



JOHN WILLIAMSON INC.

6th January, 2012

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

Dear Ms. Sheldon;

Re: Monthly Report # 3 - Remedial Work

Please find attached, the above referenced report prepared for the information of the Owners. I am pleased to report that the remedial work is progress within the schedule set down for the project.

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

Yours respectfully,

A handwritten signature in blue ink, appearing to read 'John Williamson', is written over a horizontal line. The signature is stylized with loops and a long horizontal stroke extending to the right.

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 2nd Avenue,
Vancouver.
British Columbia.

Report No. 3

6th. January 2012

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 29th 2011.

The Project

During the reporting period, work on the west wall had reached the stages where the re-sloping of the decks has been completed and the new membrane installation was reported as being 99% complete. Demolition on the south wall balconies is well underway. It was reported that at two balconies, concrete topping was observed, this condition had not been observed on the various plans available to the engineers and also, it had not been referenced on prior reports prepared by other engineering companies.

The topping was required to be removed to ensure that no underlying conditions were present which could affect the remediation of the balconies. The removal of the topping has now been completed within the timeframes set out for this task. It should be noted that this condition (topping) is anticipated to be present at three other balconies which have yet to have work completed on them.

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

1. **The Contactor**, NCC, reports progress in the repair work and anticipates a higher level of activity during the next few weeks depending on the weather. NCC has requested permission to scaffold the remaining sections of the building as a whole and this request is currently being investigated by the engineers. The contractor has reported that he is experiencing good cooperation from owners where work is currently being done.
2. **The Engineer (exp)** and his team to make regular visits to the building for the purpose of reviewing the work in progress and where required, issuing instructions as to technical details with reference to what is required as to various repair aspects.

Under the direction of Mr. Dino Chies P. Eng. Site Field Review Reports have been prepared and distributed to the various parties involved in the work. Contained within these reports is information noting conditions uncovered during the demolition process on the balcony deck locations.

The Engineer reported that the Moisture Probe Testing had been finally completed on the North East wall. A report prepared for the Strata Corporation was forwarded for consideration by the Owners.

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 on various matters. In addition,

questions posed by various Owners either in person, via telephone and/or emails regarding a variety of subject matters have been responded to.

One matter that has been raised by several individuals has been "why is the Strata Council selecting colours etc. and not the Owners at large"? The Strata Manager has been kept apprised as to these various matters raised as they require responses from him in his role rather than the Project Manager who is not qualified to answer them.

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. Minutes prepared for these meeting are forwarded to Strataco Management for inclusion within the records of the corporation.

In addition to the regular Site Meetings, the Project Manager has met with the Strata Council for the purpose of discussions as to the contents of the report from exp re. the Moisture Probe testing. Based on the report's contents, the Council has determined that a Special General Meeting of the Owners be convened this month to consider the question of approving the repairs to the referenced area of the building.

4. The latest Schedule Update has been submitted by NCC. The document is currently being reviewed and a copy will be posted on the Notice Board for the information of the Owners.
5. **Financial Information.** The first Certificate of Payment was issued was forwarded to Strataco Management (Carey Grandy) on December 16th for payment processing. The invoiced amount fell within the parameters of the approved budget for the project.

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. Also, 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.

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