

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the April 9, 2019, Regular Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

Recommendation:

That the minutes of the following Committee of Council Meetings be adopted:

- *March 26, 2019, Regular Committee of Council Meeting.*

4. PUBLIC INPUT OPPORTUNITY – Time Specific 5:00 pm

4.1 Coach House Development Permit for 1610 Knappen Street

See Item 5.2 for information.

5. REPORTS

5.1 February Community Centre Update

Recommendation:

None.

**5.2 Coach House Development Permit for 1610 Knappen Street - Issuance
Time Specific – following Public Input Opportunity at 5:00 pm**

Recommendation:

That Committee of Council approve Development Permit DP000375 to regulate a coach house development at 1610 Knappen Street.

6. COUNCILLORS' UPDATE

7. MAYOR'S UPDATE

8. CAO UPDATE

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Recommendation:

That the April 9, 2019, Regular Committee of Council Meeting be adjourned.

Committee of Council Regular Minutes

Council Chambers, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
March 26, 2019

Present:

Chair – Mayor West
Councillor Darling
Councillor McCurrach
Councillor Penner
Councillor Pollock
Councillor Washington

Absent:

Councillor Dupont

Meeting Notes:

Under Section 90 of the Community Charter (see Sec 10), the meeting was closed to the public at 3:54 p.m. and reconvened at 4:59 p.m.

1. CALL TO ORDER

The meeting was called to order at 3:00 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the March 26, 2019, Regular Committee of Council Meeting Agenda be adopted as circulated.

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

Moved - Seconded:

That the minutes of the following Committee of Council Meetings be adopted:

- *February 12, 2019, Regular Committee of Council Meeting*
- *March 5, 2019, Regular Committee of Council Meeting*
- *March 12, 2019, Regular Committee of Council Meeting.*

Carried

4. DELEGATIONS

4.1 Fire Safety in Port Coquitlam Natural Parks

Steve Sainas and Jeff Rudd, residents of Coquitlam, gave a presentation proposing that Coquitlam and Port Coquitlam coordinate the implementation of a Park Ranger program during the dry summer months of June through September.

5. PUBLIC INPUT OPPORTUNITY

5.1 Coach House Development Permit for 3512 Flint Street

No Public comments.

6. REPORTS**6.1 Asset Management Grant Funding**

Moved - Seconded:

That Committee of Council approve receiving grant funding in the amount of \$15,000 from the Union of British Columbia Municipalities to support the City's asset management program and provide overall grant management.

Carried

6.2 Gates Park Fencing

Moved - Seconded:

That Committee of Council:

1. *Direct staff to proceed with the construction of a covered walkway comprised of custom netting, as outlined in Option 3 of the March 26, 2019, report, "Gates Park Softball Field Fencing";*
2. *Approve project funding of \$40,000 from accumulated surplus, and that the cost be included in the 2019 financial plan; and*
3. *Direct staff to provide a report on additional options for other areas in the park.*

Subsidiary Motion:

Moved - Seconded:

That the fencing requirements at Gates Park be referred back to staff to provide a report outlining further options for improved safety for three areas of Gates Park: walkway between Gates Park fields #1 and #2, adjacent parking lot, and turf box.

Carried

Opposed: Councillors Penner & Pollock

6.3 Coach House Development Permit for 3512 Flint Street – Issuance

Moved - Seconded:

That Development Permit DP000373, to regulate a coach house development at 3512 Flint Street, be approved.

Carried

7. COUNCILLORS' UPDATE

Council provided updates on City business.

8. MAYOR'S UPDATE

Mayor West provided an update on City business.

9. CAO UPDATE

No Update.

10. RESOLUTION TO CLOSE**10.1 Resolution to Close the March 26, 2019, Regular Committee of Council Meeting to the Public**

Moved - Seconded:

That the Regular Committee of Council Meeting of March 26, 2019, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

Item 4.1

- k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

Item 4.2

- e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Item 4.3

- k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

Item 4.4

- b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.

Carried

Certified Correct,

Mayor

Corporate Officer

RECOMMENDATION:

None.

REPORT SUMMARY

Monthly reports are being provided from the Community Centre Project Team to ensure Committee is updated regularly on the status of the project. This report will cover the project status to the end of February 2019.

BACKGROUND

For this period, the following reports are attached:

Owner's Representative Progress Report #23 – Tango, February 2019

DISCUSSION

During February 2019 numerous meetings, co-ordination, procurement, design and construction activities took place. The Owner's Meeting #18 was held on February 19, 2019.

The status of work can be summarized as follows:

Phase 1A - Rink 2: Rink slab preparation is complete. Mechanical and electrical rough-in, fit-out and finishing of interior spaces in preparation for occupancy, refrigeration, roof deck, masonry, internal/external framing, glazing and exterior mat sheathing are ongoing.

Phase 1B - Rink 3 and Library: Rink slab preparation, formwork, rebar and concrete placement are near completion. Mechanical and electrical rough-in, fit-out and finishing of interior spaces in preparation for occupancy, masonry, internal and external framing are ongoing.

Phase 1C - Aquatic and Fitness Centre, All Age and Admin Areas: Mechanical and electrical rough-in, suspended slabs, roof deck installation and external framing, foundation formwork, rebar and concrete placement are ongoing. Glulam installation is near completion. Tiling has commenced.

Ventana provided an updated schedule dated March 15, 2019. The critical path activities for Phase 1AB are now the Phase 1B sanitary, Shaw and Telus off-site works, fire alarm installation and certification, and the occupancy process. There is no change to the occupancy date. This schedule forecasts that Phase 1AB scope will be available for occupancy at the end of the summer and

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Occupancy of 1C in the fall. Tango continues to monitor the schedule very closely, focusing on the critical path activities and any associated risks that may impact substantial performance.

During February 2019, staff continued working on the review of Phase 2 design, began procurement of FFE items (furniture, fixtures and equipment) by issuing the Request For Proposals (RFP) for audio visual and preparing the fitness equipment, library shelving, and furniture RFPs. Staff are also preparing information for the upcoming operational review with Committee which will include proposals for admission fees, initial scope and future phasing of programs and services offered, facility allocation policy updates, and facility space naming, advertising and sponsorship.

Discussions with Ventana, Tango and City staff are ongoing regarding the construction schedule and how that determines the timing of specific activities required for occupancy for Phase 1AB.

Based on the information contained in Tango's Monthly Progress Report #23 and during this reporting period, Tango believes the project can be completed by the Substantial Performance Date of October 31, 2021 for the Project Budget of \$132,100,000, provided the current critical path milestone dates can be achieved.

FINANCIAL IMPLICATIONS

A summary of the total project costs expensed as of February 2019 is as follows:

Item	Total Expenses to Date	Original Budget	Revised Budget
Ventana Pre-Contract Work	\$983,000	\$983,000	\$983,000
Ventana Design-Build Contract*	\$52,096,903	\$116,717,000	**\$119,915,697
Project Management	\$979,169	\$1,500,000	\$2,200,000
Legal	\$51,086	Incl. above	\$150,000
Furniture, Fixtures and Equipment	\$0	\$3,900,000	\$3,750,000
Off-Site Improvements	\$287,814	\$3,000,000	\$2,730,002
Onsite works (service fees, etc.)	\$37,396	Incl. in other	\$150,000
Communications/Signage	\$12,314	Incl. in other	\$30,000
Contingency/Other		\$6,000,000	\$2,191,301
Total Project	\$54,447,682	\$132,100,000	\$132,100,000

*Prepayment amount of \$5M has been paid as per the contract and is not included in above totals.

**Change order #6, valued at \$55,875 was also approved for additional offsite design services. This pertains to the separate capital project for water and sewer upgrades on Kelly Avenue which are not part of the scope of the project but because they must be completed in conjunction with the construction of the plaza and centre work, it is most efficient to have this work managed and constructed by Ventana and their team. Therefore, it is an increase to the design build

February Community Centre Update

contract, but is not included above as it will be charged directly to the water/sewer capital project (as will construction) and does not impact the project's budget.

PUBLIC CONSULTATION

The following communication activities were undertaken through February 2019:

- Ongoing in-person and email communication between staff and facility users on any changes related to programming, parking and general construction activity updates.
- Four mornings per week from 9am-12pm volunteer facility hosts provided program, parking and other updates to patrons at an information desk in the lobby.
- Information boards and information sheets continue to be available at facilities and at City events.
- Bi-weekly update meetings were held involving Recreation Managers, the Library Manager and Ventana Site Supervisors, to share information about weekly construction site and facility activities.
- Signage was posted to ensure patrons were aware of any parking or facility access changes and information continues to be shared with Wilson Centre members and arena user groups. When possible, affected user groups were notified of any short notice parking or access issues due to construction.
- A strategy was developed to communicate upcoming project and construction impacts that will include communications via print materials, ads in the seasonal leisure guide, local newspaper, social media, web/video updates and on outdoor advertising.
- The Mayor's 100 Days video provided messaging regarding progress being made at facility.
- A stakeholder group site tour and meeting was held on February 27, 2019 at 5:30pm in the Wilson Centre with six new members attending.

The updated project dashboard, which will be available on the City's website, is attached to Tango's latest monthly report.

FACILITY OPERATION UPDATES

Terry Fox Library

Participation in February 2019 was similar to 2018. There were 58 programs offered and a total of 1,443 people attended.

Arena

Participation in registered programs for winter 2019 was similar to winter 2018. Drop-in participation for February 2019 compared to February 2018 was less by 423 participants (a 22% decrease), largely due to the reallocation of ice which resulted in fewer opportunities being offered by the City. February ice rental increased by 17.25 hours, resulting in \$1,992 more rental revenue from February 2018.

Children and Preschool

February 2019 registered program participation was similar to 2018.

Youth

There was an average daily attendance of six youth at the drop-in centre throughout February 2019. The Friday night late night skates continue to be well attended, with an average of 110 youth per session.

Seniors

Wilson Centre drop-in programs saw a 13% decrease and registered programs experienced a 10% increase compared to February 2018. This increase is attributed to the popularity of the Wilson New Member's Tea and Birthday Party event. There was an 8% increase in Wilson Centre membership sales.

Concession

Food service sales (Wilson Centre kitchen and concession) were up by 23% or \$2,195 for February 2019 over 2018.

FACILITY MAINTENANCE & SERVICE DISRUPTIONS

No significant facility repairs were required in February.

ATTACHMENT

Attachment #1: Owner's Representative Progress Report #23 – Tango, February 2019



PORT COQUITLAM COMMUNITY RECREATION CENTRE

Owner's Representative Progress Report #23

February 2019

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APPENDICES

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Appendix 2 – Progress Photographs: February 2019

Appendix 3 - Site Inspection Reports: February 2019

Appendix 4 – Certificate of Payment No.26: March 18, 2019

Appendix 5 – Owners Meeting Minutes #18: February 27, 2019

Appendix 6 - Project Dash Board: February 28, 2019

Appendix 7 – Architecture 49 Site Report #36: March 4, 2019

1.0 INTRODUCTION

Tango Management ("Tango") has been engaged by the City of Port Coquitlam ("Owner") to provide Owner's Representative Services for the design and construction of a new Community Recreation Complex in Port Coquitlam, BC ("Project").

Tango is pleased to submit its Monthly Progress Report #23 to the Owner. This report represents a summary of key project activities and issues that occurred up to February 28, 2019.

This report is for the sole and confidential use and reliance of the Owner. Tango, its directors, staff, sub-consultants or agents do not make any representation or warranty as to the factual accuracy of the information provided to us on behalf of the Owner, their Contractors, their sub-contractors or agents, upon which this report is based. This report shall not be reproduced or distributed to any party other than the recipients outlined above, without the express permission of Tango. Any use of this report which a third party makes, or any reliance on or decisions made based on it, are the responsibility of such third parties. Tango accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

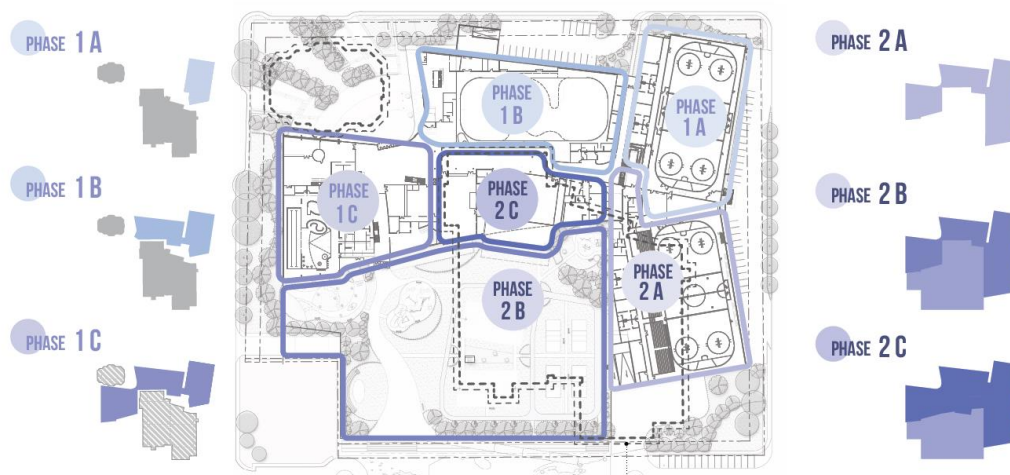
Any advice, opinions or recommendations within this report should be read and relied upon only in the context of this report as a whole. The contents of this report do not provide legal, insurance or tax advice or opinion.

2.0 EXECUTIVE SUMMARY

During February 2019 numerous meetings, co-ordination, procurement, design and construction activities have taken place. The Design-Builder continues with Phase 1AB envelope, M&E and fit-out. Phase 1C concrete structure and underground mechanical is ongoing. Glulam installation is near completion. M&E and fit-out has commenced. Based on the information contained in this Monthly Progress Report #23 and during this reporting period, Tango believes the Project can be completed by the Substantial Performance Date of October 31, 2021 for the Project Budget of \$132,100,000, provided the current critical path milestone dates can be achieved.

3.0 PROJECT SCOPE

The project scope involves a phased replacement and addition to the Port Coquitlam Recreation Complex, Wilson Centre and Terry Fox Library. This scope will provide a vibrant community hub with three sheets of ice, an indoor leisure pool, new fitness facilities, a new library, a spacious outdoor plaza, and underground parking. The size of the new facility will be 205,000 SQF.

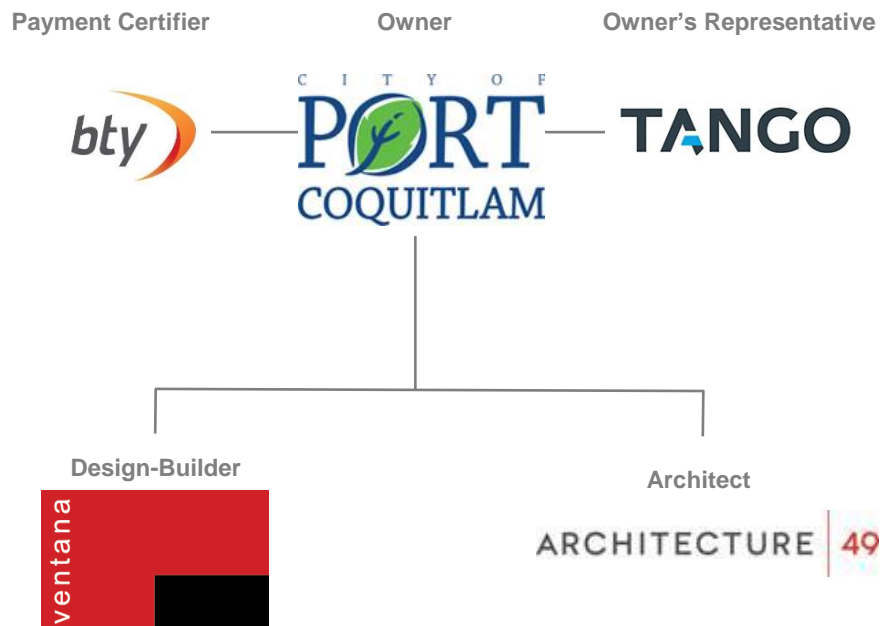


4.0 PROJECT TEAM

The following team members have been appointed to the Project:

Owner	City of Port Coquitlam
Owner's Representative	Tango Management
Design-Builder	Ventana Construction (POCO) Corp
Architect	Architecture 49
Civil Engineer	Hub Engineering
Structural Engineer	BMZ
Mechanical Engineer	WSP Canada
Electrical Engineer	Smith & Anderson
Payment Certifier	BTY Group

City of Port Coquitlam Community Recreation Complex Project Team



5.0 DESIGN AND APPROVALS STATUS

Conceptual Design

Conceptual design is complete. Please refer to our Pre-Construction Due Diligence Report (v1.2), dated October 24, 2016 for comments on the Conceptual Design.

Schematic Design

Schematic design is complete. Please refer to our Pre-Construction Due Diligence Report (v1.2), dated October 24, 2016 for comments on the Schematic Design.

Design Development & Working Drawings and Construction Documents

The Design-Builder is developing design packages in phases. These include design packages for Building Permits, Tendering and Issued for Construction.

Below is an updated summary of the key design milestone submissions, as per the revised project schedule - updated March 15, 2019:

Drawing Package	Planned Date	Actual Date	Status	Comments
Ground Works / Piling (1ABC)				
BP Submission	24-Feb-17	13-Apr-17	Complete	Construction Ongoing
IFT Drawings	24-Feb-17	6-Apr-17	Complete	Construction Ongoing
IFC Drawings	10-Apr-17	18-Aug-17	Complete	Construction Ongoing
Phase 1ABC - Structure				
IFT Drawings (F/R/C)	31-Aug-17	6-Oct-17	Complete	Construction Ongoing
IFC Drawings (F/R/C)	26-Oct-17	12-Dec-17	Complete	Construction Ongoing
IFT Drawings (S/Steel)	19-Oct-17	19-Dec-17	Complete	Construction Ongoing
IFC Drawings (S/Steel)	30-Nov-17	10-Jan-18	Complete	Construction Ongoing
Phase 1ABC Balance of Design				
BP Submission	14-Jul-17	28-Sep-17	Complete	Construction Ongoing
IFT Drawings	5-Oct-17	3-Oct-17	Complete	Construction Ongoing
IFC Drawings	16-Nov-17	31-Jan-18	Complete	Construction Ongoing
Phase 2ABC - Design				
BP Submission	19-Jan-18		Ongoing	26-Mar-19
IFT Drawings	18-Mar-18		Ongoing	21-May-19
IFC Drawings	12-Jul-18		Ongoing	31-May-19

5.0 Design and Approval Status (continued)

Permits / Regulatory Approvals

The following Building Permits have been issued for the construction works:

Regulatory Approval	Planned Date	Award Date	Status	Comments
Conservation Permit	1-Mar-17		Awarded	
Phase 1ABC Ground Works	24-Feb-17	19-Apr-17	Awarded	BP011873
Phase 1ABC Full BP	28-Sep-17	11-Oct-17	Awarded	BP011897
Phase 2ABC Full BP	18-Mar-18	11-Oct-17	Awarded	BP011897

A Development Permit was issued on August 18, 2017.

An Environmental Conservation Development Permit was scheduled to be issued to the Design-Builder on March 1, 2017. We understand this has now been issued.

Note – a part demolition permit (BP011822) was issued on March 9, 2017 for the part demolition of the Wilson Centre.

A Building Permit (BP011822) was issued to the Design-Builder on October 17, 2017. This Building Permit covers all phases of the Project. The Design-Builder will continue to submit design submissions in phases to the Owner, as per the design schedule.

6.0 PROCUREMENT & CONTRACT ADMINISTRATION

Procurement Summary

We understand that procurement and tendering is ongoing. The Design-Builder has confirmed that we will not be receiving a detailed procurement schedule, as part of their monthly reporting. The Design-Builder has included a summary of the trades awarded to date in their monthly progress report, dated March 15, 2019:

Bulk and detailed excavation Phases 1ABC;	Glazing;
Piling Phases 1ABC;	Roofing;
Mechanical and Electrical;	Metal Decking;
Refrigeration;	Pump / Place / Finish;
Formwork Phases 1AB;	Structural Steel;
Reinforcement Phases 1ABC;	Soil Anchors;
Cladding;	Insulated Metal Panels;
Steel Stud;	Paint;
Doors & Hardware;	Flooring;
Tile;	Dasher Boards;
Rink Slabs;	Overhead Doors;
Public Address;	Washroom Accessories, Partitions, & Lockers.;

6.0 *Procurement & Contract Administration (continued)*

Millwork;	Fireplace;
Concrete Polishing;	Pool Specialties;
Countertops; and	Sports Flooring & Equipment.

The following procurement milestones have been identified in the Design-Builder's schedule:

Phases 1ABC & 2ABC

- Phase 2ABC Tendering Complete by May 21, 2019.

NOTE – The Design-Builder previously indicated that this will be complete by July 26, 2018.

Furniture, Fixtures and Equipment (FF&E) Procurement

A Master Procurement Schedule has been developed that identifies all items with vendors, lead-in times, delivery and installation details. We are coordinating with the Design-Builder to ensure all enabling works and infrastructure requirements get incorporated into the design. An FF&E Coordination follow up meeting was held on August 10, 2017, that finalized the draft list. We submitted a revised FF&E list to the Design-Builder on October 18, 2017 for review and coordination. Final feedback was received on October 12, 2018.

Final points of clarification are being worked through and coordinated in-line with the Design-Builder's schedule.

An FF&E Budget is currently being finalized.

Project Coordination / Meeting

The Owner's Meeting #18 was held on February 19, 2019. Please refer to Appendix 5 of this Monthly Progress Report for a copy of the Owners Meeting Minutes #18.

The next Owner's Meeting is scheduled for March 26, 2019.

7.0 PROJECT BUDGET

Project Budget Summary

The Project Budget is summarized below:

A Design and Construction	Dollar Value
1 Design-Builder Pre Contract Costs	\$983,000
2 Design-Builder Contract Price	\$116,717,000
3 Approved Changes	\$5,173,558
4 Current (Revised) Contract Price	\$121,890,558
5 Work Certified as Completed (Base Contract)	\$57,096,903
6 Current Cost to Complete (Base Contract)	\$64,793,655
7 Lien Holdback (Base Contract)	\$5,209,690
B Non-Contract Costs	Dollar Value
8 Furniture, Fixtures & Equipment (FF&E)	\$3,750,000
9 Off-Site	\$940,876
10 Professional Services	\$2,200,000
11 Communications	\$30,000
12 Project Contingency	\$2,305,566
C Total Project Budget	\$132,100,000

The Design and Construction Budget was prepared by the Design-Builder and forms part of their CCDC14 Design-Build Stipulated Price Contract (2013).

Payment Certification

BTY Group, the Payment Certifier has issued Certificate of Payment No. 26 dated March 18, 2019, which certifies the current payment due to the Design-Builder, under the terms of the Design-Build Contract ("DBC") for the period ending February 28, 2019.

In summary, the current payment liabilities of the Owner are:

Item	Dollar Value
Current Net	\$3,099,383
Current GST (5.0%)	\$154,969
Total Current Payable to the Design-Builder	\$3,254,352
Total Current Builders Lien Holdback	\$5,209,690

Please refer to Appendix 4 of this report for a copy of Certificate of Payment No. 26.

7.0 Project Budget (continued)

Change Order Management

A summary of the approved Change Orders relative to the Project Budget between the Owner and the Design-Builder up to February 28, 2019 is as follows:

CO#	Description	Dollar Value	Contingency Allocation
1	Bonding Requirements	\$1,800,000	Project Contingency
2	Temporary Power to Site	\$34,751	Project Contingency
3	Floor Area Changes	\$1,003,236	Project Contingency
4	Off Site Design Services	\$269,998	Off Sites
5	Additional Back-Up Power	\$90,713	Project Contingency
6	Additional Off Site Design Services	\$55,875	Off Sites
7	Card Readers and Key Pads	\$16,698	Project Contingency
8	Library User Group Changes	\$86,287	Project Contingency
9	Accessible Washroom Emergency Alert	\$28,204	Project Contingency
10	Auto Door Openers	\$55,440	Project Contingency
11	Daycare - Card Readers & Alarms	\$9,834	Project Contingency
12	Additional CCTV	\$24,024	Project Contingency
MOU	Offsite Scope of Work (Phase 1A)	\$1,698,500	Off Sites
TOTAL		\$5,173,558	

Project Contingency

Design and Construction Contingency – The design and construction contingency is being managed by the Design-Builder and forms part of the DBC. Any changes to the Design and Construction Budget will have been a result of an Owner originated Change Order.

Project Contingency – The Owner is currently carrying \$2,305,566 in revised Project Contingency.

Claims Management

There were no formal claims that we are aware of during this reporting period.

8.0 PROJECT SCHEDULE

Construction Progress (February End 2019)

We conducted site inspections on February 4, 11, 19 & 25, 2019. At the time of the inspections the status of work can be summarized as follows:

- **Phase 1A: Participant Ice:** Site strip, bulk excavation and backfill is complete. Steel piling is complete. Foundation and suspended slab formwork, rebar and concrete placement is complete. Mechanical & Electrical rough-in is ongoing. Structural Steel is complete. Roof deck, masonry, internal/external framing, glazing and densglass is ongoing. Refrigeration is ongoing. Insulated Metal Panels are complete. Rink slab preparation is complete. Fit-out and finishes are ongoing.
- **Phase 1B: Leisure Ice and Library:** Site strip, bulk excavation and backfill is complete. Steel piling is complete. Foundation formwork, rebar and concrete placement is near completion. Mechanical & Electrical rough-in is ongoing. Structural steel is complete. Masonry is ongoing. Internal and external framing is ongoing. Rink slab preparation is near completion. Fit-out and finishes are ongoing.
- **Phase 1C Aquatic and Fitness Centre, All Age and Admin Areas:** Foundation formwork, rebar and concrete placement is ongoing. Suspended slabs are ongoing. Mechanical and electrical rough-in is ongoing. Glulam installation is near completion. Roof deck installation and external framing is ongoing. Tiling has commenced.

We received a copy of the Design-Builders updated schedule – ***“Port Coquitlam Community Recreation Complex – Owner’s Schedule: March 15th 2019 - Update”***.

This schedule remains very “aggressive” and there is zero margin for error and all critical path milestone dates need to be achieved in order for the schedule to be successful.

The critical path activities for Phase 1AB are now the Phase 1B Sanitary/Shaw and Telus off site works, fire alarm installation and certification, and the Occupancy process. There is no change to the Occupancy Date, despite a slight change to the completion of the off site works, as the Design-Builders has reduced the duration of the Occupancy Process by 5 days to 15 days to offset the change.

The Design-Builders deems there to be minimum risks to the balance of the remaining construction activities.

This schedule forecasts that Phase 1AB scope will be available for Occupancy at the end of the Summer and Occupancy of 1C in the Fall. The Design-Builders has included specific activities of Occupancy for Phase 1AB in this schedule which is being coordinated with the City.

We will continue to monitor the schedule very closely, focusing on the critical path activities and any associated risks that may impact Substantial Performance.

Please refer to Appendix 2 of this report for progress photographs recording construction activities during February 2019.

8.0 Project Schedule (continued)

Monthly Look Ahead

During March 2019, the following key construction activities are scheduled (based on ***“Port Coquitlam Community Recreation Complex – Owner’s Schedule: March 15th 2019 - Update”***).

- **Phase 1ABC – Rinks 2&3, Library and Div 9**
 - Complete Library Level 1 and 2 framing;
 - Complete Library Level 1 ceiling framing;
 - Commence Library Level 2 ceiling framing;
 - Complete metal cladding to Rink 2 exterior;
 - Commence metal cladding above change rooms;
 - Commence metal cladding to corridor (Div 6) exterior;
 - Complete Rink 3 water cure of slab;
 - Complete Rink 3 interior glazing;
 - Complete Library exterior glazing;
 - Commence Library interior glazing;
 - Commence installation of Elevator 2;
 - Continue with interior painting;
 - Continue with door and hardware installation;
 - Complete M&E rough-in;
 - Continue with Fire Alarm installation;
 - Complete Div 9 exterior glazing;
 - Commence Div 9 interior stud and drywall;
 - Complete tile in commercial kitchen;
 - Commence FRP in commercial kitchen;
 - Commence Div 9 tiling;
 - Commence Div 9 M&E finishes;
 - Complete metal deck and roof to crane infill (Div 12);
 - Commence glazing to crane infill (Div 12);
 - Commence Phase 1B sanitary; and
 - Commence on-site storm services.
- **Phase 1C – Aquatics and Fitness Area**
 - Continue with exterior steel stud/densglass;
 - Continue with change room tile; and
 - Continue with M&E rough-in.

Please refer to Appendix 1 of this report for a copy of the revised Design-Builder’s Owner’s Schedule: March 15th 2019 - Update.

9.0 QUALITY ASSURANCE & QUALITY CONTROL

Construction Inspection & Monitoring

The Design-Builder is implementing a Quality Assurance and Quality Control (QAQC) program through the design and construction of the project. We are working closely with the Design-Builder and provide random audits of that program, review and opine on independent testing, physically review the quality of the construction activities, identify key inspections and tests that are completed, witness critical construction activities and collaborate with the Design-Builder to ensure optimum quality is achieved and maintained at all stages of the project.

We received a copy of Architect 49's Site Report 36, dated March 4, 2019. The Lead Consultant has confirmed that the works on site are progressing generally in accordance with the IFC drawings, specifications and building permits issued to date. A copy of the Assurance Statement dated March 4, 2019 is included in Appendix 7 of this report.

Again, we did not receive copies of any concrete testing reports during this reporting period from the Design-Builder. We have requested that this is provided.

We received a copy of BMZ's Construction Review Memos dated February 5 & 21, 2019. Actions have been noted to be remedied by the Design-Builder.

We received a copy of Smith and Anderson's Job Report, dated February 27, 2019. Actions have been noted to be remedied by the Design-Builder.

We received a copy of WSP's Plumbing Field Report, dated February 27, 2019. Actions have been noted to be remedied by the Design-Builder.

We performed site inspections on February 4, 11, 19 & 25, 2019 to witness and monitor the progress of the works. Please refer to Appendix 3 of this report for copies of the Site Inspection Reports for this reporting period. Please refer to historic monthly progress reports for commentary on various QAQC inspection and monitoring activities, relative to specific reporting periods.

10.0 SAFETY AND ENVIRONMENTAL

We are not aware of any major Health & Safety incidents during this reporting period.

The Design-Builder is implementing a robust and professional Health and Safety program on site.

11.0 AREAS OF CONCERN & OUTSTANDING ISSUES

In general, all issues and actions raised within meetings and communications during February 2019 have been addressed or remain ongoing as part of the forthcoming design, procurement and construction phases.

The Design-Builder issued an updated schedule, **"Port Coquitlam Community Recreation Complex – Owner's Schedule: March 15th 2019 - Update"** during this reporting period. This schedule remains aggressive and targets a late summer Occupancy for Phase 1AB scope of work. The timely completion of the offsite servicing work that will service the project is critical in order to achieve Occupancy of the spaces.

APPENDIX 1

Port Coquitlam Community Recreation Centre Complex – Owner's
Schedule: March 15th 2019 - Update



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE

Ventana Construction Corporation
3875 Henning Dr. || Burnaby, BC || V5C 6N5
Office 604.291.9000
Fax 604.291.9992
Web VentanaConstruction.com

ID	Task Name	Duration	Start	Finish	2018																								2020																			
					2018												2020																															
					Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep																					
1	1 Port Coquitlam Recreation Centre	1194 days	Fri 2/24/17	Mon 10/25/21	entre																																											
2	1.1 Design Phases	144 days	Fri 2/24/17	Wed 9/20/17	Phases													Sep 20																														
3	1.1.1 Phase 1ABC - Groundworks	55 days	Fri 2/24/17	Fri 5/12/17	works													May 12																														
9	1.1.2 Pile tender and award	60 days	Mon 6/26/17	Wed 9/20/17	ile tender and award													Sep 20																														
13	1.2 Phase 1ABC - Design - Structure	560 days	Fri 2/24/17	Tue 5/21/19	cture																									May 21																		
14	1.2.1 Formwork/Reinforcing	190 days	Fri 2/24/17	Mon 11/27/17	rcing													Nov 27																														
19	1.2.2 Structural Steel & Glulam	90 days	Fri 9/22/17	Fri 2/2/18																															Feb 2													
24	1.2.3 Phase 1ABC - Design - Balance	329 days	Mon 5/8/17	Fri 8/31/18	esign - Balance													Aug 31																														
34	1.2.4 Phase 2ABC - Design	160 days	Tue 10/2/18	Tue 5/21/19																															May 21													
35	1.2.4.1 IFT Drawings	0 days	Tue 10/2/18	Tue 10/2/18																															Oct 2													
36	1.2.4.2 Internal Review and Revisions	6 mons	Wed 10/3/18	Tue 3/26/19																															Mar 26													
37	1.2.4.3 Full BP Submission and review	50 days	Wed 1/16/19	Tue 3/26/19																															Mar 26													
38	1.2.4.4 Tender	40 days	Wed 3/27/19	Tue 5/21/19																															May 21													
39	1.2.4.5 IFC Drawings	25 days	Wed 3/27/19	Tue 4/30/19																															Apr 30													
40	1.3 Construction Phases	1062 days	Tue 9/5/17	Mon 10/25/21	Construction Phases																																											
41	1.3.1 Phase 1AB	477 days	Tue 9/5/17	Mon 7/29/19	Phase 1AB																															Jul 29												
42	1.3.1.1 Bulk Excavation	15 days	Tue 9/5/17	Mon 9/25/17	Bulk Excavation													Sep 25																														
43	1.3.1.2 Piling	60 days	Thu 9/21/17	Fri 12/15/17	Piling													Dec 15																														
44	1.3.1.3 Parkade Foundations(GL 1B-F)	20 days	Mon 6/11/18	Mon 7/9/18	Parkade Foundations(GL 1B-F)													Jul 9																														
45	1.3.1.4 Backfill Parkade Walls	10 days	Tue 7/10/18	Mon 7/23/18	Backfill Parkade Walls													Jul 23																														
46	1.3.1.5 M&E Rough In	250 days	Mon 6/11/18	Wed 6/5/19	M&E Rough In																															Jun 5												
47	1.3.1.6 Footings/Column/Wall	80 days	Mon 12/18/17	Tue 4/17/18	Footings/Column/Wall													Apr 17																														
48	1.3.1.7 SOG(at suspended)	20 days	Mon 3/19/18	Tue 4/17/18	SOG(at suspended)													Apr 17																														
49	1.3.1.8 Suspended Slabs area AB	55 days	Fri 6/8/18	Mon 8/27/18	Suspended Slabs area AB													Aug 27																														
50	1.3.1.9 Structural Steel	98.5 days	Tue 6/19/18	Thu 11/8/18	Structural Steel													Nov 8																														
51	1.3.1.9.1 div 1	10 days	Tue 6/19/18	Tue 7/3/18	div 1													Jul 20																														
52	1.3.1.9.2 div 2 refrigeration	10 days	Mon 7/9/18	Fri 7/20/18	div 2 refrigeration													Aug 13																														
53	1.3.1.9.3 div 3&4 rink 2	3 wks	Mon 7/23/18	Mon 8/13/18	div 3&4 rink 2													Aug 23																														
54	1.3.1.9.4 div 5 library	1.5 wks	Tue 8/14/18	Thu 8/23/18	div 5 library													Sep 7																														
55	1.3.1.9.5 div 6 corridor	2 wks	Thu 8/23/18	Fri 9/7/18	div 6 corridor													Oct 15																														
56	1.3.1.9.6 div 7 & 8 rink 3	3 wks	Fri 9/21/18	Mon 10/15/18	div 7 & 8 rink 3													Oct 29																														
57	1.3.1.9.7 Metal Decking	65 days	Wed 7/25/18	Mon 10/29/18	Metal Decking													Nov 8																														
58	1.3.1.9.8 IMP cladding install	50.5 days	Tue 8/28/18	Thu 11/8/18	IMP cladding install													Oct 5																														
59	1.3.1.9.8.1 IMP to refrigeration	1.5 wks	Wed 9/26/18	Fri 10/5/18	IMP to refrigeration													Sep 25																														
60	1.3.1.9.8.2 IMP to rink 2	4 wks	Tue 8/28/18	Tue 9/25/18	IMP to rink 2													Oct 29																														
61	1.3.1.9.8.3 IMP above change rooms	2 wks	Mon 10/15/18	Mon 10/29/18	IMP above change rooms													Nov 8																														
62	1.3.1.9.8.4 IMP to rink 3	8 days	Mon 10/29/18	Thu 11/8/18	IMP to rink 3													Feb 22																														
63	1.3.1.10 Roofing	107.5 days	Wed 9/19/18	Fri 2/22/19	Roofing													Nov 29																														
64	1.3.1.10.1 roofing div 1 & 2	10 days	Fri 11/16/18	Thu 11/29/18	roofing div 1 & 2													Nov 15																														
65	1.3.1.10.2 roofing div 3& 4	40 days	Wed 9/19/18	Thu 11/15/18	roofing div 3& 4													Feb 22																														
66	1.3.1.10.3 roofing div 5	15 days	Fri 2/1/19	Fri 2/22/19	roofing div 5													Feb 22																														
67	1.3.1.10.4 roofing div 6	15 days	Fri 2/1/19	Fri 2/22/19	roofing div 6													Feb 1																														
68	1.3.1.10.5 roofing div 7& 8	25 days	Fri 12/28/18	Fri 2/1/19	roofing div 7& 8													Jan 18																														
69	1.3.1.11 Exterior steel stud/densglass	115.5 days	Wed 8/1/18	Fri 1/18/19	Exterior steel stud/densglass													Aug 7																														
70	1.3.1.11.1 steel stud framing to div 1 exterior	4 days	Wed 8/1/18	Tue 8/7/18	steel stud framing to div 1 exterior													Aug 28																														
71	1.3.1.11.2 steel stud framing div 2 exterior	3 wks	Wed 8/8/18	Tue 8/28/18	steel stud framing div 2 exterior													Jan 18																														
72	1.3.1.11.3 steel stud framing div 5 exterior	3 wks	Fri 12/28/18	Fri 1/18/19	steel stud framing div 5 exterior													Dec 28																														
73	1.3.1.11.4 steel stud framing div 6 exterior	5 wks	Tue 11/20/18	Fri 12/28/18	steel stud framing div 6 exterior													Jan 18																														
74	1.3.1.11.5 steel stud framing div 6 interior	3 wks	Fri 12/28/18	Fri 1/18/19	steel stud framing div 6 interior													Dec 11																														
75	1.3.1.11.6 steel stud to facia div 7&8	15 days	Tue 11/20/18	Tue 12/11/18	steel stud to facia div 7&8													May 29																														
76	1.3.1.12 Interior steel stud/drywall/ceilings	205 days	Wed 8/8/18	Wed 5/29/19	Interior steel stud/drywall/ceilings													Aug 10																														
77	1.3.1.12.1 level 2 mechanical room framing	3 days	Wed 8/8/18	Fri 8/10/18	level 2 mechanical room framing													Dec 21																														
78	1.3.1.12.2 level 2 div 2 area framing	3 wks	Mon 12/3/18	Fri 12/21/18	level 2 div 2 area framing													Feb 27																														
79	1.3.1.12.3 level 1 elevator 2 lobby framing	5 days	Thu 2/21/19	Wed 2/27/19	level 1 elevator 2 lobby framing													Jan 23																														
80	1.3.1.12.4 level 2 ceilings grid 1b11 to 1A7 framing	20 days	Thu 12/27/18	Wed 1/23/19	level 2 ceilings grid 1b11 to 1A7 framing													Mar 22																														
81	1.3.1.12.5 library level 1 framing	5 days	Fri 3/15/19	Fri 3/22/19	library level 1 framing																																											



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
March 15th 2019 - Update

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ID	Task Name	Duration	Start	Finish																									
					2018												2020												
					Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep		
82	1.3.1.12.6 library level 2 framing	5 days	Fri 3/22/19	Fri 3/29/19																									
83	1.3.1.12.7 library level 1 ceiling framing	3 days	Fri 3/22/19	Wed 3/27/19																									
84	1.3.1.12.8 library level 2 ceiling framing	10 days	Fri 3/29/19	Fri 4/12/19																									
85	1.3.1.12.9 drywall boarding and taping	90 days	Thu 12/27/18	Wed 5/1/19																									
86	1.3.1.12.10 tbar install 1b11 to 1A7	20 days	Thu 4/18/19	Wed 5/15/19																									
87	1.3.1.12.11 tbar install library	10 days	Thu 5/16/19	Wed 5/29/19																									
88	1.3.1.13 Metal cladding installation	110 days	Fri 1/4/19	Fri 6/7/19																									
89	1.3.1.13.1 metal cladding to rink 2	30 days	Fri 2/22/19	Fri 4/5/19																									
90	1.3.1.13.1.1 metal cladding rink 2 exterior	15 days	Fri 2/22/19	Fri 3/15/19																									
91	1.3.1.13.1.2 metal cladding above change rooms	15 days	Fri 3/15/19	Fri 4/5/19																									
92	1.3.1.13.2 corridor (Div 6)	70 days	Fri 1/4/19	Fri 4/12/19																									
93	1.3.1.13.2.1 metal cladding to corridor exterior	20 days	Fri 3/15/19	Fri 4/12/19																									
94	1.3.1.13.2.2 metal cladding temporary	20 days	Fri 1/4/19	Fri 2/1/19																									
95	1.3.1.13.3 metal cladding rink 3	40 days	Fri 4/12/19	Fri 6/7/19																									
96	1.3.1.13.3.1 metal cladding rink 3 exterior	40 days	Fri 4/12/19	Fri 6/7/19																									
97	1.3.1.13.4 library	35 days	Fri 4/12/19	Fri 5/31/19																									
98	1.3.1.13.4.1 metal cladding library	35 days	Fri 4/12/19	Fri 5/31/19																									
99	1.3.1.14 Refrigeration Plant equipment install	156.5 days	Mon 11/5/18	Mon 6/17/19																									
100	1.3.1.14.1 rink 2 place sand	10 days	Mon 11/5/18	Mon 11/19/18																									
101	1.3.1.14.2 rink 2 insulation install	10 days	Tue 11/20/18	Mon 12/3/18																									
102	1.3.1.14.3 rink 2 refrigeration pipe install	2 wks	Tue 12/4/18	Mon 12/17/18																									
103	1.3.1.14.4 cast rink 2 slab	1 day	Tue 12/18/18	Tue 12/18/18																									
104	1.3.1.14.5 water cure slab	2 wks	Wed 12/19/18	Fri 1/4/19																									
105	1.3.1.14.6 paint rink 2 interior	10 days	Mon 1/7/19	Fri 1/18/19																									
106	1.3.1.14.7 rink 3 complete perimeter slab	5 days	Fri 12/28/18	Fri 1/4/19																									
107	1.3.1.14.8 rink 3 install structural slab	5 days	Fri 12/14/18	Fri 12/21/18																									
108	1.3.1.14.9 rink 3 place sand	5 days	Fri 2/1/19	Fri 2/8/19																									
109	1.3.1.14.10 rink 3 insulation install	5 days	Fri 2/8/19	Fri 2/15/19																									
110	1.3.1.14.11 rink 3 refrigeration pipe install	2 wks	Fri 2/15/19	Fri 3/1/19																									
111	1.3.1.14.12 cast rink 3 slab	1 day	Fri 3/1/19	Mon 3/4/19																									
112	1.3.1.14.13 water cure slab	2 wks	Mon 3/4/19	Mon 3/18/19																									
113	1.3.1.14.14 paint rink 3	10 days	Mon 3/18/19	Mon 4/1/19																									
114	1.3.1.14.15 refrigeration plant commissioning and startup	27 days	Mon 4/1/19	Wed 5/8/19																									
115	1.3.1.14.16 Dasher Boards	30 days	Mon 4/15/19	Mon 5/27/19																									
116	1.3.1.14.17 Rink puck netting	15 days	Mon 5/27/19	Mon 6/17/19																									
117	1.3.1.14.18 score clocks	10 days	Mon 5/27/19	Mon 6/10/19																									
118	1.3.1.14.19 mech and elect finishes	60 days	Mon 1/21/19	Fri 4/12/19																									
119	1.3.1.15 Glazing	112.5 days	Thu 11/1/18	Fri 4/12/19																									
120	1.3.1.15.1 Rink 2 exterior glazing	30 days	Thu 11/1/18	Thu 12/13/18																									
121	1.3.1.15.2 Public corridor glazing	20 days	Wed 1/2/19	Tue 1/29/19																									
122	1.3.1.15.3 rink 3 exterior glazing	3 wks	Wed 1/30/19	Tue 2/19/19																									
123	1.3.1.15.4 rink 2 interior glazing	2 wks	Fri 12/14/18	Tue 1/1/19																									
124	1.3.1.15.5 rink 3 interior glazing	3 wks	Wed 2/20/19	Tue 3/12/19																									
125	1.3.1.15.6 Library exterior glazing	4 wks	Fri 2/15/19	Fri 3/15/19																									
126	1.3.1.15.7 Library interior glazing	4 wks	Fri 3/15/19	Fri 4/12/19																									
127	1.3.1.16 Interior and Exterior Block Walls &Masonry	133 days	Tue 8/7/18	Fri 2/15/19																									
128	1.3.1.16.1 hockey change rooms	4 wks	Tue 8/7/18	Tue 9/4/18																									
129	1.3.1.16.2 rink 3 storage rooms	2 wks	Wed 9/5/18	Tue 9/18/18																									
130	1.3.1.16.3 elevator 2 machine room	3 days	Wed 9/19/18	Fri 9/21/18																									
131	1.3.1.16.4 exterior masonry changerooms	10 days	Mon 1/7/19	Fri 1/18/19																									
132	1.3.1.16.5 exterior masonry rink 2	10 days	Mon 1/21/19	Fri 2/1/19																									
133	1.3.1.16.6 exterior masonry refrigeration	10 days	Mon 2/4/19	Fri 2/15/19																									
134	1.3.1.17 Elevators	40 days	Fri 3/22/19	Fri 5/17/19																									
135	1.3.1.17.1 elevator 2	4 wks	Fri 3/22/19	Fri 4/19/19																									
136	1.3.1.17.2 elevator 1	4 wks	Fri 4/19/19	Fri 5/17/19																									
137	1.3.1.18 Interior Finishes	120 days	Thu 1/10/19	Wed 6/26/19																									



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
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ID	Task Name	Duration	Start	Finish																												
					2018														2020													
					Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep					
138	1.3.1.18.1 interior painting	115 days	Thu 1/10/19	Wed 6/19/19	interior painting → Jun 19																											
139	1.3.1.18.2 roll up doors	2 wks	Wed 4/10/19	Tue 4/23/19	roll up doors → Apr 23																											
140	1.3.1.18.3 rubber skate floor installation	6 wks	Thu 5/16/19	Wed 6/26/19	rubber skate floor installation → Jun 26																											
141	1.3.1.18.4 polished concrete floors	6 wks	Thu 5/2/19	Wed 6/12/19	polished concrete floors → Jun 12																											
142	1.3.1.18.5 sheet flooring installation	4 wks	Thu 5/2/19	Wed 5/29/19	sheet flooring installation → May 29																											
143	1.3.1.18.6 ceramic tile	8 wks	Fri 1/18/19	Thu 3/14/19	ceramic tile → Mar 14																											
144	1.3.1.18.7 pedimats	5 days	Thu 6/13/19	Wed 6/19/19	pedimats → Jun 19																											
145	1.3.1.18.8 Millwork	40 days	Thu 4/18/19	Wed 6/12/19	Millwork → Jun 12																											
146	1.3.1.18.9 sliding grills	1 wk	Thu 6/13/19	Wed 6/19/19	sliding grills → Jun 19																											
147	1.3.1.18.10 doors and hardware installation	4 mons	Thu 1/10/19	Wed 5/1/19	doors and hardware installation → May 1																											
148	1.3.1.19 Mechanical and electrical	280 days	Mon 6/4/18	Wed 7/10/19	Mechanical and electrical → Jul 10																											
149	1.3.1.19.1 mechanical and electrical roughin	190 days	Mon 6/4/18	Wed 3/6/19	mechanical and electrical roughin → Mar 6																											
150	1.3.1.19.2 fire sprinkler system install	115 days	Tue 9/4/18	Mon 2/18/19	fire sprinkler system install → Feb 18																											
151	1.3.1.19.3 M&E Finishes	60 days	Thu 4/18/19	Wed 7/10/19	M&E Finishes → Jul 10																											
152	1.3.1.19.4 Fire alarm installation	115 days	Mon 12/3/18	Wed 5/15/19	Fire alarm installation → May 15																											
153	1.3.1.20 Div 9 admin and kitchen grid 1c6 to 1c13	146 days	Mon 6/4/18	Thu 1/3/19	Div 9 admin and kitchen grid 1c6 to 1c13 → Jan 3																											
154	1.3.1.20.1 Basement Foundations & slab on grade div 9	50 days	Mon 6/4/18	Tue 8/14/18	Basement Foundations & slab on grade div 9 → Aug 14																											
155	1.3.1.20.2 Suspended Slab - Level 1 kitchen	20 days	Wed 8/22/18	Wed 9/19/18	Suspended Slab - Level 1 kitchen → Sep 19																											
156	1.3.1.20.3 suspended slab level 2 admin	10 days	Thu 9/27/18	Thu 10/11/18	suspended slab level 2 admin → Oct 11																											
157	1.3.1.20.4 Structural Steel div 9 Grid 1C-8 to 1C-13	10 days	Wed 10/31/18	Wed 11/14/18	Structural Steel div 9 Grid 1C-8 to 1C-13 → Nov 14																											
158	1.3.1.20.5 Metal Decking div 9 Grid 1C-8 to 1C-13	5 days	Tue 11/13/18	Mon 11/19/18	Metal Decking div 9 Grid 1C-8 to 1C-13 → Nov 19																											
159	1.3.1.20.6 Exterior steel stud/densglass	2 wks	Tue 12/18/18	Thu 1/3/19	Exterior steel stud/densglass → Jan 3																											
160	1.3.1.21 Div 9 - Metal cladding	20 days	Fri 5/3/19	Fri 5/31/19	Div 9 - Metal cladding → May 31																											
161	1.3.1.21.1 metal cladding to Div 9	20 days	Fri 5/3/19	Fri 5/31/19	metal cladding to Div 9 → May 31																											
162	1.3.1.22 Div-9 Glazing	30 days	Fri 3/1/19	Thu 4/11/19	Div-9 Glazing → Apr 11																											
163	1.3.1.22.1 exterior glazing	4 wks	Fri 3/1/19	Thu 3/28/19	exterior glazing → Mar 28																											
164	1.3.1.22.2 interior glazing	2 wks	Fri 3/29/19	Thu 4/11/19	interior glazing → Apr 11																											
165	1.3.1.23 interior block walls	20 days	Tue 11/20/18	Mon 12/17/18	interior block walls → Dec 17																											
166	1.3.1.24 interior stud and drywall div 9	20 days	Fri 3/29/19	Thu 4/25/19	interior stud and drywall div 9 → Apr 25																											
167	1.3.1.25 Div 9 Commercial Kitchen	59 days	Fri 3/15/19	Wed 6/5/19	Div 9 Commercial Kitchen → Jun 5																											
168	1.3.1.25.1 Ceramic tile	10 days	Fri 3/15/19	Thu 3/28/19	Ceramic tile → Mar 28																											
169	1.3.1.25.2 FRP	4 days	Fri 3/29/19	Wed 4/3/19	FRP → Apr 3																											
170	1.3.1.25.3 Kitchen Buildout	1.5 mons	Thu 4/4/19	Wed 5/15/19	Kitchen Buildout → May 15																											
171	1.3.1.25.4 Commissioning	2 wks	Thu 5/16/19	Wed 5/29/19	Commissioning → May 29																											
172	1.3.1.25.5 Fraser Health Inspections and Certification	1 wk	Thu 5/30/19	Wed 6/5/19	Fraser Health Inspections and Certification → Jun 5																											
173	1.3.1.26 Div 9 Interior Finishes	60 days	Fri 3/29/19	Thu 6/20/19	Div 9 Interior Finishes → Jun 20																											
174	1.3.1.26.1 sheet flooring installation	25 days	Fri 4/26/19	Thu 5/30/19	sheet flooring installation → May 30																											
175	1.3.1.26.2 ceramic tile	20 days	Fri 3/29/19	Thu 4/25/19	ceramic tile → Apr 25																											
176	1.3.1.26.3 carpet installation	15 days	Fri 5/31/19	Thu 6/20/19	carpet installation → Jun 20																											
177	1.3.1.26.4 doors and hardware installation	15 days	Fri 4/26/19	Thu 5/16/19	doors and hardware installation → May 16																											
178	1.3.1.26.5 interior painting	30 days	Fri 4/26/19	Thu 6/6/19	interior painting → Jun 6																											
179	1.3.1.26.6 Millwork	15 days	Fri 5/17/19	Thu 6/6/19	Millwork → Jun 6																											
180	1.3.1.27 Div 9 Mechanical and electrical	137 days	Tue 11/20/18	Mon 6/3/19	mechanical and electrical roughin → Mar 14																											
181	1.3.1.27.1 mechanical and electrical roughin	80 days	Tue 11/20/18	Thu 3/14/19	fire sprinkler system install → Jun 6																											
182	1.3.1.27.2 fire sprinkler system install	20 days	Fri 5/10/19	Thu 6/6/19	Fire alarm installation → May 30																											
183	1.3.1.27.3 Fire alarm installation	75 days	Fri 2/15/19	Thu 5/30/19	M&E Finishes → May 13																											
184	1.3.1.27.4 M&E Finishes	40 days	Tue 3/19/19	Mon 5/13/19	Div 12 Crane infill → Jun 3																											
185	1.3.1.28 Div 12 Crane infill	67 days	Fri 3/1/19	Mon 6/3/19	Structural steel → Mar 14																											
186	1.3.1.28.1 Structural steel	2 wks	Fri 3/1/19	Thu 3/14/19	Metal deck → Mar 18																											
187	1.3.1.28.2 Metal deck	2 days	Fri 3/15/19	Mon 3/18/19	Roofing → Mar 25																											
188	1.3.1.28.3 Roofing	1 wk	Tue 3/19/19	Mon 3/25/19	Glazing → Apr 8																											
189	1.3.1.28.4 Glazing	2 wks	Tue 3/26/19	Mon 4/8/19	Interior finishes → Jun 3																											
190	1.3.1.28.5 Interior finishes	2 mons	Tue 4/9/19	Mon 6/3/19	Offsite Civil work → May 24																											
191	1.3.1.29 Offsite Civil work	50 days	Mon 3/18/19	Fri 5/24/19	Phase 1B Sanitary → May 17																											
192	1.3.1.29.1 Phase 1B Sanitary	45 days	Mon 3/18/19	Fri 5/17/19	Phase 1B Shaw / Telus → May 2																											
193	1.3.1.29.2 Phase 1B Shaw / Telus	20 days	Fri 4/5/19	Thu 5/2/19																												



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
March 15th 2019 - Update

Ventana Construction Corporation
3875 Henning Dr. || Burnaby, BC || V5C 6N5
Office 604.291.9000
Fax 604.291.9992
Web VentanaConstruction.com

ID	Task Name	Duration	Start	Finish	2018														2020														
					Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep						
194	1.3.1.29.3 Phase 1B Waterworks	7 days	Fri 5/3/19	Mon 5/13/19																													
195	1.3.1.29.4 Phase 1B Storm	9 days	Tue 5/14/19	Fri 5/24/19																													
196	1.3.1.30 Onsite Civil work	50 days	Mon 3/18/19	Fri 5/24/19																													
197	1.3.1.30.1 Onsite storm	6 wks	Mon 3/18/19	Fri 4/26/19																													
198	1.3.1.30.2 Onsite sidewalks and paving	4 wks	Mon 4/29/19	Fri 5/24/19																													
199	1.3.1.31 Commissioning	53 days	Thu 5/2/19	Mon 7/15/19																													
200	1.3.1.31.1 electrical start up	10 days	Thu 5/2/19	Wed 5/15/19																													
201	1.3.1.31.2 mechanical startup	10 days	Thu 5/9/19	Wed 5/22/19																													
202	1.3.1.31.3 refrigeration plant commissioning and startup	27 days	Mon 5/13/19	Wed 6/19/19																													
203	1.3.1.31.4 comissioning report	30 days	Thu 5/23/19	Wed 7/3/19																													
204	1.3.1.31.5 fire alarm verification	19 days	Fri 5/24/19	Wed 6/19/19																													
205	1.3.1.31.6 exterior landscape works	20 days	Mon 5/27/19	Fri 6/21/19																													
206	1.3.1.31.7 Occupancy Process	15 days	Tue 6/25/19	Mon 7/15/19																													
207	1.3.1.32 PoCo FF+E and Facility Staff Training	38 days	Thu 6/6/19	Mon 7/29/19																													
208	1.3.1.32.1 Building Operations Staff Training	2 wks	Tue 7/2/19	Mon 7/15/19																													
209	1.3.1.32.2 IT staff introduction and setup	3 wks	Thu 6/20/19	Wed 7/10/19																													
210	1.3.1.32.3 Ice Rinks	28.5 days	Wed 6/19/19	Mon 7/29/19																													
211	1.3.1.32.3.1 Rink facility staff intro and training	1 wk	Wed 6/19/19	Wed 6/26/19																													
212	1.3.1.32.3.2 Build ice sheets, rinks 2 and 3	2 wks	Tue 7/16/19	Mon 7/29/19																													
213	1.3.1.32.3.3 Rink facility staff transition	2 wks	Tue 7/16/19	Mon 7/29/19																													
214	1.3.1.32.4 Amenity Spaces and offices	25 days	Tue 6/25/19	Mon 7/29/19																													
215	1.3.1.32.4.1 Rec staff intro and orientation	1 wk	Tue 6/25/19	Mon 7/1/19																													
216	1.3.1.32.4.2 Amenity space FF+E / move-in	2 wks	Tue 7/2/19	Mon 7/15/19																													
217	1.3.1.32.4.3 VCC takeover of Wilson Centre, start decommission process	0 days	Mon 7/29/19	Mon 7/29/19																													
218	1.3.1.32.5 Library	28.5 days	Wed 6/19/19	Mon 7/29/19																													
219	1.3.1.32.5.1 Library staff intro and orientation	1 wk	Wed 6/19/19	Wed 6/26/19																													
220	1.3.1.32.5.2 Library FF+E / move-in	2 wks	Tue 7/2/19	Mon 7/15/19																													
221	1.3.1.32.5.3 VCC takeover of existing library, start decommission process	0 days	Mon 7/29/19	Mon 7/29/19																													
222	1.3.1.32.6 Kitchen / Concession	15 days	Thu 6/6/19	Wed 6/26/19																													
223	1.3.1.32.6.1 Kitchen staff training	1 wk	Thu 6/6/19	Wed 6/12/19																													
224	1.3.1.32.6.2 Kitchen staff move-in	10 days	Thu 6/13/19	Wed 6/26/19																													
225	1.3.2 Phase 1C	472 days	Mon 12/18/18	Wed 10/30/19																													
226	1.3.2.1 Piling	20 days	Mon 12/18/18	Thu 1/18/18																													
227	1.3.2.1.1 Uplift Anchors	20 days	Mon 12/18/18	Thu 1/18/18																													
228	1.3.2.2 pool and fitness Area	360 days	Mon 6/4/18	Wed 10/30/19																													
229	1.3.2.2.1 Pool Foundations	60 days	Mon 6/4/18	Tue 8/28/18																													
230	1.3.2.2.2 level 1 suspended fitness	20 days	Wed 8/29/18	Wed 9/26/18																													
231	1.3.2.2.3 Pool Piping/Electrical	50 days	Mon 6/4/18	Tue 8/14/18																													
232	1.3.2.2.4 Suspended Deck	20 days	Wed 8/15/18	Wed 9/12/18																													
233	1.3.2.2.5 Pool tank walls and features Grid 1CJ to 1CP	50 days	Wed 8/15/18	Thu 10/25/18																													
234	1.3.2.2.6 M&E Rough In	175 days	Thu 9/13/18	Wed 5/22/19																													
235	1.3.2.2.7 Suspended Slab - level 2 fitness	20 days	Thu 9/27/18	Thu 10/25/18																													
236	1.3.2.2.8 Glulams	50 days	Thu 11/15/18	Mon 1/28/19																													
237	1.3.2.2.9 metal decking to the pool	20 days	Tue 1/29/19	Mon 2/25/19																													
238	1.3.2.2.10 exterior steel Stud/Densglass	30 days	Tue 2/26/19	Mon 4/8/19																													
239	1.3.2.2.11 Roofing	20 days	Tue 4/9/19	Mon 5/6/19																													
240	1.3.2.2.12 Metal Cladding	50 days	Tue 4/9/19	Mon 6/17/19																													
241	1.3.2.2.13 Glazing	60 days	Tue 4/9/19	Mon 7/1/19																													
242	1.3.2.2.14 Interior Stud/Drywall	45 days	Tue 4/30/19	Mon 7/1/19																													
243	1.3.2.2.15 Interior Block Walls	40 days	Mon 11/26/18	Wed 1/23/19																													
244	1.3.2.2.16 Change Room Tile	50 days	Thu 2/21/19	Wed 5/1/19																													
245	1.3.2.2.17 Pool Tile	60 days	Thu 5/2/19	Wed 7/24/19																													
246	1.3.2.2.18 Pool Finishes(Lockers, Grating, Ladders, etc.)	30 days	Thu 7/25/19	Wed 9/4/																													



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE

Ventana Construction Corporation
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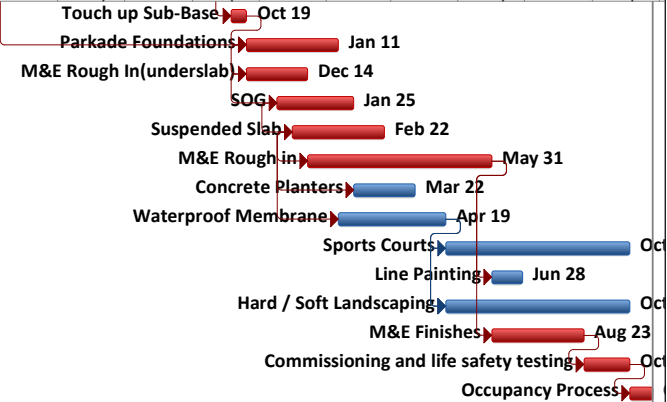
ID	Task Name	Duration	Start	Finish
2018				
JanMarMayJulSepNov				
2019				
JanMarMayJulSepNov				
2020				
JanMarMayJulSepNov				
2021				
JanMarMayJulSep				
249	1.3.2.2.21 Millwork	30 days	Tue 8/27/19	Mon 10/7/19
250	1.3.2.2.22 Commissioning	10 days	Tue 7/9/19	Mon 7/22/19
251	1.3.2.2.23 Pool Commissioning	20 days	Thu 9/5/19	Wed 10/2/19
252	1.3.2.2.24 Commissioning	45 days	Tue 8/27/19	Mon 10/28/19
253	1.3.2.2.24.1 electrical start up	10 days	Tue 8/27/19	Mon 9/9/19
254	1.3.2.2.24.2 mechanical startup	10 days	Tue 9/3/19	Mon 9/16/19
255	1.3.2.2.24.3 comissioning report	30 days	Tue 9/17/19	Mon 10/28/19
256	1.3.2.2.24.4 fire alarm verification	25 days	Tue 8/27/19	Mon 9/30/19
257	1.3.2.2.25 exterior landscape works	40 days	Tue 7/30/19	Mon 9/23/19
258	1.3.2.2.26 Occupancy Process	20 days	Thu 10/3/19	Wed 10/30/19
259	1.3.3 Phase 2	595 days	Tue 7/16/19	Mon 10/25/21
260	1.3.3.1 Demo	90 days	Tue 7/16/19	Mon 11/18/19
261	1.3.3.1.1 Existing Rink Abatement	60 days	Tue 7/16/19	Mon 10/7/19
262	1.3.3.1.2 Make Safes and Demolition	60 days	Tue 8/27/19	Mon 11/18/19
263	1.3.3.1.3 Existing library abatement	4 wks	Tue 7/16/19	Mon 8/12/19
264	1.3.3.1.4 Library make safes and demolition	2 mons	Tue 8/13/19	Mon 10/7/19
265	1.3.3.2 Phase 2ABC	535 days	Tue 10/8/19	Mon 10/25/21
266	1.3.3.2.1 Phase 2A	455 days	Tue 10/8/19	Mon 7/5/21
267	1.3.3.2.1.1 Bulk Excavation	20 days	Tue 10/8/19	Mon 11/4/19
268	1.3.3.2.1.2 Piling	30 days	Tue 11/5/19	Mon 12/16/19
269	1.3.3.2.1.3 Backfill	15 days	Tue 12/17/19	Mon 1/6/20
270	1.3.3.2.1.4 M&E Rough In	200 days	Tue 12/17/19	Mon 9/21/20
271	1.3.3.2.1.5 Footings/Column/Wall	50 days	Tue 1/7/20	Mon 3/16/20
272	1.3.3.2.1.6 SOG	15 days	Tue 3/17/20	Mon 4/6/20
273	1.3.3.2.1.7 Suspended Slabs/Bleachers	60 days	Tue 4/7/20	Mon 6/29/20
274	1.3.3.2.1.8 Structural Steel	40 days	Tue 10/6/20	Mon 11/30/20
275	1.3.3.2.1.9 Metal Decking	20 days	Tue 12/1/20	Mon 12/28/20
276	1.3.3.2.1.10 Roofing	50 days	Tue 12/29/20	Mon 3/8/21
277	1.3.3.2.1.11 Insulated Metal Panel	50 days	Tue 12/29/20	Mon 3/8/21
278	1.3.3.2.1.12 Glazing	40 days	Tue 3/9/21	Mon 5/3/21
279	1.3.3.2.1.13 Interior Block Walls	50 days	Tue 3/9/21	Mon 5/17/21
280	1.3.3.2.1.14 Rink Slab	45 days	Tue 3/9/21	Mon 5/10/21
281	1.3.3.2.1.15 Dasher Boards	20 days	Tue 5/11/21	Mon 6/7/21
282	1.3.3.2.1.16 Interior Steel Stud/Drywall	35 days	Tue 3/9/21	Mon 4/26/21
283	1.3.3.2.1.17 Interior Finishes	30 days	Tue 4/27/21	Mon 6/7/21
284	1.3.3.2.1.18 M&E Finishes	15 days	Tue 6/1/21	Mon 6/21/21
285	1.3.3.2.1.19 Millwork	20 days	Tue 5/25/21	Mon 6/21/21
286	1.3.3.2.1.20 Commissioning	10 days	Tue 6/22/21	Mon 7/5/21
287	1.3.3.2.2 Phase 2C(GL 1B-F - 2B-E)	435 days	Tue 11/5/19	Mon 7/5/21
288	1.3.3.2.2.1 Bulk Excavation	30 days	Tue 11/5/19	Mon 12/16/19
289	1.3.3.2.2.2 Piling(Balance)	50 days	Tue 12/17/19	Mon 2/24/20
290	1.3.3.2.2.3 Parkade Foundations(GL 1B-F - 2B-E)	40 days	Tue 1/14/20	Mon 3/9/20
291	1.3.3.2.2.4 M&E Rough In	200 days	Tue 1/14/20	Mon 10/19/20
292	1.3.3.2.2.5 SOG(GL 1B-F - 2B-E)	30 days	Tue 3/10/20	Mon 4/20/20
293	1.3.3.2.2.6 Suspended Slab(GL 1B-F - 2B-E)	60 days	Tue 4/21/20	Mon 7/13/20
294	1.3.3.2.2.7 Structural Steel	60 days	Tue 7/14/20	Mon 10/5/20
295	1.3.3.2.2.8 Metal Decking	25 days	Tue 10/6/20	Mon 11/9/20
296	1.3.3.2.2.9 Roofing	20 days	Tue 11/10/20	Mon 12/7/20
297	1.3.3.2.2.10 Metal Cladding	50 days	Tue 11/10/20	Mon 1/18/21
298	1.3.3.2.2.11 Glazing	80 days	Tue 1/19/21	Mon 5/10/21
299	1.3.3.2.2.12 Interior Steel Stud/Drywall	60 days	Tue 12/8/20	Mon 3/1/21
300	1.3.3.2.2.13 Interior Finishes	60 days	Tue 3/2/21	Mon 5/24/21
301	1.3.3.2.2.14 Millwork	30 days	Tue 4/13/21	Mon 5/24/21
302	1.3.3.2.2.15 M&E Finishes	20 days	Tue 5/11/21	Mon 6/7/21
303	1.3.3.2.2.16 Commissioning	15 days	Tue 6/15/21	Mon 7/5/21
304	1.3.3.2.3 Phase 2B(GL 2B-E - 2B-N)	275 days	Tue 10/6/20	Mon 10/25/21



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
March 15th 2019 - Update

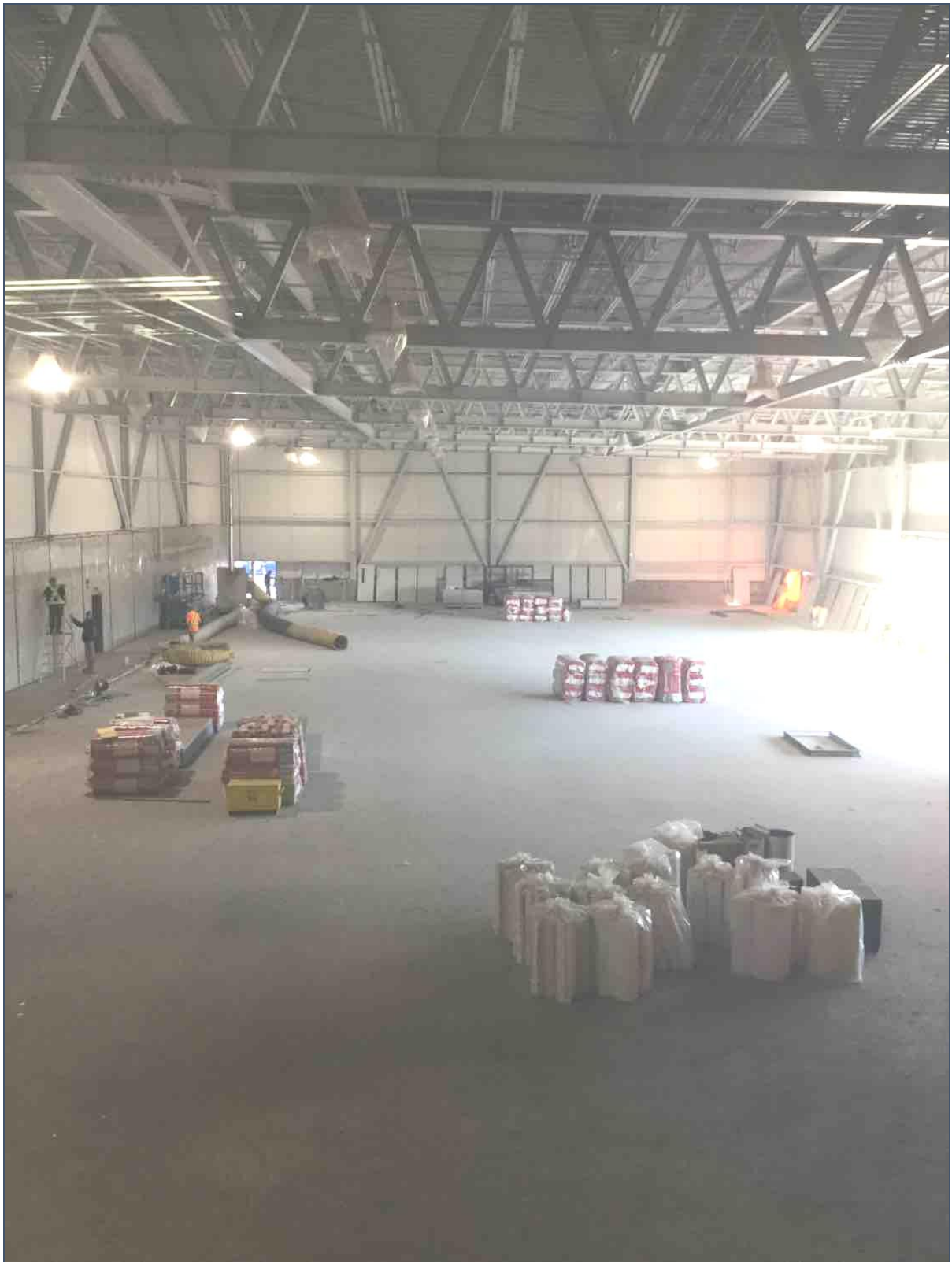
Ventana Construction Corporation
3875 Henning Dr. || Burnaby, BC || V5C 6N5
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ID	Task Name	Duration	Start	Finish																																				
					2018						2018						2018						2018						2020						2020					
Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep						
305	1.3.3.2.3.1 Touch up Sub-Base	10 days	Tue 10/6/20	Mon 10/19/20																																				
306	1.3.3.2.3.2 Parkade Foundations	60 days	Tue 10/20/20	Mon 1/11/21																																				
307	1.3.3.2.3.3 M&E Rough In(underslab)	40 days	Tue 10/20/20	Mon 12/14/20																																				
308	1.3.3.2.3.4 SOG	50 days	Tue 11/17/20	Mon 1/25/21																																				
309	1.3.3.2.3.5 Suspended Slab	60 days	Tue 12/1/20	Mon 2/22/21																																				
310	1.3.3.2.3.6 M&E Rough in	120 days	Tue 12/15/20	Mon 5/31/21																																				
311	1.3.3.2.3.7 Concrete Planters	40 days	Tue 1/26/21	Mon 3/22/21																																				
312	1.3.3.2.3.8 Waterproof Membrane	70 days	Tue 1/12/21	Mon 4/19/21																																				
313	1.3.3.2.3.9 Sports Courts	120 days	Tue 4/20/21	Mon 10/4/21																																				
314	1.3.3.2.3.10 Line Painting	20 days	Tue 6/1/21	Mon 6/28/21																																				
315	1.3.3.2.3.11 Hard / Soft Landscaping	120 days	Tue 4/20/21	Mon 10/4/21																																				
316	1.3.3.2.3.12 M&E Finishes	60 days	Tue 6/1/21	Mon 8/23/21																																				
317	1.3.3.2.3.13 Commissioning and life safety testing	30 days	Tue 8/24/21	Mon 10/4/21																																				
318	1.3.3.2.3.14 Occupancy Process	15 days	Tue 10/5/21	Mon 10/25/21																																				

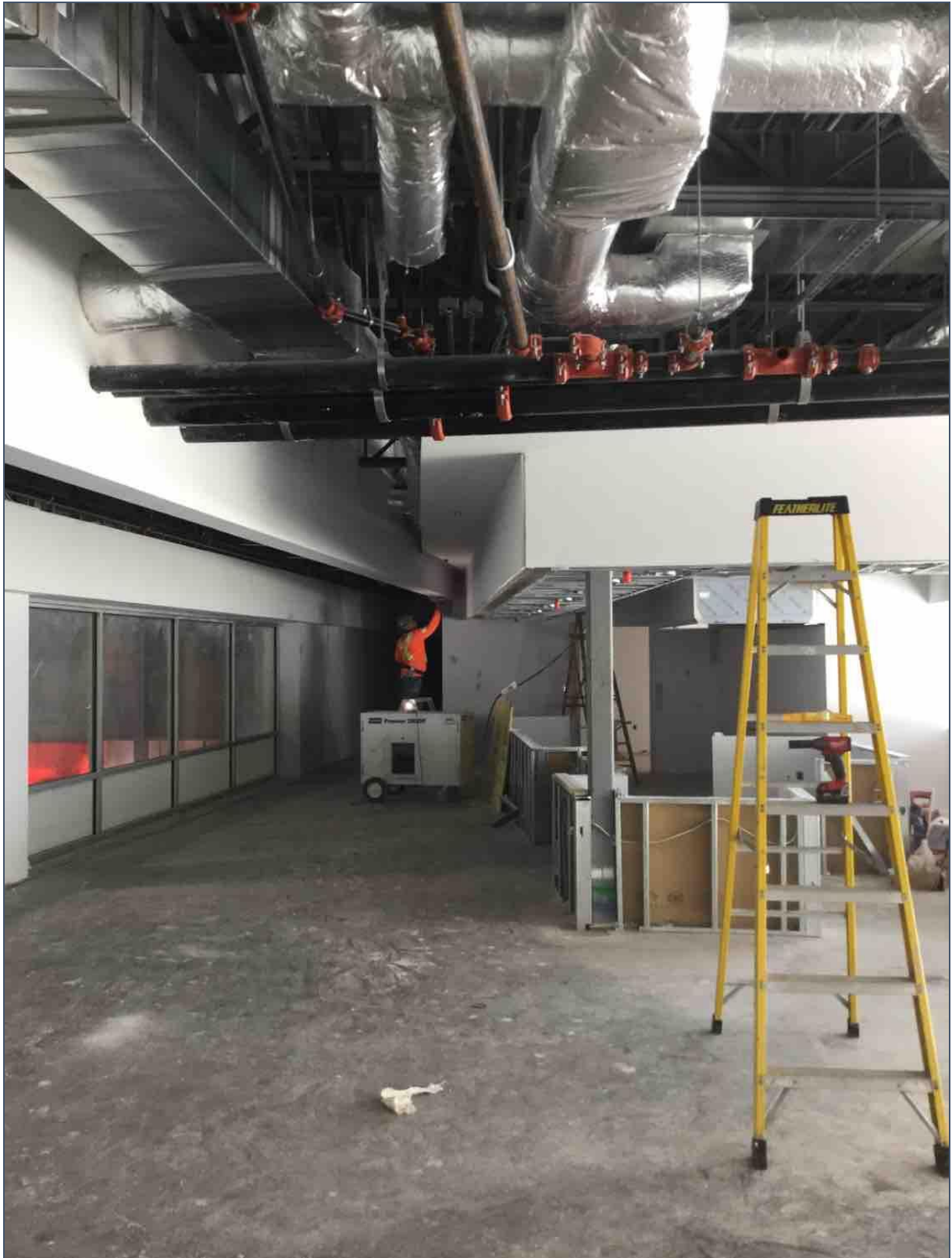


APPENDIX 2

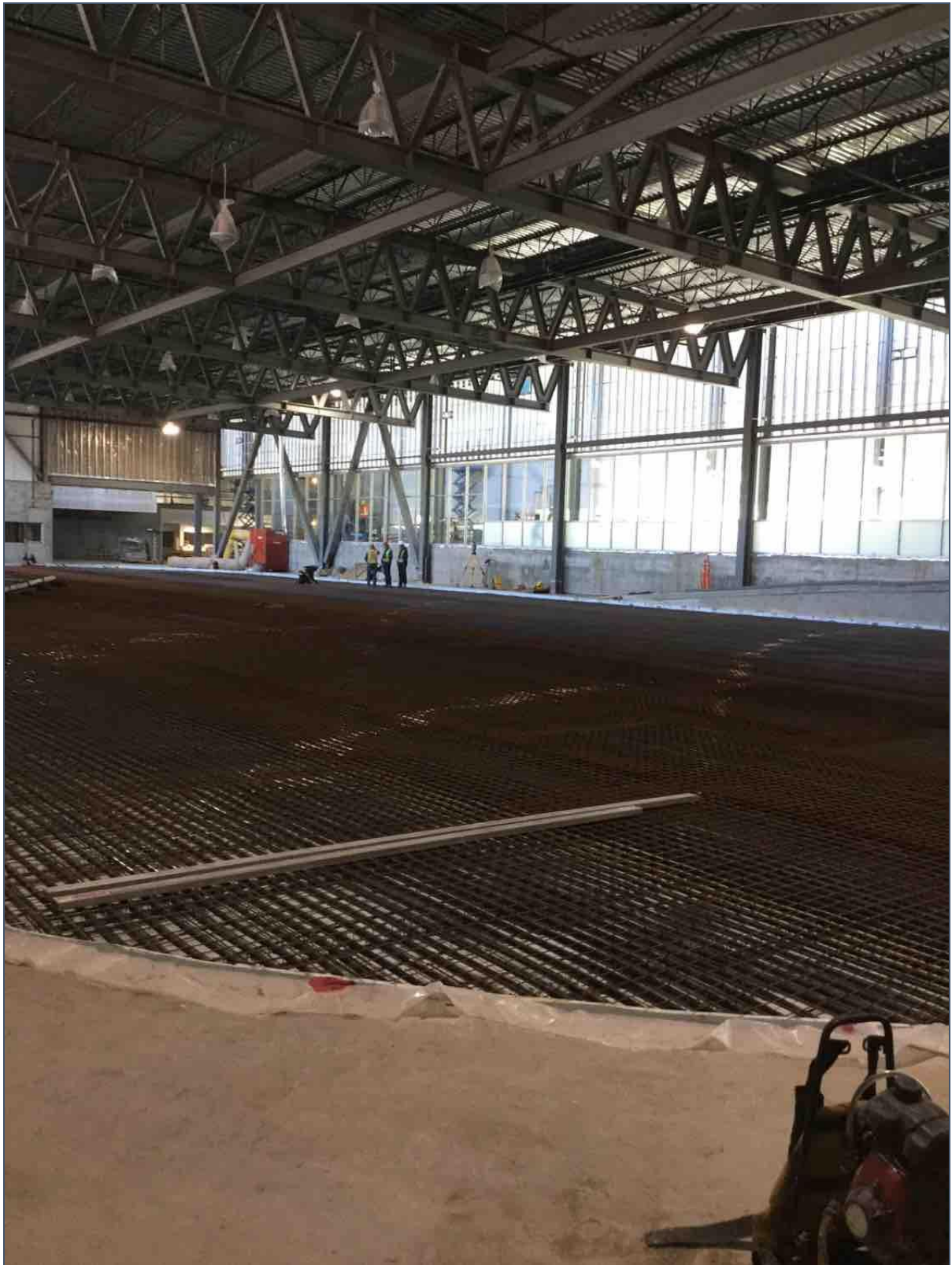
Progress Photographs – February 2019



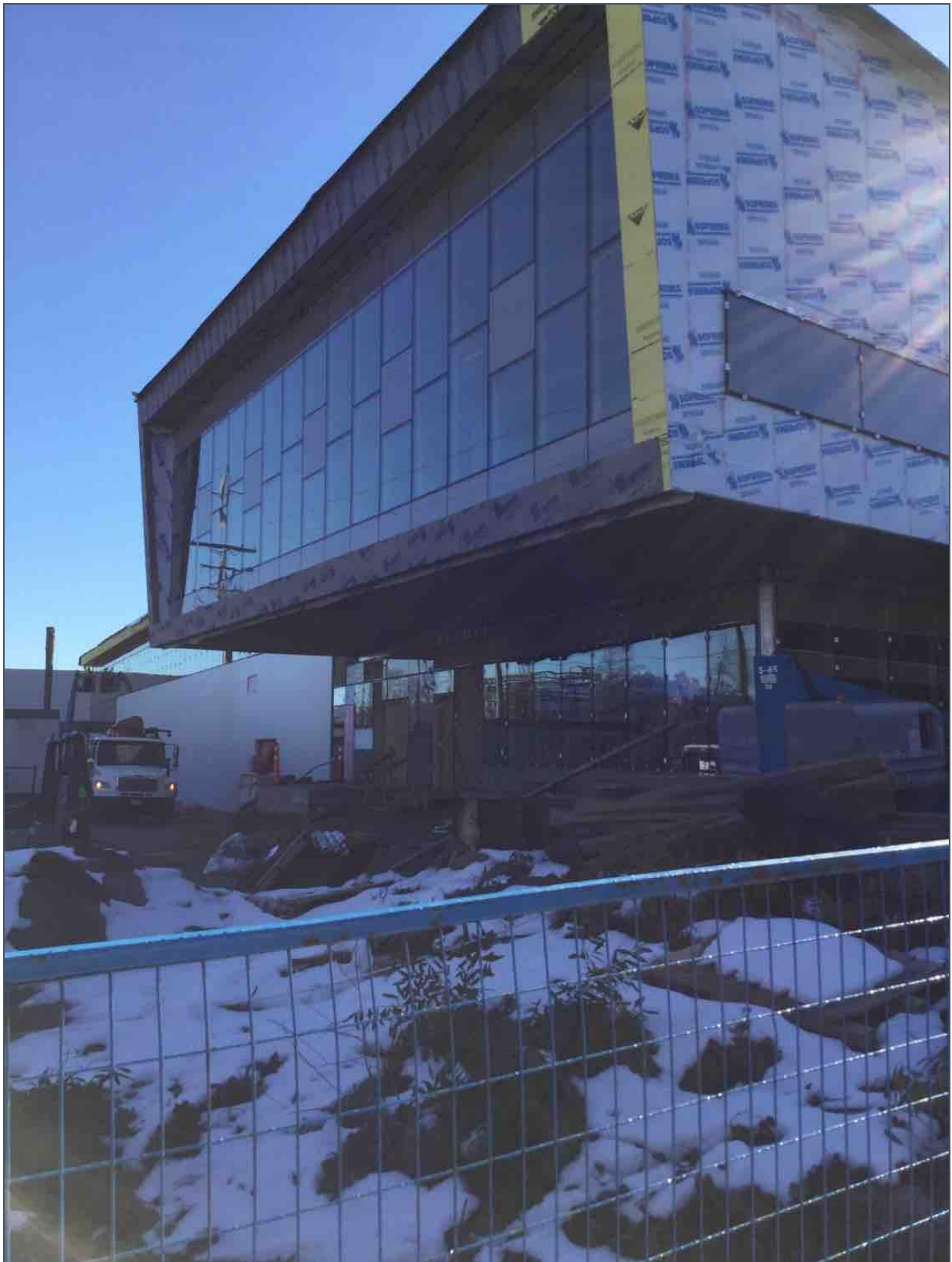
Phase 1A – Rink 2 Overview



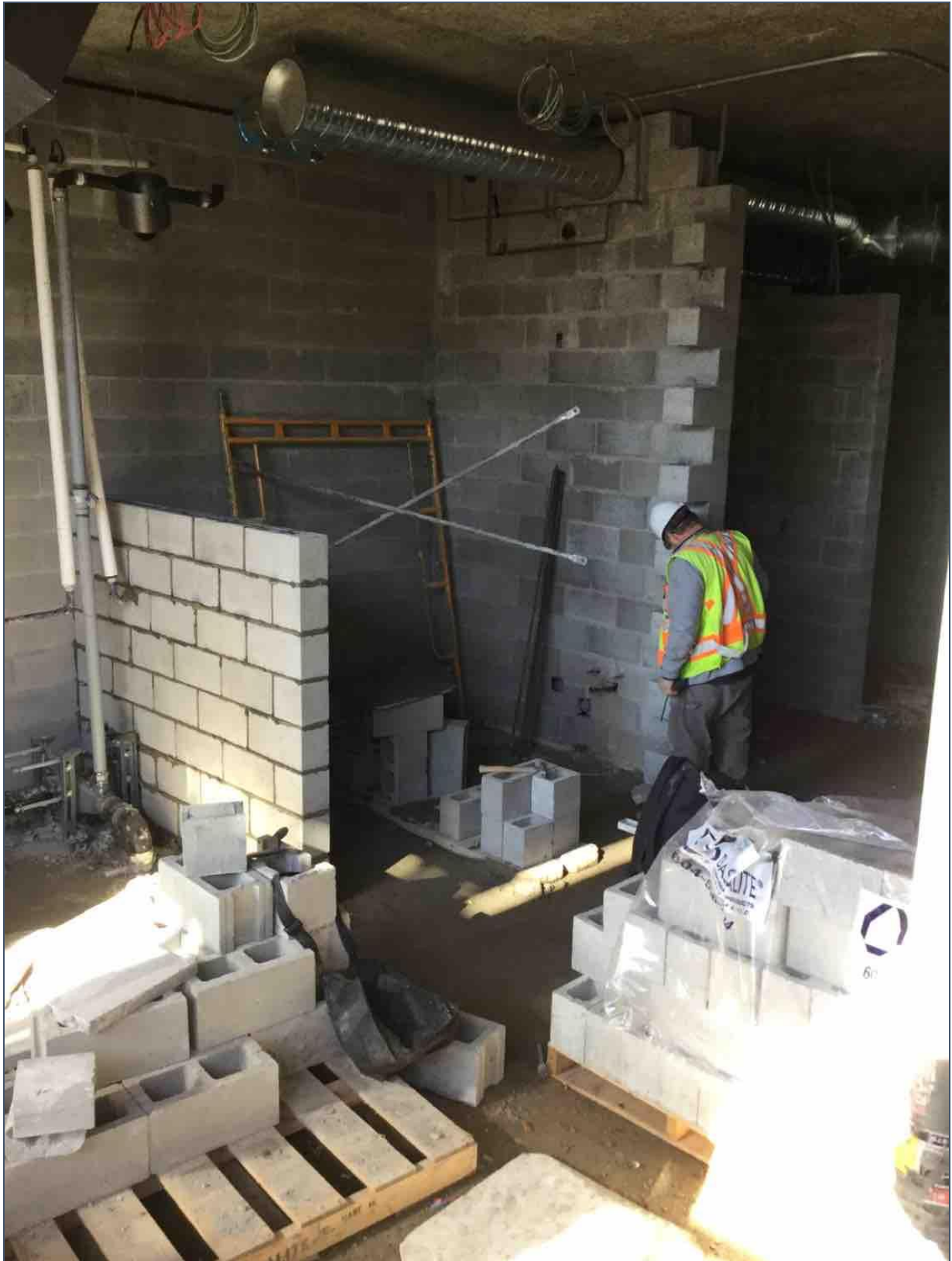
Phase 1A – Concessions Fit-Out



Phase1B – Rink 3 Slab Preparation



Phase 1B – Library Glazing



Phase 1C – Universal Changeroom Masonry



Phase 1C – Hot Tub Structure

APPENDIX 3

Site Inspection Reports: February 2019

Field Review Report



Project: City of Port Coquitlam Community Recreation Complex

Reporting Date: 2019-02-04

Prepared By: Alun Lewis

Weather: Sunny: x Rain: Wind: **Temperature:** High of: 0
 Cloudy: x Snow: Other: Low of: -6

Tango's Staff: (# on site)		Trade's Manpower: (# on site)					
Superintendents	1	Demolition		Waterproofing		Painting	2
Engineers		Site Work		Insulation		Misc. Specialties	
Office Staff		Landscaping		Spray Insul/Fire Proof		Cleaners	
CSO / First Aid		Paving		Caulking/Firestopping		Plumbing	13
Carpenters		Concrete Formwork	14	Roofing	7	Mechanical	3
Labourers		Rink prep / conc	6	Doors & Hardware		Refrigeration	4
Operators		Reinforcing Steel	2	Windows/Glazing	11	Sprinklers	2
		Structural Steel	6	Exterior Cladding		Electrical	14
		Metal Decking		SS/Drywall	8	Controls	2
		Masonry	9	Drywall Taper		Pool Piping	
		Rough Carpentry		Resilient Tile			
		Finish Carpentry		Ceramic Tile	3	Tango's Subtotal	
		Millwork		Elevator	2	Trade's Subtotal	108
						SITE TOTAL	

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against newly updated Dec 12th schedule

Items 65 & 66 - Roofing to div 1-4. Parapets & caps to be completed / installed

Item 67 - Roofing to div 5 (library) Parapets & caps to be completed / installed (sched Feb 01 - Feb 22). Ahead

Item 68 - Roofing to div 6 (public corridor) (sched Oct 12th, Nov 01 - Nov 22, Nov 19th sched Nov 20 - Dec 11, now Feb 01 - Feb 22)

Insulation and membrane progressing. Ahead

Item 80 - Steelstud not commenced to elevator lobby (previous sched Aug 13 - 17, now sched Feb 21 - Feb 27).

Item 81 - Level 2 ceilings - Bulkhead framing & boarding commenced (sched Dec 27 - Jan 23)

Items 82 & 83 - Steelstud to appear nearing completion & ahead of schedule

Item 84 - Main level of library ceiling framing not commenced (Oct 12 sched Nov 13 - Nov 20, Nov 19th sched Feb 8 - Feb 13, now 22 - March 27)

Item 86 - Drywall boarding and taping (sched Dec 27 - May 01). 2nd floor M&E rooms Phase 1A complete and changeroom ceilings boarded, concessions progressing

Item 107 - Paint rink 2 - Ongoing (sched Jan 7 - Jan 18). Behind schedule

Item 110 - Place sand (Nov 19th sched Dec 18 - Dec 28, now Feb 1 - Feb 8). Sand being levelled to final grade today. Ahead

Item 123 - Public corridor glazing (Nov 19th sched Dec 14 - Jan 15, now Jan 2 - Jan 29), to be completed to N elevation

Item 127 - Library glazing (sched Feb 15 - March 15). Ahead of schedule with frames for N elevation 2nd floor being installed. N glazaed. W elevation 2nd floor frames to be installed. Main floor frames being installed. Ahead

Item 133 - Exterior masonry to changerooms (Oct 12th sched Oct 17 - Oct 30, Nov 19th sched Dec 19 - Jan 4, now Jan 7 - Jan 18)

Masonry commenced last week. Behind schedule

Item 134 - Exterior masonry to Phase 1A (Oct 12th sched Oct 31 - Nov 14, Nov 19th sched Jan 7 - Jan 18, now Jan 21 - Feb 1). Base flashing and insulation commenced to N elevation. Behind

item 135 - Exterior masonry refrigeration (Feb 4 - Feb 15). Not commenced

Item 140 - Interior painting (Nov 19th sched Nov 20 - Apr 12, now Jan 10 - May 29). Painting to change rooms commenced

Item 145 - Cermaic tile (Nov 19th Sept 05 - Oct 31, now Dec 18 - Feb 14). Ahead

Item 149 - Doors & hardware - Some doors and hardware installed to Phase 1A & 1B

Item 157 - Suspended slab (div 9) main floor (sched Aug 22 '18 - Sept 19 '18). Behind schedule

Item 158 - Suspended slab (div 9) 2nd floor to be commenced (see item 157) (sched Sept 27 '18 - Oct 11 '18). Behind schedule

Item 161 - Structural steel (div 9) to be commenced (see items 156, 157 & 158) (Nov 19th sched Dec 6 - Dec 12, now Dec 13 - Dec 19)

Item 162 - Metal deck (div 9) to be commenced (see items 156, 157, 158 & 161) (Nov 19 sched Dec 6 - Dec 12, now Dec 20 - Dec 31)

Item 164 - Roofing (Nov 19 sched Dec 11 - Jan 17, now Jan 22 - Feb 25), has majority roof peal & stick installed

Item 168 - Exterior glazing to div 9 (sched Jan 22 - Feb 18). Not commenced

Item 180 - Ceramic tile (sched Dec 18 - Jan 17), not commenced and will be some considerable time as building not enclosed

Item 204 - Pool piping (schedule completion shown as Aug 14). Drain bodies to leisure & lap pool installed. Some supply piping installed

No advancement this last four weeks within the pool or the pool equipment room in five weeks

Item 205 - Main pool suspended deck not commenced (schedule start shwon Aug 15 '18 & completion Sept 12 '18). Majority of pool deck has been poured with the exception of the SE corner

Item 206 - Pool walls & features behind schedule (schedule completion shown as Oct 25 '18). Requires suspended slab for features

to be commenced		
Item 208 - Glulams (Nov 15 - Jan 14). Install progressing but steelwork still to be completed and all bolts to be installed and torqued		
Item 209 - Metal deck to pool (Jan 15 - Jan 28). Small area to NW corner placed		
Item 210 - Exterior steelstud pool 7 fitness (Jan 29 - Feb 25). Not commenced		
Item 216 - Interior CMU to pool & fitness progressing (sched Nov 26 - Jan 23) but requires infill slab (item 157) to be cast		
Item 217 - Changeroom tile (Jan 24 - April 3). Not commenced and exposed to elements. Some CMU walls still to be completed		
QAQC		
As previously noted and discussed with Ventana		
Ice forming in numerous areas within Phase 1C slabs		
Ventana asked for any assistance in obtaining direction / a rep from PoCo to review the water main clashes with the sanitary line along the E side of the project, as no one is returning calls / providing any direction, for works to proceed		
GENERAL COMMENTS: (Job progress-schedule items started, not started etc.)		
		Comments
Formwork	14	Phase 1B - Sacking walls.
		Phase 1C - Sacking walls
Rink Prep	6	Phase 1B - Final level of top layer of sand. Offload and bring in underslab insulation
Rebar	2	Phase 1C - Rebar to main floor infill slab
Structural steel	6	Phase 1B - Welding of main entrance canopy
		Phase 1C - Bolt up of steel and glulams
Masonry	9	Phase 1A - Install base flashing & insulation to rink walls
Roofing	7	Phase 1B - Clear snow, place insulation and membrane to W end of public corridor / main entrance roof. Cutting excessive roof membrane at parapets
Glazing	11	Phase 1B - Install glass to NE corner of rink. Place insulation to library N elevation infill panels
Steelstud	8	Phase 1C - Boarding to kitchen. Boarding to S elevation soffit and fascia
		Phase 1A - Boarding to concessions walls & ceiling bulkheads in public viewing area
Ceramic tile	3	Phase 1B - Grouting floor & wall tiles to changerroom showers
		Phase 1A - Grouting tiles to showers
Elevator	2	Phase 1A - Commence elevator 2 install
Painting	2	Phase 1A - Painting of steelwork to rink
Plumbing	13	Phase 1A - Insulation to pipework in concessions & changerrooms
		Phase 1C - Pipework install to pool changerrooms
Mechanical	3	Phase 1C - HVAC to pool changerrooms and steam room
Refrigeration	4	Phase 1A - Refrigeration room piping and wiring
Sprinklers	2	Phase 1B - Branches to library
Electrical	14	Phase 1A - Pulling wires to rink walls
		Phase 1B - Wiring to electrical rooms (N of rink and parkade under main entrance)
		Phase 1C - Wiring to parkade electrical room
Controls	2	Phase 1B - Controls work in electrical room

Field Review Report



Project: City of Port Coquitlam Community Recreation Complex

Reporting Date: 2019-02-11

Prepared By: Alun Lewis

Weather: Sunny: _____
Cloudy: **x**

Rain: _____
Snow: **x**

Wind: _____ **Temperature:** High of: **-1**
Other: _____ Low of: **-10**

Tango's Staff: (# on site)		Trade's Manpower: (# on site)	
Superintendents	1	Demolition	Waterproofing
Engineers		Site Work	Insulation
Office Staff		Landscaping	Spray Insul/Fire Proof
CSO / First Aid		Paving	Caulking/Firestopping
Carpenters		Concrete Formwork	11 Roofing
Labourers		Rink prep / conc	Doors & Hardware
Operators		Reinforcing Steel	8 Windows/Glazing
		Structural Steel	7 Exterior Cladding
		Metal Decking	8 SS/Drywall
		Masonry	3 Drywall Taper
		Rough Carpentry	Resilient Tile
		Finish Carpentry	3 Ceramic Tile
		Millwork	3 Elevator
			8 Sprinklers
			6 Refrigeration
			10 Electrical
			8 Controls
			3 Pool Piping
			Tango's Subtotal
			Trade's Subtotal
			74
			SITE TOTAL

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against newly updated Dec 12th schedule
Items 65 & 66 - Roofing to div 1-4. Parapets & caps to be completed / installed
Item 67 - Roofing to div 5 (library) Parapets & caps to be completed / installed (sched Feb 01 - Feb 22). Ahead
Item 68 - Roofing to div 6 (public corridor) (sched Oct 12th, Nov 01 - Nov 22, Nov 19th sched Nov 20 - Dec 11, now Feb 01 - Feb 22)
Insulation and membrane progressing. Ahead
Item 69 - Roofing to div 7 & 8 (Dec 28 - Feb 01). Parapet & caps to be completed / installed
Item 80 - Steelstud not commenced to elevator lobby (previous sched Aug 13 - 17, now sched Feb 21 - Feb 27).
Item 81 - Level 2 ceilings - Bulkhead framing & boarding commenced (sched Dec 27 - Jan 23)
Items 82 & 83 - Steelstud to appear nearing completion & ahead of schedule
Item 84 - Main level of library ceiling framing not commenced (Oct 12 sched Nov 13 - Nov 20, Nov 19th sched Feb 8 - Feb 13, now 22 - March 27)
Item 86 - Drywall boarding and taping (sched Dec 27 - May 01). 2nd floor M&E rooms Phase 1A complete and changeroom ceilings boarded, concessions progressing
Item 107 - Paint rink 2 - Ongoing (sched Jan 7 - Jan 18). Ongoing
Item 123 - Public corridor glazing (Nov 19th sched Dec 14 - Jan 15, now Jan 2 - Jan 29), being measured for install along N elevation of corridor
Item 127 - Library glazing (sched Feb 15 - March 15). Ahead of schedule with frames for N elevation 2nd floor being installed. N glazed. W elevation 2nd floor frames to be installed. Glass and insulated panels progressing
Item 133 - Exterior masonry to changerooms (Oct 12th sched Oct 17 - Oct 30, Nov 19th sched Dec 19 - Jan 4, now Jan 7 - Jan 18)
Masonry commenced two weeks ago. Behind schedule. No progress this last week
Item 134 - Exterior masonry to Phase 1A (Oct 12th sched Oct 31 - Nov 14, Nov 19th sched Jan 7 - Jan 18, now Jan 21 - Feb 1). Base flashing and insulation installed to N & E elevations. Behind schedule. No masonry works this last week
Item 135 - Exterior masonry refrigeration (Feb 4 - Feb 15). Not commenced
Item 140 - Interior painting (Nov 19th sched Nov 20 - Apr 12, now Jan 10 - May 29). Painting to change rooms ongoing
Item 145 - Ceramic tile (Nov 19th Sept 05 - Oct 31, now Dec 18 - Feb 14). Grouting of changerooms being completed
Item 149 - Doors & hardware - Some doors and hardware installed to Phase 1A & 1B
Item 157 - Suspended slab (div 9) main floor (sched Aug 22 '18 - Sept 19 '18). Behind schedule. Shear walls and columns set for Pouring this week
Item 158 - Suspended slab (div 9) 2nd floor to be commenced (see item 157) (sched Sept 27 '18 - Oct 11 '18). Behind schedule
Item 161 - Structural steel (div 9) to be commenced (see items 156, 157 & 158) (Nov 19th sched Dec 6 - Dec 12, now Dec 13 - Dec 19)
Item 162 - Metal deck (div 9) to be commenced (see items 156, 157, 158 & 161) (Nov 19 sched Dec 6 - Dec 12, now Dec 20 - Dec 31)
Item 164 - Roofing (Nov 19 sched Dec 11 - Jan 17, now Jan 22 - Feb 25), has majority roof peel & stick installed
Item 168 - Exterior glazing to div 9 (sched Jan 22 - Feb 18). Not commenced
Item 180 - Ceramic tile (sched Dec 18 - Jan 17), not commenced and will be some considerable time as building not enclosed
Materials delivered and stored adjacent to work area
Item 204 - Pool piping (schedule completion shown as Aug 14). Drain bodies to leisure & lap pool installed. Some supply piping installed
No advancement this last five weeks within the pool or the pool equipment room in six weeks

Item 205 - Main pool suspended deck not commenced (schedule Aug 15 - Sept 12).		
Item 206 - Pool walls & features behind schedule (schedule completion shown as Oct 25 '18). Requires suspended slab for features to be commenced		
Item 208 - Glulams (Nov 15 - Jan 14). A large number of bolts to both glulams and steelwork still to be installed		
Item 209 - Metal deck to pool (Jan 15 - Jan 28). Metal deck advanced to N half of 2nd floor		
Item 210 - Exterior steelstud pool & fitness (Jan 29 - Feb 25). Not commenced		
Item 216 - Interior CMU to pool & fitness progressing (sched Nov 26 - Jan 23) but requires infill slab & walls (item 157) to be cast & slab above, formed, poured and stripped		
Item 217 - Changeroom tile (Jan 24 - April 3). Not commenced and exposed to elements. Some CMU walls still to be completed		
QAQC		
As previously noted and discussed with Ventana		
GENERAL COMMENTS: (Job progress-schedule items started, not started etc.)		
		Comments
Formwork	11	Phase 1B - Formwork to fireplace
		Phase 1C - Formwork to shear walls of party room, universal changerooms and columns on main floor slab infill
Steelwork	7	Phase 1B - Welding to entrance canopy
		Phase 1C - Bolting up glulams and steelwork
Glazing	8	Phase 1B - Install handrail base to ramp. Install base for N elevation public viewing and measure
		Install insulated panels to N elevation of rink and to library
Steelstud	8	Phase 1C - Boarding to S elevation exterior wall. Load out materials.
		Phase 1B - Boarding to N wall of skate lobby
Taping	3	Phase 1A - Mud and tape walls in concessions and to rear of concessions
Ceramic tile	3	Phase 1A - Grouting of tiles
Elevator	3	Phase 1B - Work on elevator 1 install
Plumbing	15	Phase 1C - Rough in to walls.
		Phase 1A - Install toilet flanges in changerooms
		Phase 1B - Copper line connections to HVAC
Refrigeration	6	Phase 1B - Lvel & place supports for rebar and refirgeration piping to rink
		Phase 1A - Pipe install to refrigeration room
Electrical	10	Phase 1C - Rough in to walls.

Field Review Report



Project: City of Port Coquitlam Community Recreation Complex

Reporting Date: 2019-02-19

Prepared By: Alun Lewis

Weather: Sunny: _____
Cloudy: **x**

Rain: **x**
Snow: _____

Wind: _____
Other: _____

Temperature: High of: **2**
Low of: **-1**

Tango's Staff: (# on site)		Trade's Manpower: (# on site)	
Superintendents	1	Demolition	
Engineers		Waterproofing	3
Office Staff		Insulation	
CSO / First Aid		Spray Insul/Fire Proof	
Carpenters		Caulking/Firestopping	25
Labourers		Plumbing	5
Operators		Mechanical	7
		Refrigeration	2
		Sprinklers	14
		Electrical	
		Controls	
		Pool Piping	
		Resilient Tile	
		Ceramic Tile	3
		Elevator	5
		Tango's Subtotal	
		Trade's Subtotal	133
		SITE TOTAL	

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against updated Feb 15th schedule

Schedule has been stacked with some items moved back weeks / months

items 64-68 - (Sept 19 - Feb 22) - All cap flashings to be commenced to roof

item 76 sub sections - no allowance made for the interior walls to the rink

item 80 - level 2 ceiling grid (Dec 27 - Jan 23) - Not commenced

item 132 - exterior masonry changerooms (Jan 07 - Jan 18). Commenced again today (see QA/QC).

item 133 - exterior masonry rink 2 (Jan 21 - Feb 01). Prep works not progressed for two weeks. No masonry commenced

item 134 - exterior masonry to refrigeratoin (Feb 04 - Feb 15). No prep works commenced

item 135 - elevators. Ahead of schedule

item 160 - exterior steelstud / densglass (Dec 18 - Jan 03). S elevation of multipurpose rooms and parapet to be completed

item 166 - interior CMU (Nov 20 - Dec 17). Entrance wing walls to changerooms off public corridor to be built

item 167 - interior steelstud & drywall (Jan 04 - Feb 28). Structure not enclosed and open to elements

item 169 - commercial kitchen ceramic tile. Commenced 1 month ahead (see QA/QC)

item 186 subsections - no allowance for the piles, SIG, main & 2nd floor infills. Steelwork commencement of March 01 appears OK

item 225 - pool piping / electrical (June 04 - Aug 14). No movement on pool piping in six weeks & equipment room in seven weeks

item 226 - suspended deck (Aug 15 - Sept 12) - Required item above to be completed

item 227 - pool tank walls & features (Aug 15 - Oct 25) - Requieers 2 line items above

item 229 - glulams (Nov 15 - Jan 14). Bolting of installed glulams required. Welding ongoing. Glulam diagonal braces to be installed.

Steel posts along W elevation of pool to install

item 230 - metal decking to pool (Jan 15 - Jan 28). Deck over pool being commenced today

item 231 - exterior steelstud / demsglass (Jan 29 - Feb 25). Not commenced

item 237 - interior block walls (Nov 26 - Jan 23). Male changeroom to complete. Universal changerooms to complete. Stores at W

elevation of fitness & weights to complete

item 238 - changeroom tile (Jan 24 - April 03). Not commenced

Schedule has been stacked with some items moved back weeks / months. Number of areas of schedule have not been reviewed and adjusted accordingly

QAQC

As previously noted and discussed with Ventana

Masonry to change rooms being placed, with temps below 5C and no additional measures being taken (heating & hoarding)

Phase 1C kitchen walls and ceiling are 'sweating' due to the heat in the kithen, required for tile install works and the temp of the CMU & conc walls and con slab, from the unenclosed structure. Walls & tile are wet to the touch and ceiling is dripping

GENERAL COMMENTS: (Job progress-schedule items started, not started etc.)		
		Comments
Formwork	17	Phase 1C - 2nd floor falsework install. Forms to pads in parkade storage room
Structural steel	6	Phase 1C - Welding bracing to glulam along N elevation. Install glulam bolts.
		Phase 1B - Complete welding of entrance canopy. Complete bolting of steelwork for bulkhead
		above main entrance desk
Metal decking	7	Phase 1C - Commence metal deck install over pool
Masonry	5	Phase 1B - Masonry install (see notes above in QA/QC)
Glazing	10	Phase 1B - Install frames and glass to library main floor. Install frames along N elevation of
		public corridor
Steelstud / drywall / tapers	22	Phase 1A - Sanding walls to concessions area. Boarding wall to S of elevator 2 above stairs
		Load out insulation to rink. Mud & tape walls to offices adj skate lobby
		Phase 1B - Boarding public corridor S elevation wall
		Phase 1C - Load out insulation
Ceramic tile	3	Phase 1C - Tiling to kitchen (see notes above in QA/QC)
Elevator	5	Phase 1A - Elevator 2 install
		Phase 1B - Elevator 1 install
Painting	3	Phase 1A - Painting to rooms at rear of concessions. Painting changerooms
Plumbing	25	Phase 1B - Rough in to library walls. Cast iron pipe install through main floor library
		Phase 1C - Wall rough in
Mechanical	5	HVAC duct install and insulation to library
Refrigeration	7	Phase 1A - Progress refrigeration room
		Phase 1B - Complete install of rink refrigeration lines
Sprinklers	2	Phase 1B - Adjust hangers through library
Electrical	14	Phase 1C - Work to electrical room in parkade
		Phase 1B - Rough in to library walls
		Phase 1A - Works to 2nd floor electrical room

Field Review Report



Project: City of Port Coquitlam Community Recreation Complex

Reporting Date: 2019-02-25

Prepared By: Alun Lewis

Weather: Sunny: x Rain: Wind: x **Temperature:** High of: 5
 Cloudy: x Snow: Other: Low of: -2

Tango's Staff: (# on site)		Trade's Manpower: (# on site)			
Superintendents	1	Demolition		Waterproofing	3
Engineers		Site Work		Insulation	
Office Staff		Landscaping		Spray Insul/Fire Proof	
CSO / First Aid		Paving		Caulking/Firestopping	24
Carpenters		Concrete Formwork	15	Roofing	7
Labourers		Rink prep / conc	5	Doors & Hardware	6
Operators		Reinforcing Steel		Windows/Glazing	16
		Structural Steel	5	Exterior Cladding	13
		Metal Decking	4	SS/Drywall	10
		Masonry	8	Drywall Taper	10
		Rough Carpentry		Resilient Tile	
		Finish Carpentry		Ceramic Tile	2
		Millwork		Elevator	4
					Tango's Subtotal
					Trade's Subtotal
					141
					SITE TOTAL

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against updated Feb 15th schedule

Schedule has been stacked with some items moved back weeks / months

items 64-68 - (Sept 19 - Feb 22) - All cap flashings to be commenced to roof

item 76 sub sections - no allowance made for the interior walls to the rink

item 80 - level 2 ceiling grid (Dec 27 - Jan 23) - Not commenced

item 86 - tbar install (Feb 21 - March 20) - Not commenced

item 132 - exterior masonry changerooms (Jan 07 - Jan 18). Not complete (temps not allowing laying without added protection)

item 133 - exterior masonry rink 2 (Jan 21 - Feb 01). Masonry commenced (see QA/QC)

item 134 - exterior masonry to refrigeratoin (Feb 04 - Feb 15). No prep works commenced

item 135 - elevators. Ahead of schedule

item 140 - roll up doors (Feb 20 - March 5). Not commenced

item 160 - exterior steelstud / densglass (Dec 18 - Jan 03). S elevation of multipurpose rooms and parapet to be completed

item 166 - interior CMU (Nov 20 - Dec 17). Entrance wing walls to changerooms off public corridor to be built

item 167 - interior steelstud & drywall (Jan 04 - Feb 28). Structure not enclosed and open to elements

item 186 subsections - no allowance for the piles, SIG, main & 2nd floor infills.

item 225 - pool piping / electrical (June 04 - Aug 14). No movement on pool piping in seven weeks & equipment room in eight weeks

item 226 - suspended deck (Aug 15 - Sept 12) - Required item above to be completed

item 227 - pool tank walls & features (Aug 15 - Oct 25) - Requiness 2 line items above

item 229 - glulams (Nov 15 - Jan 14). Bolting of installed glulams required. Welding ongoing. Glulam diagonal braces to be installed.

Steel posts along W elevation of pool to complete.

item 230 - metal decking to pool (Jan 15 - Jan 28). Deck over pool ongoing

item 231 - exterior steelstud / demsglass (Jan 29 - Feb 25). Not commenced

item 237 - interior block walls (Nov 26 - Jan 23). Male changeroom to complete. Universal changerooms to complete. Stores at W elevation of fitness & weights to complete

item 238 - changeroom tile (Jan 24 - April 03). Not commenced. Thickset commenced to staff areas

QAQC

As previously noted and discussed with Ventana

Masonry to rink walls being placed in temperature below 5 deg

GENERAL COMMENTS: (Job progress-schedule items started, not started etc.)

		Comments
Formwork	15	Phase 1C - Stripping nad backpropping infill slab. Sacking walls
Rink prep	5	Phase 1B - Lay out hoses for concrete pour (tomorrow). Final checks on elevations of inserts
Structural steel	5	Phase 1A - Install plates to cover cavity at door openings.
		Phase 1C - Install bolts to glulams and steelwork

Metal decking	4	Phase 1C - Metal deck install to pool roof
Masonry	8	Phase 1A - Place masonry units to E elevation of rink (See QA/QC above)
		Phase 1C - CMU to universal changerooms & to stores on main floor (W end of fitness)
Roofing	7	Phase 1C - Insulation and membrane install above offices
Glazing	16	Phase 1B - Glazing along public corridor viewing area
		Phase 1C - Commence prep works for S elevation of lounge. Measure openings
Steelstud / drywall / taping	20	Phase 1A - Sanding and patching walls ahead & behind painter. Install drywall ceiling outside of
		elevator on 2nd floor. Sanding bulkhead & walls to offices adj to skate lobby. Vapour barrier and
		steelstud install to W wall of rink
		Phase 1B - Tape & mud S elevation wall of public corridor. Boarding library walls to main floor.
		Tape & mud walls to skate lobby
Ceramic tile	2	Phase 1C - Mix and place thickset to staff areas (no heat at present to this area)
Elevator	4	Phase 1A & 1B - Elevator install
Painting	3	Phase 1A - Painting to walls, doors & frames to 2nd floor public viewing area
Plumbing	24	Phase 1A - 2nd floor mech room install
		Phase 1C - Rough in to library walls. Cast & copper lines to library ceiling space. Boiler room
		install
Mechanical	4	Phase 1C - HVAC & insulation install
Refrigeration	6	Phase 1A - Refrigeration room pipe, insulation & electrical connections
Sprinklers	5	Phase 1C - Sprinkler branch & head install
Electrical	13	Phase 1B - Install electrical into rink slab. Rough in to library walls
		Phase 1C - Rough in to 2nd floor offices and multipurpose rooms

APPENDIX 4

Certificate of Payment No.26: March 18, 2019

CERTIFICATE OF PAYMENT

26 (Progress Claim 27)





PROJECT:	City of Port Coquitlam Community Recreation Complex	FILE:	3 - 9308
LOCATION:	2579 - 188th Street Surrey, BC	INSPECTION DATE:	05-Mar-19
		CERTIFICATE DATE:	18-Mar-19

Owner The City of Port Coquitlam 2580 Shaughnessy St Port Coquitlam, BC V3C 3G3 Attention: Ms. Kristen Dixon	Design-Builder Ventana Construction (Poco) Corp. 3875 Henning Dr. Burnaby, BC V5C 6N5 Attention: Mr. Andrew Cameron
--	---

		Contract Price	Change orders	Revised Contract Price
Total Contract Amount		\$ 116,717,000	\$ 5,173,558	\$ 121,890,558

PAYMENT CALCULATION	Gross Amount to Date	Previous Period	Gross Amount This Period	Holdback	Net Payment This Period
Total Work Completed	\$ 57,096,903	\$ 53,653,144	\$ 3,443,759	\$ 344,376	\$ 3,099,383
Total Work Completed	\$ 57,096,903	\$ 53,653,144	\$ 3,443,759	\$ 344,376	\$ 3,099,383
Add: Holdback Released	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Current Net Payable			\$ 3,443,759	\$ 344,376	\$ 3,099,383
Plus GST (5.0%) on Net Payable					\$ 154,969
Total Current Payable Amount					\$ 3,254,352
Holdback Retained to Date (incl. this Certificate)					\$ 5,209,690
Total GST Paid to Date (incl. this Certificate)					\$ 2,344,361
PROJECT COST TO COMPLETE					\$ 64,793,655

This is to Certify that, for the Port Coquitlam Community Recreational Centre, a payment of \$3,254,352 (incl. GST) will be due to the Design Builder after the City of Port Coquitlam's Representative has given approval for payment for the work completed during the period ending February 28, 2019. As per the Builder's Lien Act, a 10% Holdback amount has been deducted amounting to \$344,376. The total Holdback retained to date is \$5,209,690 and the total GST paid to date is \$2,344,361 (not including the pre-payment costs). The Adjusted Project Cost to Complete is \$64,793,655 (Not incl. GST & holdback).

CERTIFIED BY: 	REVIEWED BY: 
Neil Murray, MRICS Associate Director	Rob Wilson, MRICS, PQS Director

APPENDIX 5

Owner's Meeting Minutes #18: February 27, 2019

Date Issued 2019-02-27
Project Port Coquitlam Community Recreation Complex, 2150 Wilson Ave, Port Coquitlam
Meeting Owners Meeting Minutes #18
Meeting Held On 2019-02-19

Present:

Lewis Reilly	City of Port Coquitlam	POCO	604.927.5411	lreilly@tangomanagement.ca
Lori Bowie	City of Port Coquitlam	POCO	604.927.5411	bowiel@portcoquitlam.ca
Alun Lewis	Tango Managment	TM	604.734.6416	alewis@tangomanagement.ca
Andrew Cameron	Ventana Construction (Poco) Corporation	VCC	604.291.9000	acameron@ventanaconstruction.com
Dan Marsolais	Ventana Construction (Poco) Corporation	VCC	604.291.9000	dmarsolais@ventanaconstruction.com
Jerry Brouwer	Ventana Construction (Poco) Corporation	VCC	604.291.9000	jbrouwer@ventanaconstruction.com
Joseph Lenz	Ventana Construction (Poco) Corporation	VCC	604.291.9000	jlenz@ventanaconstruction.com
Tallon O'Neill	Ventana Construction (Poco) Corporation	VCC	604.291.9000	TONEill@ventanaconstruction.com

Copies To:

Kristen Dixon	City of Port Coquitlam	POCO	604.927.5411	dixonk@portcoquitlam.ca
John Bowser	Tango Managment	TM	604.734.6416	bowser@tangomanagement.ca
Haley Hartley	Ventana Construction (Poco) Corporation	VCC	604.291.9000	hhartley@ventanaconstruction.com
Lloyd Froome	Ventana Construction (Poco) Corporation	VCC	604.291.9000	lfroome@ventanaconstruction.com
Matt Fraser	Ventana Construction (Poco) Corporation	VCC	604.291.9000	mfraser@ventanaconstruction.com
Marco Bordignon	Ventana Construction Corporation	VCC	604.291.9000	mbordignon@ventanaconstruction.com

Old Business

DESCRIPTION	ACTION BY	REQUIRED BY
1.01 SAFETY		
18.1 No Safety or security incidents to report.	Info	-
1.02 DESIGN		

14.1	Play Structure- VCC to RFI types to Tango.		-
	Meeting 15 - Tango RFI via owner RFI 85. JL to review with MB.		
	Meeting 16- Poco advised the play structure is to be fenced in with lockable gate.		
15.3	POCO/ Tango to review if daycare demographic will require structure, and if age-group prompts a specific structure.	POCO, TM	2018-12-19
17.1	POCO to review phase 2 drawings; after VCC reviews/comments.		-
17.2	VCC to provide net floor area of child care space to POCO for Fraser Health review.	VCC	2019-02-22
	Meeting 18- Pending A49 response		
17.3	Millwork: Poco to review millwork email from VCC(Joseph) and confirm millwork revision by way of Owner RFI in order for A49 to proceed with design.	Info	-
	Meeting 18- Tango advised comments were sent. VCC to advise if not received.		
18.1	VCC to request A49 CPI rendering for City review.	VCC	2019-02-26
18.2	Main Reception and Hall of Fame Area: POCO (Lori) to forward and email requesting design brief. VCC will review with A49.	POCO	2019-02-26

1.04 SCHEDULE

18.1	VCC noted the following milestones:		-
	<ul style="list-style-type: none"> • Temp wall cladding is complete • Glazing in P1AB is substantially completed • Kitchen tile install is underway • Masonry is progressing at the entrance, Div 12 block work is all that remains • Painting starting in concession and change rooms • Drywall in main public corridor is underway. • Rink 3 slab is scheduled to be poured Feb 26/19 • Elevator 1 & 2 install is in progress 		

1.05 CITY/STAKE HOLDERS MEETING

17.1	Next stakeholder meeting to be held Feb 27/19 and a site walk through will take place.	Info	-
	Meeting 18- Gym equipment review will take place at the stakeholder meeting		
18.1	POCO (Lori) to advise when the next stakeholder meeting will be held	POCO	2019-03-06

1.07 OFFSITE WORK

17.1 VCC/POCO held a meeting Jan 14/19 to review phase 2 approval and phase 1 traffic management plans. VCC to forward pricing for overnight work and creating a temporary roadway.

TM

2019-02-26

Meeting 18- Phase 1B and 2 approval has not been received yet.

7.02 TERRY FOX ITEMS

- 8.1 POCO to advise on Terry Fox items and where they are to be located in the main entry/corridor. POCO to advise if additional power/data is required. POCO requested for a meeting with A49 to envision the design, VCC to arrange meeting and mark up the drawings showing location. Once the meeting the sketch is complete POCO is to meet with Terry Fox Family. VCC advised that this all needs to be a decision on this within 3 weeks.

Info -

Meeting 18- It was noted the Terry Fox display cases and outstanding pricing has been resolved.

8.01 FFE P1C

- 15.1 Tango to forward FFE final comments to VCC for coordination as they are relatively minor in nature.

TM 2019-02-28

Meeting 16- Tango to finalize P1AB FFE mark-ups before the xmas break, all other area FFE comments to be provided in the New Year.

Meeting 17- P1ABC mark-ups received. Spec's for scoreboards is pending POCO finalization of FFE budget

Meeting 18- Tango to review with Patcon if Video wall/scoreboard spec can be obtained ahead of Tender Close.

8.03 FT. DRESSING RM.

- 9.1 VCC to review feature dressing room at Langley Event Centre for sqft. Tango to review Coquitlam Rec Centre, together decide feasibility of feature room for the rec centre.

TM 2019-02-26

Meeting 10- POCO noted that proceeding with the feature change room is dependent on stake holder buy in.

Meeting 12- VCC noted sketch is to be per Arch progress set.

Meeting 13- BTY is reviewing rough order of magnitude.

Meeting 14- VCC to review with BTY.

Meeting 15- Done. A49 to comment on design rough-in hours.

Meeting 17- Tango to forward VCC response to BTY for finalization

Meeting 18- Tango to review design costs.

9.01 OWNER RFI'S

- 18.1 **It was noted that Owner RFI 094 is critical. VCC to review and advise.**

VCC 2019-02-25

10.02 TREE REMOVAL

17.1	VCC to review milled wood completion with Silverback Jan 21st. Post review- VCC to advise of potential uses of wood.	VCC	2019-02-25
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Meeting 18- VCC to forward tree photos

11.01 GLAZING REDUCTION AT S. SIDE OF GYMNASIUM

11.1	VCC to look into reduction of glazing or alternate glazing material at South side of the gymnasium in phase 2 to reduce glare facing score board.	VCC	2018-08-21
------	---	-----	------------

15.1	A49 has requested opportunity to present semi-opaque glazed walls. VCC/Tango to arrange	VCC, TM	2018-12-06
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16.1	After VCC receives CPI material slideshow, VCC will forward to Poco/Tango for review.		-
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17.1	Tango/POCO to advise by end of January if CPI is preferable. VCC to review costing and advise if cost-neutral.	VCC, POCO, TM	2019-01-31
------	--	---------------	------------

18.1	VCC to chase external rendering and confirm potential premium.	VCC	2019-02-26
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11.03 OWNER DELIVERABLES

14.2	LED Signage- Tango to provide direction on LED building signage by Oct 19/18.	VCC	2019-02-26
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Meeting 17- ASI received, pending pricing.

Meeting 18- VCC advised pricing has been received and will forward to Tango for review.

17.1	Snooker Task Lighting: POCO to provide VCC with the snooker task lighting specs. VCC to review revised layout with A49 and send to POCO (Lori).	VCC	2019-03-05
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Meeting 18- VCC is working with Electrical contractor for a equal alternate to the spec the City provided and will advise.

11.05 FIBRE OPTIC

16.1	VCC to provide as-builts of additional conduit/fibre lines that have been located. Tango to have Poco IT (Robin) review.	VCC	-
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15.01 ACTIVENET

16.1	VCC to advise when the gate- kicker is required for electrical rough in.	VCC	-
------	--	-----	---

18.1	VCC to coordinate Activnet start up meeting with VCC/Electrical Trade/City IT Department/ Activnet	VCC	2019-02-26
------	---	-----	------------

17.01 PHASE 2 CITY PARKING

17.1	VCC to review probability for utilization of existing library lot for phase 2 City parking.	VCC	2019-02-01
------	---	-----	------------

New Business

	DESCRIPTION	ACTION BY	REQUIRED BY
18.01 DEMO/ABATEMENT WILSON CENTRE & LIBRARY			
18.1	VCC is currently reviewing abatement services for Wilson Centre and Library. Once scopes and dates are refined VCC will review with POCO and Abatement engineer.		-
18.02 RECEPTION FIRE SEPARATION			
18.1	VCC to review fire separation at main reception with City Inspector (Larry) and Fire Marshall	VCC	-
18.03 NEXT MEETING			
18.1	The next meeting date is TBD, invite to follow shortly	Info	-

These minutes are believed to be a true and accurate record of all items discussed. Any errors and/or omissions should be reported, in writing, to Ventana Construction (POCO) Corp. as soon as possible.

Recorded by:
Ventana Construction (POCO) Corp.
Tallon O'Neill

APPENDIX 6

Project Dash Board: February 28, 2019

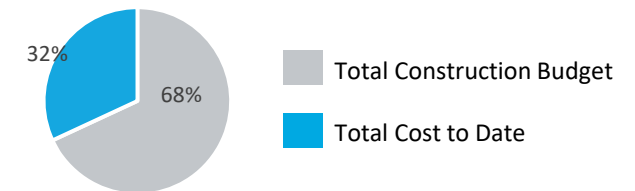
PROJECT DASH BOARD

Updated: 2019-2-28

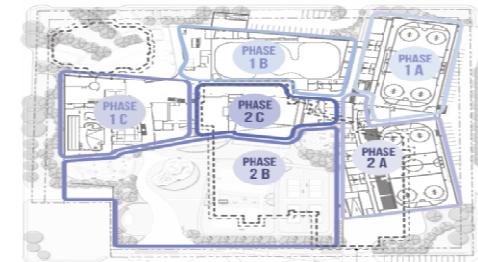
PROJECT SCHEDULE

Task / Activity	Start	Finish	2017	2018	2019	2020	2021
Design	Dec-16	Jan-19					
Permits	Feb-17	Feb-19					
Procurement	Feb-17	May-19					
Phase 1A - Participant Ice	Mar-17	Jul-19					
Phase 1B - Leisure Ice & Library	Apr-17	Jul-19					
Phase 1C - Aquatics, Fitness, All Age & Admin	Aug-17	Oct-19					
Phase 2A - Spectator Ice	Oct-19	Jul-21					
Phase 2B - Underground Parking	Oct-20	Oct-21					
Phase 2C - MP, Flex Hall & Child Care	Jan-20	Jul-21					

CONSTRUCTION BUDGET



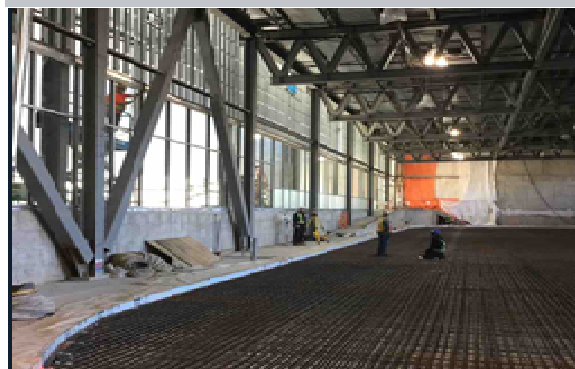
PHASING PLAN



PHASE 1A - Overview



PHASE 1B - Overview



PHASE 1C - Overview



APPENDIX 7

Architecture 49 Site Report #36: March 4, 2019

Architecture49 Inc.
270 - 1075 West Georgia
Vancouver BC
V6E 3C9

T 1.604.736.5329
F 1.604.736.1519
architecture49.com

March 4, 2019

Tango Management Group
2288 Manitoba Street
Vancouver, BC V5Y 4B5

Attention: Lewis Reilly, Director
lreilly@tangomanagment.ca

**Reference: Port Coquitlam Community Recreation Complex, Port
Coquitlam, BC**

To whom it may Concern:

We reviewed the project on-site on February 28, 2019 and via photographs, and based on the visit, review, photos, inspection reports and ongoing correspondence with the site supervisor to date, we verify that to the best of knowledge the work is progressing generally in accordance with the project's IFC drawings, specifications and building permits issued to date.

Sincerely,
ARCHITECTURE49 INC.



Stella Nicolet, Architect AIBC, AAA, AIA, LEED AP BD+C, CCCA, CCA
Managing Principal

Date: March 04, 2019

FR No.: 036

Contractor: Ventana Construction (Poco) Corp.
Attn: Joseph Lenz
Email: jlenz@ventanaconstruction.com

From: Dave Maté
Architecture49 Inc.
270 – 1075 West Georgia
Vancouver, BC, V6J 4Y3
Tel: (604) 736-5329
Fax: (604) 736-1519

Owner: City of Port Coquitlam
c/o: Tango Management Group
Email: ireilly@tangomanagement.ca

Attachments No. of Pages: 19

Project/File: 159-00406-02 Field Reports

Project: Port Coquitlam Community
Recreation Complex

Location: Port Coquitlam, B.C.

Copies to:

<input checked="" type="checkbox"/> To: Ventana Construction	Attn: Andrew Cameron Tallon O'Neill Jerry Brouwer Matt Fraser	email acameron@ventanaconstruction.com toneill@ventanaconstruction.com jbrouwer@ventanaconstruction.com mfraser@ventanaconstruction.com
<input checked="" type="checkbox"/> To: Tango Management Group	Attn: Lewis Reilly	email ireilly@tangomanagement.ca
<input checked="" type="checkbox"/> To: Architecture49 Inc	Attn: Stella Nicolet Simon Mellor Antonio Rigor	email Stella.Nicolet@architecture49.com Simon.mellor@architecture49.com Antonio.rigor@architecture49.com

Date of Visit: Feb. 28, 2019

Weather: Sun & Cloud

Temperature: -2° C

Observations (General Work):

- Site works appears in general compliance with the construction documents.
- Health and site safety measures observed to be in place.

Work in Progress:

- Rink 2 south wall. Wall Type as per SI 150 Rink Interior Assemblies and Finishes
- Rink 2 – Elevator Lobby Door 1A100D frame sealant
- Elevator 2 frame installation.
- Public Corridor 1B118 interior south wall drywall joint sanding along GL 1A-H.
- Public Corridor 1B118/Rink 3 along GL 1B-F mullion frame joint sealing.
- Public Corridor 1B118 north exterior wall GL 1B-F pre-finished metal flashing. Wall type W5
- Rink 3 concrete curing
- Rink 3 north face Spandrel glass sealant.
- GL 1A-B between 1-B11 & B14. Wall type W1
- Phase 1C Level 1 Lounge 1C113 south wall along GL 1C-M mullions and spandrel panels.

- Level 1 Library north wall along GL1B-A between 1B-1 & 1B-2 Glazing.
- Phase 1C Level 2 to roof structural steel from 1C-E to 1C-N between 1C-7 to 1C-9
- Phase 1C Level 1 Universal Change room blockwalls
- Phase 1C Pool mechanical
- Phase 1C west face roof parapet framing

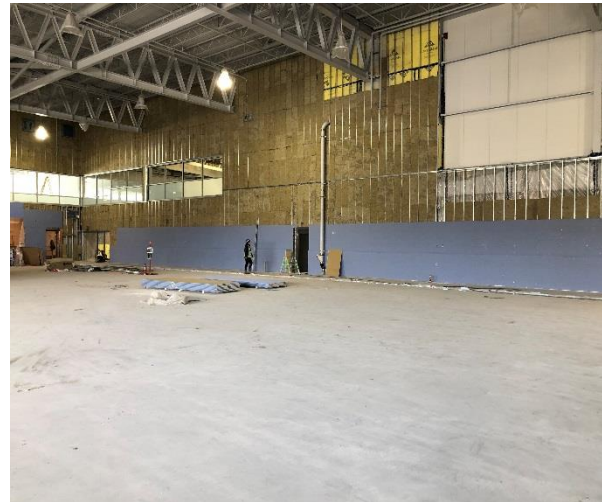
Attachments:

- Structural, Mechanical & Electrical

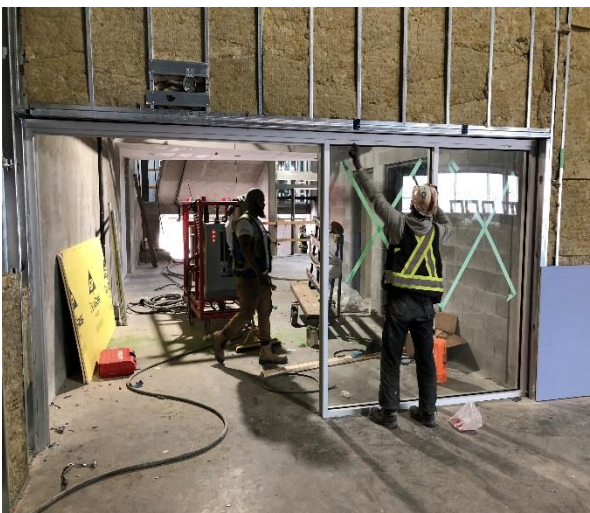
Site Photos:



Rink 2 south wall. Wall Type as per SI 150 Rink Interior Assemblies and Finishes



Rink west wall. Wall Type as per SI 150 Rink Interior Assemblies and Finishes



Rink 2 to Elevator Lobby Door 1A100D



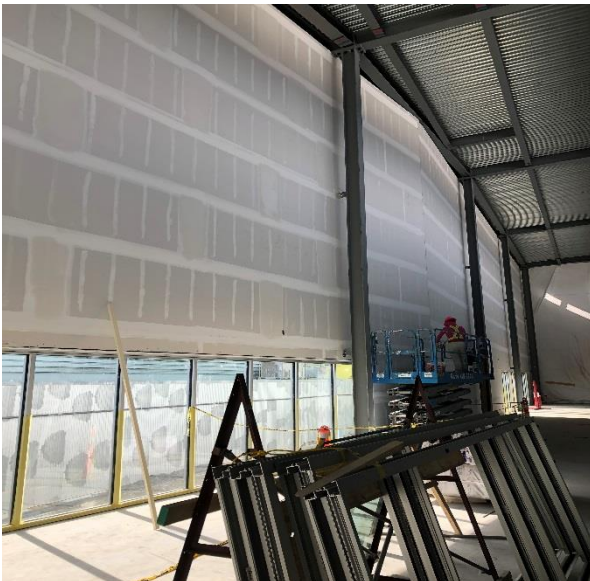
Elevator Lobby to Rink 2 –Door 1A100D



Elevator 2 Level 2 frame installation.



Elevator 2 Level 1 frame installation.



Public Corridor 1B118 interior south wall drywall joint sanding along GL 1A-H.



Public Corridor 1B118/Rink 3 along GL 1B-F mullion frame joint sealing.



Public Corridor 1B118 north exterior wall GL 1B-F pre-finished metal flashing. Wall type W5



Public Corridor 1B118 north exterior wall GL 1B-F pre-finished metal flashing. Wall type W5



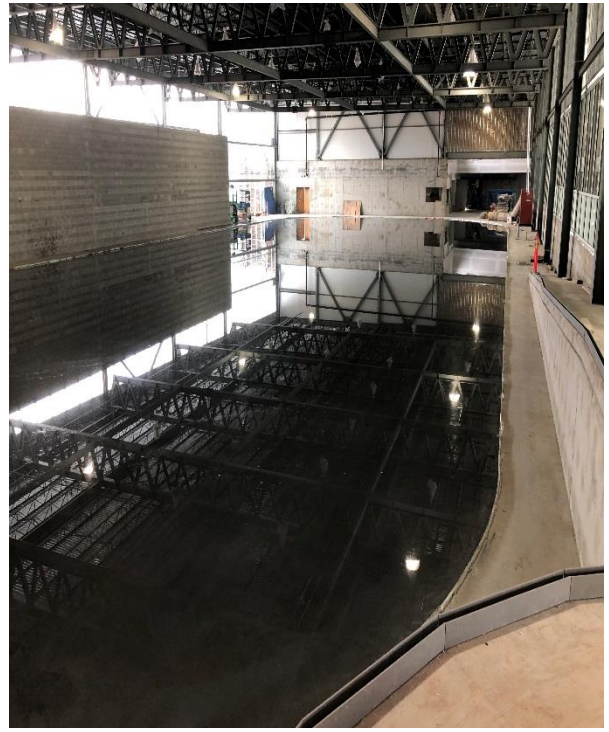
Public Corridor 1B118 north exterior wall GL 1B-F AVB. Wall type W5



Public Corridor 1B118 north exterior wall GL 1B-F AVB. Wall type W5



Rink 3 looking west



Rink 3 looking east



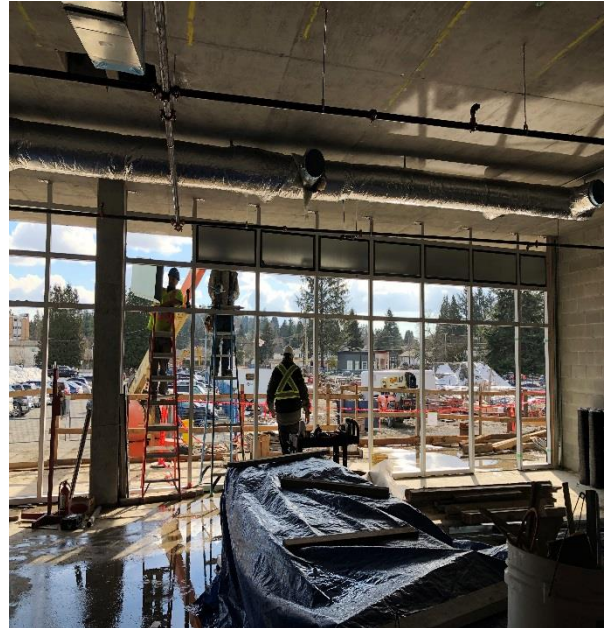
GL 1A-B between 1-B11 & B14. Wall type W1



GL 1A-B & 1-B1. Wall type W1



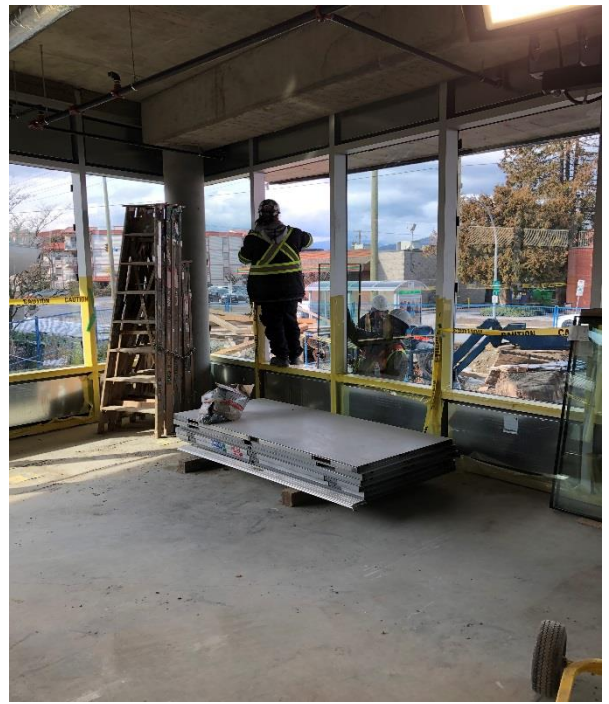
Phase 1C Level 1 Lounge 1C113 south wall along GL 1C-M mullions and spandrel panels looking west.



Phase 1C Level 1 Lounge 1C113 south wall along GL 1C-M mullions and spandrel panels looking south.



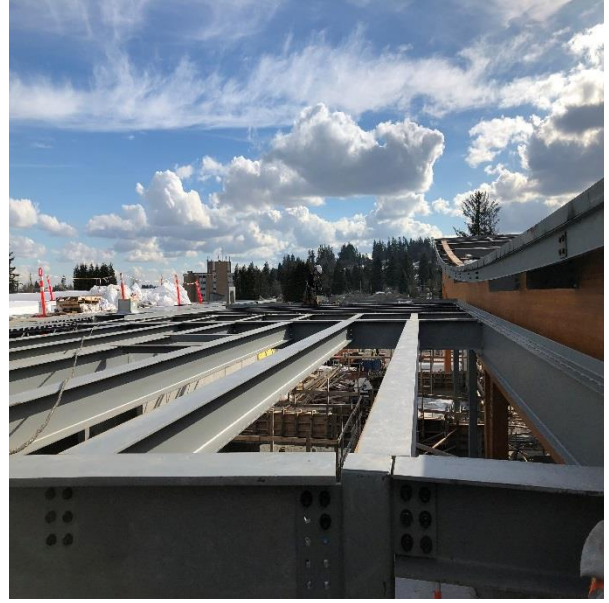
Phase 1C Level 1 Lounge 1C113 south wall along GL 1C-M mullions and spandrel panels looking southwest.



Level 1 Library north wall along GL1B-A between 1B-1 & 1B-2 Glazing.



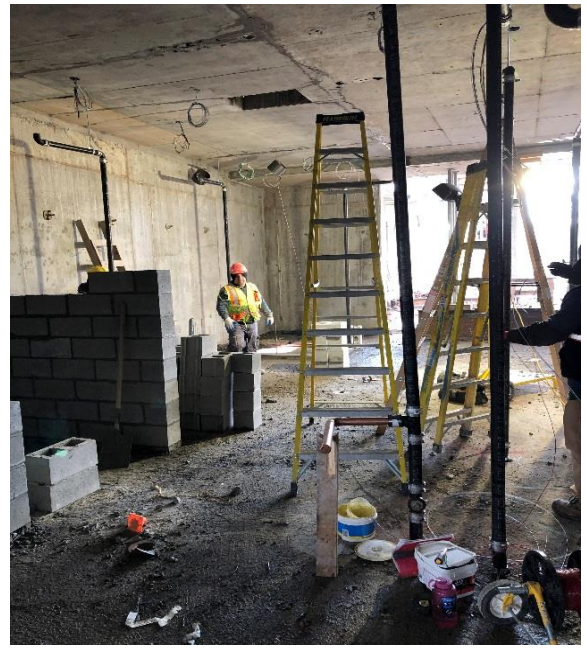
Phase 1C Level 2 to roof structural steel from 1C-E to 1C-N between 1C-7 to 1C-9



Phase 1C roof decking from GL 1C-1 to 1C-7- between 1C-A to 1C-J looking south east.



Phase 1C Level 1 Universal Change room blockwalls



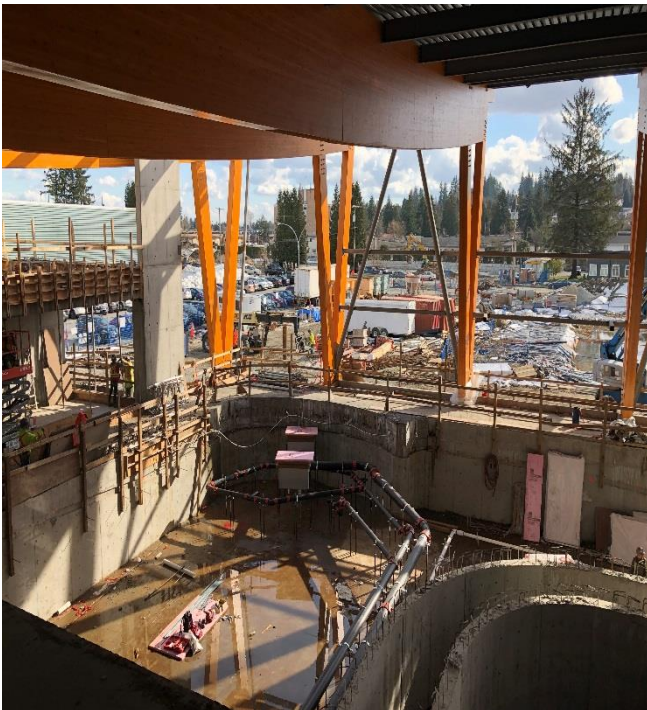
Phase 1C Level 1 Universal Change room blockwalls



Phase 1C Administration Roof looking north. Roof Type R1.



Phase 1C Administration Roof looking south. Roof Type R1



Phase 1C Pool mechanical



Phase 1C west face roof parapet framing



Rink 3 north face Spandrel glass sealant.

Issued by the Consultant:

Dave Maté
Sr. Contract Administrator

March 04, 2019

Name and title of person signing

Signature

Date

BRYSON MARKULIN ZICKMANTEL
STRUCTURAL ENGINEERS

Reviewed by SER:

Initials

Suite #501 - 510 Burrard Street, Vancouver, B.C. V6C 3A8 • (604) 685-9533 • www.bmzse.com

CONSTRUCTION REVIEW MEMO

PROJECT: Poco Rec Center **JOB #:** 80058-01 **DATE:** Feb 5/19

~~Level~~ Work reviewed: Level 1, Suspended
slab grid 1CS+-1CS/1CE-1CN+

Reinforcing is in general conformance with structural
drawings.

When placing concrete in fold up they follow
requirements within structural general notes.

BMZ: 

Note: This memo reports observations made during construction review, only. Any comments requiring action by the contractor are to assist the contractor to comply with the contract documents and are not to be taken as a contract change notice. These observations do not, in any way, relieve the contractor of the sole responsibility to construct the work in accordance with the contract documents, nor do these observations in any way, represent a complete list of all work needed to comply with the contract documents. The contractor is required to independently check all his own work, and is not to rely on these observations, in any way, as relieving him of this important responsibility.

BRYSON MARKULIN ZICKMANTEL
STRUCTURAL ENGINEERS

Reviewed by SER:

Initials

Suite #501 - 510 Burrard Street, Vancouver, B.C. V6C 3A8 • (604) 685-9533 • www.bmzse.com

CONSTRUCTION REVIEW MEMO

PROJECT: *Parr Per Center* **JOB #:** *80058-01* **DATE:** *Feb 21/19*

Work reviewed: *Level 2 Suspended slab
grid ICG-IC9/ICE-ICN*

*Library structural steel for
glazing support*

*Corridor structural steel added
as per SI-89*

*Work is in general conformance with
structural drawings*

*- Dyll + epoxy topped 20m high south-west
column where half is pored high with wall*

BMZ: 

Note: This memo reports observations made during construction review, only. Any comments requiring action by the contractor are to assist the contractor to comply with the contract documents and are not to be taken as a contract change notice. These observations do not, in any way, relieve the contractor of the sole responsibility to construct the work in accordance with the contract documents, nor do these observations in any way, represent a complete list of all work needed to comply with the contract documents. The contractor is required to independently check all his own work, and is not to rely on these observations, in any way, as relieving him of this important responsibility.



MECHANICAL AND PLUMBING FIELD REPORT

DATE:	February 27, 2019	FR NO.:	MP.15
Contractor	Ventana Construction	FROM:	Steve Elmes/ Lowell Suelto/Seann Caldwell
ATTN:	Andrew Cameron		WSP Canada Inc.
Cameron	acameron@ventanaconstruction.com		840 Howe Street
Mechanical:	Omega Mechanical Ltd.		Vancouver BC
ATTN:	Mitch Kelly/Nick Sciankowy		V6Z 2A9
EMAIL:	mitch@omegamechanical.com		
PROJECT:	Port Coquitlam Recreation Complex	PROJECT NO.:	159-00406-02
ATTACHMENTS:		LOCATION:	2150 Wilson Ave, Port Coquitlam

Distributed to:

<input checked="" type="checkbox"/>	Omega Mechanical LTD.	Attn:	Gary Martin/Kyle Parhar	Email:	gmartin@omegamechanical.ca
<input type="checkbox"/>					

Date of Inspection: February 7, 2019 Weather: Cloudy/Rainy Temperature: 2°C
February 21, 2019

General Note: Strike-thru items are completed or fully addressed and will be deleted in the next report.

General (Work Reviewed):

1. 1A Water Entry Room and Mechanical Rooms to date.
2. Plumbing piping and rough-ins installed in 1ABC to date.
3. Mechanical piping and HVAC in 1ABC to date.

Work in Progress:

1. Rough-in of Phase 1ABC plumbing piping (Water, Sanitary and Venting)
2. Phase 1ABC Storm piping from roof drains down to tie-in points above grade.
3. Phase 1ABC Gas piping mains inside building.
4. Phase 1AB hydronic piping.
5. Phase 1ABC Sheet metal ductwork inside building
6. Phase 1ABC sprinkler piping inside building

Observations:

1. Phase 1C, Pool Area: Slab is completely poured below the pool. WSP discussed with Omega that domestic hot and cold for the foot shower could be fed from the Phase 1C mechanical room, thru the pool equipment room and

1000-840 Howe Street
Vancouver, BC, Canada V6Z 2M1

T T +1 604 685-9381
F +1 604 683-8655
www.wsp.com

FIELD REPORT

follow the same routing as the pool piping serving the water park. WSP to issue SI after confirming details with A49. Pipe coring thru foundation wall has been made to accommodate piping serving shower. Pool wood framing is being built-up. Deck Drainage openings are installed. Update: Pool Equipment piping install is progressing, approximately 25% complete. (photos #4, 6)

- ~~2. Phase 1A, Changerooms: Dropped ceilings are being installed where domestic water, Zamboni Water, sanitary, storm and vent mains are installed in the Change Room areas. 4" cold water main has been changed to stainless steel from copper. Some insulation has been added to the domestic water piping. Most of the sprinkler mains, branches and heads have been installed.~~
- ~~3. Phase 1A, Changerooms: Plumbing rough-in for individual fixtures has been completed. Sheet metal ductwork installation is progressing and mostly complete. Drywall ceilings have been added within shower areas.~~
- ~~4. Phase 1A: Level 2 storm piping has been installed and connected to roof drains above.~~
5. Phase 1A, Mechanical Room (second floor): Most of the equipment are on concrete pads. Equipment includes Boilers B-1, B-2, domestic hot water heaters, tanks, pumps, and heat pump heat exchanger (Photo #1,2, and #3). Concrete Pads have 12" wide depressions on them with floor drains for equipment drainage. Hydronic main piping installation has been progressing (approximately 50% installed) at the ceiling level – contractor to confirm structural approval has been provided prior to full install (photos #2, #8 and #9).
6. Phase 1ABC: Gas Meter at NE corner of Rink 2 installed. A portion of the gas piping downstream of the meter (inside building) has been installed and connected. Gas from a temporary gas meter is being used for temporary heat (photo #5).
- ~~7. Phase 1A, Rink 2: Gas lines serving Rink 2 radiant heaters have been installed and roof openings provided for flue connections.~~
- ~~8. Phase 1B, Library Area: Heat pumps serving Phase 1A and 1B are all mostly installed on level 1W and 2W (photo #5). Hydronic piping mains serving heat pumps installed on level 1.~~
9. Phase 1B: Library Area: Domestic water, storm, sanitary and vent line at ground floor ceiling level have been installed. Piping not yet insulated. Plumbing fixture rough-ins on level 1 have been installed.
- ~~10. Phase 1B, Rink 3: Storm RWLs installed in Rink 3. Roof drain in Rink 3 have been revised to dual drains. Most of the hydronic heating mains at ceiling level have been installed. Gas mains are partially installed. Most of the sprinkler piping and heads are installed.~~
- ~~11. Phase 1AB: Most main ductwork and branches installed in phase 1AB. (photo #6).~~
- ~~12. Phase 1A, Rink 2: Piping and concrete rink slab are installed (photo #7A).~~
13. Phase 1B, Rink 3: Depressed Concrete floor slab has been poured for the ice rink. Heating header installed above depressed slab (Photo #7B). Radiant tubing is being stored on the NE corner of Rink 3. Slab insulation was placed (photo #1)
- ~~14. Phase 1A, Refrigeration Room: 200mm heating main risers from refrigeration room to second floor are complete.~~
15. Phase 1C: 150mm storm piping at phase 1C at the north side between gridlines 1C6 and 1C13 will have a potential conflict with 3300mm height dropped ceiling. A-49 has confirmed ceiling will be dropped to accommodate storm piping. The RWL drop shown at the corner of Facility Manager office 1C120 will also need to be relocated due to a wall layout change during construction.
16. Phase 1AB: Seismic slack cables and insulated drains are installed on heat pumps.
17. Phase 1C, Level 2N: Heat pumps are installed with no lines or ducts.
18. Phase 1C, Level 2S: No HVAC is installed.
19. Phase 1C, Level 1N: HVAC is installed with no seismic restrains or drains for heat pumps.

FIELD REPORT

20. Phase 1C, Level 1S: Ductwork is installed.
21. Phase 1C, Weight room, Level 1: Sheet metal duct mains in the process of being installed. A portion of the ductwork has been insulated. Plumbing piping partially installed.
22. Phase 1C, West Side Changerooms: Some openings provided thru CMU walls for pipes and ducts. Plumbing piping install in progress.
23. Phase 1C, East Side Changerooms and Commercial Kitchen: Most of the duct mains and majority of open ended branch ducts are installed. Commercial Kitchen area has NFPA 96 exhaust ducting going up to level 2 space above.
24. Phase 1C, Multipurpose Rooms on Level 2: Steel stud partitions going up. Storm piping from roof drains installed.
25. Makeup air unit MUA-1 is installed on roof (photo #10).
26. Exhaust Fans EF-16, EF-018, EF-40, Fluid cooler and DH-2 condensing unit are installed on roof (photo #11).
27. Dehumidifier DH-2 and heat recovery unit HRV-5 are installed on roof (photo #12).
28. Mechanical and plumbing components to-date installed as per contract documents.

Photos:



Photo #1: Rink #3 Slab Insulation



Photo #2: B-1 & B-2 Boilers



Photo #3: Temporary heat in Rink #3



Photo #4: Pool Area

FIELD REPORT



Photo #5: Temporary Gas Meter



Photo #6: Pool Piping



Photo #7: De-humidifier DH-2



Photo #8: Heat Exchangers



Photo #9: Circulation Pumps



Photo #10: Ice melt pit coil

FIELD REPORT



Photo #10: P1C, Level 1 - Kitchen floor drain



Photo #11: P2C, Level 2: Storm drain piping in ceiling

Information or Action Required:

1. Items are currently in progress; Submit pipe pressure test reports for Consultant Records.
2. Ensure temporary heaters provide a minimum of 10 deg. Space temperature or as required by the structural engineer when pouring and curing the concrete rink slabs. Heating is on in Rink #3 (Refer to Photo #3)
3. Maintain record as-built redline drawings on site.
4. Provide piping between HRV-5 and Condenser WCU-1 in mechanical room 1A 202. Consider installing piping in ceiling for future HRV-1 and future condenser WCU-2.
5. DH-2 ductwork will have to be revised for modified unit orientation by connecting RA to on existing wall opening, sealing one existing wall opening and ducting to a new wall opening using long radius duct elbows.
6. Fastening of large pipes in mechanical room 1A202 to underside of ceiling deck is not acceptable by structural engineer. Omega Mechanical to provide locations of connections to joists on fabrication drawings.
7. Phase 2C, Level 2; Ensure that all drainage piping with offsets greater than 45° to have cleanouts as required code (Refer to photo #11)
8. Phase 1C – Level 1; Kitchen drain location interferes with wall finish. Relocate drain to ensure enough space is allowed for the floor drain grate. (Refer to photo #10)

Issued by the Consultant:

Lowell Suelto, ASCT
Steve Elmes
Sean Caldwell, P.Eng.

Name and Title

Signature

February 27, 2019

Date



Smith + Andersen

338 – 6450 Roberts Street Burnaby British Columbia V5G 4E1

604 294 8414 f 604 294 6405 smithandandersen.com

PROJECT NAME: Port Coquitlam Recreation Center

COMPANY: A49

ATTENTION: Antonio Rigor, David Mate

PROJECT NO.: 16590.000

DATE: 2019-02-27

JOB REPORT NO.: E-13

ISSUED BY: Ryan Blaney

General review is being performed in accordance with the requirements of the BRITISH COLUMBIA BUILDING CODE and Standard Guidelines of the Professional Engineers of BRITISH COLUMBIA to ensure that the work is generally being performed in accordance with the Contract Documents.

This list is submitted to assist the Contractor and must not be construed as being a complete list of non-conforming items for the purpose of determining whether the requirements of the Contract Documents have been met.

It is the responsibility of the Contractor to carry out their own inspection to determine that the Contract is being performed in accordance with the requirements of the Contract Documents.

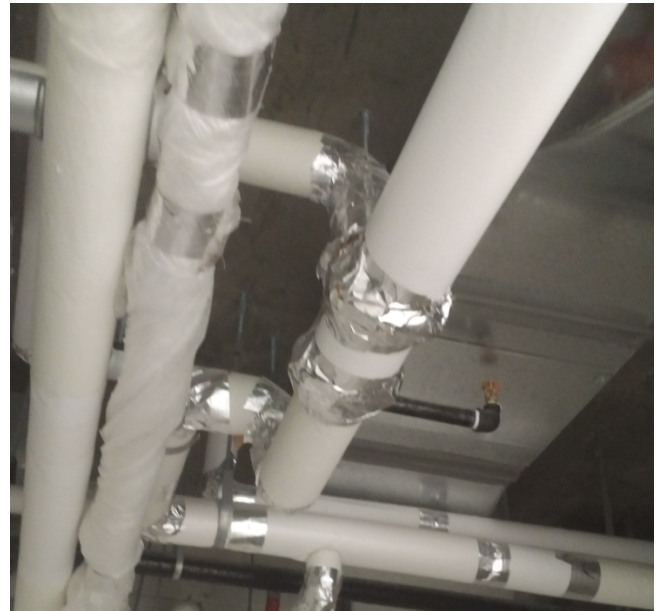
The site was visited on 2019-02-21 to review the Electrical installations. The following observations have been made:

- 1.1 GENERAL OBSERVATIONS
 - 1.1.1 Electrical installation is ongoing.
 - 1.1.2 Main Electrical Room is now considered energized and has been locked out.
 - 1.1.3 Electrical Room #2 equipment installed and terminations commencing.
 - 1.1.4 Change Room lighting is mostly installed. Certain spaces require that lighting be stem mounted due to conflict with ductwork and piping. This seems problematic in Washroom 1B115A.
 - 1.1.5 Shower lighting rough-in has commenced.
 - 1.1.6 Lighting in storage areas North of Rink 3 has been installed.
 - 1.1.7 Conduit for score clocks has been prepared in both rinks.
 - 1.1.8 Lighting rough-in for Level 1 service point and Elevator Lobby has commenced.
 - 1.1.9 Library offices have been roughed-in.
 - 1.1.10 Uninstalled luminaires are mustered in parkade mechanical areas.
 - 1.1.11 Parkade Electrical Room #7 installation has progressed.
 - 1.1.12 Level 2 Office areas have been roughed-in.

- 1.1.13 Core line is prepped for slab pour at P1C level 2.
- 1.1.14 Fitness Center floor boxes have been installed.
- 1.2 ITEMS REQUIRING ATTENTION-ITEMS WILL BE REMOVED UPON COMPLETION
 - 1.2.1 Coverplates in Main Electrical room have been installed. These plates' shop drawings were specifically rejected by the engineer and present a safety hazard while being worked on. They should be cut and reconfigured into manageable pieces prior to allowing personnel to work on them as was suggested by the superintendent.
- 1.3 DISCUSSIONS WITH CONTRACTOR
 - 1.3.1 Coverplates are to be removed from Main Electrical Room and cut. This is to be done by next review.



Item 1.1.2



Item 1.1.4



Item 1.1.8



Item 1.1.10



Item 1.1.11



Item 1.1.12

END OF ELECTRICAL JOB REPORT #E-13

16590.000.E - Job Report #E-13.docx

Coach House Development Permit Application – 1610 Knappen Street

RECOMMENDATION:

That Committee of Council approve Development Permit DP000375 to regulate a coach house development at 1610 Knappen Street.

REPORT SUMMARY

This report describes a proposed coach house to be located at 1610 Knappen Street. The application complies with the City's guidelines and regulations and is recommended for approval.

BACKGROUND

The attached summary sheet describes and illustrates how the application conforms to Zoning Bylaw regulations and Official Community Plan building and landscaping guidelines.

DISCUSSION


The two-storey, one-bedroom coach house is to be developed at the rear of the property, while the existing modest single family dwelling is to be retained. Parking will be provided on a parking pad adjacent to the coach house and a double car garage attached to the coach house for the principal dwelling. If this building were to redevelop, there would be still sufficient floor area available on the site to accommodate a larger single family home with a potential floor area of approximately 290 m² (3100 ft²). The proposal fully conforms to Zoning Bylaw regulations.

The craftsman design of the coach house is sympathetic to the existing architectural quality of the residence. Overlook on neighbouring properties is addressed through the lane separation, mature trees and a large setback from the property to the north. The façades facing the lanes include variable roof lines and windows to break up the appearance of a blank wall. The coach house is to be clad with hardie board siding with colours to match the principal dwelling. Proposed landscaping includes a cedar hedge and shrubs buffering the coach house and screening the outdoor area; four existing trees will be retained.

PUBLIC CONSULTATION

Owners/residents of adjoining properties have been notified of their opportunity to comment on the application at the Committee of Council meeting. To date, staff have not received any feedback from surrounding residents.

OPTIONS

#	Description
1 	Approve issuance of Development Permit DP000375
2	Request amendments to the application or additional information prior to a decision
3	Refuse to approve Development Permit DP000375, if Committee is of the opinion that the proposal does not comply with the OCP objectives and design guidelines. Pursuant to the Delegation Bylaw, the applicant may appeal the decision to Council

ATTACHMENTS

Attachment #1: Coach House Summary Sheet

Attachment #2: Location Map

Attachment #3: Draft Development Permit with Drawings Appended and Schedule A

Official Community Plan Land Use Designation: Residential (R)

Zoning: Residential Single Dwelling 1 (RS1)

Summary of Compliance with OCP Objectives & Guidelines

Guideline¹	Evaluation
Scale secondary or accessory to principal dwelling	The variable roofline and craftsman design are sympathetic to the main dwelling. The coach house is being built to its maximum permitted size, which still leaves the opportunity for a larger principal dwelling to be constructed in the future.
Design compatibility with principal dwelling	Both the principal dwelling and coach house colours will match
Design promotes natural lighting and visual privacy between adjoining properties	Overlook is minimized by lane separation and large setbacks on the north property line
Landscaped path to connect to street	Path connects from the coach house to Knappen Street
There are at least two trees on the lot	Four trees are being retained on the property. Cedar hedging and shrubs will be planted to buffer the coach house.
Garbage/recycling space is provided	Enclosed within the garage
Environmental conservation components	Low-flow toilets, high efficiency hot water heater, LED lighting, Energy Star® rated windows, and accessible garbage storage

Summary of Compliance with Zoning Bylaw Regulations

	Regulation²	Proposed³	Comments/Variances
Maximum coach house size	70 m ² (753.5ft ²)	69.9 m ² (752 ft ²)	The lot is sufficiently large to allow for a conforming coach house
Building height	Up to 8.5 m	7.7 m (25.3ft)	
Coach house siting:			
Distance between coach house and principal dwelling exterior walls	6 m	12.7 m	
Setback from rear	1.2 m	1.8 m	
Setback from interior property line (north)	1.8 m	5.1 m	
Setback from interior property line (south)	1.8 m	3.05 m	
Private open space area	15 m ²	15.3 m ² (165ft ²)	Patio provided outside of main entry to coach house
Lot coverage	40%	30.5%	
Impervious surface area	65%	50.3%	
On-site parking	1 space	1 space	Parking is provided on a parking pad. Additionally, an accessory garage will provide parking for the main dwelling

¹ Please refer to the Official Community Plan for complete objectives and guidelines applicable to coach houses.

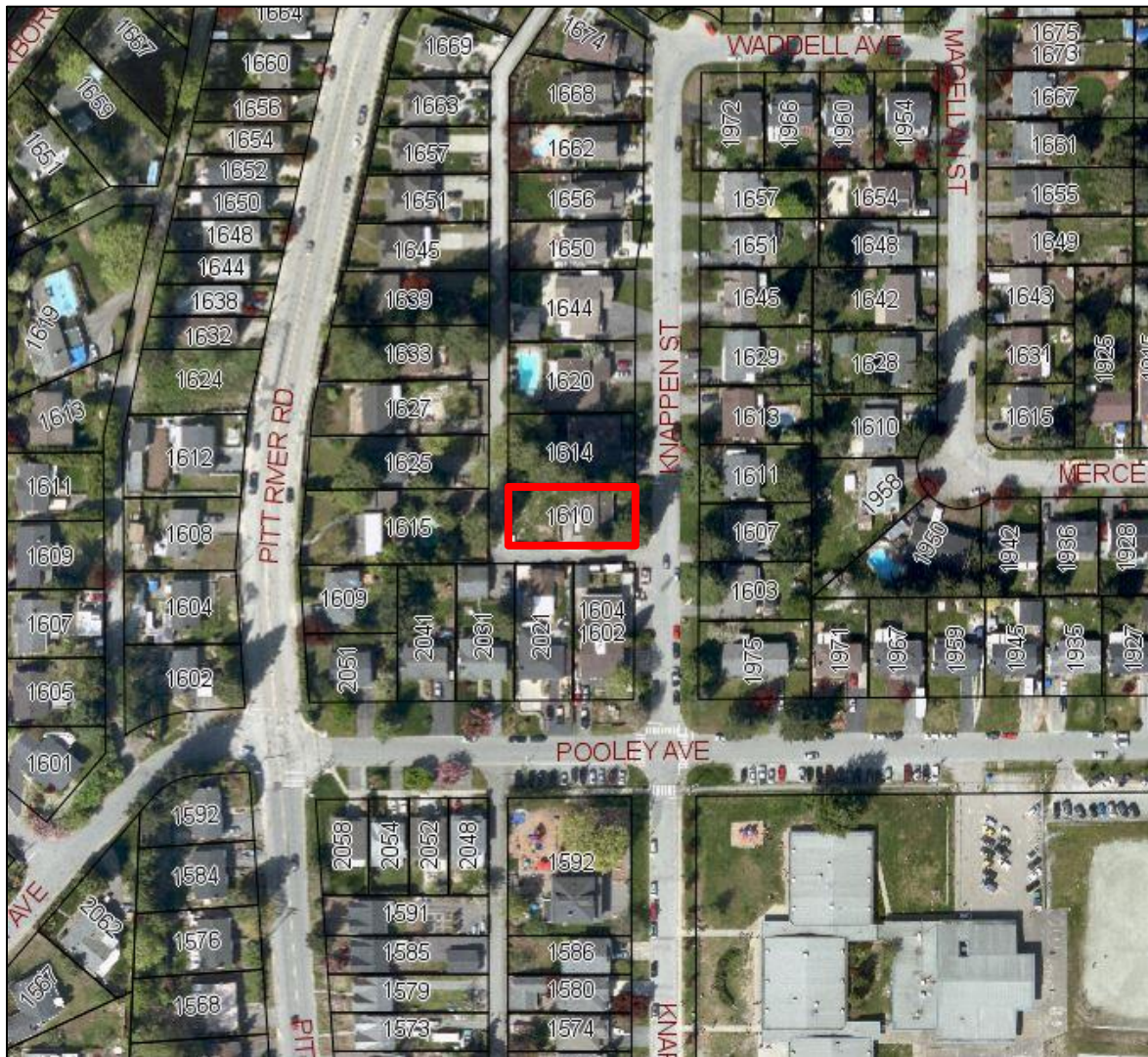
² Please refer to the Zoning Bylaw for complete regulations applicable to a coach house in the RS1 Zone.

³ Information provided by the applicant; this information would be confirmed in issuance of a building permit.

**CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP**

PROJECT ADDRESS: 1610 Knappen Street

FILE NO: DP000375



THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000375

Issued to: Christopher George Burns
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 1610 Knappen Street, Port Coquitlam, BC, V3C 3Z1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 1610 Knappen Street, Port Coquitlam, BC, V3C 3Z1

Legal
Description: LOT 234, DISTRICT LOT 255, GROUP 1, NEW WEST
DISTRICT PLAN 52564.

P.I.D.: 005-050-235

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” is varied or supplemented as follows:
 - a. The form and character of the coach house building, including the siting, height and general design, and landscaping shall be as shown on drawings numbered DP000375(1) to DP000375(5) which are attached hereto and form part of this permit.
 - b. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.

5. The following standards for landscaping are imposed:
- (a) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which forms part of this permit and is attached hereto as Drawing Number DP000375(5).
6. Landscape Security
- (a) As a condition of the issuance of this permit, the security set out below is held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 5 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount **\$2,500.00** for the purpose of landscaping.
 - (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posing of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
 - (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the coach house. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within the six month period, the Municipality has the option of continuing to hold the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.
 - (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee. Should the Permittee fail to remedy any aspect of the landscaping not in accordance with the approved plan, the Municipality may deduct the cost of remedying the defect from the said deposit and recoup additional costs from the Permittee if necessary.
7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.

8. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
9. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
10. This permit is not a building permit.

ISSUED BY THE COMMITTEE OF COUNCIL THE ____ DAY OF _____, 2019.

SIGNED THIS ____ DAY _____, 2019.

Mayor

Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.







Applicant (or Authorized Agent or Representative of Applicant)

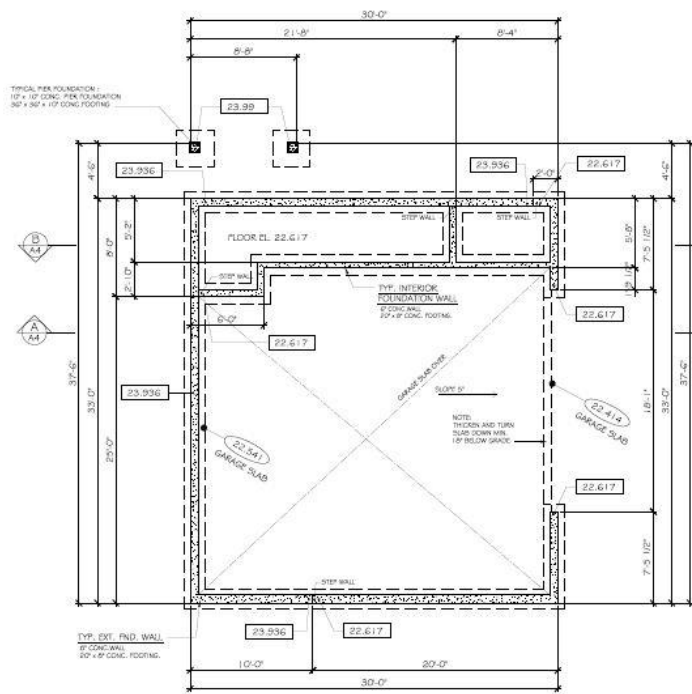
1610 KNAFFEN STREET
PORT COQUITLAM, BC.
sheet title

issued:	Mar.12 2019 Mar.01 2019 Sept.06 2018
revision	Aug.30 2018 July 18 2018

date: July 2018 issue: revision
job no.
drawn by: chid, oscar
scale: $1/8" = 1'-0"$
sheet no.

4 of 5

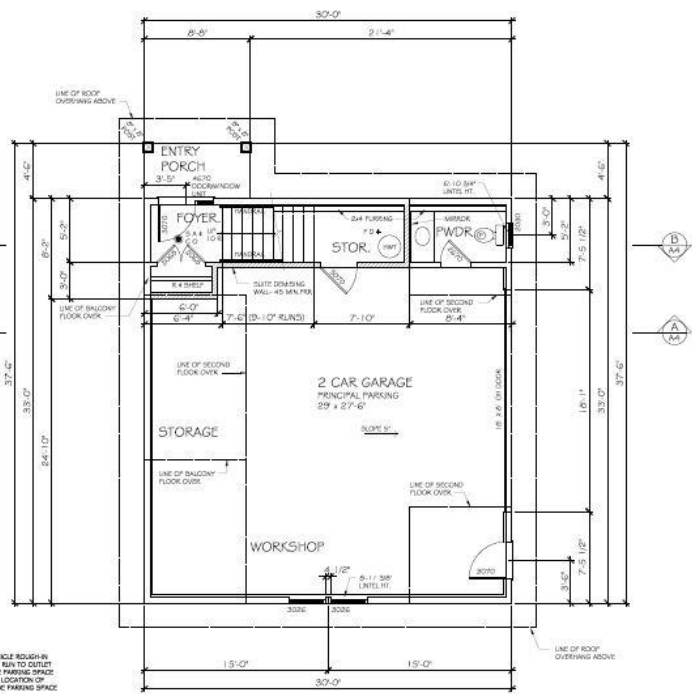
3.20 50 EX.	EXISTING GRADE ELEVATIONS
	FINISHED GRADE ELEVATIONS
	T.O. CONCRETE WALL ELEVATIONS
	T.O. CONCRETE SLAB ELEVATIONS
	T.O. FLOOR ELEVATIONS
	DIRECTION OF DRAINAGE
	EXISTING TREES TO REMAIN



FOUNDATION PLAN

NOTE:
ELECTRIC VEHICLE CHARGING
REQUIRED TO RUN TO OUTLET
BOX FOR ONE PARKING SPACE
FOR UNIT SEE LOCATION OF
COACH HOUSE PARKING SPACE
ON SITE PLAN

SPRINKLER SYSTEM TO BE
DESIGNED, CONSTRUCTED,
INSTALLED AND TESTED IN
CONFORMANCE WITH:
NFPA 1350 INSULATION OF
SPRINKLER SYSTEM
RESIDENTIAL OCCUPANCIES



FIRST (GARAGE) FLOOR PLAN
TOTAL AREA : 990.0 SQ.FT. (FOOTPRINT)
PORCH AREA : 39.7 SQ.FT.
FOYER AREA : 59 SQ.FT. (INCLUDING PART STAIR)



oscar woodman design
1782 view st. port moody,
british columbia V3H5Y2
604-937-7640

project title
RESIDENCE - BURNES
PROPOSED COACH HOUSE

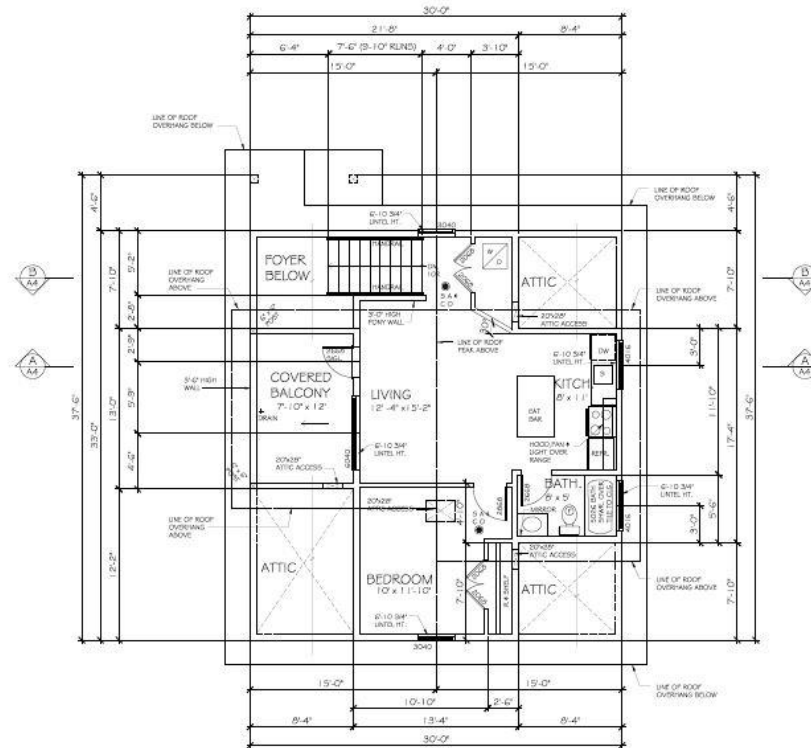
1610 KNAPPEN STREET,
PORT COQUITLAM, BC

sheet title
FOUNDATION PLAN
FIRST (GARAGE)
FLOOR PLAN

issued:	Mar. 12 2019 Sept. 06 2018 Aug. 30 2018 July 16 2018
date:	July 2018 issue revision
job no.	
drawn by:	chid escar
scale:	1/4" = 1'-0"
sheet no.	

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of
5

DP000375 (3)



SECOND FLOOR PLAN

FLOOR AREA : 584.0 SQ. FT. (INCLUDING PART STAIRS)
 FOYER AREA : 59.0 SQ. FT. (INCLUDING PART STAIRS)
 BALCONY FLOOR AREA : 109.0 SQ. FT.
 TOTAL COACH HOUSE AREA : 752.0 SQ. FT.



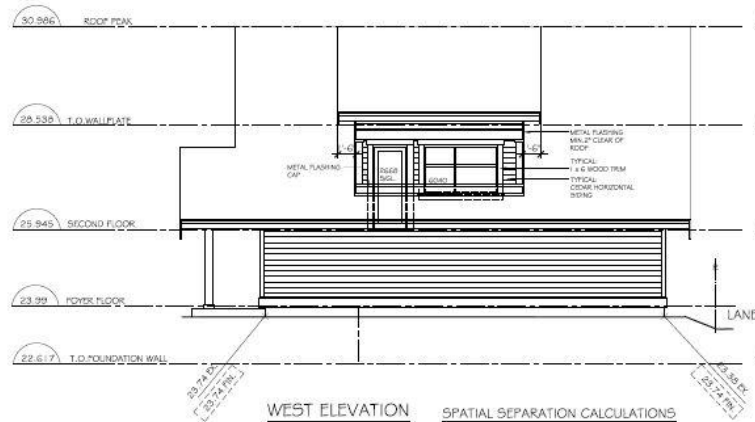
project title
 RESIDENCE - BURNES
 PROPOSED COACH HOUSE

1510 KNAPPEN STREET,
 PORT COQUITLAM, BC

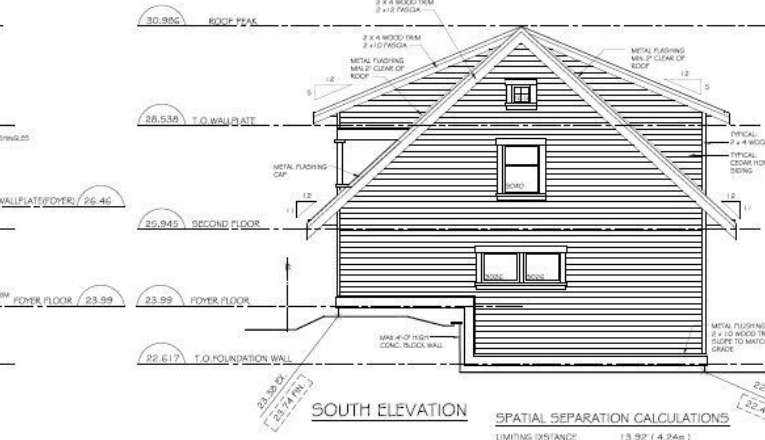
sheet title
 SECOND FLOOR
 PLAN

issued: Mar. 12 2019
 date: July 2016 issue revision
 job no.
 drawn: ed chid, oscar
 scale: 1/4" = 1'-0"
 sheet no.

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 of
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NOTE:
ALL WINDOWS TO
MAX. 1.80 U-VALUE
W / (m2.K)



project title
RESIDENCE - BURNES
PROPOSED COACH HOUSE

1610 KNAPPEN STREET,
PORT COQUITLAM, BC.
sheet title
ELEVATIONS

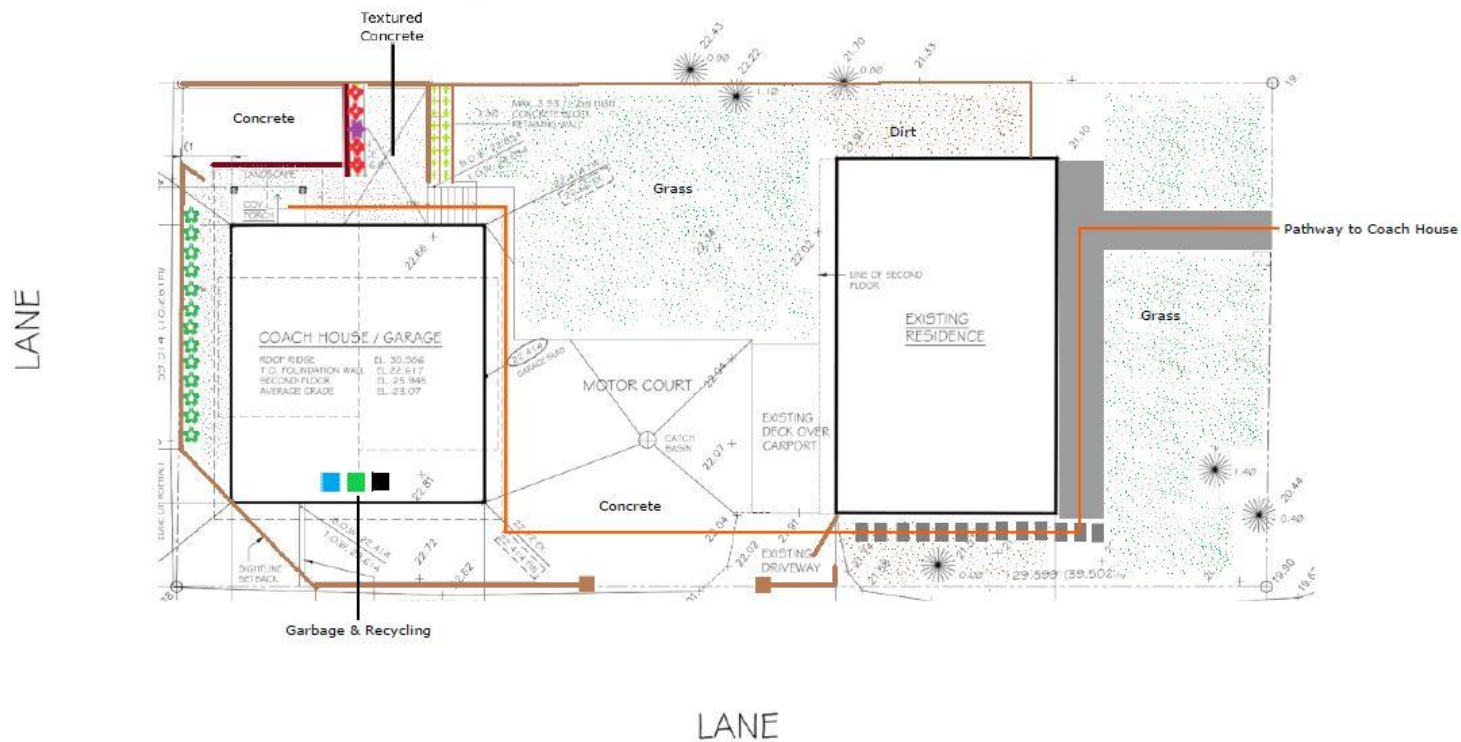
issued: Mar. 12 2019
date: July 2018 issue revision:
job no.:
drawn: ed
checked: oscar

sheet no.:
A5
of
5

Landscape Concept Plan



	Cedar Hedge
	Clematis Vine
	Azaleas
	Yew
	Vegetable
	Lattice Fence
	Cedar Fence
	Paving Stone



Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Energy Star rated windows	BP stage; written confirmation by applicant along with staff review of BP submission
LED Light Fixtures	BP stage; written confirmation by applicant along with staff review of BP submission

Water conservation:

Conservation Measure	Verification Method
Low flow toilets	BP stage; written confirmation by consultant along with staff review of BP submission

GHG Reduction:

Conservation Measure	Verification Method
Accessible storage space for garbage, recycling and organic waste will be provided	DP and BP stage; staff review of building plans

per OCP Sec. 9.11 Environmental Conservation DPA designation