. Contained within these reports is information noting some deteriorated wood structures at balcony deck locations. These deteriorated structures have been replaced as per the specification set out for the work.

The Engineer reported that the Moisture Probe Testing alluded to in the previous report was cancelled part way through the process due to the level of rain fall that day which would have skewed the results. I can now report that the process has now been successfully completed. The report prepared by exp was received as of today's date and will, following review, be forwarded to the Strata Council for consideration and action as deemed appropriate.



### 3. **The Project Manager (JWI)**

John Williamson, continues to be on site on a regular basis for the purpose of reviewing the work in progress, ensuring that Work/Safe B.C. regulations are being met and where required providing information to the Contractor. In addition, from time to time, he has met with various Owners to provide them with information specific to their suites, (the Strata Manager has been kept apprised as to various matters raised by Owners). The regular site meetings are attended and the project manager takes an active role in these so as to ensure that the various aspects of the remedial work are addressed in a timely manner.

4. The latest Schedule Update has been submitted by NCC. The document has been reviewed and is now posted on the Notice Board for the information of the Owners.

### 4. **Items for Owners Attention**

**Please continue to check the Notice Board for updates**

**For those Owners where scaffolding has been erected, Please do not attempt to enter your patios or decks. Please note reminder #3 below**

**Please continue to provide information to the Project Manager as to absences (vacations etc.) from your suits and provide the name of contact family member(s) or friend(s) who are to be contacted should the need arise**

## **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 where work by the Contractor is being conducted. All balconies where work is underway have been blocked as a safety measure and to prevent unauthorized access.
3. Please provide the Project Manager with your contact information including Emergency Contacts if you have not already done so. We also require the contact information for residents of suites rented out. Owners of these suites are urged to provide the contact details.
4. Christmas Operations. The Contractor has advised that his operations will be closed from noon on December 23<sup>rd</sup> until January 3<sup>rd</sup> so as to permit his staff to enjoy the Christmas holidays.

Respectfully submitted,

John Williamson, Project Manager.

# **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

José Torres, AScT – 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





Merry Christmas and  
A Happy New Year  
FROM THE  
Project Team

No work will be  
undertaken from  
December 23<sup>rd</sup> at 12 noon  
until January 3<sup>rd</sup> by  
The Contractor