

Committee of Council Agenda

Tuesday, February 11, 2020

3:00 p.m.

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the Tuesday, February 11, 2020, Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

1

Recommendation:

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

- *January 28, 2020.*

4. REPORTS

4.1 Temporary Use Permit - 2440 Shaughnessy Street

5

Recommendation:

That Committee of Council authorize staff to provide notice of a Temporary Use application at 2440 Shaughnessy Street.

4.2 Development Permit Amendment - 1979 Brown Street

16

Recommendation:

That Committee of Council approve a minor amendment to Development Permit DP000320 to extend the existing building at 1979 Brown Street to include an electrical room.

4.3 Development Variance Permit - 3857 Coast Meridian Road

20

Recommendation:

That the Committee of Council:

1. *Authorize staff to provide notice of an application to vary the minimum lot width regulation of the RS1 zone to facilitate a two-lot subdivision at 3857 Coast Meridian Road, and*
2. *Advise Council that it supports approval of Development Variance Permit DVP00070.*

4.4 Fall 2019 Community Centre Update

25

Recommendation:

None

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Recommendation:

That the Committee of Council Meeting of Tuesday, February 11, 2020, be closed to the public pursuant to the following subsections(s) of Section 90 of the Community Charter:

Item 5.1

1) g. litigation or potential litigation affecting the municipality;

1) i. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

2) (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

Item 5.2

1) g. litigation or potential litigation affecting the municipality;

Item 5.3

1) i. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Item 5.4

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 5.5

1) i. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

1) l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, February 11, 2020, Committee of Council Meeting be adjourned.

10. MEETING NOTES



Committee of Council Minutes

Tuesday, January 28, 2020

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

| | | |
|----------|--|---|
| Present: | Chair - Mayor West Councillor Darling Councillor McCurrach | Councillor Penner Councillor Pollock |
| Absent: | Councillor Dupont | Councillor Washington |

1. CALL TO ORDER

The meeting was called to order at 3:30 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved-Seconded:

That the Tuesday, January 28, 2020, Committee of Council Meeting Agenda be adopted as circulated.

In Favour (4): Mayor West, Councillor Darling, Councillor Penner, and Councillor Pollock

Absent (3): Councillor Dupont, Councillor McCurrach, and Councillor Washington

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:

- January 7, 2020.

In Favour (4): Mayor West, Councillor Darling, Councillor Penner, and Councillor Pollock

Absent (3): Councillor Dupont, Councillor McCurrach, and Councillor Washington

Carried

4. REPORTS

4.1 KPMG Audit Planning 2019

Moved-Seconded:

That Committee of Council accept KPMG's Audit Planning Report for the 2019 financial statement audit.

In Favour (4): Mayor West, Councillor Darling, Councillor Penner, and Councillor Pollock

Absent (3): Councillor Dupont, Councillor McCurrach, and Councillor Washington

Carried

4.2 Development Permit and Development Variance Permit Applications - 1525 Kingsway Avenue

Moved-Seconded:

That Committee of Council:

- 1. Approve in principle Development Permit DP000416, regulating an industrial development at 1525 Kingsway Avenue.*
- 2. Pursuant to s. 498 of the Local Government Act, authorize staff to provide notice of an application to vary parking requirements, and*
- 3. Forward Development Variance Permit DVP00071 to Council with support for consideration, subject to comments from neighbourhood input.*

In Favour (4): Mayor West, Councillor Darling, Councillor Penner, and Councillor Pollock

Absent (3): Councillor Dupont, Councillor McCurrach, and Councillor Washington

Carried

4.3 Development Permit Application - 2446 Shaughnessy Street

Moved-Seconded:

That Committee of Council approve Development Permit DP000396 to regulate a six- storey apartment development at 2446 Shaughnessy Street.

In Favour (5): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (2): Councillor Dupont, and Councillor Washington

Carried

5. COUNCILLORS' UPDATE

Council provided updates on City business.

6. MAYOR'S UPDATE

Mayor West provided an update on City business.

7. CAO UPDATE

No update.

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Moved-Seconded:

That the Committee of Council Meeting of Tuesday, January 28, 2020, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

g. litigation or potential litigation affecting the municipality.

Item 5.2

i. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

In Favour (4): Mayor West, Councillor Darling, Councillor Penner, and Councillor Pollock

Absent (3): Councillor Dupont, Councillor McCurrach, and Councillor Washington

Carried

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Moved-Seconded:

That the Tuesday, January 28, 2020, Committee of Council Meeting be adjourned at 4:56 p.m.

In Favour (5): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (2): Councillor Dupont, and Councillor Washington

Carried

10. MEETING NOTES

Councillor McCurrach arrived during Item 4.3 (4:42 p.m.).

The meeting recessed at 3:38 p.m. and reconvened at 4:16 p.m.

Mayor

Corporate Officer

Temporary Use Permit - 2440 Shaughnessy Street

RECOMMENDATION:

That Committee of Council authorize staff to provide notice of a Temporary Use application at 2440 Shaughnessy Street.

PREVIOUS COUNCIL/COMMITTEE ACTION

One January 28th Committee of Council approved a Development Permit to regulate a six- storey apartment development at 2444 and 2448 Shaughnessy Street.

REPORT SUMMARY

Kutak Development Services Inc. proposes to construct a temporary building to accommodate a real estate sales and presentation centre associated with its proposed development of adjoining lands. The development includes provision for 4 onsite parking spaces and landscaping improvements.

BACKGROUND

The applicant wishes to construct a temporary building at 2440 Shaughnessy Street to accommodate a real estate sales and presentation centre for its recently approved apartment development nearby at 2444 and 2448 Shaughnessy Street (referred to as “One Shaughnessy”).

Policy and Regulations: The authority to issue temporary use permits (TUP) is set out in S.493 of the *Local Government Act*. A permit may be valid for up to three years (and renewed for an additional three years) and may specify conditions under which the temporary use is carried out. The legislation also requires public notification of the proposed issuance of a permit.

OCP policies provide that the City may consider a temporary presentation center for sales and marketing on residential sites through issuance of a TUP. The site's land use designation is AH (High Density Apartment) to encourage multifamily development. The site is zoned Residential Apartment 2 (RA2) and is within the Downtown Development Permit Area. A development permit is not required for a temporary building which complies with Zoning Bylaw siting regulations.



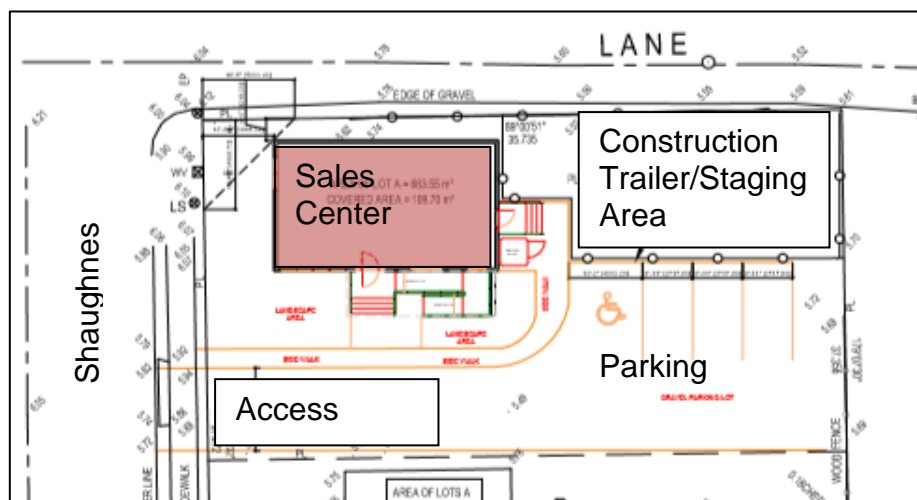
Temporary Use Permit - 2440 Shaughnessy Street

Project Description: 2440 Shaughnessy Street is located across the lane from the site recently approved for Kutak's One Shaughnessy development at 2444-2448 Shaughnessy. The 699m² (7,524ft²) site is currently vacant after an older single residential home was demolished. The property to the south is still occupied by a single residential home. Both properties are owned by Kutak, who has indicated their intention to submit a Development Permit application for a second apartment building in keeping with the area's RA2 (Residential Apartment 2) zoning and AH (High Density Apartment) designation. They are referring to this upcoming proposal as "Two Shaughnessy".



Facade Character

The proposed 109.7 m² (1180.8 ft²) building would be sited at the front of the property and contain a presentation area, meeting room, sales office, and staff room. The proposed building would have fiber cement cladding painted black with a wooden canopy. Kutak advises they intend to have the sales center open until 7 pm weekdays, 8 pm on Saturdays and 4 pm on Sundays.



Site Plan

Report To: Committee of Council
Department: Development Services
Approved by: L. Grant
Meeting Date: February 11, 2020

Temporary Use Permit - 2440 Shaughnessy Street

A 4-stall parking lot is proposed to be located to the east of the building and accessed via the existing driveway connecting to Shaughnessy Street. Visitors would have access to a pedestrian walkway which connects the building entrance to the parking lot and to the sidewalk. A portion of the lot will be used to site a construction trailer and the remainder of the lot will be landscaped with a combination of 3 Serbian Spruce trees, Yew Hedges, annual flowers, and grass.

The applicant expects the sales center to be used for approximately 2 years to facilitate sales of the One Shaughnessy development. The center may remain in place after this timeframe to provide sales of the future Two Shaughnessy apartment development on the property; this use would not require issuance of a TUP as onsite unit sales are a normal part of constructing a residential strata development.

DISCUSSION

The temporary sales use is in keeping with the OCP policies and the design of the proposed building, the proposed landscaping and pedestrian pathway will provide for a tidy, attractive use on the property.

Staff recommend the following conditions be included in the permit to regulate the sales activity, and design of the building:

1. That the hours of operation be limited to 8 a.m. to 8 p.m. daily. These hours provide some flexibility to the applicant while ensuring the commercial development would be in keeping with the residential setting. These hours are also consistent with those approved for other sales trailers in the Downtown in recent years.
2. That the building, landscaping and parking generally be as shown on the plans.

FINANCIAL IMPLICATIONS

None


PUBLIC CONSULTATION

A public input opportunity is required prior to consideration of a temporary use permit. The Committee of Council has the delegated authority to consider the permit and the public input opportunity would be scheduled for an upcoming Committee meeting.

Temporary Use Permit - 2440 Shaughnessy Street

OPTIONS

(Check = Staff Recommendation)

| # | Description |
|--|---|
| 1  | Authorize notification of the temporary use permit application |
| 2 | Request staff provide additional information or an amended proposal prior to making a decision on whether or not to proceed with the application |
| 3 | Not authorize notification of the temporary use permit if Committee does not support the requested use. The applicant may then request the application be forwarded to Council for consideration. |

ATTACHMENTS

Attachment #1: Draft Temporary Use Permit

Report To: Committee of Council
Department: Development Services
Approved by: L. Grant
Meeting Date: February 11, 2020

THE CORPORATION OF THE CITY OF PORT COQUITLAM

TEMPORARY USE PERMIT

NO. TU000015

Issued to: KUTAK DEVELOPMENT SERVICES INC.
Address: Suite 2007, 1177 West Hastings St. Vancouver BC V6E 2K3

1. This Temporary Use Permit is issued to permit a temporary sales office for a.
2. This Temporary Use Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 2440 Shaughnessy Street
Legal Description: LOT A, BLOCK MN&P, DISTRICT LOT 289, NEW WEST DISTRICT, PLAN NWP15433
P.I.D.: 004-875-362

3. As a condition of the issuance of this permit, the following conditions are imposed:
 - a. The hours of operation are limited to 8 a.m. to 8 p.m. daily.
 - b. The building, landscaping and parking are to be in general compliance with the drawing numbered TU000015 (A) and (E).
4. The land described herein shall be used strictly in accordance with the terms and conditions and provisions of this permit.
5. This permit shall expire three years from the issuance date of this permit. The permit may be renewed only once in accordance with Section 497 of the *Local Government Act*.
6. The terms of this permit are binding on all persons who acquire an interest in the land affected by this permit.
7. This permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COMMITTEE OF COUNCIL THE __TH DAY OF _____, 2020.

ISSUED THIS _____ DAY OF _____ 2020.

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)



KUTAK DISPLAY CENTRE

2440 SHAUGHNESSY STREET
PORT COQUITLAM,
BRITISH COLUMBIA

CONSULTANTS:

| | |
|------------------------------|---|
| RESIDENTIAL DESIGN/DRAFTING: | HORACE ENGINEERING LTD. |
| SURVEYOR CONSULTANT: | OLSEN & ASSOCIATES BRITISH COLUMBIA SURVEYORS |
| STRUCTURAL CONSULTANT: | HORACE ENGINEERING LTD. |

| DRAWING INDEX | |
|---------------|-------------------|
| NO. | DESCRIPTION |
| 01 | COVER SHEET |
| 02 | GENERAL NOTES |
| 03 | FOUNDATION |
| 04 | FLOOR SLAB |
| 05 | WALLS & PARTITION |
| 06 | ROOFING |

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 NATIONAL BUILDING CODE OF CANADA (NBC) AND THE 2012 NATIONAL PLUMBING CODE OF CANADA (NPC).

2. THE DESIGNER HAS ASSUMED THAT THE SITE CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND THAT THE SOILS ARE SUITABLE FOR THE PROPOSED FOUNDATION.

3. THE DESIGNER HAS ASSUMED THAT THE PROPOSED FOUNDATION IS SUITABLE FOR THE PROPOSED STRUCTURE.

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100. THE DESIGNER HAS ASSUMED THAT THE PROPOSED STRUCTURE IS SUITABLE FOR THE PROPOSED ADJACENT DOMINANCE.

| REVISION | |
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| NO. | DESCRIPTION |
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| 03 | REVISION 2 |
| 04 | REVISION 3 |
| 05 | REVISION 4 |
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KUTAK DEVELOPMENT
ENGINEERED DISPLAY CENTRE
2440 SHAUGHNESSY STREET
PORT COQUITLAM, BC
V3C 2K1
OWNER:
COVER SHEET

DATE: 10/10/2018
BY: [Signature]
CHECKED: [Signature]
SCALE: A1.0
PROJECT NO: 2018-001

1979 Brown Street - Development Permit Application (Minor Amendment)

RECOMMENDATION:

That Committee of Council approve a minor amendment to Development Permit DP000320 to extend the existing building at 1979 Brown Street to include an electrical room.

PREVIOUS COUNCIL/COMMITTEE ACTION

On January 16th 2018, Committee approved Development Permit amendment DP000320, which regulates an addition to the existing building, parking and landscaping at 1840 McLean Avenue and 1979 Brown Street.

REPORT SUMMARY

The owners of the Cat and Fiddle Sports Bar and Restaurant (“Cat and Fiddle”) are currently in the process of constructing an addition to the existing restaurant and pub building. They have determined a new electrical room is required to accommodate the addition and have requested an amendment to their Development Permit and a minor variance to the property’s side yard setback to provide for its construction. Staff recommend approval.

BACKGROUND

Proposal: The applicants are constructing an addition to the Cat and Fiddle to provide space for on-site brewing and have determined a new electrical room is required to support the additional brewery use. As this additional space was not included in the approved design, an amendment to the Development Permit is required to accommodate its construction. The proposed location for the electrical room is within the required side yard setback for the property and a variance to the siting requirements for the building is also required.

Policy and Regulations: The site is subject to the OCP’s Commercial Development Permit Area designation, including guidelines that require additions to be architecturally coordinated and consider design compatibility. The OCP also provides for consideration of bylaw variances in implementing DP guidelines.

Site Context: The site, located at the corner of Brown Street and McLean Avenue, is comprised of two large rectangular lots. The building accommodating the bar, restaurant and brewery is located

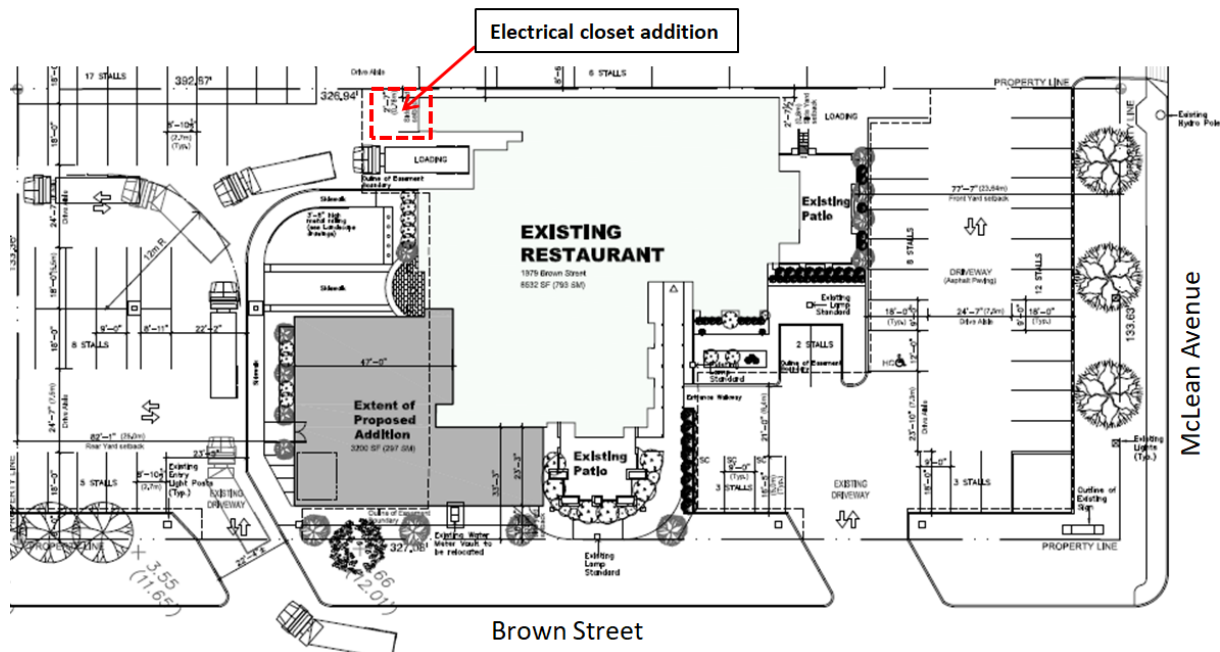


1979 Brown Street - Development Permit Application (Minor Amendment)

in the center of the east lot (1979 Brown Street) and surrounded by parking. The remaining parking is provided on the lot to the west at 1940 McLean Avenue.

Project Description: The proposed electrical room will be approximately 4.6 m² (50 ft²) and will be added to the side of the existing restaurant building. The design of the addition will be consistent to the existing old English-style architecture of the Cat and Fiddle.

The Zoning Bylaw requires a 1.8 meter setback to an interior property line. The existing restaurant encroaches 1.08 meters into the setback and the applicants have requested to continue this encroachment for the small electrical room addition.



DISCUSSION

The addition is consistent with the form and character of the existing building and the variance is a continuation of the existing building footprint, which provides for a uniform appearance. It is not anticipated that the small addition will affect parking on-site or have a significant impact to the adjacent neighbourhood. Staff recommend approval.


FINANCIAL IMPLICATIONS

None.

1979 Brown Street - Development Permit Application (Minor Amendment)

OPTIONS

(Check = Staff Recommendation)

| | # | Description |
|---|---|---|
|  | 1 | Approve Development Permit amendment DP000320. |
| | 2 | Request amendments to the application or additional information prior to a decision. |
| | 3 | Refuse Development Permit DP000320 amendment, 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. |

Attachment 1: Draft Development Permit Amendment

THE CORPORATION OF THE CITY OF PORT COQUITLAM

DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849
DEVELOPMENT PERMIT (AMENDMENT 2)

NO. DP73/98
DP000320 (AMENDMENT 2)

Issued to: MILLER'S LANDING PUB LTD.
(Owner as defined in the Local Government Act, hereinafter referred
to as the Permittee)

Address: 1380 KINGSTON STREET, COQUITLAM, BC V6E 3H1

1. This Development Permit amendment applies to DP73/98 issued February 12, 2001 as amended.
2. DP73/98 is further amended by:
 - a. Augmenting DP73/98 by inserting drawings numbered DP000320 (1) – (6).
 - b. Inserting Schedule A.
 - c. Augmenting DP000320 by inserting drawing numbered DP000320 (7).

AUTHORIZATION GRANTED BY THE SMART GROWTH COMMITTEE
THE ____ DAY OF _____ 2020.

SIGNED THIS _____ DAY OF _____, 2020.

Mayor

Corporate Officer

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

Applicant (or Authorized Agent or
Representative of Applicant)

Development Variance Permit Application - 3857 Coast Meridian Road

RECOMMENDATION:

That the Committee of Council:

- 1) Authorize staff to provide notice of an application to vary the minimum lot width regulation of the RS1 zone to facilitate a two-lot subdivision at 3857 Coast Meridian Road, and
- 2) Advise Council that it supports approval of Development Variance Permit DVP00070.

PREVIOUS COUNCIL/COMMITTEE ACTION

On October 10th, 2017, Council approved Development Variance Permit DVP00038, to allow for a lot width variance to facilitate a two-lot subdivision at 3857 Coast Meridian Road.

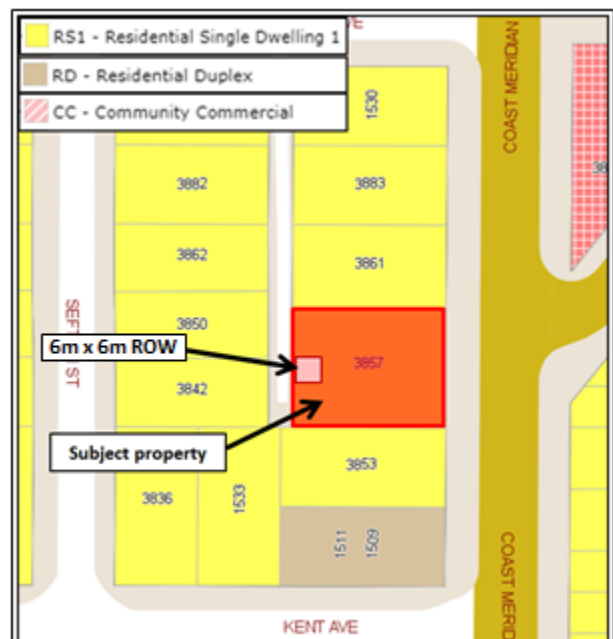
REPORT SUMMARY

In 2017, the applicant was issued a Development Variance Permit to vary the lot width regulation within the Residential Single Dwelling (RS1) zone in order to facilitate a two-lot subdivision. Development Variance Permits are only valid for two years and the applicant was not able to complete his subdivision before the DVP expired. This report provides for Committee's re-consideration of the variance. The proposal would comply with land use policies and is recommended for approval.

BACKGROUND

Proposal: The owner of a large residential lot at 3857 Coast Meridian Road wishes to subdivide the property into two lots. The lots are slightly narrower than the required minimum width in the City's Zoning Bylaw and the owner has applied for a Development Variance Permit to facilitate approval of the subdivision.

A Development Variance Permit was previously issued to vary lot width and provide for subdivision. This permit expired on October 10th, 2019. The applicant advises there were unforeseen personal situations that prevented him from completing the subdivision prior to the permit expiring. The applicant further advises this situation has been resolved and he is now in a position to proceed with the subdivision and construction of the new dwellings.



Existing zoning surrounding 3857 Coast Meridian Road.

Policy and Regulations: The site is designated as Small Lot Residential (RSL) and is zoned Residential Single Dwelling (RS1). OCP housing policies support opportunities to increase ground oriented housing forms and facilitating subdivisions in cases where the design and construction of

Development Variance Permit Application - 3857 Coast Meridian Road

buildings and landscaping achieve a superior quality of design and enhance the established neighbourhood character.

Site Context: The property is located on the west side of Coast Meridian Road, at the junction of Apel Drive. The site is currently occupied by an older single family house. There are three larger trees on-site and a mature hedge that runs along the properties frontage. The surrounding area is primarily made up of detached single family houses with a duplex to the south of the property and commercial site across the street. Access to the lots is via a lane to the rear of the property.

Project Description: The current property is approximately 28.3 m (92.8 ft) in width. The proposed subdivision would result in two lots that would each comply with all Zoning Bylaw regulations except lot width. As per the City's Zoning Bylaw, minimum lot width for subdivision in an RS1 zone is 15 m per lot (about 50 ft). The requested variance to lot width is 0.83 m (2.7 ft) per lot for a total of 1.66 m (5.4 ft), shown in the table below.

| | Bylaw Requirements¹ | Proposed Lot 1² | Proposed Lot 2² | Requested Variances³ |
|---------------------|--|---|---|--|
| Lot Area | 500 m ² (5,381 ft ²) | 528.5 m ² (5688.7 ft ²) | 527.5 m ² (5677.9 ft ²) | - |
| Lot Width | 15 m (49.2 ft.) | 14.17 m (46.5 ft.) | 14.17 m (46.5 ft.) | 0.83 m (2.7 ft.) |
| Lot Frontage | 9 m. (29.5 ft.) | 14.17 m (46.5 ft.) | 14.17 m (46.5 ft.) | - |
| Lot Depth | 28 m. (91.9 ft.) | 37.3 m (122.4 ft.) | 37.2 m (122.0 ft.) | - |

¹ Refer to Zoning Bylaw, 2008, No. 3630 for specific regulations

² Information provided by applicant

³ Per lot

The proposed lots will front Coast Meridian Road and access will be restricted to the lane at the rear. As a condition of subdivision approval, the Approving Officer advises that a 6m x 6m right-of-way registered on title will be required to provide turn around space for garbage trucks and other vehicles.

Three large cedar trees are located on the site, two of which are considered significant in accordance with the City's tree bylaw. The applicant's arborist's report identified that these trees were poor candidates for retention and this option was confirmed by the City's arborist. In addition, two of the trees are located close to the proposed vehicle turnaround in the back lane. If the development proceeds, the applicant will be required to apply for a Tree Cutting Permit for all trees identified to be removed and will be subject to the City's tree bylaw for replacement trees. The hedge at the front of the property is to be retained.

DISCUSSION

The proposed lots are larger than the minimum required lot area in the RS1 zone and can adequately accommodate buildings, yards, and landscaping as well as the required turnaround.

Development Variance Permit Application - 3857 Coast Meridian Road

The RSL (Residential Small Lot) designation would also provide for rezoning to the RS4 zone, however the property is too narrow to accommodate a 3-lot subdivision without a lot width variance, and the requirement for a lane turnaround would impact the development feasibility of the 3rd lot.

The proposed variance is minor and the resulting subdivision meets the City's policies for increased opportunities for ground oriented housing and would not result in significant impacts to existing neighbourhood lot character. Approval is recommended.

FINANCIAL IMPLICATIONS


None.

PUBLIC CONSULTATION

The applicant has advised that during the first development variance application, the immediate neighbours were surveyed and provided support for the minor variance to facilitate a two-lot subdivision. Adjacent property owners noted benefits in the form of rear lane improvements and beautification to the property.

OPTIONS

(Check = Staff Recommendation)

| # | Description |
|--|--|
| 1  | Authorize notification of the application and advise Council that Committee supports the application. |
| 2 | Request additional information or amendments to the application to address specified issues prior to making a determination; or |
| 3 | Determine that it does not wish to authorize the notification. The applicant may then request the application be forwarded to Council for consideration. |

ATTACHMENT

Attachment #1: Draft Development Variance Permit

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00070

Issued to: Balwinder K. Mann
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 3857 Coast Meridian Road, Port Coquitlam, BC, V3B 3P3

1. This Development Variance 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 Variance Permit applies to and only to those lands within the Municipality described below and any and all buildings, structures and other development thereon:

Address: 3857 Coast Meridian Road, Port Coquitlam, BC, V3B 3P3

Legal Description: LOT 160, SECTION 12, TOWNSHIP 39, NEW WEST DISTRICT, PLAN NWP31028

P.I.D.: 003-735-168

3. The Zoning Bylaw, 2008, No. 3630 is varied to relax the lot width requirements of Table 2.2: Residential Zones Subdivision Regulations for the RS1 zone to permit a minimum lot width of 14.17 metres.
4. This permit shall lapse if a subdivision is not completed within two (2) years of the date this permit was approved.
5. This permit is not a building permit.

APPROVED BY COUNCIL THE _____ DAY OF _____, 2017.

SIGNED THIS _____ DAY OF _____, 2017.

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)

RECOMMENDATION:

None.

REPORT SUMMARY

Reports are provided from the Community Centre Project Team to ensure Committee is updated regularly on the status of the construction project. This report will cover the project status up to the end of December 2019.

BACKGROUND

For this period, the following reports are attached:

- Owner's Representative Progress Report #31 – Tango, October 2019.
- Owner's Representative Progress Report #32 – Tango, November 2019.
- Owner's Representative Progress Report #33 – Tango, December 2019.

DISCUSSION

In the final quarter of 2019 a variety of co-ordination, procurement, design and construction activities took place. Phase 1C fitness areas were completed; pool construction is ongoing. Abatement and demolition of the library and existing arenas was completed and ground preparation for Phase 2 construction commenced.

The status of work can be summarized as follows:

- **Phase 1ABC Admin and Multipurpose Fitness Areas:** Following occupancy and the opening of the fitness centre on December 12, work to close out minor construction deficiencies in the fitness area and small multipurpose room, is in progress.
- **Phase 1C Aquatic:** Pool tiling, testing, fit-out, pool finishing, commissioning and staff training, are ongoing in preparation for the proposed occupancy of the aquatic area on February 4, 2020.
- **Phase 2:** Abatement and demolition of the library and existing arenas was completed ahead of schedule. Bulk excavation is complete and pile driving is in progress; the second diesel hammer is scheduled to begin work onsite the week of January 27, 2020.

Key construction activities for January 2020 focus on pool finishing, commissioning and staff training in the Aquatic Area of Phase 1C in preparation for the occupancy process and Phase 2 groundworks and the commencement of pile driving.

Fall 2019 Community Centre Update

Ventana provided an updated schedule dated January 20, 2020. The critical path activities for Phase 2 are earthworks, foundations, and parkade structure, followed by hard and soft landscaping activities and Phase 2ABC Occupancy. Tango continues to monitor the schedule very closely, focusing on the critical path activities and any associated risks that may impact substantial performance.

The updated project dashboard is included in Tango's December report (Attachment #3). Based on the information contained in the Monthly Progress Report #33 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 December 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* | \$77,190,812 | \$116,717,000 | \$122,668,111 |
| Project Management and Legal | \$1,370,387 | \$1,500,000 | \$2,222,620 |
| Furniture, Fixtures and Equipment | \$1,648,743 | \$3,900,000 | \$3,770,140 |
| Off-Site Improvements | \$348,348 | \$3,000,000 | \$2,714,861 |
| Onsite works (service fees, etc.) | \$88,295 | Incl. in other | \$150,000 |
| Communications/Signage | \$45,888 | Incl. in other | \$55,000 |
| Total Project | \$81,670,473 | \$132,100,000 | \$132,100,000 |

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

PUBLIC CONSULTATION

The following communication activities were undertaken through October, November and December 2019:

- Stakeholder Committee Meeting was held on November 27, 2019.
- Opening celebration for the fitness areas was held on December 12, 2019.

ATTACHMENT

Attachment #1: Owner's Representative Progress Report #31 – Tango, October 2019

Attachment #2: Owner's Representative Progress Report #32 – Tango, November 2019

Attachment #3: Owner's Representative Progress Report #33 – Tango, December 2019



PORT COQUITLAM COMMUNITY CENTRE

Owner's Representative Progress Report #31

October 2019

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APPENDICES

Appendix 1 – Port Coquitlam Community Recreation Centre Complex – Owner's Schedule: October 17th 2019 - Update

Appendix 2 – Progress Photographs: October 31, 2019

Appendix 3 - Site Inspection Reports: October 2019

Appendix 4 – Certificate of Payment No.34: November 13, 2019

Appendix 5 – Project Dashboard: October 31, 2019

Appendix 6 – Architecture 49 Letter of Construction Conformance – November 8, 2019

Appendix 7 – Occupancy Coordination Meetings No. 12, 13 & 14 Minutes

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 Centre in Port Coquitlam, BC ("Project").

Tango is pleased to submit its Monthly Progress Report #31 to the Owner. This report represents a summary of key project activities and issues that occurred up to October 31, 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.

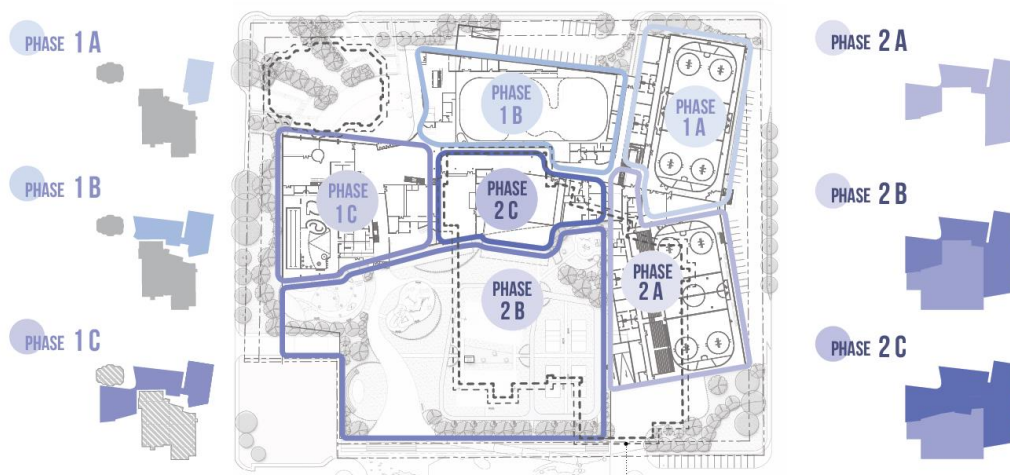
Any advice, opinions or recommendations within this report should be read and relied upon only in the context of this report as a whole. The contents of this report do not provide legal, insurance or tax advice or opinion.

2.0 EXECUTIVE SUMMARY

During October 2019 numerous meetings, co-ordination, procurement, design and construction activities have taken place. Phase 1C pool construction is ongoing. Interim Occupancy for Phase 1C Fitness was issued on October 16, 2019. Abatement and demolition of the library and existing arenas is ongoing. Based on the information contained in this Monthly Progress Report #31 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 as per schedule.

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.

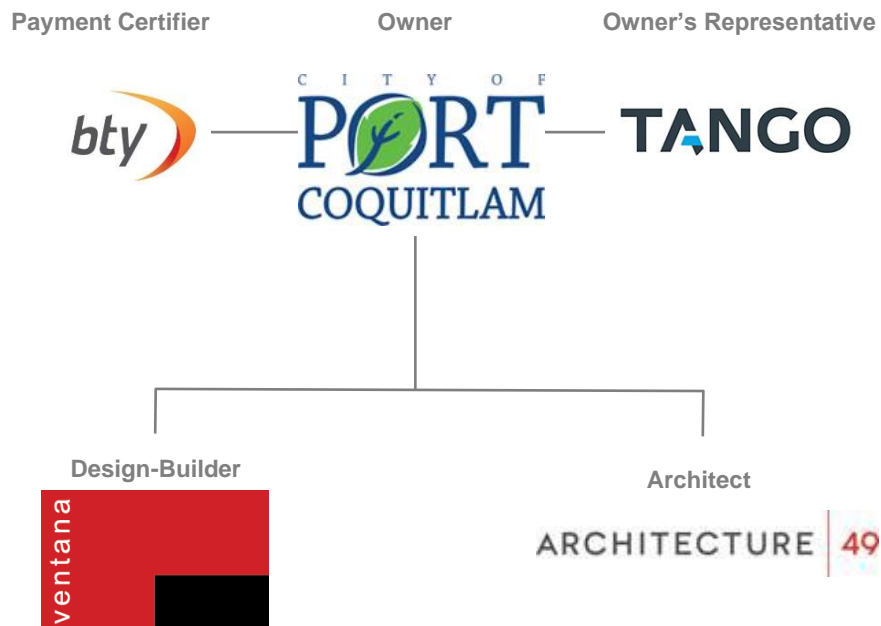


4.0 PROJECT TEAM

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 October 17, 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 | 1-Jul-19 | Complete | Construction Ongoing |
| IFT Drawings | 18-Mar-18 | 23-Sep-19 | Complete | Construction Ongoing |
| IFC Drawings | 12-Jul-18 | 19-Sep-19 | Complete | Construction Ongoing |

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.

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.

The following permits were issued to the Owner during the Occupancy process for Phase 1AB:

- Health Permit: Concessions and Lounge Food Services;
- Refrigeration Plant Permit;
- Electrical Permit; and
- Elevator Permits.

An Interim Occupancy Permit was issued by the City's Building Department on August 19, 2019 for the first phase of the Project.

An Interim Occupancy Permit was issued by the City's Building Department on October 16, 2019 for Phase 1C (excluding the Aquatic Centre).

The Design-Builder has applied for an abatement and demolition permit for Phase 2. We understand that this has been issued.

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 November 18, 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.; |
| Millwork; | Fireplace; |
| Concrete Polishing; | Pool Specialities; |
| Countertops; | Sports Flooring & Equipment; |
| Asphalt; | Ph2 – Bulk Ex and Excavation; |
| Ph2 Formwork; and | Ph2 – Concrete Reinforcing. |

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

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 have been worked through and coordinated in-line with the Design-Builder's schedule.

6.0 *Procurement & Contract Administration (continued)*

We are finalizing the procurement of the FFE packages with the Owner. The following packages have been awarded:

- AV Systems – PJS Systems Inc.
- Video Wall System – Sapphire Sound Inc.
- Library Shelving & Furniture – Jonathan Morgan and Company Ltd.
- Furniture – Staples Business Advantage.
- Fitness Equipment – Life Fitness, Fitness Town Commercial & Johnson Health Tech. Canada.

FFE installation has commenced and is ongoing in line with the Project Schedule.

Project Coordination / Meeting

Owner led Occupancy Coordination Meetings #12, 13 & 14 were held on October 1, 4 and 15, 2019, respectively.

Please refer to Appendix 7 of this Monthly Progress Report for copies of the aforementioned Occupancy Coordination Meeting Minutes.

Owner Request for Information (RFI)

- Number of RFI's issued – 158
- Number of RFI's Closed – 149
- Number of RFI's Open - 9

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 | \$8,831,864 |
| 4 Current (Revised) Contract Price | \$125,548,864 |
| 5 Work Certified as Completed (Base Contract) | \$82,404,351 |
| 6 Current Cost to Complete (Base Contract) | \$43,144,513 |
| 7 Lien Holdback (Base Contract) | \$7,740,436 |
| 8 Lien Holdback Released | -\$6,737,706 |
| B Non-Contract Costs | \$8,989,031 |
| C Total Project Budget | \$135,520,895 |
| 9 Capital Utility Budget | -\$3,420,895 |
| C Total Project Budget (Revised) | \$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. 34 dated November 13, 2019, which certifies the current payment due to the Design-Builder, under the terms of the Design-Build Contract ("DBC") for the period ending October 31, 2019.

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

| Item | Dollar Value |
|--|---------------------|
| Current Net | \$1,669,943 |
| Current GST (5.0%) | \$83,487 |
| Total Current Payable to the Design-Builder | \$1,753,440 |
| Total Current Builders Lien Holdback | \$1,002,730 |

Please refer to Appendix 4 of this report for a copy of Certificate of Payment No. 34.

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 October 31, 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 |
| 5 | Additional Back-Up Power | \$90,713 | Project Contingency |
| 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 |
| 14 | Added Door Security | \$88,364 | Project Contingency |
| 17 | Terry Fox Display Cases | \$4,950 | Project Contingency |
| 20 | Exterior Building Signage | \$57,618 | Project Contingency |
| 21 | Phase 1 Millwork Re-Design Services | \$7,975 | Project Contingency |
| 24 | RCMP Panic Buttons | \$8,375 | Project Contingency |
| 25 | Splash Park Recirc Design | \$13,640 | Project Contingency |
| 32 | Temporary Referee Change Rooms | \$15,525 | Project Contingency |
| SUB-TOTAL | | \$3,345,634 | |
| 15 | Scoreboard Credit | -\$42,760 | FF&E |
| SUB-TOTAL | | -\$42,760 | |
| 4 | Off Site Design Services | \$269,998 | Off Sites / Capital Utility Budget |
| 6 | Additional Off Site Design Services | \$55,875 | Off Sites / Capital Utility Budget |
| 13 | Offsite Scope of Work (Phase 1A) | \$1,698,500 | Off Sites / Capital Utility Budget |
| 16 | Offsite Isolation Valves | \$37,711 | Off Sites / Capital Utility Budget |
| 18 | Offsite Scope of Work (Phase 1B) | \$2,900,900 | Off Sites / Capital Utility Budget |
| 19 | Hydro conduit relation at Kingsway | \$110,674 | Off Sites / Capital Utility Budget |
| 22 | Offsite Storm Change @ Kingsway and Kelly | \$49,500 | Off Sites / Capital Utility Budget |
| 23 | Bonding and Insurance Scope for Offsite Awarded | \$161,936 | Off Sites / Capital Utility Budget |
| 26 | Offsite Telus and Shaw Redline IFCs | \$53,162 | Off Sites / Capital Utility Budget |
| 27 | Manhole Extension | \$73,801 | Off Sites / Capital Utility Budget |
| 28 | Kelly Sanitary | \$26,985 | Off Sites / Capital Utility Budget |
| 29 | Kingsway Sanitary Conflict | \$60,745 | Off Sites / Capital Utility Budget |
| 30 | Watermain Kelly and Mary Hill | \$17,954 | Off Sites / Capital Utility Budget |
| 31 | Kelly Watermain extension | \$11,249 | Off Sites / Capital Utility Budget |
| SUB-TOTAL | | \$5,528,990 | |
| TOTAL CHANGE ORDERS | | \$8,831,864 | |

7.0 *Project Budget (continued)*

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.

Claims Management

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

8.0 **PROJECT SCHEDULE**

Construction Progress (October End 2019)

We conducted multiple site inspections throughout October 2019. At the time of the inspections the status of work can be summarized as follows:

- **Phase 1A: Participant Ice:** Minor deficiencies and final staff training is ongoing.
- **Phase 1B: Leisure Ice and Library:** Minor deficiencies and final staff training is ongoing.
- **Phase 1C Aquatic and Fitness Centre, All Age and Admin Areas:** Pool waterproofing, testing fit-out is ongoing. Fitness Centre minor deficiencies and staff training are ongoing.

We received a copy of the Design-Builder's updated schedule – ***“Port Coquitlam Community Recreation Complex – Owner's Schedule: October 17th 2019 - Update”***.

The critical path activity runs through the earthworks, foundations and parkade structure, followed by hard and soft landscaping activities, and Phase 2ABC Occupancy.

This schedule forecasts that Rink 1 will be available last summer / early fall 2021; the large multipurpose room, gymnasium and daycare will be available early fall 2021, followed by the parkade and external sports courts in late fall 2021.

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 October 2019.

8.0 Project Schedule (continued)

Monthly Look Ahead

During November 2019, the following key construction activities are scheduled (based on **“Port Coquitlam Community Recreation Complex – Owner’s Schedule: October 17th 2019 - Update”**).

- **Phase 1ABC – Rinks 2&3, Library and Div 9**
 - Close out Construction Deficiencies; and
 - Complete final staff training;
- **Phase 1C – Aquatics and Fitness Area**
 - Fitness Centre – Complete all construction activities and staff training;
 - Aquatics – Continue with pool tile; and
 - Aquatics – Complete millwork installation.
- **Phase 2**
 - Continue with make-safe and demolition;
 - Complete library demolition;
 - Continue Phase 2ABC bulk excavation; and
 - Commence Phase 2ABC pile driving.

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 Letter of Construction Conformance, dated November 8, 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 Letter of Assurance is included in Appendix 6 of this report

We did not receive a copy of BMZ’s Construction Review during this reporting period from the Design-Builder.

We did not receive a copy of Smith and Anderson’s Job Report during this reporting period from the Design-Builder.

We did not receive a copy of WSP’s Mechanical and Plumbing Field Report during this reporting period from the Design-Builder.

9.0 *Quality Assurance & Quality Control (continued)*

We performed multiple site inspections during October 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**

On March 1, 2019 there was an accident on site where a crane truck tipped over. No one was hurt. WorkSafe BC attended site and investigated. A copy of the WorkSafe BC Report will be provided to the Owner. To date, this has not been received.

On April 8, 2019 there was an accident on site where a dump truck hit overhead lines on Kelly Avenue. No one was hurt. WorkSafe BC attended site and investigated. A copy of the WorkSafe BC Report will be provided to the Owner. To date, this has not been received.

The Design-Builder has confirmed that all trade incidents have been closed with WorkSafe BC.

The Design-Builder has a full-time security guard on site.

No incidents were reported during this reporting period.

11.0 **AREAS OF CONCERN & OUTSTANDING ISSUES**

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

The Design-Builder has re-scheduled the Phase 2 scope of work. The timely completion of the earthworks, foundations and package structure is critical in order for the Substantial Performance date of October 15, 2021 to be achieved.

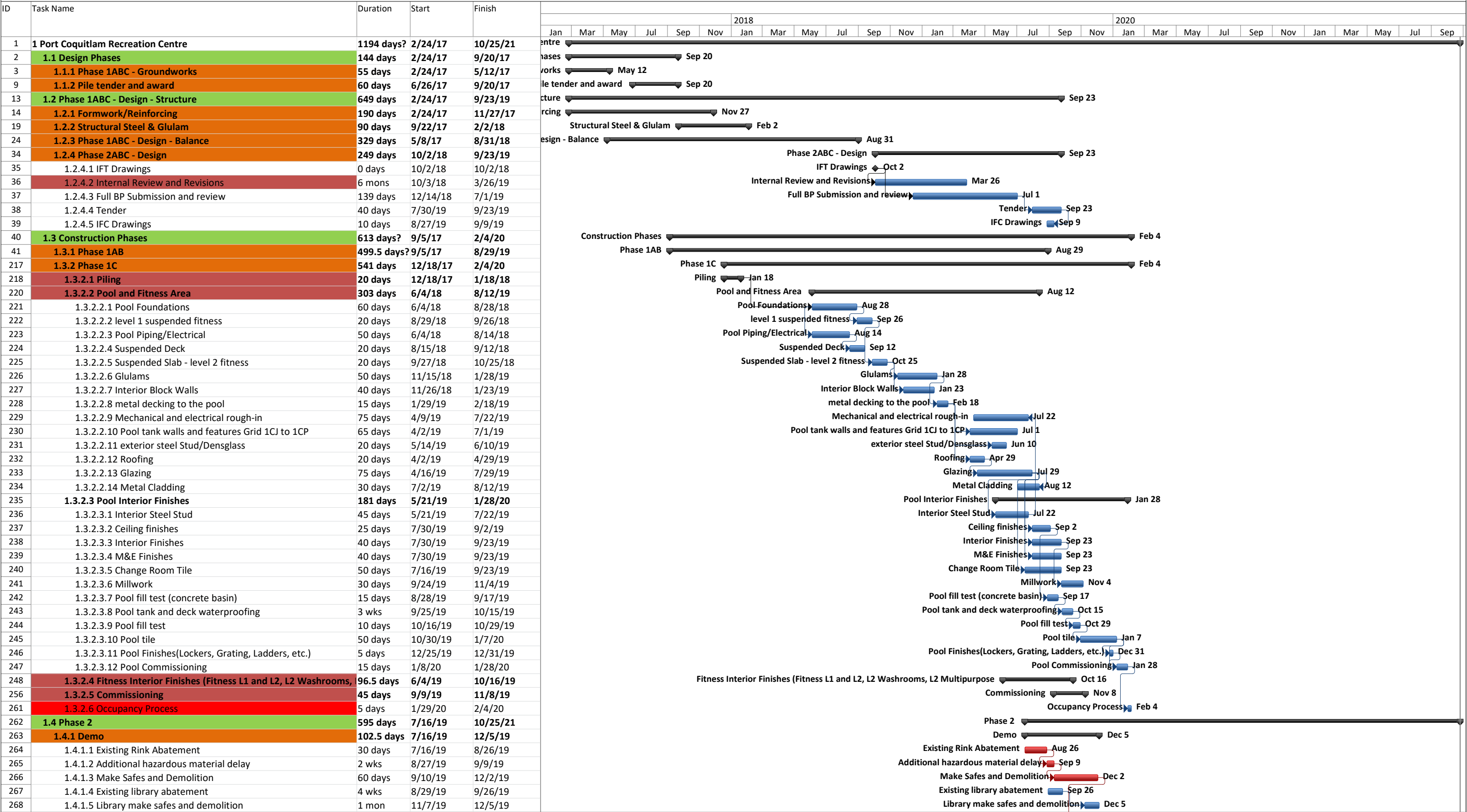
APPENDIX 1

Port Coquitlam Community Recreation Centre Complex – Owner's
Schedule: October 17th 2019 - Update



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
October 17th 2019 - Update

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





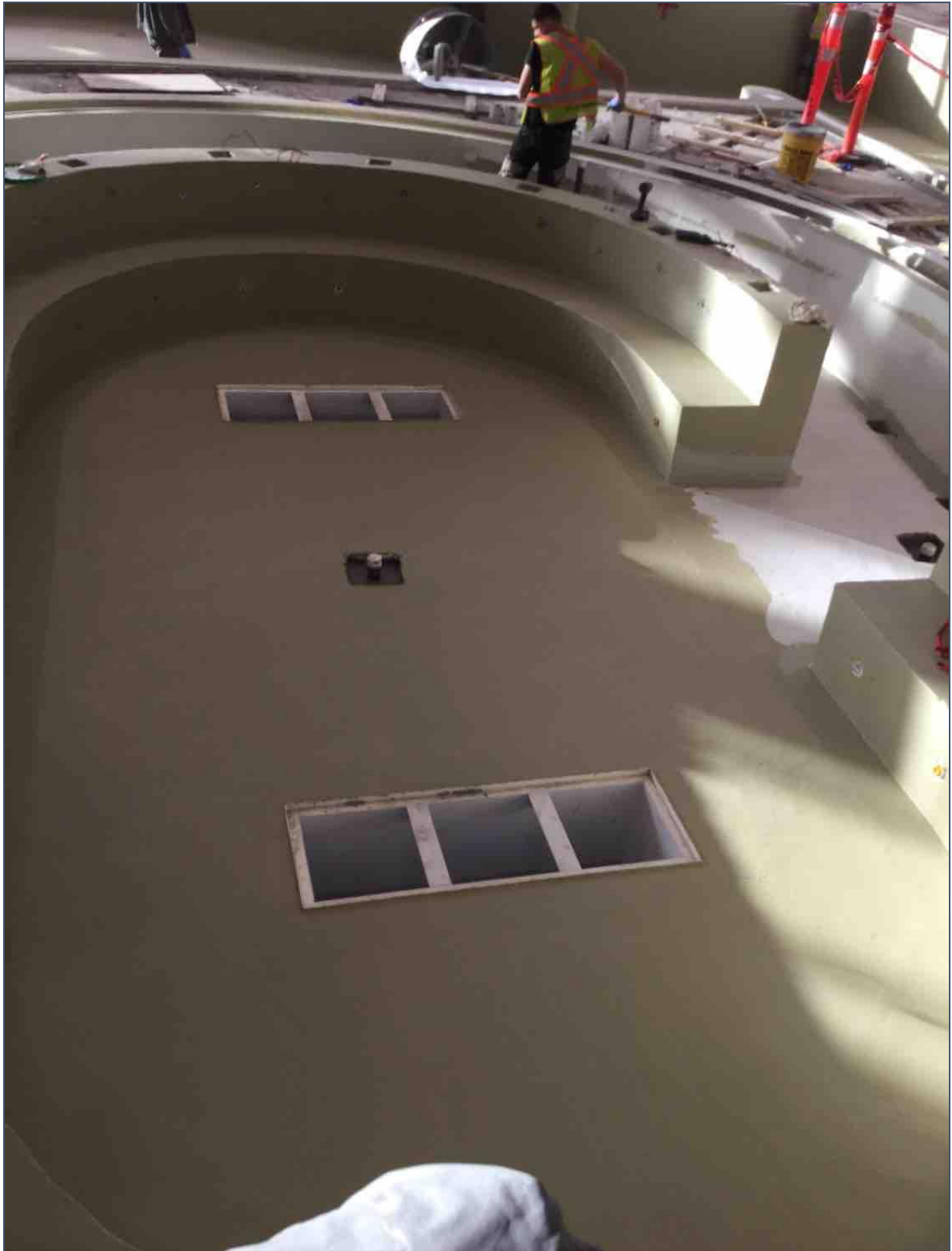
PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
October 17th 2019 - Update

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 |
| 269 | 1.4.2 Phase 2ABC | 525 days | 10/22/19 | 10/25/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 270 | 1.4.2.1 Earthworks | 55 days | 10/22/19 | 1/6/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 271 | 1.4.2.1.1 Bulk Excavation | 55 days | 10/22/19 | 1/6/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 272 | 1.4.2.2 Foundations | 115 days | 11/12/19 | 4/20/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 273 | 1.4.2.2.1 Pile Driving | 80 days | 11/12/19 | 3/2/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 274 | 1.4.2.2.2 Pile Caps | 75 days | 1/7/20 | 4/20/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 275 | 1.4.2.3 Parkade Structure | 200 days | 1/28/20 | 11/2/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 276 | 1.4.2.3.1 Parkade SOG | 170 days | 1/28/20 | 9/21/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 277 | 1.4.2.3.2 Parkade Vertical Concrete and Suspended Slabs | 170 days | 3/10/20 | 11/2/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 278 | 1.4.2.4 Spectator Rink Structure | 110 days | 4/21/20 | 9/21/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 279 | 1.4.2.4.1 Spectator Rink Vertical and SOG | 80 days | 4/21/20 | 8/10/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 280 | 1.4.2.4.2 Spectator Rink Vertical and Suspended Slab | 60 days | 6/16/20 | 9/7/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 281 | 1.4.2.4.3 Spectator Rink Exterior Walls | 30 days | 8/11/20 | 9/21/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 282 | 1.4.2.5 Phase 2C - Multi-Purpose / Gym / Daycare | 295 days | 7/28/20 | 9/13/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 283 | 1.4.2.5.1 Structural Steel and glulam | 60 days | 7/28/20 | 10/19/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 284 | 1.4.2.5.2 Metal Decking | 25 days | 10/20/20 | 11/23/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 285 | 1.4.2.5.3 Roofing | 20 days | 11/24/20 | 12/21/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 286 | 1.4.2.5.4 Glazing | 80 days | 11/24/20 | 3/15/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 287 | 1.4.2.5.5 Metal Cladding | 50 days | 1/19/21 | 3/29/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 288 | 1.4.2.5.6 Interior Steel Stud/Drywall | 60 days | 3/16/21 | 6/7/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 289 | 1.4.2.5.7 Interior Finishes | 60 days | 5/11/21 | 8/2/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 290 | 1.4.2.5.8 Millwork | 30 days | 6/22/21 | 8/2/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 291 | 1.4.2.5.9 M&E Finishes | 20 days | 7/27/21 | 8/23/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 292 | 1.4.2.5.10 Commissioning | 15 days | 8/24/21 | 9/13/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 293 | 1.4.2.6 Phase 2A - Spectator Ice | 220 days | 10/20/20 | 8/23/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 294 | 1.4.2.6.1 Structural Steel | 40 days | 10/20/20 | 12/14/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 295 | 1.4.2.6.2 Interior Block Walls | 45 days | 11/17/20 | 1/18/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 296 | 1.4.2.6.3 Metal Decking | 20 days | 12/15/20 | 1/11/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 297 | 1.4.2.6.4 Insulated Metal Panel | 20 days | 1/12/21 | 2/8/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 298 | 1.4.2.6.5 Roofing | 35 days | 2/9/21 | 3/29/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 299 | 1.4.2.6.6 Glazing | 15 days | 2/9/21 | 3/1/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 300 | 1.4.2.6.7 Rink Slab | 35 days | 3/30/21 | 5/17/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 301 | 1.4.2.6.8 Dasher Boards | 20 days | 6/1/21 | 6/28/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 302 | 1.4.2.6.9 Interior Steel Stud/Drywall | 35 days | 3/30/21 | 5/17/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 303 | 1.4.2.6.10 Interior Finishes | 60 days | 5/4/21 | 7/26/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 304 | 1.4.2.6.11 Millwork | 20 days | 7/13/21 | 8/9/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 305 | 1.4.2.6.12 M&E Finishes | 15 days | 7/20/21 | 8/9/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 306 | 1.4.2.6.13 Commissioning | 10 days | 8/10/21 | 8/23/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 307 | 1.4.2.7 Phase 2B - Parkade | 320 days | 7/14/20 | 10/4/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 308 | 1.4.2.7.1 Waterproof Membrane | 80 days | 8/11/20 | 11/30/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 309 | 1.4.2.7.2 M&E Rough in | 120 days | 7/14/20 | 12/28/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 310 | 1.4.2.7.3 Parkade finishing | 6 mons | 12/29/20 | 6/14/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 311 | 1.4.2.7.4 Perimeter backfill | 25 days | 11/3/20 | 12/7/20 | | | | | | | | | | | | | | | | | | | | | | | |
| 312 | 1.4.2.7.5 Landscape Concrete | 60 days | 12/1/20 | 2/22/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 313 | 1.4.2.7.6 Hard Landscaping | 150 days | 1/26/21 | 8/23/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 314 | 1.4.2.7.7 Soft Landscaping | 100 days | 5/18/21 | 10/4/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 315 | 1.4.2.7.8 M&E Finishes | 60 days | 7/13/21 | 10/4/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 316 | 1.4.2.8 Phase 2 Roadworks | 130 days | 4/6/21 | 10/4/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 317 | 1.4.2.8.1 Surface treatments and street lighting | 1.5 mons | 4/6/21 | 5/17/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 318 | 1.4.2.8.2 Terry Fox Plaza Landscaping | 2 mons | 8/10/21 | 10/4/21 | | | | | | | | | | | | | | | | | | | | | | | |
| 319 | 1.4.2.9 Phase 2 occupancy | 15 days | 10/5/21 | 10/25/21 | | | | | | | | | | | | | | | | | | | | | | | |

APPENDIX 2

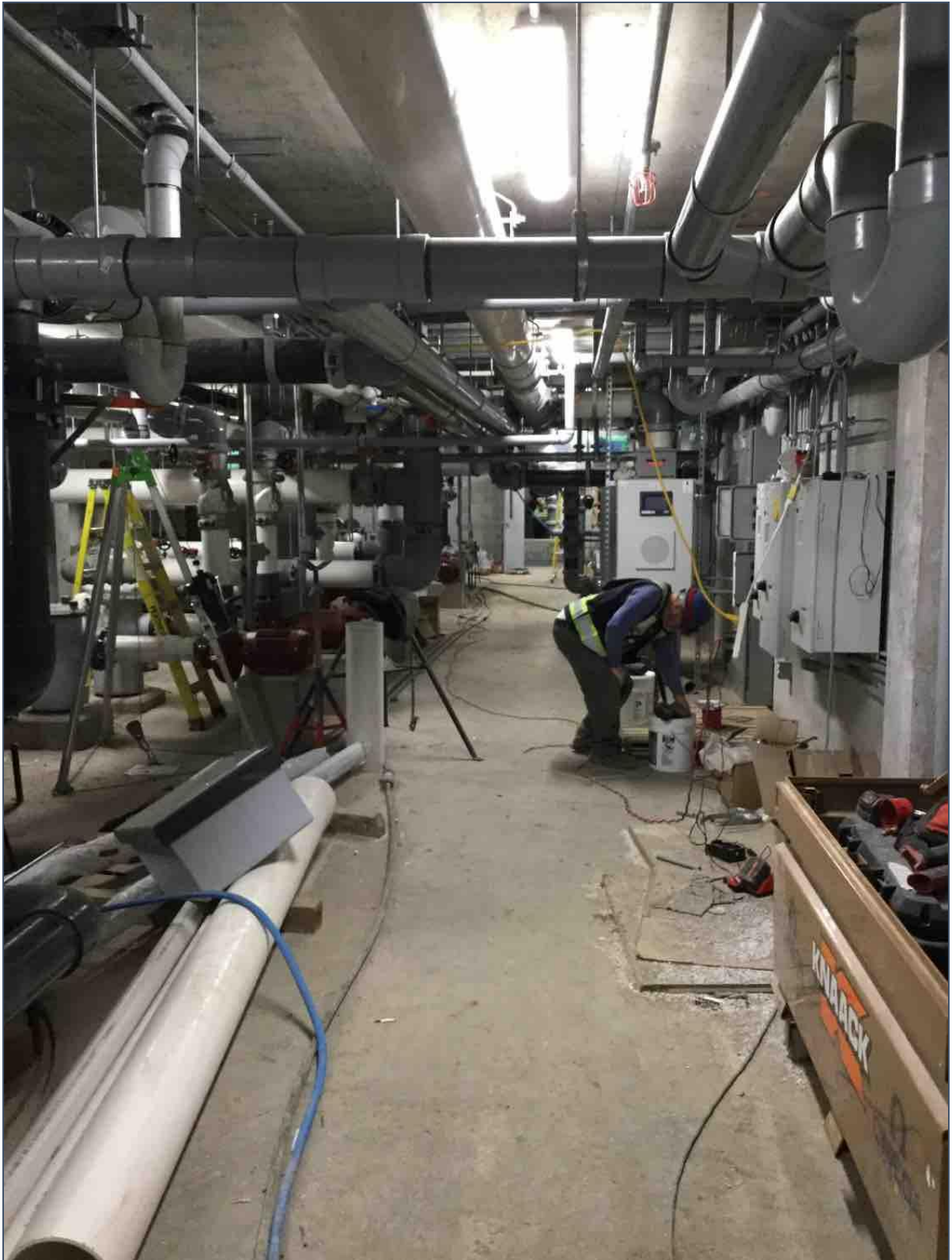
Progress Photographs – October 2019



Phase 1C – Hot tub waterproofing progress



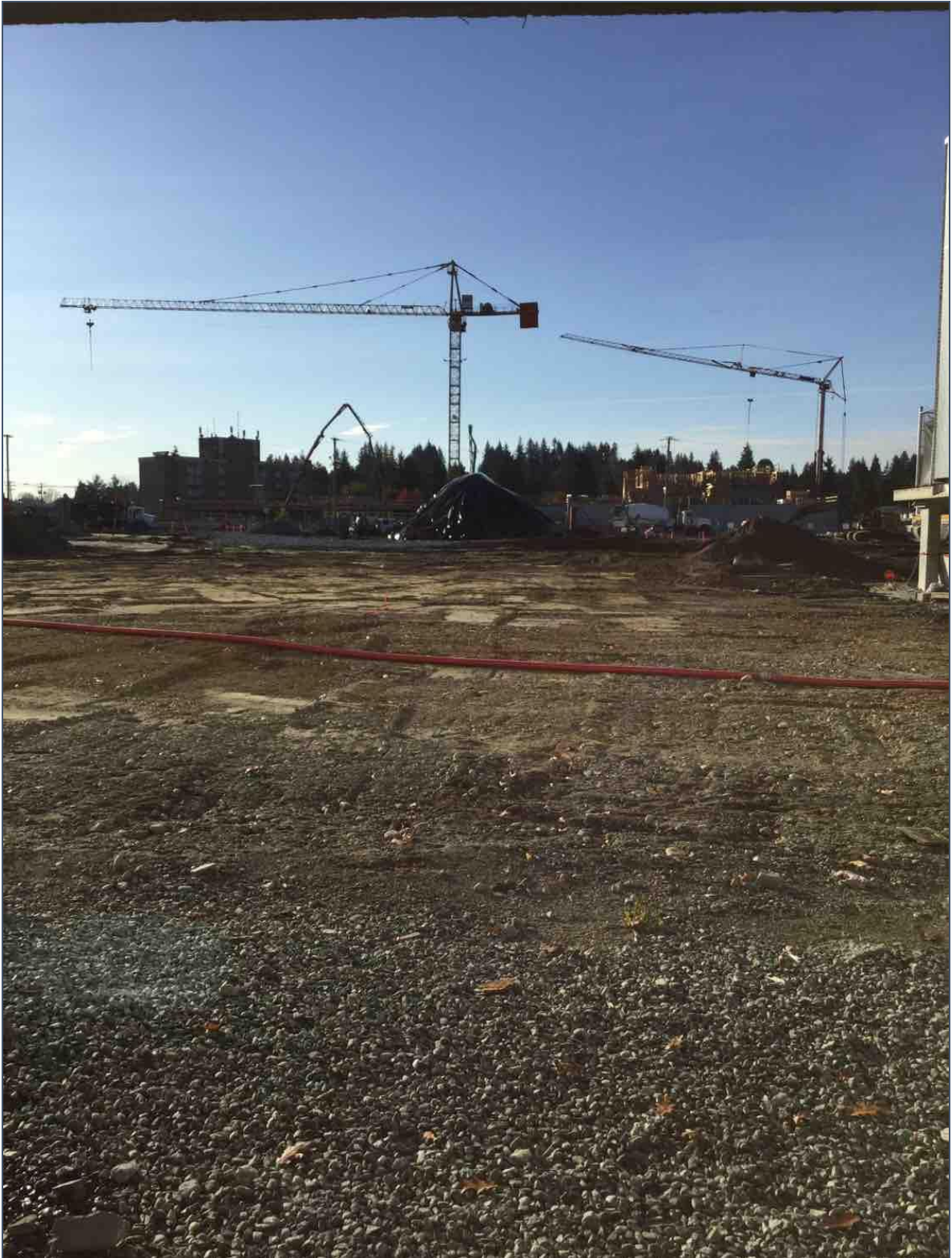
Phase 1C – Lifeguard room glazing



Phase 1C – Pool equipment room



Phase 2 – Old reception demolition



Phase 2 – Old blue arena demolished and slab removed.

APPENDIX 3

Site Inspection Reports: October 2019

Field Review Report



Project: PCCC
Reporting Date: 2019-09-30
Prepared By: Alun Lewis

Weather: Sunny: ☒ Rain: _____ Wind: _____ Temperature: High of: **15**
Cloudy: ☒ Snow: _____ Other: _____ Low of: **7**

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

JOB DELAYS OR POSSIBLE DELAYS:

Reorting against VCC Sept 16th schedule
238 - Interior Finishes - Toilet cubicles to be installed to male & female changerooms
240 - Changeroom tile - Areas of floor tiling to complete inchangerooms and rooms to W end
251 - Interior Finishes - Toilet cubilces to be installed to male & female washrooms
252 - Millwork - To be completed to corodinators areas, benches to changerooms
254 - PoCo soft move in - Works to be completed prior to move in (toilet partitions, door thresholds, etc)
No tiling allowance in schedule for hot tub (unless included in pool tile), steam room, or sauna

QAQC

As previously noted and discussed with Ventana

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

| | | Comments |
|--------------|----|---|
| Demolition | 10 | 2AB - Machine demo of blue arena & changerooms. Demo of green arena, public spaces & offices |
| Glazing | 3 | 1C - Install frames into steam room & sauna entrances and glaze side light |
| Ceramic tile | 4 | 1C - Tiling to universal changerroom locker bases and set threshold strips for rooms to W end of pool |
| Painting | 2 | 1C - Painting nosings & tactile strips to W staircase. Painting 2nd level HVAC ductwork |
| Plumbing | 4 | 1C - Connections under hot tub. Pool equipment room install |
| Mechanical | 2 | 1C - Commissioning HVAC for fitness area handover |
| Electrical | 6 | 1C - Wiring to pool equipment room. Commissioning fitness area |

Field Review Report



Project: PCCC
 Reporting Date: 2019-10-21
 Prepared By: Alun Lewis

Weather: Sunny: _____ Rain: x Wind: _____ Temperature: High of: 10
 Cloudy: x Snow: _____ Other: _____ Low of: 8

Trade Contractor's

| | | | | | | | |
|-----------------|---|-------------------|---|------------------------|---|-------------------|----|
| Superintendents | 1 | Demolition | 9 | Waterproofing | | Painting | |
| Engineers | | Site Work | | Scaffolding | | Misc. Specialties | 3 |
| Office Staff | | Landscaping | | Spray Insul/Fire Proof | | Cleaners | |
| CSO / First Aid | | Paving | | Caulking/Firestopping | | Plumbing | 7 |
| Carpenters | | Concrete Formwork | | Roofing | | Mechanical | |
| Labourers | | Rink prep / conc | | Doors & Hardware | | Refrigeration | |
| Operators | | Reinforcing Steel | | Windows/Glazing | | Sprinklers | |
| | | Structural Steel | | Exterior Cladding | | Electrical | 4 |
| | | Metal Decking | | SS/Drywall | | Controls | |
| | | Masonry | | Drywall Taper | | Pool Piping | |
| | | Rough Carpentry | | Resilient Tile | | | |
| | | Finish Carpentry | | Ceramic Tile | 9 | Tango's Subtotal | |
| | | Millwork | | Elevator | | Trade's Subtotal | 32 |
| | | | | | | SITE TOTAL | |

JOB DELAYS OR POSSIBLE DELAYS:

Reorting against VCC Sept 16th schedule
 238 - Interior Finishes - Toilet cubicles being installed to male & female changerooms. Universal changerooms to commence
 240 - Changeroom tile - Areas of floor tiling to complete in changerooms and rooms to W end
 No tiling allowance in schedule for hot tub (unless included in pool tile), steam room, or sauna

QAQC

As previously noted and discussed with Ventana

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

| | | Comments |
|-------------------|---|--|
| Demolition | 9 | 2AB - Remove insulation from library off site. Commence library demo to SW corner. Demo of blue arena bleachers and foundations and changerroom slabs. Compact ground to seal from weather |
| Ceramic tile | 9 | 1C - Finish setting gutter angles. Hydro ban to hot tub. Thickset to steam room floor & along W elevation of pool deck |
| Toilet partitions | 3 | 1C - Install toilet partitions to male & female changerooms |
| Plumbing | 7 | 1C - Set deck drains around pool. Install pool piping in pool equipment room. Commence insulation install to cast iron pipes in parkade |
| Electrical | 4 | 1C - Install lights to parkade |

Field Review Report



Project: PCCC
 Reporting Date: 2019-10-28
 Prepared By: Alun Lewis

Weather: Sunny: **x** Rain: _____ Wind: _____ Temperature: High of: **11**
 Cloudy: _____ Snow: _____ Other: _____ Low of: **2**

Trade Contractor's

| | | | | | | | |
|-----------------|---|-------------------|----|------------------------|---|-------------------|-------------------|
| Superintendents | 1 | Demolition | 12 | Waterproofing | | Painting | |
| Engineers | | Site Work | | Scaffolding | | Misc. Specialties | |
| Office Staff | | Landscaping | | Spray Insul/Fire Proof | | Cleaners | |
| CSO / First Aid | | Paving | | Caulking/Firestopping | | Plumbing | 5 |
| Carpenters | | Concrete Formwork | | Roofing | | Mechanical | |
| Labourers | | Rink prep / conc | | Doors & Hardware | | Refrigeration | |
| Operators | | Reinforcing Steel | | Windows/Glazing | 2 | Sprinklers | |
| | | Structural Steel | | Exterior Cladding | | Electrical | 5 |
| | | Metal Decking | | SS/Drywall | | Controls | |
| | | Masonry | | Drywall Taper | | Pool Piping | |
| | | Rough Carpentry | | Resilient Tile | | | |
| | | Finish Carpentry | | Ceramic Tile | 9 | Tango's Subtotal | |
| | | Millwork | | Elevator | | Trade's Subtotal | 33 |
| | | | | | | | SITE TOTAL |

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Sept 16th schedule

238 - Interior Finishes - Male & female changerooms to be completed. Universal changerooms to commence

240 - Changeroom tile - Areas of floor tiling to complete in changerooms and rooms to W end

No tiling allowance in schedule for hot tub (unless included in pool tile), steam room, or sauna

QAQC

As previously noted and discussed with Ventana

Appears to be a leak to the SE corner of the hot tub, even with the hydro-ban installed. Talking with tiling contractor, he has been asked if he can do something to stop this leak. This is not what hydro-ban is for and the area should be re-investigated and corrected by the concrete contractor

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

| | | Comments |
|--------------|----|--|
| Demolition | 12 | 2AB - Demolition of library. Demolition of green arena |
| Glazing | 2 | 1C - Install glass to S elevation openings of pool |
| Ceramic tile | 9 | 1C - Thickset to pool deck. Grind down high spots to walls and slab of pool. Commence tiling to W elevation of pool deck |
| Plumbing | 5 | 1C - Install deck drains & line & level around hot tub. Commence work on chlorine storage room |
| Electrical | 5 | 1C - Wiring to pool equipment room panels. Install hanbd driers to change rooms |
| | | |



APPENDIX 4

Certificate of Payment No.34: November 13, 2019

CERTIFICATE OF PAYMENT : No. 34 (Progress Claim 35)




| | | | |
|------------------|---|--------------------------|-----------|
| PROJECT: | City of Port Coquitlam Community Centre | FILE: | 3 - 9308 |
| LOCATION: | 2150 Wilson Ave, Port Coquitlam, BC | INSPECTION DATE: | 31-Oct-19 |
| | | CERTIFICATE DATE: | 13-Nov-19 |

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

| | | Contract Price | Change orders | Revised Contract Price |
|------------------------------|--|----------------|---------------|------------------------|
| Total Contract Amount | | \$ 116,717,000 | \$ 8,831,863 | \$ 125,548,863 |

| PAYMENT CALCULATION | Gross Amount to Date | Previous Period | Gross Amount This Period | Holdback | Net Payment This Period |
|--|----------------------|----------------------|--------------------------|-------------------|-------------------------|
| Total Work Completed | \$ 82,404,351 | \$ 80,548,859 | \$ 1,855,492 | \$ 185,549 | \$ 1,669,943 |
| Total Work Completed | \$ 82,404,351 | \$ 80,548,859 | \$ 1,855,492 | \$ 185,549 | \$ 1,669,943 |
| Add: Holdback Released | \$ 1,002,729 | (1,002,729) | \$ 0 | \$ 0 | \$ 0 |
| Current Net Payable | | | \$ 1,855,492 | \$ 185,549 | \$ 1,669,943 |
| Plus GST (5.0%) on Net Payable | | | | | \$ 83,497 |
| Total Current Payable Amount | | | | | \$ 1,753,440 |
| Holdback Retained to Date (incl. this Certificate) | | | | | \$ 6,737,706 |
| Total GST Paid to Date (incl. this Certificate) | | | | | \$ 3,533,332 |
| PROJECT COST TO COMPLETE | | | | | \$ 43,144,513 |

This is to Certify that, for the Port Coquitlam Community Centre, a payment of \$1,753,440 (incl. GST) will be due to the Design Builder after the City of Port Coquitlam's Representative has given approval for payment for work completed during the period ending October 31, 2019. As per the Builder's Lien Act, a 10% holdback has been deducted amounting to \$185,549. The total holdback retained to date is \$6,737,706 and the total GST paid to date is \$3,533,332 (not including the pre-payment costs). The Adjusted Project Cost to Complete is \$43,144,513 (Not incl. GST & holdback).

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



APPENDIX 5

Project Dashboard – October 31, 2019

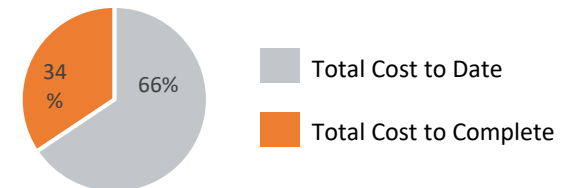
PROJECT DASH BOARD

Updated: 2019-10-31

PROJECT SCHEDULE

| Task / Activity | Start | Finish | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|--------|--------|------|------|------|------|------|
| Design | Dec-16 | Apr-19 | | | | | |
| Permits | Feb-17 | Jul-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 | Dec-19 | | | | | |
| Phase 2A - Spectator Ice | Oct-19 | Sep-21 | | | | | |
| Phase 2B - Underground Parking | Oct-20 | Oct-21 | | | | | |
| Phase 2C - MP, Flex Hall & Child Care | Jan-20 | Sep-21 | | | | | |

CONSTRUCTION BUDGET



PHASING PLAN



PHASE 1C - Overview



PHASE 2ABC - Overview



PHASE 2ABC - Overview



APPENDIX 6

Architecture 49 Letter of Construction Conformance: November 8, 2019



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

T 1.604.736.5329
F 1.604.736.1519
architecture49.com

November 8, 2019

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

Attention: Lewis Reilly, Director
lreilly@tangomanagment.ca

Reference: Port Coquitlam Community Centre, Port Coquitlam, BC

To Whom It May Concern:

We reviewed the project on site on October 4th and 28th, 2019, and, via photographs, site visits, consultant site/field observation reports, contractor/sub-contractor inspection reports (if provided) and, ongoing correspondence with the site supervisor to date, to the best of our knowledge, the work is progressing generally in conformance with the project 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

APPENDIX 7

Occupancy Coordination Meeting Minutes No. 12, 13 & 14

Port Coquitlam Community Centre Occupancy Coordination Meeting Minutes

Meeting No: Meeting No.12
Date: October 1, 2019
Time: 10:00am
Location: PCCC - Boardroom
Attendees: Lewis Reilly (Chair),
 Lori Bowie – PoCo
 Joseph Lenz - VCC
Regrets: Alun Lewis – TMG
 Rana McClean, Yvonne Comfort – PoCo
 Jerry Brouwer – VCC
Distribution: Kristen Dixon – PoCo
 Andrew Cameron - VCC

| ITEM | SUBJECT |
|------------|---|
| 1.0 | Design |
| 1.1 | (From previous minutes) Phase 2 - Offsite and Landscaping Design Meeting to be set up in early September. Meeting held on September 26, 2019. Action – VCC submit updated civil and landscaping design to PoCo sometime mid-Oct. |
| 1.2 | Phase 2 User Group Meeting was held on September 30, 2019. PoCo to review all comments and advise VCC in due course. |
| 1.3 | Phase 2 IFC Review Drawings uploaded. Action - PoCo to review and provide comments. |
| 1.4 | Offsite Design Commercial Review of offside costs. Action – PoCo to set up a meeting with Andrew Cameron of VCC. |
| 2.0 | Schedule |
| 2.1 | <u>Fitness, Washroom and L2 MP</u> Soft Move-In: September 27, 2019. City of PoCo Building Department reviewing the space on October 4, 2019. Occupancy and Handover – October 16, 2019 |
| 2.2 | <u>Aquatics</u> Occupancy and Handover – February 4, 2019 |

3.0 Occupancy Permits

- 3.1 PoCo Building Department confirmed that A49 and Consultant letters will suffice in lieu of schedules for Occupancy for these areas.
- 3.2 Meeting to be setup by VCC for all relevant parties to review the guardrail design for the complete facility.

4.0 Operating Permits

- 4.1 FHA Operating Permit required for Aquatics. PoCo to contact FHA late Dec/early Jan to coordinate inspections.

5.0 Training / O&M

- 5.1 Training: Final training for Phase 1AB and any additional training for Phase 1C to be scheduled. **Action – VCC/PoCo to coordinate.**
- 5.2 O&M – Phase 1C handover to be set up by VCC. **Action – VCC to confirm.**
- 5.3 Phase 1AB – AB Drawings not received. **Action – VCC to confirm.**

6.0 FFE Awards

- 6.1 PJS - AV and Sound – install schedule. **Complete October 11, 2019.**
- 6.2 Fitness Equipment – install schedule **November end install.**
- 6.3 Staples/Global – install schedule **TBC for small MP room.**

7.0 Deficiencies

- 7.1 Update on Phase 1C Construction Deficiencies. **Action - Mike and Alun to close out as per phase 1AB process.**

8.0 AOB

- 8.1 Update on Phase 1AB Construction Deficiencies. **Action – VCC to confirm**
- 8.2 Update on Phase 1AB Warranty Items. **Action – PoCo/VCC to coordinate status.**
- 8.3 Temporary Dry Change Rooms. **Action - lock and stick rack to be completed before use.**

NEXT MEETING: October 8, 2019 – 10.00am (PCCC – Boardroom)

These minutes are an accurate account of the discussions and decisions reached during this meeting. Lewis Reilly is to be advised of any discrepancies within three (3) days of distribution

Recorded by: Lewis Reilly – Tango Management

Port Coquitlam Community Centre Occupancy Coordination Meeting Minutes

Meeting No: Meeting No.13
Date: October 3, 2019
Time: 10:00am
Location: PCCC - Boardroom
Attendees: Lewis Reilly (Chair), Alun Lewis - TMG,
 Rana McClean – PoCo
 Joseph Lenz - VCC
Regrets: Lori Bowie, Yvonne Comfort – PoCo
 Jerry Brouwer – VCC
Distribution: Kristen Dixon – PoCo
 Andrew Cameron - VCC

| ITEM | SUBJECT |
|------------|---|
| 1.0 | Design |
| 1.1 | (From previous minutes) Phase 2 - Offsite and Landscaping Design Meeting to be set up in early September. Meeting held on September 26, 2019. Action – VCC submit updated civil and landscaping design to PoCo sometime mid-Oct. |
| 1.2 | Phase 2 User Group Meeting was held on September 30, 2019. PoCo to review all comments and advise VCC. |
| 1.3 | Phase 2 IFC Review Drawings uploaded. Action – VCC reviewing drawings to ensure all PoCo comments were incorporated into the package. |
| 1.4 | Additional showers requested in Change Rooms 1B114 & 1B115. Action – PoCo to review and provide VCC with direction. |
| 1.5 | Rink 3 Zamboni Rooms drainage design. Action – Further review and action is required to remedy the current drainage challenges. |
| 1.6 | Main Reception Secure Room. Action – VCC to arrange coordination meeting to agree on revised layout. |

| | |
|------------|--|
| 2.0 | Schedule |
| 2.1 | <u>Fitness, Washroom and L2 MP</u> City of PoCo Building Department reviewed the space on October 4, 2019. Confirmed as no perceived issued. Occupancy and Handover – October 16, 2019 |

2.2 Aquatics

Occupancy and Handover – **February 4, 2019**

2.3 *PoCo requested if VCC could investigate starting the Main Entry Plaza development earlier than currently scheduled and to identify when the build-out of the Feature Dressing can commence.*

3.0 **Occupancy Permits**

3.1 PoCo Building Department confirmed that A49 and Consultant letters will suffice in lieu of schedules for Occupancy for these areas.

3.2 ~~Meeting to be setup by VCC for all relevant parties to review the guardrail design for the complete facility. Complete.~~

4.0 **Operating Permits**

4.1 FHA Operating Permit required for Aquatics. PoCo to contact FHA late Dec/early Jan to coordinate inspections.

5.0 **Training / O&M**

5.1 Training: Final training for Phase 1AB and any additional training for Phase 1C to be scheduled. **Action – VCC/PoCo to coordinate final mechanical training for specific items.**

5.2 O&M – Phase 1C handover to be set up by VCC. **Action – PoCo to confirm receipt and download of information.**

5.3 Phase 1AB – AB Drawings not received. **Action – VCC to provide.**

6.0 **FFE Awards**

6.1 PJS - AV and Sound – install schedule. **Complete October 11, 2019.**

6.2 Fitness Equipment – install schedule **TBC**

6.3 Staples/Global – install schedule **TBC for small MP room.**

7.0 **Deficiencies**

7.1 Update on Phase 1C Construction Deficiencies. **Action - Mike and Alun to close out as per phase 1AB process.**

8.0 AOB

- 8.1 Update on Phase 1AB Construction Deficiencies. **Action - Mike and Alun to close out**
- 8.2 Update on Phase 1AB Warranty Items. **Action – PoCo/VCC to coordinate status.**
- 8.3 ~~Temporary Dry Change Rooms. **Action – lock and stick rack to be completed before use.**~~

NEXT MEETING: October 15, 2019 – 10.00am (PCCC – Boardroom)

These minutes are an accurate account of the discussions and decisions reached during this meeting. Lewis Reilly is to be advised of any discrepancies within three (3) days of distribution

Recorded by: Lewis Reilly – Tango Management

DRAFT

Port Coquitlam Community Centre Occupancy Coordination Meeting Minutes

Meeting No: Meeting No.14
Date: October 15, 2019
Time: 10:00am
Location: PCCC - Boardroom
Attendees: Lewis Reilly (Chair), Alun Lewis - TMG,
Yvonne Comfort – PoCo
Joseph Lenz - VCC
Regrets: Lori Bowie, Rana McClean – PoCo
Jerry Brouwer – VCC
Distribution: Kristen Dixon – PoCo
Andrew Cameron - VCC

ITEM SUBJECT

- | ITEM | SUBJECT |
|------------|--|
| 1.0 | Design |
| 1.1 | (From previous minutes) Phase 2 - Offsite and Landscaping Design Meeting to be set up in early September. Meeting held on September 26, 2019. Action – VCC submit updated civil and landscaping design to PoCo sometime mid-Oct. VCC to review and share. |
| 1.2 | Phase 2 User Group Meeting was held on September 30, 2019. PoCo to review all comments and advise VCC. |
| 1.3 | Phase 2 IFC Review Drawings uploaded. Action – VCC reviewing drawings to ensure all PoCo comments were incorporated into the package. |
| 1.4 | Additional showers requested in Change Rooms 1B114 & 1B115. Action – PoCo to review and provide VCC with direction. |
| 1.5 | Rink 3 Zamboni Rooms drainage design. Action – Further review and action is required to remedy the current drainage challenges. Follow up required during dry floor season. |
| 1.6 | Main Reception Secure Room. Action – VCC to arrange coordination meeting to agree on revised layout. |

2.0 Schedule

- | | |
|-----|--|
| 2.1 | <u>Fitness, Washroom and L2 MP</u> |
| 2.2 | City of PoCo Building Department reviewed the space on October 4, 2019. Confirmed as no perceived issues. Occupancy and Handover – October 16, 2019 Action – VCC to send through final letter to PoCo. Small MP Room – Expected Oct 18th. |

2.3 Aquatics

Occupancy and Handover – **February 4, 2019**

- 2.3 *PoCo requested if VCC could investigate starting the Main Entry Plaza development earlier than currently scheduled and to identify when the build-out of the Feature Dressing can commence.*

3.0 **Occupancy Permits**

- 3.1 PoCo Building Department confirmed that A49 and Consultant letters will suffice in lieu of schedules for Occupancy for these areas.
- ~~3.2 Meeting to be setup by VCC for all relevant parties to review the guardrail design for the complete facility. Complete.~~

4.0 **Operating Permits**

- 4.1 FHA Operating Permit required for Aquatics. PoCo to contact FHA late Dec/early Jan to coordinate inspections.

5.0 **Training / O&M**

- 5.1 Training: Final training for Phase 1AB and any additional training for Phase 1C to be scheduled. **Action – VCC/PoCo to coordinate final mechanical training for specific items. Rana to advise.**
- 5.2 O&M – Phase 1C handover to be set up by VCC. **Action – PoCo to confirm receipt and download of information.**
- 5.3 Phase 1AB – AB Drawings not received. **Action – VCC to provide.**

6.0 **FFE Awards**

- 6.1 PJS - AV and Sound – install schedule. **Complete October 11, 2019. Training to be set up. TMG to arrange.**
- 6.2 Fitness Equipment – install schedule **TBC**
- 6.3 Staples/Global – install schedule **TBC for small MP room.**

7.0 **Deficiencies**

- 7.1 Update on Phase 1C Construction Deficiencies. **Action - Mike and Alun to close out as per phase 1AB process.**

| 8.0 | AOB |
|----------------|--|
| 8.1 | Update on Phase 1AB Construction Deficiencies. Action - Mike and Alun to close out |
| 8.2 | Update on Phase 1AB Warranty Items. Action – PoCo/VCC to coordinate status. |
| 8.3 | Temporary Dry Change Rooms. Action – lock and stick rack to be completed before use. |
| 8.4 | Clocks – Action - VCC to provide proposed layout for review and sign off. |

NEXT MEETING: TBC. VCC to setup Monthly Owners Construction Meetings starting mid Nov, 2019.

These minutes are an accurate account of the discussions and decisions reached during this meeting. Lewis Reilly is to be advised of any discrepancies within three (3) days of distribution

Recorded by: Lewis Reilly – Tango Management



PORT COQUITLAM COMMUNITY CENTRE

Owner's Representative Progress Report #32

November 2019

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APPENDICES

Appendix 1 – Port Coquitlam Community Recreation Centre Complex – Owner's Schedule: December 16th 2019 - Update

Appendix 2 – Progress Photographs: November 30, 2019

Appendix 3 - Site Inspection Reports: November 2019

Appendix 4 – Certificate of Payment No.35: December 10, 2019

Appendix 5 – Project Dashboard: November 30, 2019

Appendix 6 – Architecture 49 Letter of Construction Conformance – December 6, 2019

Appendix 7 – Architecture 49 Site Report #59 – November 22, 2019

Appendix 8 – Owners Meeting Minutes #22

Appendix 9 – Mechanical and Geotechnical Field Reports – November 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 Centre in Port Coquitlam, BC ("Project").

Tango is pleased to submit its Monthly Progress Report #32 to the Owner. This report represents a summary of key project activities and issues that occurred up to November 30, 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.

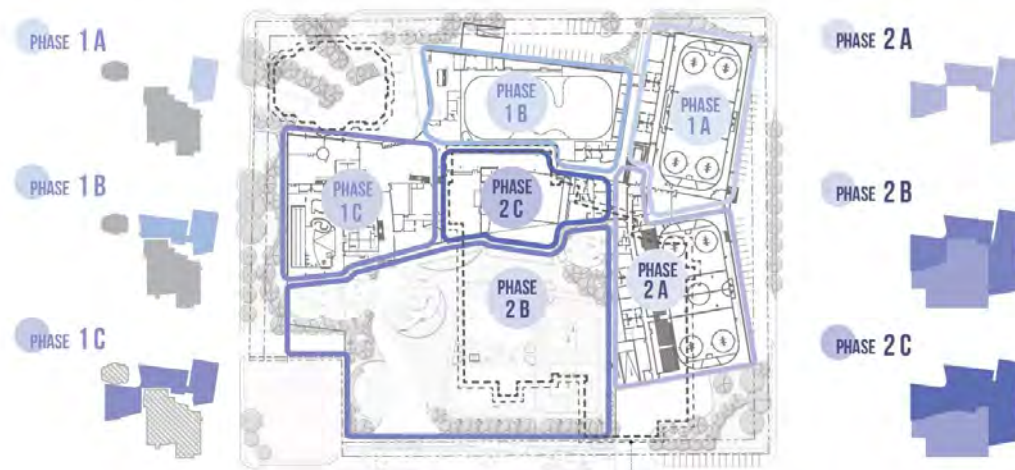
Any advice, opinions or recommendations within this report should be read and relied upon only in the context of this report as a whole. The contents of this report do not provide legal, insurance or tax advice or opinion.

2.0 EXECUTIVE SUMMARY

During November 2019 numerous meetings, co-ordination, procurement, design and construction activities have taken place. Phase 1C pool construction is ongoing. Abatement and demolition of the library and existing arenas is complete. Based on the information contained in this Monthly Progress Report #32 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 as per schedule.

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.

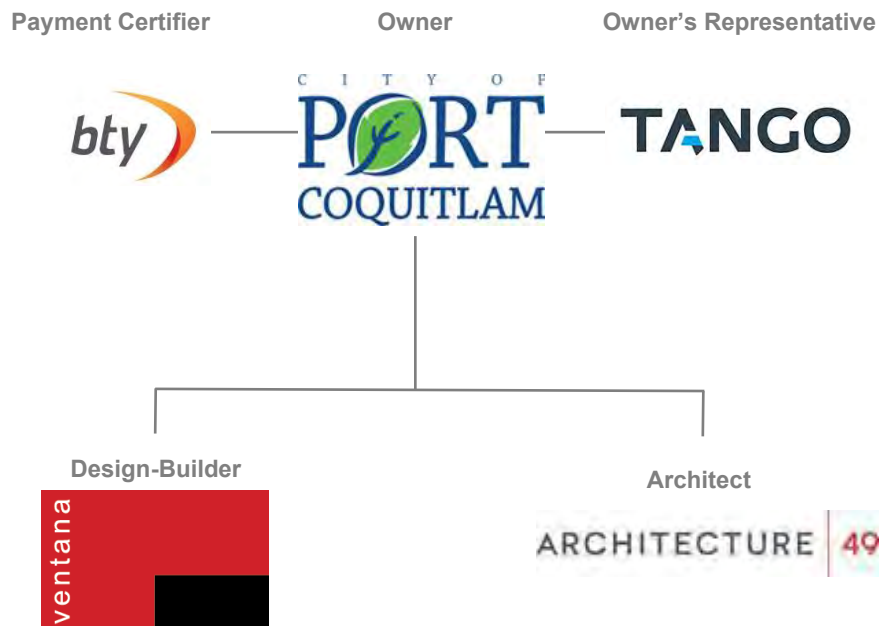


4.0 PROJECT TEAM

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 December 16, 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 | 1-Jul-19 | Complete | Construction Ongoing |
| IFT Drawings | 18-Mar-18 | 23-Sep-19 | Complete | Construction Ongoing |
| IFC Drawings | 12-Jul-18 | 19-Sep-19 | Complete | Construction Ongoing |

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.

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.

The following permits were issued to the Owner during the Occupancy process for Phase 1AB:

- Health Permit: Concessions and Lounge Food Services;
- Refrigeration Plant Permit;
- Electrical Permit; and
- Elevator Permits.

An Interim Occupancy Permit was issued by the City's Building Department on August 19, 2019 for the first phase of the Project.

An Interim Occupancy Permit was issued by the City's Building Department on October 16, 2019 for Phase 1C (excluding the Aquatic Centre).

The Design-Builder has applied for an abatement and demolition permit for Phase 2. We understand that this has been issued.

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 December 16, 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.; |
| Millwork; | Fireplace; |
| Concrete Polishing; | Pool Specialities; |
| Countertops; | Sports Flooring & Equipment; |
| Asphalt; | Ph2 – Bulk Ex and Excavation; |
| Ph2 Formwork; | Ph2 – Concrete Reinforcing; and |
| Ph2 Structural Steel. | |

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 have been worked through and coordinated in-line with the Design-Builder's schedule.

6.0 *Procurement & Contract Administration (continued)*

We are finalizing the procurement of the FFE packages with the Owner. The following packages have been awarded:

- AV Systems – PJS Systems Inc.
- Video Wall System – Sapphire Sound Inc.
- Library Shelving & Furniture – Jonathan Morgan and Company Ltd.
- Furniture – Staples Business Advantage.
- Fitness Equipment – Life Fitness, Fitness Town Commercial & Johnson Health Tech. Canada.

FFE installation has commenced and is ongoing in line with the Project Schedule.

Project Coordination / Meeting

The Owner's Meeting #22 was held on December 19, 2019.

Please refer to Appendix 8 of this Monthly Progress Report for a copy of the Owner's Meeting Minutes #22.

Owner Request for Information (RFI)

- Number of RFI's issued – 162
- Number of RFI's Closed – 150
- Number of RFI's Open - 11

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 | \$8,831,864 |
| 4 Current (Revised) Contract Price | \$125,548,864 |
| 5 Work Certified as Completed (Base Contract) | \$83,468,085 |
| 6 Current Cost to Complete (Base Contract) | \$42,080,779 |
| 7 Lien Holdback (Base Contract) | \$7,846,809 |
| 8 Lien Holdback Released | -\$5,179,895 |
| B Non-Contract Costs | \$8,989,031 |
| C Total Project Budget | \$135,520,895 |
| 9 Capital Utility Budget | \$3,420,895 |
| C Total Project Budget (Revised) | \$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. 35 dated December 10, 2019, which certifies the current payment due to the Design-Builder, under the terms of the Design-Build Contract ("DBC") for the period ending November 30, 2019.

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

| Item | Dollar Value |
|--|---------------------|
| Current Net | \$957,361 |
| Current GST (5.0%) | \$47,868 |
| Total Current Payable to the Design-Builder | \$1,005,229 |
| Total Current Builders Lien Holdback | \$2,666,914 |

Please refer to Appendix 4 of this report for a copy of Certificate of Payment No. 35.

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 November 30, 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 |
| 5 | Additional Back-Up Power | \$90,713 | Project Contingency |
| 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 |
| 14 | Added Door Security | \$88,364 | Project Contingency |
| 17 | Terry Fox Display Cases | \$4,950 | Project Contingency |
| 20 | Exterior Building Signage | \$57,618 | Project Contingency |
| 21 | Phase 1 Millwork Re-Design Services | \$7,975 | Project Contingency |
| 24 | RCMP Panic Buttons | \$8,375 | Project Contingency |
| 25 | Splash Park Recirc Design | \$13,640 | Project Contingency |
| 32 | Temporary Referee Change Rooms | \$15,525 | Project Contingency |
| SUB-TOTAL | | \$3,345,634 | |
| 15 | Scoreboard Credit | -\$42,760 | FF&E |
| SUB-TOTAL | | -\$42,760 | |
| 4 | Off Site Design Services | \$269,998 | Off Sites / Capital Utility Budget |
| 6 | Additional Off Site Design Services | \$55,875 | Off Sites / Capital Utility Budget |
| 13 | Offsite Scope of Work (Phase 1A) | \$1,698,500 | Off Sites / Capital Utility Budget |
| 16 | Offsite Isolation Valves | \$37,711 | Off Sites / Capital Utility Budget |
| 18 | Offsite Scope of Work (Phase 1B) | \$2,900,900 | Off Sites / Capital Utility Budget |
| 19 | Hydro conduit relation at Kingsway | \$110,674 | Off Sites / Capital Utility Budget |
| 22 | Offsite Storm Change @ Kingsway and Kelly | \$49,500 | Off Sites / Capital Utility Budget |
| 23 | Bonding and Insurance Scope for Offsite Awarded | \$161,936 | Off Sites / Capital Utility Budget |
| 26 | Offsite Telus and Shaw Redline IFCs | \$53,162 | Off Sites / Capital Utility Budget |
| 27 | Manhole Extension | \$73,801 | Off Sites / Capital Utility Budget |
| 28 | Kelly Sanitary | \$26,985 | Off Sites / Capital Utility Budget |
| 29 | Kingsway Sanitary Conflict | \$60,745 | Off Sites / Capital Utility Budget |
| 30 | Watermain Kelly and Mary Hill | \$17,954 | Off Sites / Capital Utility Budget |
| 31 | Kelly Watermain extension | \$11,249 | Off Sites / Capital Utility Budget |
| SUB-TOTAL | | \$5,528,990 | |
| TOTAL CHANGE ORDERS | | \$8,831,864 | |

7.0 *Project Budget (continued)*

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.

Claims Management

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

8.0 **PROJECT SCHEDULE**

Construction Progress (November End 2019)

We conducted detailed site inspections on November 5, 12, 19 & 26, 2019. At the time of the inspections the status of work can be summarized as follows:

- **Phase 1A: Participant Ice:** Minor deficiencies and final staff training is ongoing.
- **Phase 1B: Leisure Ice and Library:** Minor deficiencies and final staff training is ongoing.
- **Phase 1C Aquatic and Fitness Centre, All Age and Admin Areas:** Pool tiling, testing and fit-out is ongoing. Fitness Centre minor deficiencies and staff training are ongoing.

We received a copy of the Design-Builder's updated schedule – ***“Port Coquitlam Community Recreation Complex – Owner's Schedule: December 16th 2019 - Update”***.

The critical path activity runs through the earthworks, foundations and parkade structure, followed by hard and soft landscaping activities, and Phase 2ABC Occupancy.

This schedule forecasts that Rink 1 will be available last summer / early fall 2021; the large multipurpose room, gymnasium and daycare will be available early fall 2021, followed by the parkade and external sports courts in late fall 2021.

The Design-Builder is reporting a one (1) month delay to the start of the piling, caused by geotechnical issues encountered during bulk excavation. They are also reporting that this delay does not impact their Substantial Performance Date and that they absorbed this in their hard landscaping schedule activity.

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 November 2019.

8.0 Project Schedule (continued)

Monthly Look Ahead

During December 2019, the following key construction activities are scheduled (based on ***“Port Coquitlam Community Recreation Complex – Owner’s Schedule: December 16th 2019 - Update”***).

- **Phase 1ABC – Rinks 2&3, Library and Div 9**
 - Close out Construction Deficiencies; and
 - Complete final staff training;
- **Phase 1C – Aquatics and Fitness Area**
 - Fitness Centre – Complete all construction activities and staff training;
 - Aquatics – Continue with pool tile;
 - Aquatics – Complete pool finishes; and
 - Aquatics – Commence Commissioning.
- **Phase 2**
 - Complete make-safe and demolition;
 - Continue Phase 2ABC bulk excavation; and
 - Commence Phase 2ABC pile driving.

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 Letter of Construction Conformance, dated December 6, 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 Letter of Assurance is included in Appendix 6 of this report

We did not receive a copy of BMZ’s Construction Review during this reporting period from the Design-Builder.

We did not receive a copy of Smith and Anderson’s Job Report during this reporting period from the Design-Builder.

We received a copy of WSP’s Mechanical and Plumbing Field Report #24, dated November 28, 2019 during this reporting period from the Design-Builder. Actions have been notified to be remedied by the Design-Builder.

9.0 *Quality Assurance & Quality Control (continued)*

We received copies of Thurber Engineering's Field Review Reports #6&7, dated November 14, 2019 & November 18, 2019. The Geotechnical Engineer has identified deficiencies, which the Design-Builder is correcting in a timely manner.

Please refer to Appendix 8 of this report for copies of the aforementioned mechanical and geotechnical field reports.

We performed multiple site inspections during October 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**

No incidents were reported during this reporting period.

11.0 **AREAS OF CONCERN & OUTSTANDING ISSUES**

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

The Design-Builder has re-scheduled the Phase 2 scope of work. The timely completion of the earthworks, foundations and package structure is critical in order for the Substantial Performance date of October 15, 2021 to be achieved.



APPENDIX 1

Port Coquitlam Community Recreation Centre Complex – Owner's
Schedule: December 16th 2019 - Update



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE

December 16th 2019 - Update

Ventana Construction Corporation

3875 Henning Dr. || Burnaby, BC || V5C 6N5

Office 604.291.9000

Fax 604.291.9992

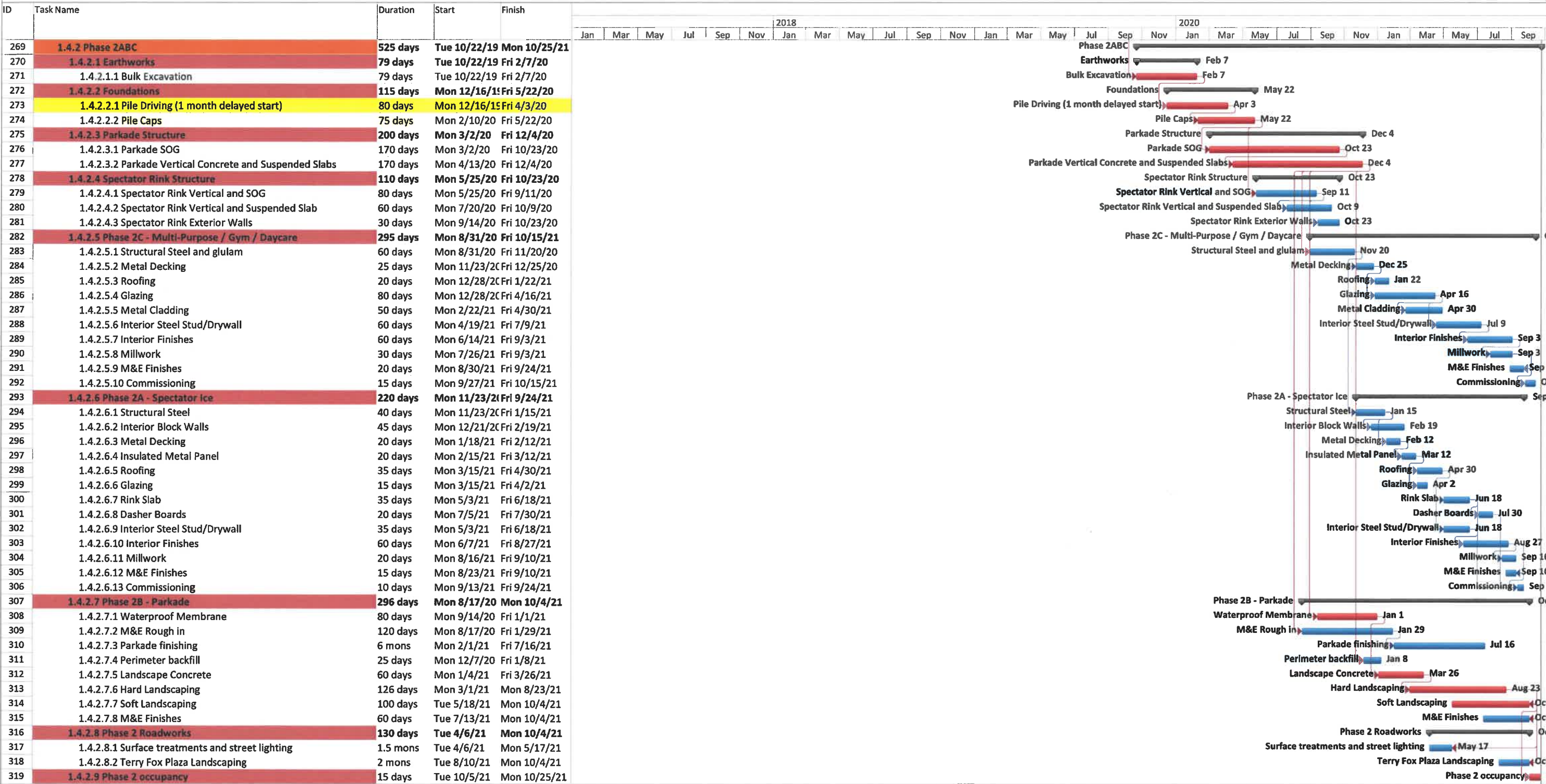
Web VentanaConstruction.com





PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
December 16th 2019 - Update

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





APPENDIX 2

Progress Photographs – November 2019



Phase 1C – Hot tub water testing



Phase 1C – Dryer install in universal changeroom



Phase 1C – Pool equipment room



Phase 2 – Bulk Excavation



Phase 2 – Bulk excavation



APPENDIX 3

Site Inspection Reports: November 2019

Field Review Report



Project: PCCC
 Reporting Date: 2019-11-05
 Prepared By: Alun Lewis

Weather: Sunny: ☒ _____
 Cloudy: ☒ _____

Rain: _____
 Snow: _____

Wind: _____
 Other: _____

Temperature: High of: **10**
 Low of: **2**

Trade Contractor's

| | | | | | | | |
|-----------------|---|-------------------|---|------------------------|----|-------------------|-------------------|
| Superintendents | 1 | Demolition | 6 | Waterproofing | | Painting | |
| Engineers | | Site Work | 8 | Scaffolding | | Misc. Specialties | 1 |
| Office Staff | | Landscaping | | Spray Insul/Fire Proof | | Cleaners | |
| CSO / First Aid | | Paving | | Caulking/Firestopping | | Plumbing | 6 |
| Carpenters | | Concrete Formwork | 1 | Roofing | | Mechanical | |
| Labourers | | Rink prep / conc | | Doors & Hardware | | Refrigeration | |
| Operators | | Reinforcing Steel | | Windows/Glazing | 3 | Sprinklers | |
| | | Structural Steel | | Exterior Cladding | | Electrical | 4 |
| | | Metal Decking | | SS/Drywall | | Controls | |
| | | Masonry | | Drywall Taper | | Pool Piping | |
| | | Rough Carpentry | | Resilient Tile | | | |
| | | Finish Carpentry | | Ceramic Tile | 13 | Tango's Subtotal | |
| | | Millwork | | Elevator | | Trade's Subtotal | 42 |
| | | | | | | | SITE TOTAL |

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Oct 17th schedule

239 - M&E finishes - Swimsuit drier & hand driers to be installed in changerooms

240 - Changeroom tile - Areas of floor tiling to complete in changerooms and rooms to W end

241 - Millwork - Toilet cubicles and HC seats to be installed to changerooms

243 - Pool & deck waterproofing - Thickset being placed to decks ahead of waterproofing

254 & 255 - Multipurpose soft move in & jandover - Number of deficiencies outstanding by Ventana

269 - Library demo - Ahead of schedule

No tiling allowance for steam room & sauna

QAQC

As previously noted and discussed with Ventana

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

| | | Comments |
|----------------|----|---|
| Demolition | 6 | 2AB - Demo of green arena and offices area |
| Site work | 8 | 2AB - Excavation to prepare for piling. Over excavation and install pile for water pumping to SW corner of project. Over excavation to solid ground (VCC stated Geotech engineer had requested) |
| Glazing | 3 | 1C - Install frames to S elevation of pool |
| Ceramic tiling | 13 | 1C - Prep for gutter install around hot tub. Thick set to pool deck and around hot tub. Tiling infills around pool deck. Tiling and grouting to pool |
| Plumbing | 5 | 1C - Pool piping to pool equipment room. Connect deck drains under pool deck |
| | 1 | 1C - Insulation to pipes in universal changeroom |
| Electrical | 4 | 1C - Install hand driers to changerooms. Wiring to pool equipment room |
| Concrete | 1 | 1C - Sacking to head of CMU opening at washer / dryer location |
| Specialties | 1 | 1C - Install HC drop seats to universal changerooms |

Field Review Report



Project: PCCC
Reporting Date: 2019-11-12
Prepared By: Alun Lewis

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

Rain: **x** _____
Snow: _____

Wind: _____
Other: _____

Temperature: High of: **10**
Low of: **8**

Trade Contractor's

| | | | | | | | |
|-----------------|---|-------------------|----|------------------------|----|-------------------|-------------------|
| Superintendents | 1 | Demolition | 7 | Waterproofing | | Painting | 1 |
| Engineers | | Site Work | 10 | Scaffolding | | Misc. Specialties | 1 |
| Office Staff | | Landscaping | | Spray Insul/Fire Proof | | Cleaners | |
| CSO / First Aid | | Paving | | Caulking/Firestopping | | Plumbing | 4 |
| Carpenters | | Concrete Formwork | | Roofing | | Mechanical | |
| Labourers | | Rink prep / conc | | Doors & Hardware | | Refrigeration | |
| Operators | | Reinforcing Steel | | Windows/Glazing | 3 | Sprinklers | |
| | | Structural Steel | | Exterior Cladding | | Electrical | 4 |
| | | Metal Decking | | SS/Drywall | | Controls | |
| | | Masonry | | Drywall Taper | | Pool Piping | |
| | | Rough Carpentry | | Resilient Tile | | | |
| | | Finish Carpentry | | Ceramic Tile | 13 | Tango's Subtotal | |
| | | Millwork | | Elevator | | Trade's Subtotal | 43 |
| | | | | | | | SITE TOTAL |

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Oct 17th schedule

239 - M&E finishes - Swimsuit drier & hand driers to be completed in universal changerooms

240 - Changeroom tile - Areas of floor tiling to complete in changerooms and rooms to W end

241 - Millwork - Toilet cubicles and HC seats to be installed to changerooms

243 - Pool & deck waterproofing - Thickset being placed to decks ahead of waterproofing

254 & 255 - Multipurpose soft move in & jandover - Number of deficiencies outstanding by Ventana

269 - Library demo - Ahead of schedule

No tiling allowance for steam room & sauna

QAQC

As previously noted and discussed with Ventana

Problem with hot tub water test, after hydra-ban. Test held for 36 hours, then dropped 18mm, then held again for 12 hours. Reviewed the area with Matt (VCC) & Jakub (tile setter) and the possible issue may be along the N side of the hot tub. The higher curb was placed later (no water stop or key way was used here) and there are two holes through the wall, to allow water to get to the gutter. The bottom of these holds is the leve lteh watr finally stayed at, after dropping. It appears only the primer has been applied to the wall and not the hydra-ban at the gutter frame. As the wall is radiused, the gutter frame is facettted, there are some gaps behind the frame. Possible the water held for 36 hours and something dissolved / moved from the weight of the water and a hairline crack has appeared in the cold joint of the curb, where the hydra-ban has not been applied. Discussed filling hot tub to first bench and leaving for 24 hours, then upto the underside of the holes through the N curb wall and leaving for 24 hours. If no water loss, then tile setter is going to obtain a caulking that can be used underwater and caulk the rear of the gutter frame. Once complete and dry, the hot tub to be filled to final level and left for 48 hours.

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

| | | Comments |
|----------------|----|--|
| Demolition | 7 | 2AB - Demo of green arena & library slabs |
| Site work | 10 | 2AB - Fill & compact SW corner of site, from the over-excavation area. Bulk excavation to parkade grade for piling to commence, through area of blue arena |
| Glazing | 3 | 1C - Install frames to S elevation of pool |
| Ceramic tiling | 13 | 1C - Thickset being applied to pool deck. Deck tiling to SW corner and commence base up walls |
| | | Pool tilin to floors and walls of both lap & leisure tanks. See note above re:QA/QC |
| Painting | 1 | 1C - Paint touch ups to changerooms walls |
| Specialties | 1 | 1C - Install of cubicles and HC seating & grab bars to univrsal changerooms |
| Plumbing | 4 | 1C - Pool piping in pool equipment room |
| Electrical | 4 | 1C - Wiring to electrical panels and controls programming of lighting |

Field Review Report



Project: PCCC

Reporting Date: 2019-11-19

Prepared By: Alun Lewis

Weather: Sunny: ☒
Cloudy: ☒

Rain: ☐
Snow: ☐

Wind: ☐ Temperature: High of: 12
Other: ☐ Low of: 2

Trade Contractor's

| | | | | | | | |
|-----------------|---|-------------------|---|------------------------|----|-------------------|----|
| Superintendents | 1 | Demolition | 5 | Waterproofing | | Painting | |
| Engineers | | Site Work | 9 | Scaffolding | | Misc. Specialties | 5 |
| Office Staff | | Landscaping | | Spray Insul/Fire Proof | 2 | Cleaners | |
| CSO / First Aid | | Paving | | Caulking/Firestopping | | Plumbing | 5 |
| Carpenters | | Concrete Formwork | | Roofing | | Mechanical | |
| Labourers | | Rink prep / conc | | Doors & Hardware | | Refrigeration | |
| Operators | | Reinforcing Steel | | Windows/Glazing | 2 | Sprinklers | |
| | | Structural Steel | | Exterior Cladding | | Electrical | 4 |
| | | Metal Decking | | SS/Drywall | | Controls | 1 |
| | | Masonry | | Drywall Taper | | Pool Piping | |
| | | Rough Carpentry | | Resilient Tile | | | |
| | | Finish Carpentry | | Ceramic Tile | 11 | Tango's Subtotal | |
| | | Millwork | | Elevator | | Trade's Subtotal | 44 |
| | | | | | | SITE TOTAL | |

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Oct 17th schedule

240 - Changeroom tile - Areas of floor tiling to complete to locker plinths, staff corridor & male & female changerooms onto pool decks

241 - Millwork - Toilet cubicles and HC seats to be installed to changerooms

243 - Pool & deck waterproofing - Hydra ban being placed to pool decks

254 & 255 - Multipurpose soft move in & handover - Number of deficiencies outstanding by Ventana

269 - Library demo - Completed ahead of schedule

272 - Bulk excavation (2A) - Ongoing and additional areas of over-excavation being identified and dealt with

273 - Piling (2A) - Not commenced due to items above. Approx delay expected to be 2 weeks. New start date Dec 02

No tiling allowance for steam room & sauna

QAQC

As previously noted and discussed with Ventana

VCC believe issue with hot tub was a hand rail pocket. Pocket has more hydra-ban installed and hot tub will be tested again this week

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

| | | Comments |
|-------------------|----|---|
| Demolition | 5 | 2ABC - Sorting materials from green arena and office area demo works |
| Site work | 5 | 2ABC - Over excavation around main reception area and area to N of blue arena. Organics and poor soile conditions encountered. Geotec Eng on site, reviewing over-ex areas as work progresses |
| Piling | 4 | 2ABC - Site prep works (awaiting commencement due to over-ex works) |
| Glazing | 2 | 1C - Install glass to S elevation of pool openings |
| Ceramic tile | 11 | 1C - Tiling to pool (slab & walls). Prep works to pool deck and changeroom floors. Commence tiling to steam room walls |
| Lockers | 2 | 1C - Install and adjustment of lockers to universal changeroom |
| Toilet Partitions | 3 | 1C - Install toilet partitions and hardware to universal changeroom |
| Plumbing | 5 | 1C - Pool piping install through sure tanks and in pool equipment room |
| Controls | 1 | 1C - Programming of chemical mixers |
| Electrical | 4 | 1C - Wiring for lighting to pool equipment room & pulling wires to electrical panels in parkade electrical room |
| Insulation | | 1C - Spray insulation to underside fo suspended main floor slab in boiler room |

Field Review Report



Project: PCCC
Reporting Date: 2019-11-26
Prepared By: Alun Lewis

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

Rain: **x**
Snow: _____

Wind: _____
Other: _____

Temperature: High of: **5**
Low of: **2**

Trade Contractor's

| | | | | | | | |
|-----------------|---|-------------------|---|------------------------|---|-------------------|-------------------|
| Superintendents | 1 | Demolition | 5 | Waterproofing | | Painting | |
| Engineers | | Site Work | 7 | Scaffolding | | Misc. Specialties | 1 |
| Office Staff | | Landscaping | | Spray Insul/Fire Proof | | Cleaners | |
| CSO / First Aid | | Paving | | Caulking/Firestopping | | Plumbing | 4 |
| Carpenters | | Concrete Formwork | | Roofing | | Mechanical | |
| Labourers | | Rink prep / conc | | Doors & Hardware | | Refrigeration | |
| Operators | | Reinforcing Steel | 7 | Windows/Glazing | | Sprinklers | |
| | | Structural Steel | | Exterior Cladding | | Electrical | 3 |
| | | Metal Decking | | SS/Drywall | | Controls | 1 |
| | | Masonry | | Drywall Taper | | Pool Piping | |
| | | Rough Carpentry | | Resilient Tile | | | |
| | | Finish Carpentry | | Ceramic Tile | 9 | Tango's Subtotal | |
| | | Millwork | | Elevator | | Trade's Subtotal | 37 |
| | | | | | | | SITE TOTAL |

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Oct 17th schedule

240 - Changeroom tile - Areas of floor tiling to complete to locker plinths, staff corridor & male & female changerooms onto pool decks

241 - Millwork - Toilet cubicles and HC seats to be installed to changerooms

254 & 255 - Multipurpose soft move in & handover - Number of deficiencies outstanding by Ventana

268 - Library demo - Completed ahead of schedule

271 - Bulk Ex (2ABC) - Over excavation works adding additional time to this item. At present, VCC reporting 2 weeks, although additional areas of over-ex noted on site today

273 - Pile driving (2ABC) - Not commenced & 2 weeks late at this stage

QAQC

As previously noted and discussed with Ventana

VCC stated hot tub is no longer losing water. Survey team are scheduled for this evening to carry out final survey

Occupancy sensor in H/C changerroom in universal changerooms, is palced behind the H/C lift / bench. Need to relocate

Thought needs to be provided into the location of the H/C lift / bench controller, due to issues in other 1C H/C washroom already handed over

Geotech on site during over excavation works

Rope holders (6 locations) have been missed while forming and will be cut into the walls and placed by the tiling contractor

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

| | | Comments |
|---------------|---|---|
| Demolition | 5 | 2AC - Demo foundations and break slab |
| Excavation | 7 | 2BC - Over excavation to NW corner of 2C and to the S side of 2B. Removal of clean material off site |
| Rebar | 7 | 2 - Prefab pile cage rebar |
| Ceramic tile | 9 | 1C - Skimming edge install to lap pool and S side of leisure pool. Place form and thickset to SW corner of lazy river / lesiure pool to obtain fall and no standing water. Wall tiling to lazy river. |
| | | Locker plinth tile install to universal changerroom |
| H/C equipment | 1 | 1C - Install H/C lift / bench (see note above in QA/QC) |
| Plumbing | 4 | 1C - Plumb lines into chemical mixers in pool equipment room. Install pool piping in pool equipment room |
| Electrical | 3 | 1C - Wiring of electrical panels to parkade electrical room |
| Controls | 1 | 1C - Controls programming |



APPENDIX 4

Certificate of Payment No.35: December 10, 2019

CERTIFICATE OF PAYMENT : No. 35 (Progress Claim 36)





| | | | |
|------------------|---|--------------------------|-----------|
| PROJECT: | City of Port Coquitlam Community Centre | FILE: | 3 - 9308 |
| LOCATION: | 2150 Wilson Ave, Port Coquitlam, BC | INSPECTION DATE: | 03-Dec-19 |
| | | CERTIFICATE DATE: | 10-Dec-19 |

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

| | | | | |
|------------------------------|--|----------------|---------------|------------------------|
| | | Contract Price | Change orders | Revised Contract Price |
| Total Contract Amount | | \$ 116,717,000 | \$ 8,831,863 | \$ 125,548,863 |

| PAYMENT CALCULATION | Gross Amount to Date | Previous Period | Gross Amount This Period | Holdback | Net Payment This Period |
|--|----------------------|----------------------|--------------------------|-------------------|-------------------------|
| Total Work Completed | \$ 83,468,085 | \$ 82,404,351 | \$ 1,063,734 | \$ 106,373 | \$ 957,361 |
| Total Work Completed | \$ 83,468,085 | \$ 82,404,351 | \$ 1,063,734 | \$ 106,373 | \$ 957,361 |
| Add: Holdback Released | \$ 5,179,895 | (5,179,895) | \$ 0 | \$ 0 | \$ 0 |
| Current Net Payable | | | \$ 1,063,734 | \$ 106,373 | \$ 957,361 |
| Plus GST (5.0%) on Net Payable | | | | | \$ 47,868 |
| Total Current Payable Amount | | | | | \$ 1,005,229 |
| Holdback Retained to Date (incl. this Certificate) | | | | | \$ 2,666,913 |
| Total GST Paid to Date (incl. this Certificate) | | | | | \$ 3,790,059 |
| PROJECT COST TO COMPLETE | | | | | \$ 42,080,779 |

This is to Certify that, for the Port Coquitlam Community Centre, a payment of \$1,005,229 (incl. GST) will be due to the Design Builder after the City of Port Coquitlam's Representative has given approval for payment for work completed during the period ending November 30, 2019. As per the Builder's Lien Act, a 10% holdback has been deducted amounting to \$106,373. The total holdback retained to date is \$2,666,913 and the total GST paid to date is \$3,790,059 (not including the pre-payment costs). The Adjusted Project Cost to Complete is \$42,080,779 (Not incl. GST & holdback).

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



APPENDIX 5

Project Dashboard – November 30, 2019

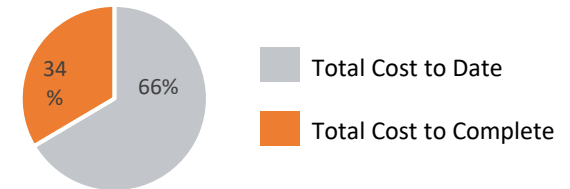
PROJECT DASH BOARD

Updated: 2019-11-30

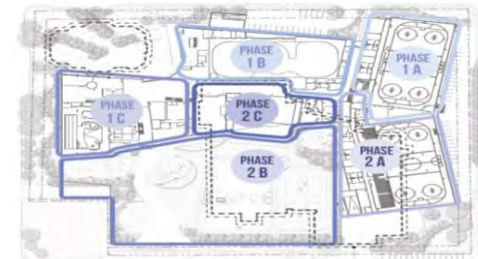
PROJECT SCHEDULE

| Task / Activity | Start | Finish | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|--------|--------|------|------|------|------|------|
| Design | Dec-16 | Apr-19 | | | | | |
| Permits | Feb-17 | Jul-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 | Dec-19 | | | | | |
| Phase 2A - Spectator Ice | Oct-19 | Sep-21 | | | | | |
| Phase 2B - Underground Parking | Oct-20 | Oct-21 | | | | | |
| Phase 2C - MP, Flex Hall & Child Care | Jan-20 | Sep-21 | | | | | |

CONSTRUCTION BUDGET



PHASING PLAN



PHASE 1C - Overview



PHASE 2ABC - Overview



PHASE 2ABC - Overview





APPENDIX 6

Architecture 49 Letter of Construction Conformance: December 6, 2019



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

T 1.604.736.5329
F 1.604.736.1519
architecture49.com

December 6, 2019

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

Attention: Lewis Reilly, Director
lreilly@tangomanagment.ca

Reference: Port Coquitlam Community Centre, Port Coquitlam, BC

To Whom It May Concern:

We reviewed the project on site on November 14th 2019, and, via photographs, site visits, consultant site/field observation reports, contractor/sub-contractor inspection reports (if provided) and, ongoing correspondence with the site supervisor to date, to the best of our knowledge, the work is progressing generally in conformance with the project IFC drawings, specifications and building permits issued to date.

Attached are consultant reports for the month of November 2019.

Sincerely,
ARCHITECTURE49 INC.

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



APPENDIX 7

Architecture 49 Site Report #59 – November 22, 2019

Mention of the items listed below shall constitute written notification to the Contractor that such items must be rectified or carried out as soon as practical to bring them in accordance with the contract drawings, approved shop drawings and/or specifications. Unless specifically noted to the contrary, this work shall be carried out as part of the contract price and at no additional cost to the owner. This shall not be construed as relieving the Contractor of the responsibility of making all work complete, accurate and in conformance with the drawings and specifications. The Contractor is responsible for the safety in and about the job site.

| | | | | |
|---|---|--|--|------------------------------|
| DATES: | | | Site Visit: Thursday, 2019-11-14 | Report Issued: 2019-11-22 |
| PROJECT: | | | Port Coquitlam Community Recreation Complex | 159-00406-02 |
| ADDRESS: | | | 2150 Wilson Ave, Port Coquitlam, BC | |
| BUILDING PERMIT #: | | | Permit No.: BP-011897 | |
| GC CONTACT INFO: | | | Project Manager: Joseph Lenz - 778-628-3942 Proj Coordinator: Tallon O'Neill - 604-785-0176 Lead Site Superintendent: Jerry Brouwer - 778-255-4001 | |
| REPORT BY: | | | Architecture49 – Adam Chambers | # Pages in Report: 48 |
| REVIEWED BY: | | | Stella Nicolet | |
| VISIT REQUESTED BY: | | | Ventana Construction (POCO) Corporation | |
| ATTENDEES: | | | Architecture49 – Adam Chambers, Ruth Morrison Time on Site: 1:45am – 4:30pm | |
| WEATHER: | | | Temp: 9°C Mark Applicable: Sunshine <input checked="" type="checkbox"/> & Cloudy <input checked="" type="checkbox"/> Rain <input type="checkbox"/> Snow | |
| DISTRIBUTION: | | | | |
| Ventana Construction (PoCo) Corp, VCC: Andrew Cameron, acameron@ventanaconstruction.com Joseph Lenz, jlenz@ventanaconstruction.com Tallon O'Neill, toneill@ventanaconstruction.com Jerry Brouwer, jbrouwer@ventanaconstruction.com Jayson Piesche, jpiesche@ventanaconstruction.com Matt Fraser, mfraser@ventanaconstruction.com Michael McLeod, mmcleod@ventanaconstruction.com Tango Management Group, TMG: Lewis Reilly, lreilly@tangomanagement.ca | | | Architecture49 Inc, A49: Stella Nicolet, stella.nicolet@architecture49.com Simon Mellor, simon.mellor@architecture49.com Antonio Rigor, antonio.rigor@architecture49.com Ruth Morrison, ruth.morrison@architecture49.com | |
| Note: Item # prefix indicates report number. | | | | |
| OBSERVATIONS | | | | |
| ITEM | DESCRIPTION | | | ACTION |
| | General Notes/Observations: <ul style="list-style-type: none"> Where no "ACTION" tagged in column to right, general observations are noted. References to <i>north</i>, <i>south</i>, <i>east</i>, <i>west</i> - dictated by the "Drawing Sheet Plan North". Site work appears in general compliance with the construction documents; unless noted otherwise. Health and site safety measures observed to be in place. | | | |

| ITEM | DESCRIPTION | ACTION |
|------|--|--------|
| 59.0 | <p>Items Viewed/Noted:</p> <ol style="list-style-type: none"> 1. Continued leak testing in Hot Tub. 2. Pool tile installation and grouting in progress. 3. Pool deck sloping and waterproofing in progress. 4. Demolition of existing community centre underway. 5. Demolition of existing library underway. 6. Bulk excavation for phase 2 of the community centre has started. <p>The photos per categories noted here below and found on the following pages indicate observations made on site.</p> <p>Photo Reference:</p> <p>59.1 BUILDING EXTERIOR</p> <p>59.2 BUILDING INTERIOR</p> <p>59.3 ROOF</p> <p>VCC to provide Third Party Inspection Report as per specification. Previously requested in Site Report 53.</p> <p>59.4 Miscellaneous Items:</p> | VCC |
| | | |

ISSUES TO RESOLVE:

(Not to circumvent RFI process)

Previous Report Items:

- Deficiency Report July 19, 2019 – #6 – Shower in 1B115B
- Deficiency Report July 19, 2019 – #100 – Rink Sprung Corners
- Deficiency Report July 19, 2019 – #102 – Rink Perimeter Seal
- Deficiency Report July 19, 2019 – #160 – Power Operable windows in public corridor
- Deficiency Report July 19, 2019 – #211 – Provide wall protection and corner guards
- Deficiency Report July 19, 2019 – #238 – Repair paint on mechanical screen support
- Deficiency Report July 19, 2019 – #244 – Protected exposed membrane from UV
- 53.1.01. #296 – Exterior – Rebar interference with future landscaping at south entrance.
- 55.1.01. #319 – Exterior – Fix holes in west facing glulam beam and areas where the glulam has been damaged.
- 55.1.02. #320 – Exterior – Repair & make good stained west facing glulam beam.
- 55.2.10. #331 – Interior – Repair Holes and Seams in the foil face membrane of the sauna. Reviewed on Oct 28, additional work needs to take place.
- 55.2.15. #336 – Interior – Concrete Edge at Level 2 glazing between pool and fitness centre to be repaired. **Reviewed on Nov. 14, work is in progress.**
- 55.2.19. #343 – Interior – Phase 1 Skate Lobby Resilient Tile Flooring Repairs.
- 56.2.06. #350 – Interior – Fire Separation of Parkade Level Vestibule at Stair 3. **Advised by VCC that this work is in progress.**
- 57.1.02. #387 – Glulam Column Chipped.
- 57.1.05. #417 – Repair and Make Good Glulam Column.
- 57.2.03. #381 – Seal around Pipe Penetration.
- 57.2.08. #386 – Close Gap at Stair.
- 57.2.09. #389 – Glulam Column Abrasion.
- 57.2.10. #418 – Staining on Glulam.
 - **Confirm that the Owner is okay with current condition.**
- 57.2.27. #406 – Repair and Make Good Gaps between Guardrail and Concrete Slab.
- 58.2.05 #431 – Glass Elevator Pinch Hazard.
 - **Clear caulking has been applied to the edge of the stainless steel on the doors. Situation to be reviewed to determine if pinching still persists.**
- 58.3.03 #429 – Missing Roof Anchors
- 58.3.04 #432 – Expansion Joint Cover Staining

This Report Items:

- -

159-00406-02 - POCO REC CENTRE

Site Observation Report

| | |
|----------------------------|--|
| Report Generated | Nov 20, 2019 <i>at</i> 4:13 PM |
| by | <i>Adam Chambers</i> |
| Message | <i>Issue Detail</i> |
| Total items in this report | 7 |
| Sorted By | Title (ascending) |
| Filtered on | Status (Open) Subtype (Action Required, Deficiency, Observation) Created (from 2019-11-13 to 2019-11-20) |

Contents

| | |
|---|----|
| #435 59.1.01 - Pool Slider Door Sill Waterproofing | 3 |
| #440 59.1.02 - Pool Slider Door Installation | 4 |
| #433 59.2.01 - Pool Depth Marker - Deck Level | 5 |
| #434 59.2.02 - Steam Pipe Penetrations | 6 |
| #436 59.2.03 - Pool Tiling Progress | 7 |
| #437 59.4.01 - Phase 2 Excavation Progress | 9 |
| #438 59.4.02 - Community Centre Demolition Progress | 10 |

#435 59.1.01 - Pool Slider Door Sill Waterproofing

OPEN

Created Nov 14, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Observation / Observation |
| Location | P1C > Exterior > Wall > Pool South |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | VCC to provide A49 with photo of Alsan application before door sill install. |

PHOTOS



IMG_0588.JPG - Nov 15, 2019 11:26 AM - Adam Chambers

#440 59.1.02 - Pool Slider Door Installation

OPEN

Created Nov 15, 2019

Due Date

| | |
|-------------------|------------------------------------|
| Type / Subtype | Observation / Observation |
| Location | P1C > Exterior > Wall > Pool South |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157384425084691.jpeg - Nov 15, 2019 10:57 AM - Adam Chambers



IMG_157384424950432.jpeg - Nov 15, 2019 10:57 AM - Adam Chambers

#433 59.2.01 - Pool Depth Marker - Deck Level

OPEN

Created Nov 14, 2019

Due Date

| | |
|-------------------|------------------------------|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C139 - POOL |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157377086555139.jpeg - Nov 14, 2019 02:34 PM - Adam Chambers

#434 59.2.02 - Steam Pipe Penetrations

OPEN

Created Nov 14, 2019
Due Date

| | |
|-------------------|------------------------------------|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C140 - STEAM ROOM |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Pipe are 6" out from wall |

PHOTOS



IMG_157377124892737.jpeg - Nov 14, 2019 02:40 PM - Adam Chambers



IMG_157377124765308.jpeg - Nov 14, 2019 02:40 PM - Adam Chambers

#436 59.2.03 - Pool Tiling Progress

OPEN

Created Nov 14, 2019

Due Date

| | |
|-------------------|------------------------------|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C139 - POOL |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157384423761315.jpeg - Nov 15, 2019 10:57 AM - Adam Chambers



IMG_157384423591067.jpeg - Nov 15, 2019 10:57 AM - Adam Chambers

PHOTOS



IMG_157377538386025.jpeg - Nov 14, 2019 03:49 PM - Adam Chambers



IMG_157377522083731.jpeg - Nov 14, 2019 03:47 PM - Adam Chambers



IMG_157377521982049.jpeg - Nov 14, 2019 03:47 PM - Adam Chambers

#437 59.4.01 - Phase 2 Excavation Progress

OPEN

Created Nov 14, 2019

Due Date

| | |
|-------------------|------------------------------|
| Type / Subtype | Observation / Observation |
| Location | |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157377571873286.jpeg - Nov 14, 2019 03:55 PM - Adam Chambers



IMG_157377571822934.jpeg - Nov 14, 2019 03:55 PM - Adam Chambers

#438 59.4.02 - Community Centre Demolition Progress

OPEN

Created Nov 14, 2019

Due Date

| | |
|-------------------|------------------------------|
| Type / Subtype | Observation / Observation |
| Location | |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157384422772346.jpeg - Nov 15, 2019 10:57 AM - Adam Chambers



IMG_157384422795980.jpeg - Nov 15, 2019 10:57 AM - Adam Chambers

ISSUES RESOLVED:

(Since last Report)

- Deficiency Report July 19, 2019 – #182 – Install resettable code locks
- Deficiency Report July 19, 2019 – #262 – Provide Full Height Backer Panel on Dasher Board Ends
- 54.2.11. #313 – Interior – Fire-stopping at Stair 3 Bulkhead
 - Resolved with 57.2.37. #419
- 55.3.01. #340 – Roof – Gaps to be repaired.
- 56.2.10. #354 – Interior – Grout underneath Mullion to be Repaired and Made Good.
- 56.2.13. #359 – Interior – Column Finish to be repaired.
- 56.2.27. #376 – Interior – Pool Change Room Paint Colour Termination.
- 57.1.03. #388 – Cracked Masonry Mortar.
- 57.1.04. #416 – Seal Around Door Frame.
- 57.2.02. #380 – Gypsum Board End to be finished.
- 57.2.15. #394 – Seal around Ductwork.
- 57.2.17. #396 – Remove Tape from Fire Rating Label.
- 57.2.18. #397 – Review and touch up Fire Stopping.
- 57.2.19. #398 – Repair or Make Good Rubber Base.
- 57.2.20. #399 – Rubber Base Exposed End.
- 57.2.21. #400 – Complete Flooring Install.
- 57.2.23. #402 – Cracked Glulam Column.
- 57.2.30. #409 – Bent Ceiling Grid.
- 57.2.37. #419 – Fire Stopping Missing at Exterior of Bulkhead at Stair 3.
- 57.2.38. #420 – Fire Stopping Missing at Top of Concrete Wall in Stair 3.
- 57.2.39. #421 – Fire Stopping Missing at Base of Wall around Electrical Closet.
- 58.2.04 #426 – Door Slider Falling
- 58.3.01 #427 – Clean Rust and Debris
- 58.3.02 #428 – Roof Fastener Abrasions

Issues Resolved Report

| | |
|----------------------------|---|
| Report Generated | Nov 20, 2019 <i>at</i> 4:14 PM |
| by | <i>Adam Chambers</i> |
| Message | <i>Issue Detail</i> |
| Total items in this report | 22 |
| Sorted By | Title (descending) |
| Filtered on | Status (Work completed) Subtype (Action Required, Deficiency, Observation) |

Contents

| | |
|--|----|
| #262 Provide Full Height Backer Panel on Dasher Board ends. | 3 |
| #182 Install resettable code locks. | 4 |
| #428 58.3.02 - Roof Fastener Abrasions | 5 |
| #427 58.3.01 - Clean Rust and Debris | 6 |
| #426 58.2.04 - Door Slider Falling | 8 |
| #421 57.2.39 - Fire Stopping Missing at Base of Wall around Electrical Closet | 9 |
| #420 57.2.38 - Fire Stopping Missing at Top of Concrete Wall in Stair 3 | 11 |
| #419 57.2.37 - Fire Stopping Missing at Exterior of Bulkhead at Stair 3 | 12 |
| #409 57.2.30 - Bent Ceiling Grid | 14 |
| #402 57.2.23 - Cracked Glulam Column | 15 |
| #400 57.2.21 - Complete Flooring Install | 16 |
| #399 57.2.20 - Rubber Base Exposed End | 18 |
| #398 57.2.19 - Repair or Make Good Rubber Base | 19 |
| #397 57.2.18 - Review and touch up Fire Stopping | 20 |
| #396 57.2.17 - Remove Tape from Fire Rating Label | 21 |
| #394 57.2.15 - Seal around Ductwork | 22 |
| #380 57.2.02 - Gypsum Board End to be Finished. | 24 |
| #416 57.1.04 - Seal around Door Frame | 26 |
| #388 57.1.03 - Cracked Masonry Mortar | 28 |
| #376 56.2.27 - Int - Pool Change Room Paint Colour Termination | 30 |
| #359 56.2.13 - Int - Column Finish to be Repaired | 31 |
| #354 56.2.10 - Int - Grout Underneath Mullion to be Repaired and Made Good | 32 |

#262 Provide Full Height Backer Panel on Dasher Board ends.

WORK
COMPLETED

Created Jul 22, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Deficiency |
| Location | Rink 2 & 3 |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Provide full height backer panel on dasher board ends between player and penalty boxes, typical. |

PHOTOS



IMG_157384430095546.jpeg - Nov 15, 2019 10:58 AM - Adam Chambers



IMG_20190711_135521.jpg - Jul 22, 2019 03:54 PM - Adam Chambers

#182 Install resettable code locks.

WORK
COMPLETED

Created Jul 15, 2019

Due Date

| | |
|-------------------|-----------------------------------|
| Type / Subtype | Action Required / Deficiency |
| Location | P1C > Level 1 > 1C108 - GAME ROOM |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157377322105582.jpeg - Nov 14, 2019 03:13 PM - Adam Chambers



IMG_156323143273970.jpeg - Jul 15, 2019 03:57 PM - Adam Chambers

#428 58.3.02 - Roof Fastener Abrasions

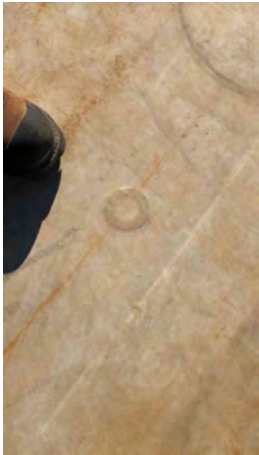
WORK
COMPLETED

Created Oct 28, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Exterior > Roof |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Advised by vcc that roofer has reviewed and no issue |

PHOTOS



IMG_157228746166936.jpeg - Oct 28, 2019 11:31 AM - Adam Chambers



IMG_157228746161306.jpeg - Oct 28, 2019 11:31 AM - Adam Chambers

#427 58.3.01 - Clean Rust and Debris

WORK
COMPLETED

Created Oct 28, 2019

Due Date

| | |
|-------------------|--------------------------------------|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Exterior > Roof > Dehumidifier |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157384425950031.jpeg - Nov 15, 2019 10:57 AM - Adam Chambers



IMG_157377280401267.jpeg - Nov 14, 2019 03:06 PM - Adam Chambers

PHOTOS



IMG_157228694743894.jpeg - Oct 28, 2019 11:22 AM - Adam Chambers



IMG_157228694718353.jpeg - Oct 28, 2019 11:22 AM - Adam Chambers

#426 58.2.04 - Door Slider Falling

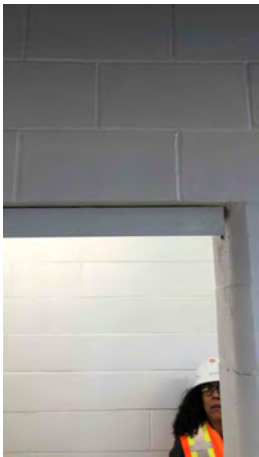
WORK
COMPLETED

Created Oct 28, 2019

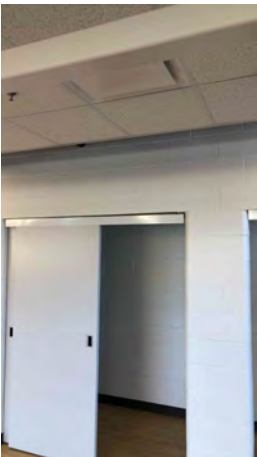
Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 > 1C123 - FITNESS STUDIO |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157377188313687.jpeg - Nov 14, 2019 02:51 PM - Adam Chambers



IMG_157228551196142.jpeg - Oct 28, 2019 10:58 AM - Adam Chambers

#421 57.2.39 - Fire Stopping Missing at Base of Wall around Electrical Closet

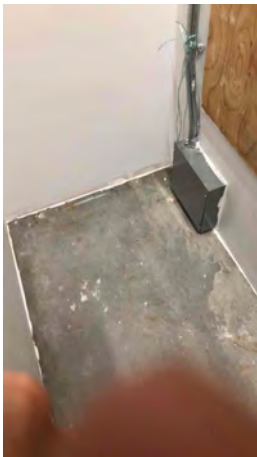
WORK
COMPLETED

Created Oct 09, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > 1C225 - ELECTRICAL CLOSET |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157377256674327.jpeg - Nov 14, 2019 03:02 PM - Adam Chambers



IMG_157377256652612.jpeg - Nov 14, 2019 03:02 PM - Adam Chambers

PHOTOS



IMG_0313.JPG - Oct 09, 2019 03:09 PM - Adam Chambers



IMG_0312.JPG - Oct 09, 2019 03:09 PM - Adam Chambers

#420 57.2.38 - Fire Stopping Missing at Top of Concrete Wall in Stair 3

WORK
COMPLETED

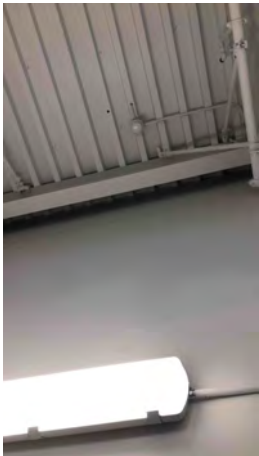
Created Oct 09, 2019
Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > S1C3 - STAIR 1C3 |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | A49 advised VCC to review the firestopping installation for proper installation, as some of the flutes appear to be sunken. |

OFFICIAL RESPONSE

VCC has advised that the fire stopping was installed appropriately.
By Adam Chambers - Nov 19, 2019 03:45 PM Architecture49

PHOTOS



IMG_157228502279857.jpeg - Oct 28, 2019 10:50 AM - Adam Chambers



IMG_0335.JPG - Oct 09, 2019 03:08 PM - Adam Chambers

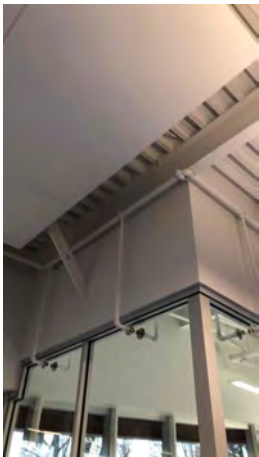
#419 57.2.37 - Fire Stopping Missing at Exterior of Bulkhead at Stair 3

WORK
COMPLETED

Created Oct 09, 2019
Due Date

| | |
|-------------------|-----------------------------------|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > S1C3 - STAIR 1C3 |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157377242429287.jpeg - Nov 14, 2019 03:00 PM - Adam Chambers



IMG_157377242005647.jpeg - Nov 14, 2019 03:00 PM - Adam Chambers

PHOTOS



IMG_0284.JPG - Oct 09, 2019 03:08 PM - Adam Chambers



IMG_0283.JPG - Oct 09, 2019 03:08 PM - Adam Chambers

#409 57.2.30 - Bent Ceiling Grid

WORK
COMPLETED

Created Oct 09, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > 1C200 - CIRCULATION (Outside Area Manager Office) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157377263201399.jpeg - Nov 14, 2019 03:03 PM - Adam Chambers



IMG_0332.JPG - Oct 09, 2019 12:20 PM - Adam Chambers

#402 57.2.23 - Cracked Glulam Column

WORK
COMPLETED

Created Oct 09, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > 1C220 - SMALL MULTIPURPOSE (Column on GL 1C-5) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Review crack with Structural and repair as required. |

PHOTOS



IMG_0321.JPG - Oct 09, 2019 12:20 PM - Adam Chambers



IMG_0322.JPG - Oct 09, 2019 12:20 PM - Adam Chambers

#400 57.2.21 - Complete Flooring Install

WORK
COMPLETED

Created Oct 09, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > 1C220 - SMALL MULTIPURPOSE |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Complete the installation and seam welding of flooring. |

PHOTOS



IMG_157377311162539.jpeg - Nov 14, 2019 03:11 PM - Adam Chambers



IMG_157377311074841.jpeg - Nov 14, 2019 03:11 PM - Adam Chambers

PHOTOS



IMG_0318.JPG - Oct 09, 2019 12:20 PM - Adam Chambers



IMG_0317.JPG - Oct 09, 2019 12:19 PM - Adam Chambers

#399 57.2.20 - Rubber Base Exposed End

WORK
COMPLETED

Created Oct 09, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > 1C200 - CIRCULATION (Entrance to 1C223) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Provide corrective measure to reduce chance rubber base gets peeled off wall at exposed end. |

PHOTOS



IMG_157377291368938.jpeg - Nov 14, 2019 03:08 PM - Adam Chambers



IMG_0316.JPG - Oct 09, 2019 12:19 PM - Adam Chambers

#398 57.2.19 - Repair or Make Good Rubber Base

WORK
COMPLETED

Created Oct 09, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > 1C200 - CIRCULATION (Outside Door to Sports Medicine space.) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157377294310961.jpeg - Nov 14, 2019 03:09 PM - Adam Chambers



IMG_0314.JPG - Oct 09, 2019 12:19 PM - Adam Chambers

#397 57.2.18 - Review and touch up Fire Stopping

WORK
COMPLETED

Created Oct 09, 2019
Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > 1C225 - ELECTRICAL CLOSET |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157377255110894.jpeg - Nov 14, 2019 03:02 PM - Adam Chambers



IMG_0311.JPG - Oct 09, 2019 12:19 PM - Adam Chambers

#396 57.2.17 - Remove Tape from Fire Rating Label

WORK
COMPLETED

Created Oct 09, 2019
Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > 1C225 - ELECTRICAL CLOSET |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157377253243786.jpeg - Nov 14, 2019 03:02 PM - Adam Chambers



IMG_0310.JPG - Oct 09, 2019 12:19 PM - Adam Chambers

#394 57.2.15 - Seal around Ductwork

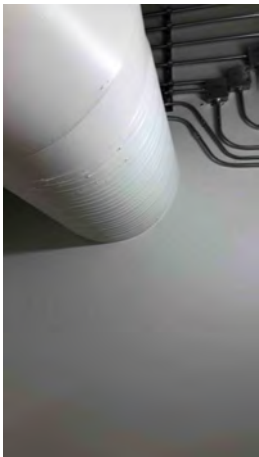
WORK COMPLETED

Created Oct 09, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > 1C237 - STORAGE (All duct penetrations) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Seal around duct penetrations. |

PHOTOS

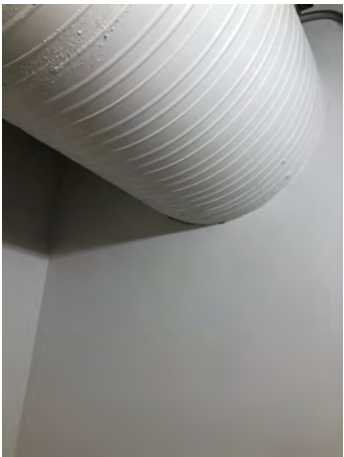


IMG_157377245021153.jpeg - Nov 14, 2019 03:00 PM - Adam Chambers



IMG_157377245019909.jpeg - Nov 14, 2019 03:00 PM - Adam Chambers

PHOTOS



IMG_0304.JPG - Oct 09, 2019 12:18 PM - Adam Chambers



IMG_0305.JPG - Oct 09, 2019 12:18 PM - Adam Chambers

#380 57.2.02 - Gypsum Board End to be Finished.

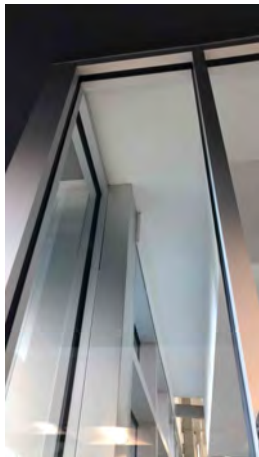
WORK
COMPLETED

Created Oct 04, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 (Outside Entry to Fitness Centre) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Exposed gypsum board end to be finished. |

PHOTOS



IMG_157377216389189.jpeg - Nov 14, 2019 02:56 PM - Adam Chambers



IMG_0256.JPG - Oct 08, 2019 10:33 AM - Adam Chambers

PHOTOS



IMG_0257.JPG - Oct 08, 2019 10:33 AM - Adam Chambers

#416 57.1.04 - Seal around Door Frame

WORK
COMPLETED

Created Oct 09, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Exterior > Wall > Pool/Fitness West (Door S1C3A) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_157384427260197.jpeg - Nov 15, 2019 10:57 AM - Adam Chambers



IMG_0346.JPG - Oct 09, 2019 12:21 PM - Adam Chambers

PHOTOS



IMG_0345.JPG - Oct 09, 2019 12:21 PM - Adam Chambers

#388 57.1.03 - Cracked Masonry Mortar

WORK
COMPLETED

Created Oct 09, 2019
Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Exterior > Wall > Pool/Fitness West (Behind the Glulam Columns at GL's 1C-1 & 1C-J) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Repair and make good cracked masonry mortar. |

PHOTOS



IMG_157377164994222.jpeg - Nov 14, 2019 02:47 PM - Adam Chambers



IMG_157377164903202.jpeg - Nov 14, 2019 02:47 PM - Adam Chambers

PHOTOS



IMG_0276.JPG - Oct 09, 2019 12:16 PM - Adam Chambers

#376 56.2.27 - Int - Pool Change Room Paint Colour Termination

WORK
COMPLETED

Created Oct 02, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 > 1C125 - CORRIDOR (Entrance to Male and Female Change Rooms) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Continue paint EP9 around end of block wall to meet with current edge of EP6. |

PHOTOS



IMG_0229.JPG - Oct 02, 2019 04:54 PM - Adam Chambers

#359 56.2.13 - Int - Column Finish to be Repaired

WORK
COMPLETED

Created Oct 02, 2019
Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 > 1C123 - FITNESS STUDIO (West side of room) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Concrete repair to column is cracking. Repair and make good. |

PHOTOS



IMG_157377194336447.jpeg - Nov 14, 2019 02:52 PM - Adam Chambers



IMG_0194.JPG - Oct 02, 2019 04:56 PM - Adam Chambers

#354 56.2.10 - Int - Grout Underneath Mullion to be Repaired and Made Good

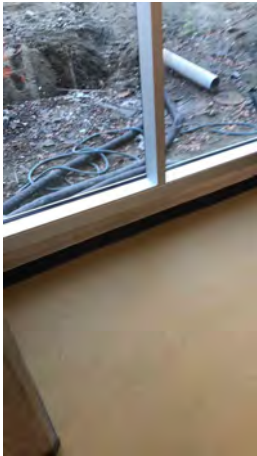
WORK
COMPLETED

Created Oct 02, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 > 1C121 - WEIGHT ROOM LEVEL 1 (Exterior wall between GL's 1C-5 and 1C-6) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Grout underneath mullion to be repaired and made good. |

PHOTOS

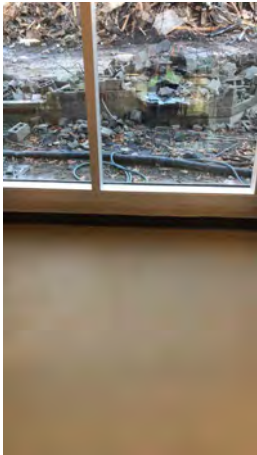


IMG_157384431099001.jpeg - Nov 15, 2019 10:58 AM - Adam Chambers

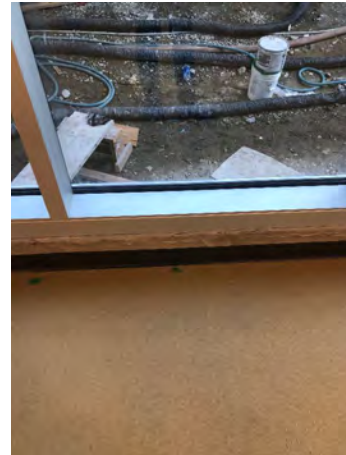


IMG_157377212196048.jpeg - Nov 14, 2019 02:55 PM - Adam Chambers

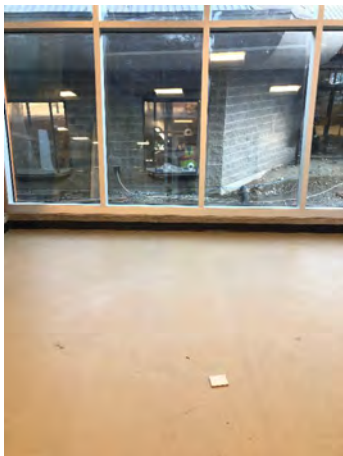
PHOTOS



IMG_157228526555378.jpeg - Oct 28, 2019 10:54 AM - Adam Chambers



IMG_0184.JPG - Oct 02, 2019 04:56 PM - Adam Chambers



IMG_0183.JPG - Oct 02, 2019 04:56 PM - Adam Chambers

| | |
|--|---|
| | <i>END OF ARCHITECTURAL SITE OBSERVATION REPORT #59</i> |
|--|---|

Prepared by:



ARCHITECTURE | 49

Adam Chambers, B.Arch.Sc
Building Technologist



APPENDIX 8

Owner's Meeting Minutes #22

| | |
|------------------------|--|
| Date Issued | 2019-11-27 |
| Project | Port Coquitlam Community Recreation Complex, 2150 Wilson Ave, Port Coquitlam |
| Meeting | Owners Meeting Minutes #22 |
| Meeting Held On | 2019-11-19 |

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 |
| 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 | TO'Neill@ventanaconstruction.com |

Copies To:

| | | | |
|-----------------|---|-------------------|------------------------------------|
| Kristen Dixon | City of Port Coquitlam | POCO 604.927.5411 | dixonk@portcoquitlam.ca |
| Alun Lewis | Tango Managment | TM 604.734.6416 | alewis@tangomanagement.ca |
| John Bowser | Tango Managment | TM 604.734.6416 | bowser@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 |
| 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 | | |
| 22.1 VCC to forward worksafe reports to POCO/Tango | VCC | 2019-11-29 |

1.02 DESIGN

| | | | |
|------|---|-----------|---|
| 22.1 | Revised landscape, play structure, cross-fit, amphitheater, and community garden drawings were issued to POCO/Tango. POCO is still reviewing cross-fit. VCC to forward cross-fit court dimensions. | VCC, POCO | - |
|------|---|-----------|---|

1.04 SCHEDULE

22.1 P1C:

-

- P1ABC (includes fitness spaces) are occupied.
- Aquatics occupancy is on track for Feb 4, 2020.
- M&E work is limited to pool mechanical room.
- Pool change rooms will be substantially complete Nov 29/19.
- South pool sliders nearly complete.
- SE pool deck leak was rectified.

P2:

- Earthworks unknown soil conditions causing delay.
- New piling start date to be communicated to POCO - Currently the date is Dec 2/19.
- Demo works to be completed Nov 26/19. Currently demo contractor is removing last of foundation concrete.

1.05 CITY/STAKE HOLDERS MEETING

- | | | | |
|------|---|-----|------------|
| 22.1 | The next stake holder meeting will be held Nov 27/19. VCC to advise if stakeholders can review pool change room during the meeting. | VCC | 2019-11-26 |
| 22.2 | VCC to review prize basket for fitness opening Dec 12/19. | VCC | - |

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. Meeting 21- POCO to provide direction on surface treatment and street lighting post-coordination with POCO's engineer. Meeting 22 -POCO / Quantum coordination meeting was held; Hub drawings due Nov 20/19. | POCO | 2019-05-14 |
| 22.1 | Phase 2 off-sites design requires a meeting. VCC to coordinate. | VCC | - |

8.01 FFE P1C

- | | | | |
|------|---------------------------------------|----|------------|
| 21.1 | Tango to forward video - wall spec's. | TM | 2019-05-14 |
|------|---------------------------------------|----|------------|

8.03 FT. DRESSING RM.

- | | | | |
|------|---|-----|---|
| 22.1 | VCC to refine M&E rough-in cost; such that it is inclusive to slab elevation only. VCC noted CO cost would reduce in value. | VCC | - |
|------|---|-----|---|

9.01 OWNER RFI'S

- | | | | |
|------|---|--|---|
| 22.1 | POCO/Tango to RFI occupant load calculations for fitness L2 studio. | | - |
|------|---|--|---|

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. | Info | - |
|------|--|------|---|

Meeting 19- VCC to confirm the two tree types and sizes which were removed mistakenly.

Meeting 21- VCC to forward the tree list.

Meeting 22 - All trees have been removed and remaining stumps.

11.03 OWNER DELIVERABLES

- | | | | |
|------|---|------|---|
| 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). | Info | - |
|------|---|------|---|

Meeting 18- VCC is working with Electrical contractor for a equal alternate to the spec the City provided and will advise.

Meeting 21- VCC is awaiting response from Nightingale.

17.01 PHASE 2 CITY PARKING

- | | | | |
|------|--|------|---|
| 22.1 | POCO (Kristen) to advise on design and VCC will implement. | POCO | - |
|------|--|------|---|

18.01 DEMO/ABATEMENT WILSON CENTRE & LIBRARY

- | | | | |
|------|---|--|---|
| 22.1 | Additional vermiculite identified in Wilson centre (North), and is being reviewed with BTY. | | - |
|------|---|--|---|

19.02 PARKING COUNT

- | | | | |
|------|---|------|---|
| 22.1 | VCC advised that there is a potential of 65 spots at library parking. | Info | - |
|------|---|------|---|

19.04 OWNER SUPPLIED WASHROOM ACCESSORIES

- | | | | |
|------|---|-----|---|
| 19.1 | VCC to provide an itemized list of owner supplied washroom accessories that VCC will be installing. | VCC | - |
|------|---|-----|---|

- | | | | |
|------|---|------|---|
| 22.1 | POCO to review with Rana if pool change room accessories are ready for install. | POCO | - |
|------|---|------|---|

21.01 DEFICIENCIES

- 22.1 Deficiency items were discuss: -
- Speaker protection
 - Dasherboard configuration
 - Wallet lockers in P1A to be reviewed
 - MP room bypass sliding doors
 - Library / Fitness alarm doors not wired properly
 - MP room and lounge; lino is bubbling and flooring is cracking.
VCC noted this will continuously be re-mediated until completely rectified.

New Business

| | DESCRIPTION | ACTION BY | REQUIRED BY |
|-------------------------------------|--|-----------|-------------|
| 22.01 POOL FILL TEST | | | |
| 22.1 | The pool test results were discussed, VCC to close Owner RFI 145. Tango confirmed results were received/approved/accepted. | VCC | - |
| 22.02 RECEPTION HEAT | | | |
| 22.1 | Tango to RFI the heat at reception. | TM | - |
| 22.03 FACILITY FUNCTIONALITY | | | |
| 22.1 | Fitness Mirror doors to be reviewed. | | - |
| 22.2 | MP room doors to be reviewed. | | - |
| 22.3 | P2 design review, user group list to be distributed and reviewed. | | - |
| 22.04 RINK 1 & 2 GLAZING | | | |
| 22.1 | Light transmittance; VCC to forward sun study or provide confirmation on transmittance values. | VCC | - |
| 22.05 CPTED STUDY | | | |
| 22.1 | CPTED study to be forwarded to POCO. | | - |

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 9

Mechanical & Geotechnical Field Reports



MECHANICAL AND PLUMBING FIELD REPORT

| | | | |
|---------------------|--|---------------------|---|
| DATE: | November 28, 2019 | FR NO.: | MP.24 |
| Contractor | Ventana Construction | FROM: | Steve Elmes/Seann Caldwell WSP Canada Inc. 840 Howe Street Vancouver BC V6Z 2A9 |
| ATTN: | Haley Hartley | | |
| | HHartley@ventanaconstruction.com | | |
| Mechanical: | Omega Mechanical Ltd. | | |
| ATTN: | Mitch Kelly/Nick Sciankowy | PROJECT NO.: | 159-00406-02 |
| EMAIL: | mitch@omegamechanical.com | | |
| PROJECT: | Port Coquitlam Recreation Complex | LOCATION: | 2150 Wilson Ave, Port Coquitlam |
| ATTACHMENTS: | | | |

Distributed to:

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

Date of Inspection: November 28, 2019 **Weather:** Sunny **Temperature:** 2 °C

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

General (Work Reviewed):

1. Plumbing piping and rough-ins installed in 1C to date.
2. Mechanical piping and HVAC in 1C to date.

Work in Progress:

1. Pool area mechanical
2. Commissioning
3. Air balancing
4. Insulation of piping

Observations:

1. Mechanical and plumbing components to-date are installed as per contract documents.
- ~~2. Fabric air duct is installed in pool area.~~
3. Plumbing fixtures are installed.

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

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

FIELD REPORT

4. Pool deck drains are installed
- ~~5. Ceiling grilles and sprinklers are installed~~

Information or Action Required:

1. Submit pipe pressure test reports for Consultant Records.
2. Maintain record as-built redline drawings on site.
3. Provide guards for thermostats in arenas.
4. Provide a report on damages and proposed rectification to rooftop unit RTU-1.
5. Provide commissioning reports for all mechanical equipment.
6. Provide air and water balancing reports.
7. Provide final version of O&M Manuals for approval.
8. Provide training to City
9. Provide guards on thermostats in public areas.
10. Provide duct balancing dampers on branch ducts from heat pumps such as HP-18, HP-38, HP-40. This is in addition to the integral grille dampers.
11. Increase heat intensity on arena infrared heaters
12. Correct warping of infrared deflectors.
13. Infrared deflectors require repositioning to allow heat to be directed down to spectators.
14. Plumbing fixtures in pool area require caulking and cleaning.
15. Rather than a bypass for boilers, remove boiler pumps P-20 and P-21 and replace with pipe.
16. Remove protective covers on floor drains
17. Complete foot bath systems

Issued by the Consultant:

Seann Caldwell, P.Eng.



November 28, 2019

Name and Title

Signature

Date

**THURBER ENGINEERING LTD.**

Suite 900 – 1281 West Georgia Street
Vancouver, BC V6E 3J7
Phone: (604) 684-4384
Fax: (604) 684-5124
Email: tdajani@thurber.ca

FIELD REVIEW REPORT NO.:006**THURBER FILE NO.: 24160**

| | | |
|--|---|---|
| FIELD REVIEW REPORT | | Date: November 14, 2019 |
| TO: Ventana Construction Corporation | | ATTENTION: Tallon O'Neill, Ventana |
| PROJECT NAME: Port Coquitlam Community Recreation Complex – Phase 2 | | |
| CONTRACTOR: Ventana Construction Corporation | | THURBER FILE NO.: 24160 |
| PURPOSE OF FIELD REVIEW: Subgrade Inspection and Test pit investigation to investigate suitability of on-site material. | | |
| REFERENCE DRAWING / DOCUMENTS: Plan View of Pile Layout (Dwg.PL-001) | | |
| THURBER PERSONNEL ON SITE: Tareq Dajani (TFD) Jordan Lummis (JL) | CLIENT/CONTRACTOR PERSONNEL ON SITE: Jayson & Jerry (Ventana) Jeff & Justin (Hall Constructors) | TIME ON SITE: 8:00 to 5:00 WEATHER: Cloudy, 11°C |
| ACTIVITIES/OBSERVATIONS: | | |
| General | | |
| <ol style="list-style-type: none">1. Per Thurber's recommendations, excavation work is continuing in the parkade area to remove unsuitable in-situ material under the slab-on-grade and around the foundation system. Our recommendations require the removal of the unsuitable material to a maximum depth of 2.3 m below the underside of the pile cap, unless a granular subgrade is encountered at a shallower depth, and replacement with approved structural fill.2. To date, the earthworks contractor, Hall Constructors (Hall), is continuing subgrade preparation and fill placement at the southwest corner of the site where they had excavated an area measuring approximately 20 m by 60 m and ranging in depth between 2 m and 3 m below original grade. We understand that the footprint of the excavation extends 1 m beyond the footprint of the pile caps along the south and west edge of the parkade structure.3. As directed by Ventana, Hall excavated the ground to a depth of 1 m below the access ramp area, which is located west of the Parkade area. We understand that the purpose of the subexcavation at the ramp area is to provide a working platform for the piling crane. Thurber's recommendations for the parkade area (Item 1 above) are not applicable for the access ramp area. | | |
| Subgrade Inspection | | |
| <ol style="list-style-type: none">4. Thurber approved the subgrade of an additional area, north of the area that was approved on November 12, 2019 and extending to about the south edge of the Phase 1 structure (see attachment). The subgrade at the base of the excavation comprised native SAND and GRAVEL to sandy GRAVEL with trace silt. | | |
| Fill Placement and Compaction | | |
| <ol style="list-style-type: none">5. As mentioned in Item 9 in FRR 004 (November 8, 2019) and Item 1 in FRR 005 (November 12, 2019), the third lift of fill that was placed on November 8, 2019 did not pass the compaction testing on November 12, 2019 due to relatively high moisture content readings. We understand that the fill was re-compacted between November 12 and 14, 2019. This fill was tested today, and the measured dry densities averaged 2,003 kg/m³ at moisture content between 7.0% and 8.4%, which meets project specifications (see attached FDR 006-1).6. A single lift of Sand and Gravel material was placed on the approved subgrade. The lift was placed over a portion of the approved subgrade to level out the sloping ground. The lift varied between 150 mm and 400 mm in thickness and was compacted using a 12-ton CAT CS533E vibratory smooth roller compactor. The density test results (see attachment) indicate that the moisture content was between 5.1% and 6.7% across the full thickness of the fill and the measured dry densities varied between 2,130 kg/m³ and 2,235 kg/m³ (average of 2,178 kg/m³) (see attached FDR 006-2).7. A lift comprising river sand fill was placed across the whole approved subgrade area, over the sand and gravel fill (refer to above Item 6) at the west portion of the approved subgrade area and over native subgrade material at the east portion. The density test results (see attachments) indicate that the moisture content was between 8.0% and 8.6% across the full thickness of the fill, which was 450 mm thick, and the measured dry densities varied between 1,994 kg/m³ and 2,030 kg/m³ (see attached FDR 006-3).8. Following the placement of the fill in Item 6, the fill across the whole footprint of the excavation was at the same level/height.9. A third lift was placed across most of the excavation that extended from the north end of the excavation up to the well point | | |

THURBER ENGINEERING LTD.

Report To: Ventana Construction Corporation
File No.: 24160



Field Review Report No.: 006

Date: November 14, 2019

Page 1 of 5

location (approximately 15 m to 20 m away from the south end of the excavation). The fill comprised river sand and the lift thickness was about 450 mm. This lift was compacted three different times with multiple tests completed. The measured dry density values in half of the tests were around 1,890 kg/m³, which does not meet project specifications, and the moisture content readings were between 10% and 12% which is well above optimum for the river sand (see attached FDR 006-4). Ventana and Hall were advised that the material did not pass our compaction testing. Thurber was advised that this material will be left in place to drain.

INSTRUCTIONS/RECOMMENDATIONS:

10. Following up on Item 9, the third lift did not pass the compaction testing due to the high moisture content. Compaction and retesting of this lift is planned for November 18, 2019.

PHOTOS:



Photo 1 – Looking south. Approved subgrade area (Item 3).

[photo taken by JAL and dated 20191114]

THURBER ENGINEERING LTD.

Report To: Ventana Construction Corporation
File No.: 24160



Field Review Report No.: 006

Date: November 14, 2019

Page 2 of 5

PHOTOS:



Photo 2 – A lift of Sand and Gravel placed over the west portion of the approved subgrade area. The lift varied in thickness to level out the sloping subgrade (Item 5).
[photo taken by JAL and dated 20191114]



Photo 3 – Second lift placed across the approved subgrade area (Item 6). The base of the entire is now flat (Item 7).
[photo taken by JAL and dated 20191114]



Photo 4 – During compaction of the last lift of fill (Item 9). The lift extended from the north of the excavation up to the well point near the southwest edge of the of the excavation.
[photo taken by JAL and dated 20191114]

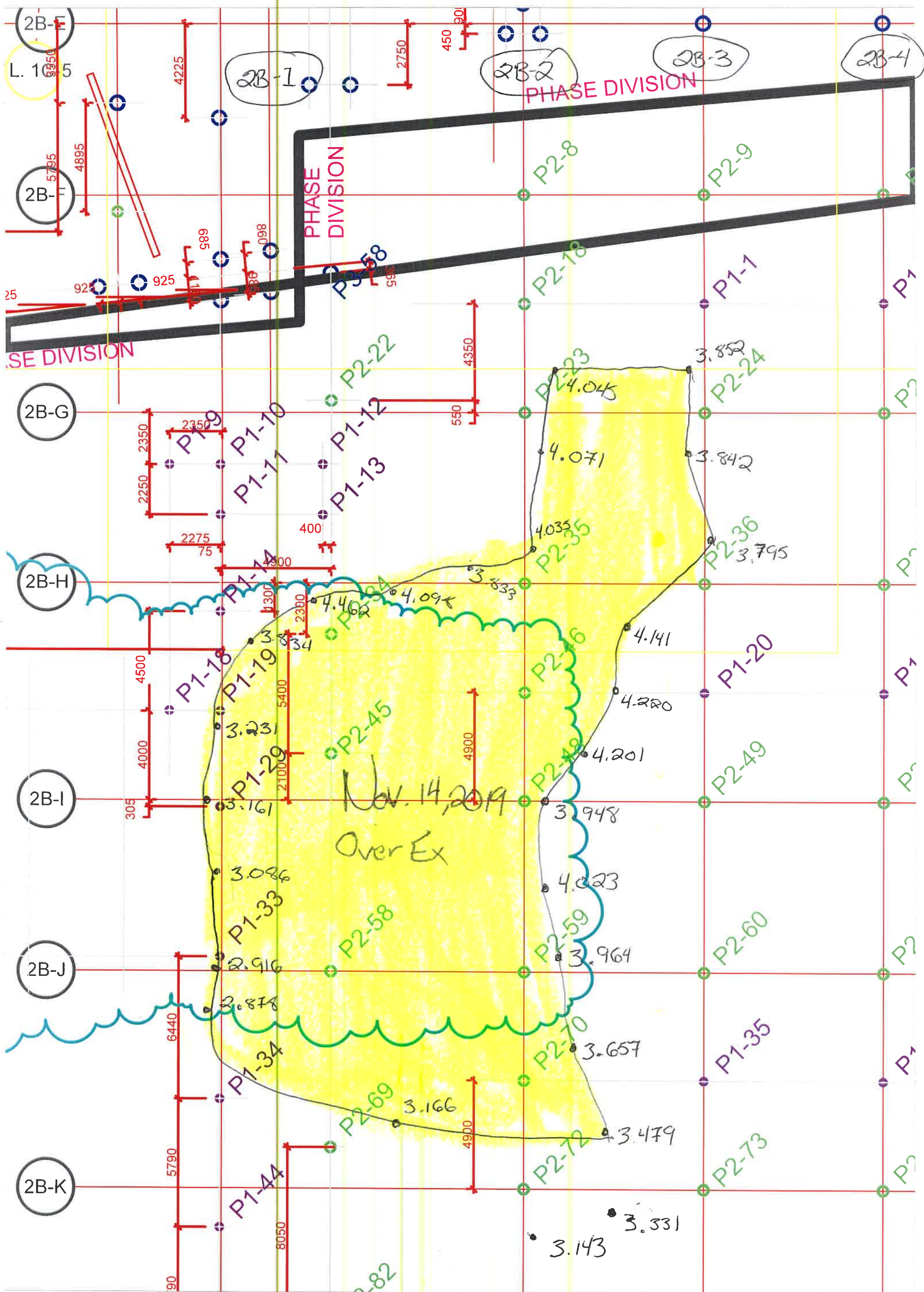


Photo 5 – Testing of third lift.
[photo taken by JAL and dated 20191114]



Photo 6 – Recompacting of third lift for the second time.
[photo taken by JAL and dated 20191114]

| | | |
|------------|----------------------------------|---|
| Copies to: | Report By: Jordan Lummis, E.I.T. | Reviewed by Project Engineer: Chris Weech, P.Eng. |
|------------|----------------------------------|---|



FIELD DENSITY REPORT

ATTENTION: Tallon O'Neill FILE NO.: 24160 CONTRACTOR: Hall Construction

PROJECT: Port Coquitlam Recreation Centre REPORT DATE: November 20, 2019 AREA: Excavation – South End (Refer to Item 5 in FRR 006)

REPORT NO.: FDR 006-1 SOIL TYPE: SAND, trace gravel to gravelly, trace silt (River Sand Fill)

CLIENT: Ventana Construction Corporation DATE TESTED: November 14, 2019 SPECIFICATION: 95% Modified Proctor Maximum Dry Density

CC: TESTED BY: JAL

| FIELD TEST NO. | LOCATION | ELEV. & COMPACTION | PROC. NO. | FIELD | | | LABORATORY | | PERCENT PROCTOR DENSITY | |
|----------------|---|--|-----------|----------------------|------------------------|--|--------------------------------------|---|-------------------------|---------------|
| | | | | Moisture Content (%) | Estimated Oversize (%) | Nuclear Dry Density (kg/m ³) | Proctor Density (kg/m ³) | Corrected for Field Oversize (kg/m ³) | Field Compaction (%) | Specified (%) |
| 1 | SW corner of Excavation Test completed lift surface Probe Depth = 250 mm | Re-testing of 3 rd lift placed on November 8, 2019 | | 11.3 | 5-10 | 2004 | 1986 (9.5 mm minus) | 2040 | >95% | 95% |
| 2 | Middle – West End of Excavation Test completed 150 mm below surface Probe Depth = 250 mm | | | 7.0 | | 2005 | | | | |
| 3 | Middle – South end of Excavation Test completed 150 mm below surface Probe Depth = 250 mm | | | 8.4 | | 2003 | | | | |

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD: ASTM D1557

COMMENTS: Oversize refers to proportion retained on the 9.5 mm sieve. The tests show compaction generally meets project specifications.

The results are for the sole use of the designated client only. This report constitutes a testing service only and does not represent any interpretation or opinion regarding the specification compliance or material suitability. Engineering interpretation will be provided by Thurber upon request.

Per: Jordan Lummis

FIELD DENSITY REPORT

ATTENTION: Tallon O'Neill FILE NO.: 24160 CONTRACTOR: Hall Construction

PROJECT: Port Coquitlam Recreation Centre REPORT DATE: November 20, 2019 AREA: West Excavation – North End (Refer to Items 4 & 6 in FRR 006)

REPORT NO.: FDR 006-2 SOIL TYPE: SAND and Gravel to Gravelly Sand (Structural Fill)

CLIENT: Ventana Construction Corporation DATE TESTED: November 14, 2019 SPECIFICATION: 95% Modified Proctor Maximum Dry Density

CC: TESTED BY: JAL

| FIELD TEST NO. | LOCATION | ELEV. & COMPACTION | PROC. NO. | FIELD | | | LABORATORY | | PERCENT PROCTOR DENSITY | |
|----------------|---|---|-----------|----------------------|------------------------|--|--------------------------------------|---|-------------------------|---------------|
| | | | | Moisture Content (%) | Estimated Oversize (%) | Nuclear Dry Density (kg/m ³) | Proctor Density (kg/m ³) | Corrected for Field Oversize (kg/m ³) | Field Compaction (%) | Specified (%) |
| 1 | SW corner of Excavation Test completed from lift surface Probe Depth = 250 mm | 1 st lift | | 5.7 | | 2120 | | | | |
| 2 | Middle – West End of Excavation Test completed from lift surface Probe Depth = 250 mm | | | 5.5 | | 2107 | | | | |
| 3 | NW corner of Excavation Test completed from lift surface Probe Depth = 200 mm | | | 5.4 | | 2130 | | | | |
| 4 | SW corner of Excavation Test completed from lift surface Probe Depth = 200 mm | 1 st lift (after re-compaction) | | 5.1 | | 2195 | | | | |
| 5 | Middle – West End of Excavation Test completed from lift surface Probe Depth = 150 mm | | | 6.7 | | 2235 | | | | |
| 6 | Middle – East End of Excavation Test completed from lift surface Probe Depth = 250 mm | | | 5.9 | | 2154 | | | | |

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD:

COMMENTS: The tests generally meet project specifications.

The results are for the sole use of the designated client only. This report constitutes a testing service only and does not represent any interpretation or opinion regarding the specification compliance or material suitability. Engineering interpretation will be provided by Thurber upon request.

Per: Jordan Lummis

FIELD DENSITY REPORT

| | | | | | |
|------------|---|--------------|--------------------------|----------------|---|
| ATTENTION: | <u>Tallon O'Neill</u> | FILE NO.: | <u>24160</u> | CONTRACTOR: | <u>Hall Construction</u> |
| PROJECT: | <u>Port Coquitlam Recreation Centre</u> | REPORT DATE: | <u>November 20, 2019</u> | AREA: | <u>Excavation – North End (Refer to Items 4 & 7 in FRR 006)</u> |
| | | REPORT NO.: | <u>FDR 006-3</u> | SOIL TYPE: | <u>SAND, trace gravel to gravelly, trace silt (River Sand Fill)</u> |
| | | | | SPECIFICATION: | <u>95% Modified Proctor Maximum Dry Density</u> |
| CLIENT: | <u>Ventana Construction Corporation</u> | DATE TESTED: | <u>November 14, 2019</u> | | |
| CC: | | TESTED BY: | <u>JAL</u> | | |

| FIELD TEST NO. | LOCATION | ELEV. & COMPACTION | PROC. NO. | FIELD | | | LABORATORY | | PERCENT PROCTOR DENSITY | |
|----------------|--|--|-----------|----------------------|------------------------|--|--------------------------------------|---|-------------------------|---------------|
| | | | | Moisture Content (%) | Estimated Oversize (%) | Nuclear Dry Density (kg/m ³) | Proctor Density (kg/m ³) | Corrected for Field Oversize (kg/m ³) | Field Compaction (%) | Specified (%) |
| 1 | SW corner of Excavation Test completed from lift surface Probe Depth = 250 mm | 2 nd lift | | 8.5 | 10-20 | 1962 | 1986 (9.5 mm minus) | 2100 | 93.4% | 95% |
| 2 | SE corner of Excavation Test completed from lift surface Probe Depth = 300 mm | | | 7.6 | | 2040 | | | >95% | |
| 3 | Middle of Excavation Test completed from lift surface Probe Depth = 300 mm | | | 8.9 | | 1942 | | | 92.5% | |
| 4 | NE corner of Excavation Test completed from lift surface Probe Depth = 300 mm | | | 8.4 | | 2040 | | | >95% | |
| 5 | NW corner of Excavation Test completed from lift surface Probe Depth = 300 mm | 2 nd lift (after re-compaction) | | 8.5 | | 2010 | | | >95% | |
| 6 | Middle – North End of Excavation Test completed from lift surface Probe Depth = 300 mm | | | 8.4 | | 2030 | | | | |
| 7 | Middle of Excavation Test completed from lift surface Probe Depth = 300 mm | | | 8.0 | | 1999 | | | 95% | |
| 8 | SW corner of Excavation Test completed from lift surface Probe Depth = 300 mm | | | 8.6 | | 1994 | | | | |

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD: ASTM D1557

COMMENTS: Oversize refers to proportion retained on the 9.5 mm sieve. The tests show compaction generally meets project specifications.

The results are for the sole use of the designated client only. This report constitutes a testing service only and does not represent any interpretation or opinion regarding the specification compliance or material suitability. Engineering interpretation will be provided by Thurber upon request.

Per: Jordan Lummis

FIELD DENSITY REPORT

ATTENTION: Tallon O'Neill FILE NO.: 24160 CONTRACTOR: Hall Construction

PROJECT: Port Coquitlam Recreation Centre REPORT DATE: November 20, 2019 AREA: Excavation – North End (Refer to Item 9 in FRR 006)

REPORT NO.: FDR 006-4 SOIL TYPE: SAND, trace gravel to gravelly, trace silt (River Sand Fill)

CLIENT: Ventana Construction Corporation DATE TESTED: November 14, 2019 SPECIFICATION: 95% Modified Proctor Maximum Dry Density

CC: TESTED BY: JAL

| FIELD TEST NO. | LOCATION | ELEV. & COMPACTION | PROC. NO. | FIELD | | | LABORATORY | | PERCENT PROCTOR DENSITY | |
|----------------|---|---|-----------|----------------------|------------------------|-----------------------------|-------------------------|--------------------------------------|-------------------------|---------------|
| | | | | Moisture Content (%) | Estimated Oversize (%) | Nuclear Dry Density (kg/m³) | Proctor Density (kg/m³) | Corrected for Field Oversize (kg/m³) | Field Compaction (%) | Specified (%) |
| 1 | Middle - South of Excavation Test completed from lift surface (Probe Depth = 300 mm) | 3 rd lift | | 10.0 | <5 | 1890 | 1986 (9.5 mm minus) | 2010 | 94% | 95% |
| 2 | SW corner of Excavation Test completed from lift surface (Probe Depth = 300 mm) | | | 11.6 | | 1900 | | | 95% | |
| 3 | Middle of Excavation Test completed from lift surface (Probe Depth = 300 mm) | | | 11.1 | | 1885 | | | 94% | |
| 4 | NW corner of Excavation Test completed from lift surface (Probe Depth = 300 mm) | 3 rd lift (additional compaction) | | 10.2 | 5-10 | 1986 | | 2040 | >95% | |
| 5 | Middle – North End of Excavation Test completed from lift surface (Probe Depth = 300 mm) | | | 9.8 | <5 | 1881 | | 2010 | 94% | |
| 6 | Middle – West End of Excavation Test completed from lift surface (Probe Depth = 300 mm) | | | 10.4 | 10-20 | 2033 | | 2100 | >95% | |
| 7 | Middle – East End of Excavation Test completed from lift surface (Probe Depth = 300 mm) | | | 10.8 | | 2010 | | | | |
| 8 | Middle of Excavation Test completed from lift surface (Probe Depth = 250 mm) | 3 rd lift (additional compaction) | | 10.1 | 5-10 | 1986 | | 2040 | >95% | |
| 9 | NW corner of Excavation Test completed from lift surface (Probe Depth = 300 mm) | | | 11.1 | | 1942 | | | 95% | |
| 10 | NE corner of Excavation Test completed from lift surface (Probe Depth = 300 mm) | | | | 11.8 | <5 | | 1892 | 2010 | |

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD: ASTM D1557

COMMENTS: Oversize refers to proportion retained on the 9.5 mm sieve. The tests show compaction did not consistently meet project specifications. Compaction and retesting of this lift is planned for November 18, 2019.

The results are for the sole use of the designated client only. This report constitutes a testing service only and does not represent any interpretation or opinion regarding the specification compliance or material suitability.

Engineering interpretation will be provided by Thurber upon request.

Per: Jordan Lummis



THURBER ENGINEERING LTD.

Suite 900 – 1281 West Georgia Street
 Vancouver, BC V6E 3J7
 Phone: (604) 684-4384
 Fax: (604) 684-5124
 Email: tdajani@thurber.ca

FIELD REVIEW REPORT NO.:007

THURBER FILE NO.: 24160

| | | |
|--|---|---|
| FIELD REVIEW REPORT | | Date: November 18, 2019 |
| TO: Ventana Construction Corporation | | ATTENTION: Tallon O'Neill, Ventana |
| PROJECT NAME: Port Coquitlam Community Recreation Complex – Phase 2 | | |
| CONTRACTOR: Ventana Construction Corporation | | THURBER FILE NO.: 24160 |
| PURPOSE OF FIELD REVIEW: Subgrade Inspection and Test pit investigation to investigate suitability of on-site material. | | |
| REFERENCE DRAWING / DOCUMENTS: Plan View of Pile Layout (Dwg.PL-001) | | |
| THURBER PERSONNEL ON SITE: Jordan Lummis (JL) | CLIENT/CONTRACTOR PERSONNEL ON SITE: Jayson & Jerry (Ventana) Jeff & Justin (Hall Constructors) | TIME ON SITE: 10:30 to 4:30 WEATHER: Overcast and rainy, 8°C |
| ACTIVITIES/OBSERVATIONS: General <ol style="list-style-type: none"> Per Thurber's recommendations, excavation work is continuing in the parkade area to remove unsuitable in-situ material under the slab-on-grade and around the foundation system. Our recommendations require the removal of the unsuitable material to a maximum depth of 2.3 m below the underside of the pile cap, unless a granular subgrade is encountered at a shallower depth, and replacement with approved structural fill. To date, the earthworks contractor, Hall Constructors (Hall), has: <ol style="list-style-type: none"> Completed the subgrade preparation at the southwest corner of the site where they had excavated an area measuring approximately 20 m by 60 m and ranging in depth between 2 m and 3 m below original grade. We understand that the footprint of the excavation extends 1 m beyond the footprint of the pile caps along the south and west edge of the parkade area. Fill placement is still on-going. Sub-excavated to 1 m depth below the access ramp area, which is located west of the parkade area. We understand that the purpose of the subexcavation at the ramp area is to provide a working platform for the piling crane. Thurber's recommendations for the parkade area (Item 1 above) are not applicable for the access ramp area. Fill Placement and Compaction <ol style="list-style-type: none"> As mentioned in Items 9 and 10 in FRR 006 (November 14, 2019), a lift of river sand fill was placed on November 14, 2019 that extended from the north end of the excavation up to the well point location. The lift did not pass the compaction testing and Thurber was advised that the compaction and retesting of this lift is planned for November 18, 2019. After recompaction today, the measured dry densities ranged from 1,921 kg/m³ to 2148 kg/m³ at moisture contents between 6.2% and 10.7%. Based on the density test results, the lift was approved (see attached FDR 007-1). A lift of river sand fill was placed at the south end of the excavation, across an area measuring about 20 m by 20 m (this area was about 450 mm below the rest of the excavation – refer to Items 8 and 9 in FRR 006). The lift measured 450 mm in thickness and compacted using a 12-ton CAT CS533E vibratory smooth roller compactor. Upon visual assessment, the material was found to be saturated. Hall was advised that the material would not pass compaction testing. Thurber was informed that the material will be left in place to drain. It should be noted that prior to placement of the fill, all standing water and saturated material were scraped off and the surface was compacted and tested (moisture content of 7.9% and a dry density of 2,148 kg/m³) (see attached FDR 007-1). A single lift of river sand fill was placed along the complete footprint of the ramp access area (west of parkade area). The lift was about 450 mm thick and was compacted using the 12-ton roller compactor. | | |
| INSTRUCTIONS/RECOMMENDATIONS: <ol style="list-style-type: none"> Following up on Item 4, the lift that was placed at the south end of the excavation did not pass the compaction testing. Compaction and retesting of the lift will be completed at a later date. | | |



PHOTOS:



Photo 1 – Compaction testing of fill placed on November 14, 2019 (Item 3).
[photo taken by JAL and dated 20191118]



Photo 2 – Removal of standing water and saturated material along south end of excavation (Item 4).
[photo taken by JAL and dated 20191118]



Photo 3 – Compaction of the disturbed surface prior to fill placement (Item 4).
[photo taken by JAL and dated 20191118]



Photo 4 – Compaction of river sand fill at south end of excavation (Item 4).
[photo taken by JAL and dated 20191118]



Photo 5 – Fill placement for the access ramp (Item 5).
 [photo taken by JAL and dated 20191118]

| | | |
|------------|----------------------------------|---|
| Copies to: | Report By: Jordan Lummis, E.I.T. | Reviewed by Project Engineer: Chris Weech, P.Eng. |
|------------|----------------------------------|---|

FIELD DENSITY REPORT

ATTENTION: Tallon O'Neill FILE NO.: 24160 CONTRACTOR: Hall Construction

PROJECT: Port Coquitlam Recreation Centre REPORT DATE: November 21, 2019 AREA: Excavation – South End (Refer to Items 3 & 4 in FRR 007)

REPORT NO.: FDR 007-1 SOIL TYPE: SAND, trace gravel to gravelly, trace silt (River Sand Fill)

CLIENT: Ventana Construction Corporation DATE TESTED: November 18, 2019 SPECIFICATION: 95% Modified Proctor Maximum Dry Density

CC: TESTED BY: JAL

| FIELD TEST NO. | LOCATION | ELEV. & COMPACTION | PROC. NO. | FIELD | | | LABORATORY | | PERCENT PROCTOR DENSITY | |
|----------------|--|--|-----------|----------------------|------------------------|--|--------------------------------------|---|-------------------------|---------------|
| | | | | Moisture Content (%) | Estimated Oversize (%) | Nuclear Dry Density (kg/m ³) | Proctor Density (kg/m ³) | Corrected for Field Oversize (kg/m ³) | Field Compaction (%) | Specified (%) |
| 1 | Middle – West End of Excavation (near well point) Test completed lift surface Probe Depth = 300 mm | Re-testing of 3 rd lift placed on November 14, 2019 (refer to Item 3 in FRR 007) | | 10.7 | <5 | 1921 | 1986 (9.5 mm minus) | 2010 | >95% | 95% |
| 2 | Middle – West End of Excavation (near well point) Test completed 150 mm below surface Probe Depth = 300 mm | | | 9.0 | 10-20 | 2085 | | 2100 | | |
| 4 | South end of Excavation Test completed 150 mm below surface Probe Depth = 300 mm | Compaction of surface before placement of additional fill (Item 4 in FRR 007) | | 7.9 | 20-30% | 2148 | | 2160 | >95% | |

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD: ASTM D1557

COMMENTS: Oversize refers to proportion retained on the 9.5 mm sieve. The tests show compaction generally meets project specifications.

The results are for the sole use of the designated client only. This report constitutes a testing service only and does not represent any interpretation or opinion regarding the specification compliance or material suitability. Engineering interpretation will be provided by Thurber upon request.

Per: Jordan Lummis



PORT COQUITLAM COMMUNITY CENTRE

Owner's Representative Progress Report #33

December 2019

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APPENDICES

Appendix 1 – Port Coquitlam Community Recreation Centre Complex – Owner's Schedule: January 20th 2020 - Update

Appendix 2 – Progress Photographs: December 2019

Appendix 3 - Site Inspection Reports: December 2019

Appendix 4 – Certificate of Payment No.36: January 20, 2020

Appendix 5 – Project Dashboard: December 31, 2019

Appendix 6 – Architecture 49 Letter of Construction Conformance – January 13, 2020

Appendix 7 – Architecture 49 Site Report #60R1 – December 19, 2019

Appendix 8 – Owners Meeting Minutes #23

Appendix 9 – Structural and Geotechnical Field Reports – December 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 Centre in Port Coquitlam, BC ("Project").

Tango is pleased to submit its Monthly Progress Report #33 to the Owner. This report represents a summary of key project activities and issues that occurred up to December 31, 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.

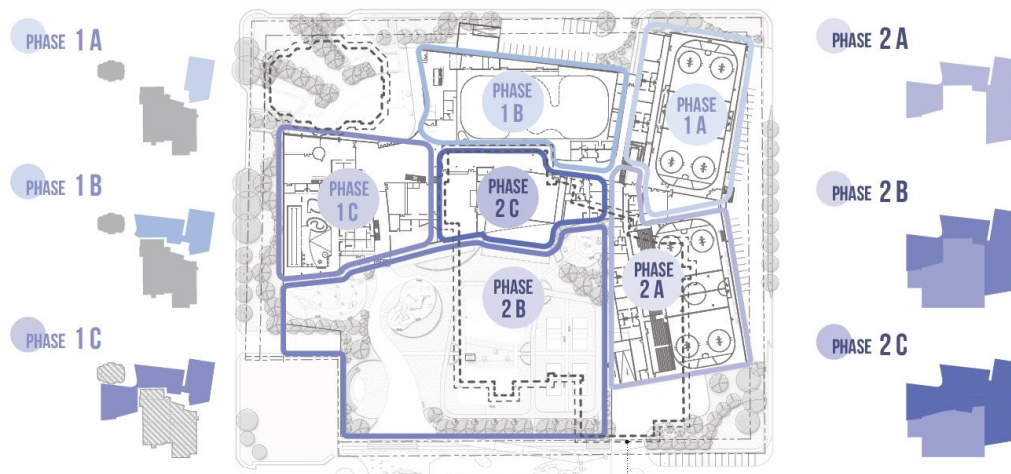
Any advice, opinions or recommendations within this report should be read and relied upon only in the context of this report as a whole. The contents of this report do not provide legal, insurance or tax advice or opinion.

2.0 EXECUTIVE SUMMARY

During December 2019 numerous meetings, co-ordination, procurement, design and construction activities have taken place. Phase 1C pool finishing and commissioning is ongoing. Phase 2 bulk excavation and piling is ongoing. Based on the information contained in this Monthly Progress Report #33 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 as per schedule.

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.

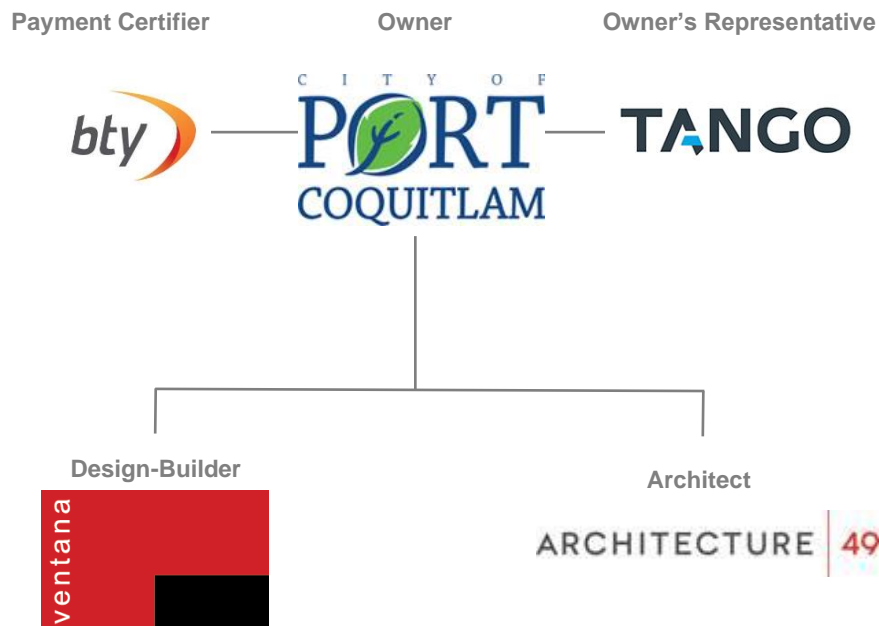


4.0 PROJECT TEAM

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 January 20, 2020:

| 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 | 1-Jul-19 | Complete | Construction Ongoing |
| IFT Drawings | 18-Mar-18 | 23-Sep-19 | Complete | Construction Ongoing |
| IFC Drawings | 12-Jul-18 | 19-Sep-19 | Complete | Construction Ongoing |

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.

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.

The following permits were issued to the Owner during the Occupancy process for Phase 1AB:

- Health Permit: Concessions and Lounge Food Services;
- Refrigeration Plant Permit;
- Electrical Permit; and
- Elevator Permits.

An Interim Occupancy Permit was issued by the City's Building Department on August 19, 2019 for the first phase of the Project.

An Interim Occupancy Permit was issued by the City's Building Department on October 16, 2019 for Phase 1C (excluding the Aquatic Centre).

The Design-Builder has applied for an abatement and demolition permit for Phase 2. We understand that this has been issued.

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 January 16, 2020:

| | |
|---|--|
| 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.; |
| Millwork; | Fireplace; |
| Concrete Polishing; | Pool Specialities; |
| Countertops; | Sports Flooring & Equipment; |
| Asphalt; | Ph2 – Bulk Ex and Excavation; |
| Ph2 Formwork; | Ph2 – Concrete Reinforcing; and |
| Ph2 Structural Steel. | |

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 have been worked through and coordinated in-line with the Design-Builder's schedule.

6.0 *Procurement & Contract Administration (continued)*

We are finalizing the procurement of the FFE packages with the Owner. The following packages have been awarded:

- AV Systems – PJS Systems Inc.
- Video Wall System – Sapphire Sound Inc.
- Library Shelving & Furniture – Jonathan Morgan and Company Ltd.
- Furniture – Staples Business Advantage.
- Fitness Equipment – Life Fitness, Fitness Town Commercial & Johnson Health Tech. Canada.

FFE installation has commenced and is ongoing in line with the Project Schedule.

Project Coordination / Meeting

The Owner's Meeting #23 was held on December 17, 2019.

Please refer to Appendix 8 of this Monthly Progress Report for a copy of the Owner's Meeting Minutes #23.

Owner Request for Information (RFI)

- Number of RFI's issued – 166
- Number of RFI's Closed – 154
- Number of RFI's Open - 12

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 | \$9,370,602 |
| 4 Current (Revised) Contract Price | \$126,087,602 |
| 5 Work Certified as Completed (Base Contract) | \$85,611,346 |
| 6 Current Cost to Complete (Base Contract) | \$40,476,256 |
| 7 Lien Holdback (Base Contract) | \$8,061,135 |
| 8 Lien Holdback Released | -\$5,179,895 |
| B Non-Contract Costs | \$8,450,293 |
| C Total Project Budget | \$135,520,895 |
| 9 Capital Utility Budget | \$3,420,895 |
| C Total Project Budget (Revised) | \$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. 36 dated January 20, 2020, which certifies the current payment due to the Design-Builder, under the terms of the Design-Build Contract ("DBC") for the period ending December 31, 2019.

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

| Item | Dollar Value |
|--|---------------------|
| Current Net | \$1,928,935 |
| Current GST (5.0%) | \$96,447 |
| Total Current Payable to the Design-Builder | \$2,025,382 |
| Total Current Builders Lien Holdback | \$2,881,240 |

Please refer to Appendix 4 of this report for a copy of Certificate of Payment No. 36.

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 December 31, 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 |
| 5 | Additional Back-Up Power | \$90,713 | Project Contingency |
| 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 |
| 14 | Added Door Security | \$88,364 | Project Contingency |
| 17 | Terry Fox Display Cases | \$4,950 | Project Contingency |
| 20 | Exterior Building Signage | \$57,618 | Project Contingency |
| 21 | Phase 1 Millwork Re-Design Services | \$7,975 | Project Contingency |
| 24 | RCMP Panic Buttons | \$8,375 | Project Contingency |
| 25 | Splash Park Recirc Design | \$13,640 | Project Contingency |
| 32 | Temporary Referee Change Rooms | \$15,525 | Project Contingency |
| 33 | Roof Screens South Elevation | \$76,347 | Project Contingency |
| 34 | Wilson Centre Add Abatement | \$101,446 | Project Contingency |
| 36 | TRX Steel Supports | \$13,532 | Project Contingency |
| 37 | Additional WAP | \$11,283 | Project Contingency |
| 38 | Rink 2 Video Wall Structure | \$21,182 | Project Contingency |
| 39 | Splash Park Recirculation System | \$301,532 | Project Contingency |
| SUB-TOTAL | | \$3,870,956 | |
| 15 | Scoreboard Credit | -\$42,760 | FF&E |
| SUB-TOTAL | | -\$42,760 | |
| 4 | Off Site Design Services | \$269,998 | Off Sites / Capital Utility Budget |
| 6 | Additional Off Site Design Services | \$55,875 | Off Sites / Capital Utility Budget |
| 13 | Offsite Scope of Work (Phase 1A) | \$1,698,500 | Off Sites / Capital Utility Budget |
| 16 | Offsite Isolation Valves | \$37,711 | Off Sites / Capital Utility Budget |
| 18 | Offsite Scope of Work (Phase 1B) | \$2,900,900 | Off Sites / Capital Utility Budget |
| 19 | Hydro conduit relation at Kingsway | \$110,674 | Off Sites / Capital Utility Budget |
| 22 | Offsite Storm Change @ Kingsway and Kelly | \$49,500 | Off Sites / Capital Utility Budget |
| 23 | Bonding and Insurance Scope for Offsite Awarded | \$161,936 | Off Sites / Capital Utility Budget |
| 26 | Offsite Telus and Shaw Redline IFCs | \$53,162 | Off Sites / Capital Utility Budget |
| 27 | Manhole Extension | \$73,801 | Off Sites / Capital Utility Budget |
| 28 | Kelly Sanitary | \$26,985 | Off Sites / Capital Utility Budget |
| 29 | Kingsway Sanitary Conflict | \$60,745 | Off Sites / Capital Utility Budget |
| 30 | Watermain Kelly and Mary Hill | \$17,954 | Off Sites / Capital Utility Budget |
| 31 | Kelly Watermain extension | \$11,249 | Off Sites / Capital Utility Budget |
| 35 | Offsite Extra Service Box | \$13,416 | Off Sites / Capital Utility Budget |
| SUB-TOTAL | | \$5,542,406 | |
| TOTAL CHANGE ORDERS | | \$9,370,602 | |

7.0 *Project Budget (continued)*

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.

Claims Management

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

8.0 **PROJECT SCHEDULE**

Construction Progress (December End 2019)

We conducted detailed site inspections on December 3, 17 & 23, 2019. At the time of the inspections the status of work can be summarized as follows:

- **Phase 1A: Participant Ice:** Minor deficiencies and final staff training is ongoing.
- **Phase 1B: Leisure Ice and Library:** Minor deficiencies and final staff training is ongoing.
- **Phase 1C Aquatic and Fitness Centre, All Age and Admin Areas:** Pool tiling, testing and finishing is ongoing. Fitness Centre minor deficiencies and staff training are ongoing.

We received a copy of the Design-Builder's updated schedule – ***“Port Coquitlam Community Recreation Complex – Owner's Schedule: January 20th 2020 - Update”***.

The critical path activity runs through the earthworks, foundations and parkade structure, followed by hard and soft landscaping activities, and Phase 2ABC Occupancy.

This schedule forecasts that Rink 1 will be available late summer / early fall 2021; the large multipurpose room, gymnasium and daycare will be available early fall 2021, followed by the parkade and external sports courts in late fall 2021.

The Design-Builder previously reported a one (1) month delay to the start of the piling, caused by geotechnical issues encountered during bulk excavation. They are also reporting that this delay does not impact their Substantial Performance Date and that they absorbed this in their hard landscaping schedule activity.

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 December 2019.

8.0 Project Schedule (continued)

Monthly Look Ahead

During January 2020, the following key construction activities are scheduled (based on ***“Port Coquitlam Community Recreation Complex – Owner’s Schedule: January 20th 2020 - Update”***).

- **Phase 1ABC – Rinks 2&3, Library and Div 9**
 - Close out construction deficiencies; and
 - Complete final staff training;
- **Phase 1C – Aquatics and Fitness Area**
 - Fitness Centre – Complete all construction activities and staff training;
 - Aquatics – Complete pool tile;
 - Aquatics – Complete commissioning; and
 - Aquatics – Commence Occupancy process.
- **Phase 2**
 - Continue Phase 2ABC bulk excavation; and
 - Continue Phase 2ABC pile driving.

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 #60R1 and Letter of Construction Conformance, dated January 13, 2020. 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 Letter of Assurance and Site Report is included in Appendices 6&7 of this report, respectively.

We received a copy of BMZ's Construction Review Memo, dated December 3, 2019. Clearance confirmation is required for the prefabricated pile cages. The Design-Builder is required to action.

We did not receive a copy of Smith and Anderson's Job Report during this reporting period from the Design-Builder.

We did not receive a copy of WSP's Mechanical and Plumbing Field Report during this reporting period from the Design-Builder.

9.0 *Quality Assurance & Quality Control (continued)*

We received a copy of Thurber Engineering's Field Review Report, dated December 3, 2019. The Geotechnical Engineer has identified actions to be remedied by the Design-Builder.

Please refer to Appendix 8 of this report for copies of the aforementioned structural and geotechnical field reports.

We performed multiple site inspections during December 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**

No incidents were reported during this reporting period.

11.0 **AREAS OF CONCERN & OUTSTANDING ISSUES**

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

The Design-Builder has re-scheduled the Phase 2 scope of work. The timely completion of the earthworks, foundations and package structure is critical in order for the Substantial Performance date of October 31, 2021 to be achieved.

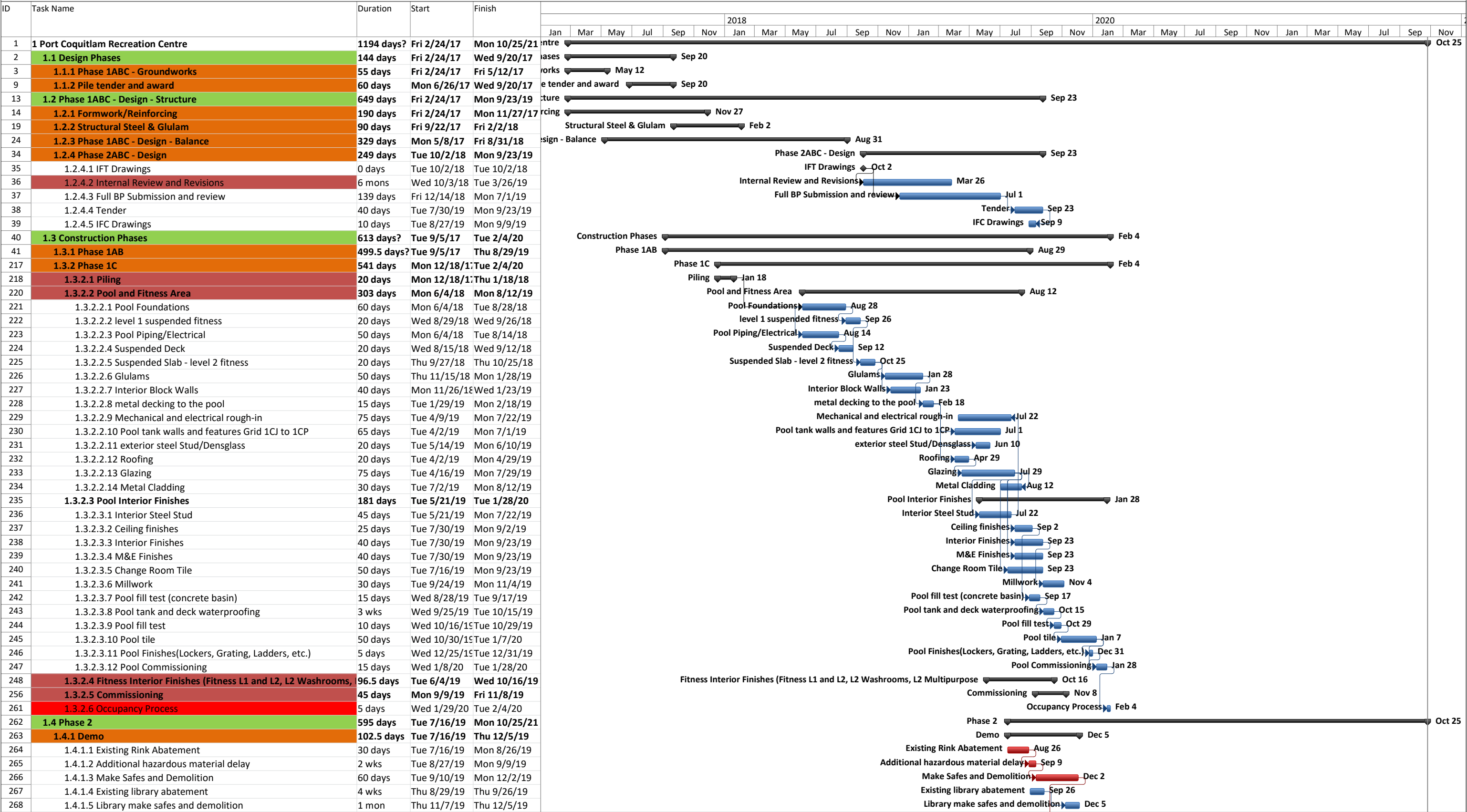
APPENDIX 1

Port Coquitlam Community Recreation Centre Complex – Owner's Schedule: January 20th 2020 - Update



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
January 20th 2020 - Update

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

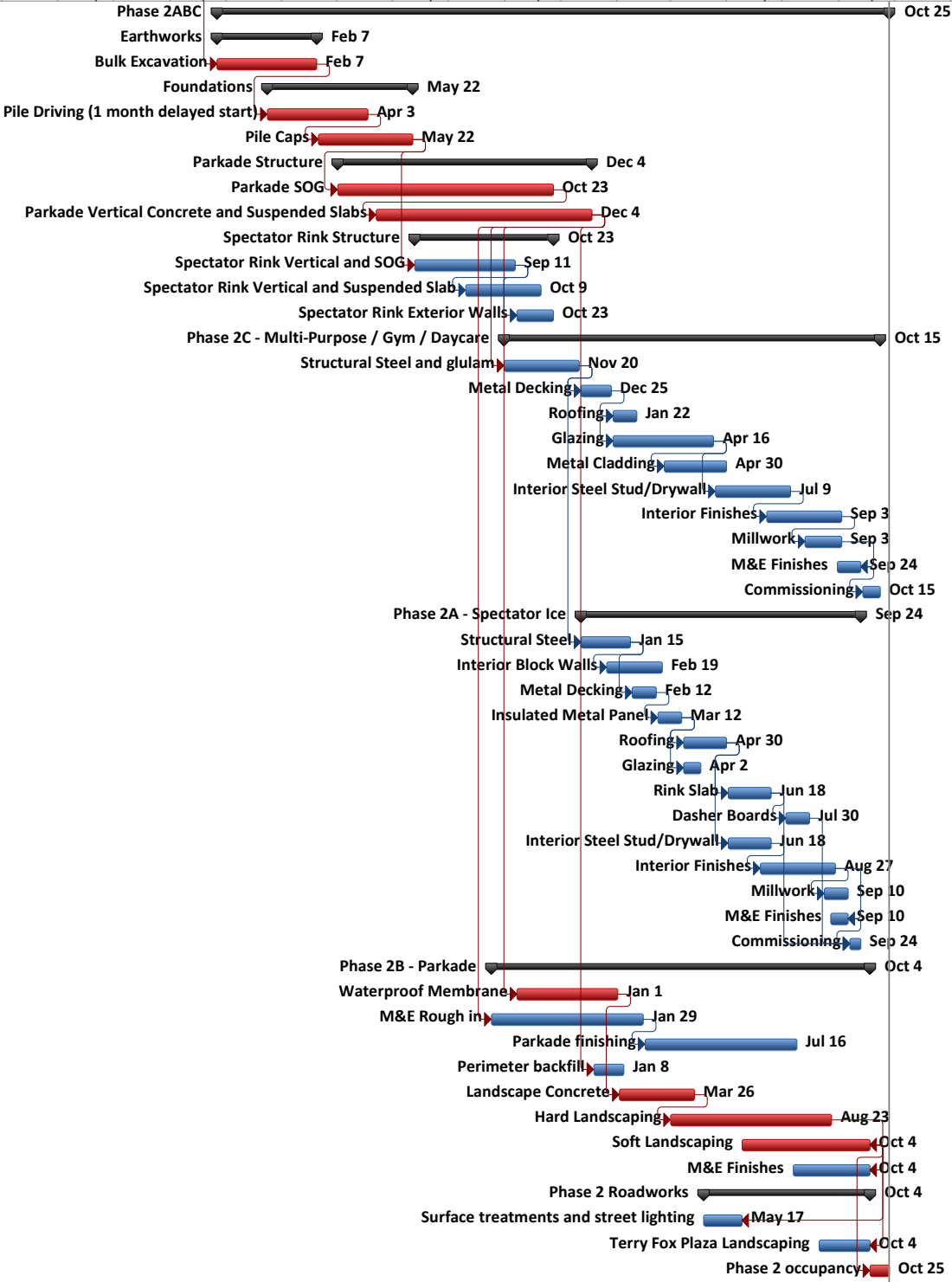




PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
January 20th 2020 - Update

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 | Nov | |
| 269 | 1.4.2 Phase 2ABC | 525 days | Tue 10/22/19 | Mon 10/25/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 270 | 1.4.2.1 Earthworks | 79 days | Tue 10/22/19 | Fri 2/7/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 271 | 1.4.2.1.1 Bulk Excavation | 79 days | Tue 10/22/19 | Fri 2/7/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 272 | 1.4.2.2 Foundations | 115 days | Mon 12/16/19 | Fri 5/22/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 273 | 1.4.2.2.1 Pile Driving (1 month delayed start) | 80 days | Mon 12/16/19 | Fri 4/3/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 274 | 1.4.2.2.2 Pile Caps | 75 days | Mon 2/10/20 | Fri 5/22/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 275 | 1.4.2.3 Parkade Structure | 200 days | Mon 3/2/20 | Fri 12/4/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 276 | 1.4.2.3.1 Parkade SOG | 170 days | Mon 3/2/20 | Fri 10/23/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 277 | 1.4.2.3.2 Parkade Vertical Concrete and Suspended Slabs | 170 days | Mon 4/13/20 | Fri 12/4/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 278 | 1.4.2.4 Spectator Rink Structure | 110 days | Mon 5/25/20 | Fri 10/23/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 279 | 1.4.2.4.1 Spectator Rink Vertical and SOG | 80 days | Mon 5/25/20 | Fri 9/11/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 280 | 1.4.2.4.2 Spectator Rink Vertical and Suspended Slab | 60 days | Mon 7/20/20 | Fri 10/9/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 281 | 1.4.2.4.3 Spectator Rink Exterior Walls | 30 days | Mon 9/14/20 | Fri 10/23/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 282 | 1.4.2.5 Phase 2C - Multi-Purpose / Gym / Daycare | 295 days | Mon 8/31/20 | Fri 10/15/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 283 | 1.4.2.5.1 Structural Steel and glulam | 60 days | Mon 8/31/20 | Fri 11/20/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 284 | 1.4.2.5.2 Metal Decking | 25 days | Mon 11/23/20 | Fri 12/25/20 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 285 | 1.4.2.5.3 Roofing | 20 days | Mon 12/28/20 | Fri 1/22/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 286 | 1.4.2.5.4 Glazing | 80 days | Mon 12/28/20 | Fri 4/16/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 287 | 1.4.2.5.5 Metal Cladding | 50 days | Mon 2/22/21 | Fri 4/30/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 288 | 1.4.2.5.6 Interior Steel Stud/Drywall | 60 days | Mon 4/19/21 | Fri 7/9/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 289 | 1.4.2.5.7 Interior Finishes | 60 days | Mon 6/14/21 | Fri 9/3/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 290 | 1.4.2.5.8 Millwork | 30 days | Mon 7/26/21 | Fri 9/3/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 291 | 1.4.2.5.9 M&E Finishes | 20 days | Mon 8/30/21 | Fri 9/24/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 292 | 1.4.2.5.10 Commissioning | 15 days | Mon 9/27/21 | Fri 10/15/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 293 | 1.4.2.6 Phase 2A - Spectator Ice | 220 days | Mon 11/23/20 | Fri 9/24/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 294 | 1.4.2.6.1 Structural Steel | 40 days | Mon 11/23/20 | Fri 1/15/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 295 | 1.4.2.6.2 Interior Block Walls | 45 days | Mon 12/21/20 | Fri 2/19/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 296 | 1.4.2.6.3 Metal Decking | 20 days | Mon 1/18/21 | Fri 2/12/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 297 | 1.4.2.6.4 Insulated Metal Panel | 20 days | Mon 2/15/21 | Fri 3/12/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 298 | 1.4.2.6.5 Roofing | 35 days | Mon 3/15/21 | Fri 4/30/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 299 | 1.4.2.6.6 Glazing | 15 days | Mon 3/15/21 | Fri 4/2/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 300 | 1.4.2.6.7 Rink Slab | 35 days | Mon 5/3/21 | Fri 6/18/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 301 | 1.4.2.6.8 Dasher Boards | 20 days | Mon 7/5/21 | Fri 7/30/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 302 | 1.4.2.6.9 Interior Steel Stud/Drywall | 35 days | Mon 5/3/21 | Fri 6/18/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 303 | 1.4.2.6.10 Interior Finishes | 60 days | Mon 6/7/21 | Fri 8/27/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 304 | 1.4.2.6.11 Millwork | 20 days | Mon 8/16/21 | Fri 9/10/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 305 | 1.4.2.6.12 M&E Finishes | 15 days | Mon 8/23/21 | Fri 9/10/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 306 | 1.4.2.6.13 Commissioning | 10 days | Mon 9/13/21 | Fri 9/24/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 307 | 1.4.2.7 Phase 2B - Parkade | 296 days | Mon 8/17/20 | Mon 10/4/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 308 | 1.4.2.7.1 Waterproof Membrane | 80 days | Mon 9/14/20 | Fri 1/1/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 309 | 1.4.2.7.2 M&E Rough in | 120 days | Mon 8/17/20 | Fri 1/29/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 310 | 1.4.2.7.3 Parkade finishing | 6 mons | Mon 2/1/21 | Fri 7/16/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 311 | 1.4.2.7.4 Perimeter backfill | 25 days | Mon 12/7/20 | Fri 1/8/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 312 | 1.4.2.7.5 Landscape Concrete | 60 days | Mon 1/4/21 | Fri 3/26/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 313 | 1.4.2.7.6 Hard Landscaping | 126 days | Mon 3/1/21 | Mon 8/23/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 314 | 1.4.2.7.7 Soft Landscaping | 100 days | Tue 5/18/21 | Mon 10/4/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 315 | 1.4.2.7.8 M&E Finishes | 60 days | Tue 7/13/21 | Mon 10/4/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 316 | 1.4.2.8 Phase 2 Roadworks | 130 days | Tue 4/6/21 | Mon 10/4/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 317 | 1.4.2.8.1 Surface treatments and street lighting | 1.5 mons | Tue 4/6/21 | Mon 5/17/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 318 | 1.4.2.8.2 Terry Fox Plaza Landscaping | 2 mons | Tue 8/10/21 | Mon 10/4/21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 319 | 1.4.2.9 Phase 2 occupancy | 15 days | Tue 10/5/21 | Mon 10/25/21 | | | | | | | | | | | | | | | | | | | | | | | | | |



APPENDIX 2

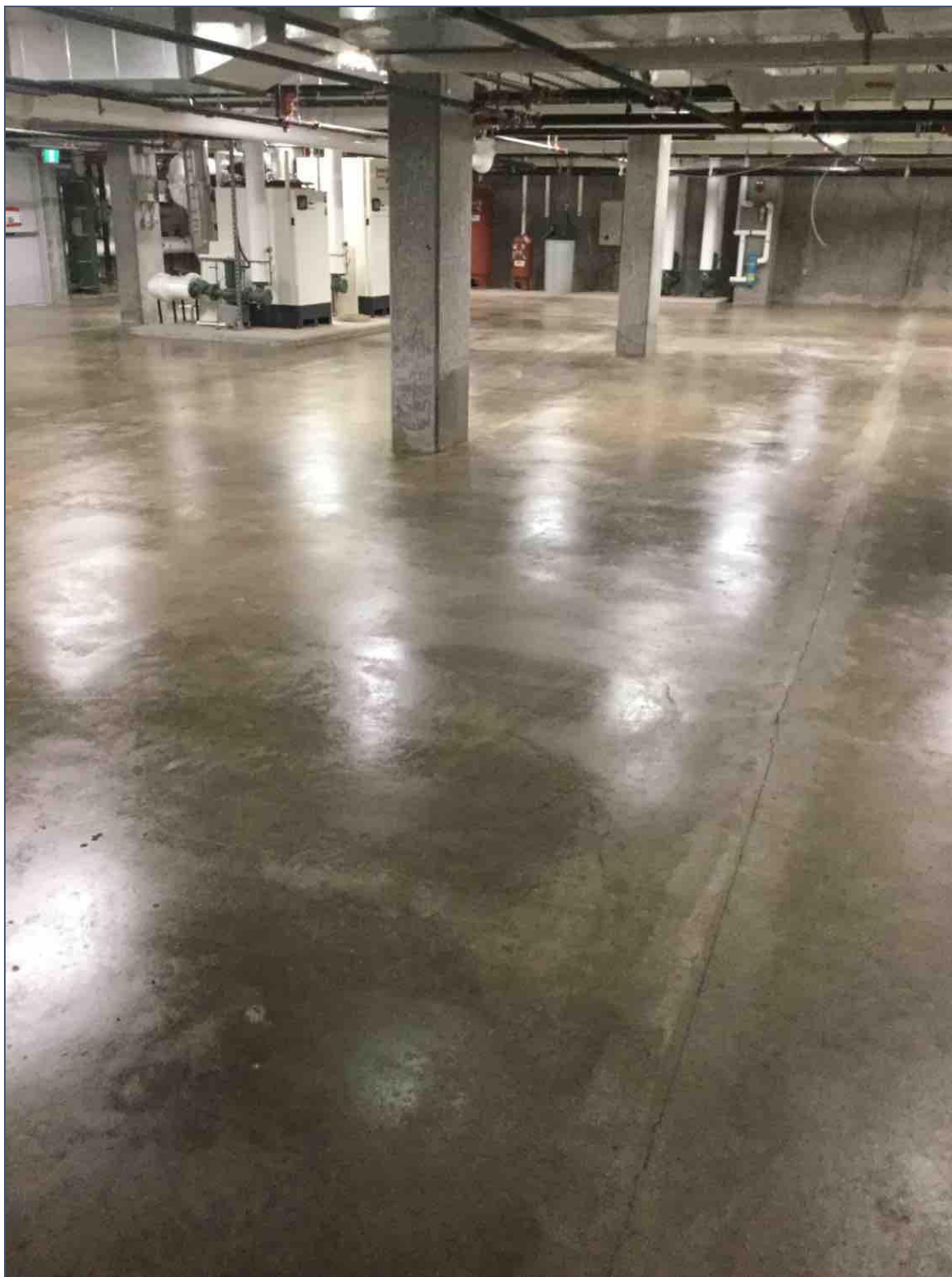
Progress Photographs – December 2019



Phase 1C – Pool toys installed



Phase 1C – Sauna walls and benches completed



Phase 1C – Boiler room floor sealed



Phase 2 – Crane base



Phase 2 – Piling to SW corner

APPENDIX 3

Site Inspection Reports: December 2019

Field Review Report



Project: PCCC
Reporting Date: 2019-12-03
Prepared By: Alun Lewis

Weather: Sunny: _____ Rain: **x** Wind: _____ Temperature: High of: **8**
Cloudy: **x** Snow: _____ Other: _____ Low of: **3**

Trade Contractor's

| | | | | | | | |
|-----------------|---|-------------------|---|------------------------|----|-------------------|-------------------|
| Superintendents | 1 | Demolition | 2 | Waterproofing | | Painting | 1 |
| Engineers | | Site Work | 7 | Scaffolding | | Misc. Specialties | 2 |
| Office Staff | | Landscaping | | Spray Insul/Fire Proof | | Cleaners | |
| CSO / First Aid | | Paving | | Caulking/Firestopping | | Plumbing | 4 |
| Carpenters | | Concrete Formwork | | Roofing | | Mechanical | |
| Labourers | | Rink prep / conc | | Doors & Hardware | | Refrigeration | |
| Operators | | Reinforcing Steel | | Windows/Glazing | 2 | Sprinklers | |
| | | Structural Steel | | Exterior Cladding | | Electrical | 3 |
| | | Metal Decking | | SS/Drywall | | Controls | |
| | | Masonry | | Drywall Taper | | Pool Piping | |
| | | Rough Carpentry | | Resilient Tile | | | |
| | | Finish Carpentry | | Ceramic Tile | 11 | Tango's Subtotal | |
| | | Millwork | 2 | Elevator | | Trade's Subtotal | 34 |
| | | | | | | | SITE TOTAL |

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Oct 17th schedule, issued mid November
240 - Changeroom tile - Areas of floor tiling to complete to locker plinths, staff, male & female changerooms onto pool decks
241 - Millwork - Toilet cubicles to be completed. Millwork to lifeguards room commenced today
271 - Bulk Ex (2ABC) - Over excavation works adding additional time to this item. At present, VCC reporting 2 weeks, although additional areas of over-ex noted on site today (mid ara of 2C - see photos)
273 - Pile driving (2ABC) - Not commenced & 3 weeks late at this stage

QAQC

As previously noted and discussed with Ventana
Millworkers onsite and were not aware of the AV unit being installed in the lifeguards room, which will require adjustment of their millwork
Contacted Matt (VCC) to confirm with millworkers, what is required and reminded him, the unit has 4" castors still to be installed
Soils eng on site, reviewing over excavation works
Keller have removed crane off site

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

| | | Comments |
|-------------------|----|--|
| Demolition | 2 | 2 - Remove demo material off site and demobilize |
| Excavation | 7 | 2BC - Over excavation to middle N side of 2C. Removal of clean material off site |
| Millwork | 2 | 1C - Millwork install to lifeguards room (see QA/QC above) |
| Ceramic tile | 11 | 1C - Grouting to party room floor tiling. Install rope holders to pool walls. Install black tiling for |
| | | wording to pool deck. Thickset to beach entrance of leisure pool and to top of lazy river wall. |
| | | Tiling to lesiure pool / lazy river corner. |
| Glazing | 2 | 1C - Install glass to top of lifeguards room, faceted screen |
| Painting | 1 | 1C - Touch up W wall of pool, after joint sacking completed and repaint wall |
| Toilet partitions | 1 | 1C - Install doors to toilet patitions in changerooms |
| Carpenter | 1 | 1C - Commence install of sauna benches |
| Plumbing | 4 | 1C - Pool piping in pool equipment room |
| Electrical | 3 | 1C - Bonding of metal sleeves to rebar in pool. Wiring in pool equipment room |

Field Review Report



Project: PCCC
 Reporting Date: 2019-12-17
 Prepared By: Alun Lewis

Weather: Sunny: _____ Rain: x Wind: _____ Temperature: High of: 8
 Cloudy: x Snow: _____ Other: _____ Low of: 5

Trade Contractor's

| | | | | | | | |
|-----------------|---|-------------------|----|------------------------|---|-------------------|-------------------|
| Superintendents | 1 | Demolition | | Waterproofing | | Painting | 2 |
| Engineers | | Site Work | 18 | Scaffolding | | Misc. Specialties | |
| Office Staff | | Landscaping | | Spray Insul/Fire Proof | | Cleaners | |
| CSO / First Aid | | Paving | | Caulking/Firestopping | | Plumbing | 2 |
| Carpenters | | Concrete Formwork | | Roofing | | Mechanical | |
| Labourers | | Rink prep / conc | | Doors & Hardware | | Refrigeration | |
| Operators | | Reinforcing Steel | 4 | Windows/Glazing | | Sprinklers | |
| | | Structural Steel | | Exterior Cladding | | Electrical | 3 |
| | | Metal Decking | | SS/Drywall | | Controls | 2 |
| | | Masonry | | Drywall Taper | | Pool Piping | |
| | | Rough Carpentry | | Resilient Tile | | | |
| | | Finish Carpentry | | Ceramic Tile | 8 | Tango's Subtotal | |
| | | Millwork | | Elevator | | Trade's Subtotal | 39 |
| | | | | | | | SITE TOTAL |

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Oct 17th schedule, issued mid November
 240 - Changeroom tile - Areas of floor tiling to complete at male & female changerroom onto pool deck & steam room
 241 - Millwork - Toilet cubicles to be completed to univeersal changerroom
 271 - Bulk Ex (2ABC) - Over excavation works adding additional time to this item.
 273 - Pile driving (2ABC) - Test piles nad piling commenced end of last week

QAQC

As previously noted and discussed with Ventana
 Water ingress into the refrigeration room, via S wall. This will be an interior wall once rink 1 is consturcted but until then, a temp remedy is required
 Smell from concessions coming into refrigeration room

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

| | | Comments |
|----------------|----|--|
| Piling | 8 | 2C - Piling commenced |
| Excavation | 10 | 2B - Over excavation and backfill works. |
| Reinforcement | 4 | 2 - Prefab pile cages |
| Ceramic tiling | 8 | 1C - Tiling to hottub & lazy river. Install handrails to leisure pool |
| Painting | 2 | 1C - Touch ups around pool |
| Electrical | 3 | 1C - Install emergency exit signage thorough changerrooms and staff area |
| Plumbing | 2 | 1C - Walk though with inspector for pool plumbing works |

Field Review Report



Project: PCCC
 Reporting Date: 2019-12-23
 Prepared By: Alun Lewis

Weather: Sunny: ☒ Rain: _____ Wind: _____ Temperature: High of: 6
 Cloudy: ☒ Snow: _____ Other: _____ Low of: 4

Trade Contractor's

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

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Dec 16th Schedule

240 - Changeroom tile - Complete tiling around door frames to staff area. Grouting of steam room walls and tiling of steam room benches

241 - Millwork - Toilet cubicles to be completed to universal changerroom

271 - Bulk Ex (2ABC) - Schedule has increased by 24 days. Oct 17 sched end date was Jan 06, now Feb 07

273 - Pile driving (2ABC) - Schdeule change from Oct 17 schedule of Nov 12 to March 02, to revised dates of Dec 16 to April 03. Note on schedule of 1 month delayed start (caused by overexcavation works and extended Bulk Ex schedule)

QAQC

As previously noted and discussed with Ventana

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

| | | Comments |
|----------------|---|---|
| Excavation | 3 | 2B - Compact fill material. Seal and cover spoil piles |
| Ceramic tiling | 8 | 1C - Power washing tank. Levelling at main corridor to viewing area. Place tiles. Grouting to pool deck and sauna walls |

APPENDIX 4

Certificate of Payment No.36: January 20, 2020

CERTIFICATE OF PAYMENT : No. 36 (Progress Claim 37)





| | | | |
|------------------|---|--------------------------|-----------|
| PROJECT: | City of Port Coquitlam Community Centre | FILE: | 3 - 9308 |
| LOCATION: | 2150 Wilson Ave, Port Coquitlam, BC | INSPECTION DATE: | 02-Jan-20 |
| | | CERTIFICATE DATE: | 20-Jan-20 |

| | |
|---|---|
| Owner | Design-Builder |
| The City of Port Coquitlam 2580 Shaughnessy St Port Coquitlam, BC V3C 3G3 Attention: Ms. Kristen Dixon | 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 | \$ 9,370,601 | \$ 126,087,601 |

| PAYMENT CALCULATION | Gross Amount to Date | Previous Period | Gross Amount This Period | Holdback | Net Payment This Period |
|--|----------------------|----------------------|--------------------------|-------------------|-------------------------|
| Total Work Completed | \$ 85,611,346 | \$ 83,468,085 | \$ 2,143,262 | \$ 214,326 | \$ 1,928,935 |
| Total Work Completed | \$ 85,611,346 | \$ 83,468,085 | \$ 2,143,262 | \$ 214,326 | \$ 1,928,935 |
| Add: Holdback Released | \$ 5,179,895 | (5,179,895) | \$ 0 | \$ 0 | \$ 0 |
| Current Net Payable | | | \$ 2,143,262 | \$ 214,326 | \$ 1,928,935 |
| Plus GST (5.0%) on Net Payable | | | | | \$ 96,447 |
| Total Current Payable Amount | | | | | \$ 2,025,382 |
| Holdback Retained to Date (incl. this Certificate) | | | | | \$ 2,881,240 |
| Total GST Paid to Date (incl. this Certificate) | | | | | \$ 3,886,505 |
| PROJECT COST TO COMPLETE | | | | | \$ 40,476,255 |

This is to Certify that, for the Port Coquitlam Community Centre, a payment of \$2,025,382 (incl. GST) will be due to the Design Builder after the City of Port Coquitlam's Representative has given approval for payment for work completed during the period ending December 31, 2019. As per the Builder's Lien Act, a 10% holdback has been deducted amounting to \$214,326. The total holdback retained to date is \$2,881,240 and the total GST paid to date is \$3,886,505 (not including the pre-payment costs). The Adjusted Project Cost to Complete is \$40,476,255 (Not incl. GST & holdback).

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

APPENDIX 5

Project Dashboard – December 31, 2019

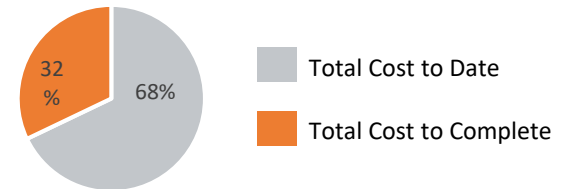
PROJECT DASH BOARD

Updated: 2019-12-31

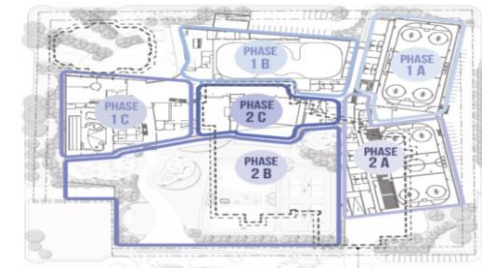
PROJECT SCHEDULE

| Task / Activity | Start | Finish | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|--------|--------|------|------|------|------|------|
| Design | Dec-16 | Apr-19 | | | | | |
| Permits | Feb-17 | Jul-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 | Mar-20 | | | | | |
| Phase 2A - Spectator Ice | Oct-19 | Sep-21 | | | | | |
| Phase 2B - Underground Parking | Oct-20 | Oct-21 | | | | | |
| Phase 2C - MP, Flex Hall & Child Care | Jan-20 | Sep-21 | | | | | |

CONSTRUCTION BUDGET



PHASING PLAN



PHASE 1C - Overview



PHASE 1C - Overview



PHASE 2ABC - Overview



APPENDIX 6

Architecture 49 Letter of Construction Conformance: January 13, 2020



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

T 1.604.736.5329
F 1.604.736.1519
architecture49.com

January 13, 2020

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

Attention: Lewis Reilly, Director
lreilly@tangomanagment.ca

Reference: Port Coquitlam Community Centre, Port Coquitlam, BC

To Whom It May Concern:

We reviewed the project on site on December 12, 2019, and, via photographs, site visits, consultant site/field observation reports, contractor/sub-contractor inspection reports (if provided) and, ongoing correspondence with the site supervisor to date, to the best of our knowledge, the work is progressing generally in conformance with the project 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

APPENDIX 7

Architecture 49 Site Report #60R1 – December 19, 2019

Mention of the items listed below shall constitute written notification to the Contractor that such items must be rectified or carried out as soon as practical to bring them in accordance with the contract drawings, approved shop drawings and/or specifications. Unless specifically noted to the contrary, this work shall be carried out as part of the contract price and at no additional cost to the owner. This shall not be construed as relieving the Contractor of the responsibility of making all work complete, accurate and in conformance with the drawings and specifications. The Contractor is responsible for the safety in and about the job site.

| | | | | |
|---|---|--|--|------------------------------|
| DATES: | | | Site Visit: Thursday, 2019-12-12 | Report Issued: 2019-12-19 |
| PROJECT: | | | Port Coquitlam Community Recreation Complex | 159-00406-02 |
| ADDRESS: | | | 2150 Wilson Ave, Port Coquitlam, BC | |
| BUILDING PERMIT #: | | | Permit No.: BP-011897 | |
| GC CONTACT INFO: | | | Project Manager: Joseph Lenz - 778-628-3942 Proj Coordinator: Tallon O'Neill - 604-785-0176 Lead Site Superintendent: Jerry Brouwer – 778-255-4001 | |
| REPORT BY: | | | Architecture49 – Adam Chambers | # Pages in Report: 41 |
| REVIEWED BY: | | | Stella Nicolet | |
| VISIT REQUESTED BY: | | | Ventana Construction (POCO) Corporation | |
| ATTENDEES: | | | Architecture49 – Adam Chambers, Ruth Morrison Time on Site: 11:00am – 1:45pm | |
| WEATHER: | | | Temp: 6°C Mark Applicable: Sunshine _ & Cloudy X Rain X Snow _ | |
| DISTRIBUTION: | | | | |
| Ventana Construction (PoCo) Corp, VCC: Andrew Cameron, acameron@ventanaconstruction.com Joseph Lenz, jlenz@ventanaconstruction.com Tallon O'Neill, toneill@ventanaconstruction.com Jerry Brouwer, jbrouwer@ventanaconstruction.com Jayson Piesche, jpiesche@ventanaconstruction.com Matt Fraser, mfraser@ventanaconstruction.com Michael McLeod, mmcleod@ventanaconstruction.com Tango Management Group, TMG: Lewis Reilly, lreilly@tangomanagement.ca | | | Architecture49 Inc, A49: Stella Nicolet, stella.nicolet@architecture49.com Simon Mellor, simon.mellor@architecture49.com Antonio Rigor, antonio.rigor@architecture49.com Ruth Morrison, ruth.morrison@architecture49.com | |
| Note: Item # prefix indicates report number. | | | | |
| OBSERVATIONS | | | | |
| ITEM | DESCRIPTION | | | ACTION |
| | General Notes/Observations: <ul style="list-style-type: none"> Where no "ACTION" tagged in column to right, general observations are noted. References to <i>north</i>, <i>south</i>, <i>east</i>, <i>west</i> - dictated by the "Drawing Sheet Plan North". Site work appears in general compliance with the construction documents; unless noted otherwise. Health and site safety measures observed to be in place. | | | |

| ITEM | DESCRIPTION | ACTION |
|------|---|----------------------------------|
| 60.0 | <p>Items Viewed/Noted:</p> <ol style="list-style-type: none"> 1. Tile installation within the Hot Tub in progress. 2. Hot tub fill test issues resolved. Hot tub leak identified & resolved. 3. Pool grouting in progress. 4. Pool deck tiling in progress. 5. Pool and hot tub handrail installation in progress. 6. Pool change room caulking and painting in progress. 7. Pool mechanical surge and backwash tank waterproofing in progress. 8. Pool south façade curtain wall caps and flashing installation in progress. 9. Firestopping – mechanical/electrical, equipment storage and janitor rooms reviewed. Remediation noted on pages in this report – items #463, 466. 10. Bulk excavation for phase 2 of the community centre in progress. 11. Pile drivers mobilizing to start on phase 2. 12. Rebar pre-tying for piles in progress. <p>The photos per categories noted here below and found on the following pages indicate observations made on site.</p> <p>Photo Reference:</p> <p>60.1 BUILDING EXTERIOR</p> <p>60.2 BUILDING INTERIOR</p> <p>Tile at base of glazing at the perimeters of the pool area to be taken up to the underside of glazing.</p> <p>Overall pool basin tiling and lane markings appear to be in general conformance with the drawings.</p> <p>Pool depth markings at pool deck and on walls to be reviewed on completion.</p> <p>60.3 ROOF</p> <p>VCC to provide Third Party Inspection Report as per specification. Previously requested in Site Report 53.</p> <p>60.4 Miscellaneous Items:</p> <p>All Spray Insulation on the underside of Level 1 slab is to be board tamped and sealed as per specification. Submittal for product is to be submitted with all required parts for review.</p> | <p>VCC</p> <p>VCC</p> <p>VCC</p> |
| | | |

ISSUES TO RESOLVE:

(Not to circumvent RFI process)

Previous Report Items:

- Deficiency Report July 19, 2019 – #6 – Shower in 1B115B
- Deficiency Report July 19, 2019 – #100 – Rink Sprung Corners
- Deficiency Report July 19, 2019 – #102 – Rink Perimeter Seal
- Deficiency Report July 19, 2019 – #160 – Power Operable windows in public corridor
- Deficiency Report July 19, 2019 – #211 – Provide wall protection and corner guards
- Deficiency Report July 19, 2019 – #238 – Repair paint on mechanical screen support
- Deficiency Report July 19, 2019 – #244 – Protected exposed membrane from UV
- 53.1.01. #296 – Exterior – Rebar interference with future landscaping at south entrance.
- 55.1.01. #319 – Exterior – Fix holes in west facing glulam beam and areas where the glulam has been damaged.
- 55.1.02. #320 – Exterior – Repair & make good stained west facing glulam beam.
- 55.2.19. #343 – Interior – Phase 1 Skate Lobby Resilient Tile Flooring Repairs.
- 56.2.06. #350 – Interior – Fire Separation of Parkade Level Vestibule at Stair 3.
- 57.1.02. #387 – Glulam Column Chipped.
- 57.1.05. #417 – Repair and Make Good Glulam Column.
- 57.2.03. #381 – Seal around Pipe Penetration.
- 57.2.09. #389 – Glulam Column Abrasion.
- 57.2.10. #418 – Staining on Glulam.
 - Confirm that the Owner is okay with current condition.
- 58.2.05 #431 – Glass Elevator Pinch Hazard.
 - Clear caulking has been applied to the edge of the stainless steel on the doors. Situation to be reviewed to determine if pinching still persists.
- 58.3.03 #429 – Missing Roof Anchors
- 58.3.04 #432 – Expansion Joint Cover Staining

This Report Items:

- 60.2.04 #464 – Int – Seal Holes in Grating Edge.
- 60.2.06 #449 – Int – Grout to be Checked.
- 60.2.12 #455 – Int – Sauna Sprinkler.
- 60.2.17 #462 – Int – Insulation to be Applied Over Ductwork.
- 60.2.18 #463 – Int – Address Fire Stopping.
- 60.2.19 #466 – Int – Correcting Grouting around Door.
- 60.2.22 #469 – Int – Review Finish at Tile Control Joints.

159-00406-02 - POCO REC CENTRE

Site Observation Report

| | |
|----------------------------|--|
| Report Generated | Dec 19, 2019 <i>at</i> 2:17 PM |
| by | <i>Adam Chambers</i> |
| Message | <i>Issue Detail</i> |
| Total items in this report | 25 |
| Sorted By | Title (ascending) |
| Filtered on | Status (Open) Subtype (Action Required, Deficiency, Observation) Created (from Dec 12, 2019 to Dec 14, 2019) |

Contents

| | |
|---|----|
| #444 60.2.01 - Int - Pool Ladders | 3 |
| #445 60.2.02 - Int - Pool Lane Markers | 4 |
| #446 60.2.03 - Int - Lap Pool Divider Walls | 5 |
| #464 60.2.04 - Int - Seal Holes in Grating Edge | 6 |
| #448 60.2.05 - Int - Pool Tile Transition | 8 |
| #449 60.2.06 - Int - Grout to be Checked | 9 |
| #450 60.2.07 - Int - Lazy River Bench In Progress | 10 |
| #451 60.2.08 - Int - Floor Bubbler In Progress | 11 |
| #452 60.2.09 - Int - Hot Tub Progress | 12 |
| #453 60.2.10 - Int - Steam Room Progress | 13 |
| #454 60.2.11 - Int - Sauna Progress | 14 |
| #455 60.2.12 - Int - Sauna Sprinkler | 15 |
| #456 60.2.13 - Int - Locker Progress | 16 |
| #457 60.2.14 - Int - Accessible Shower Stalls | 17 |
| #465 60.2.15 - Int - Soap Dish Installation in Progress | 18 |
| #461 60.2.16 - Int - Door Fire Rating Label | 19 |
| #462 60.2.17 - Int - Insulation to be Applied Over Ductwork | 20 |
| #463 60.2.18 - Int - Address Fire Stopping | 21 |
| #466 60.2.19 - Int - Correct Grouting around Door | 22 |
| #467 60.2.20 - Int - First Aid Room Millwork In Progress | 23 |
| #468 60.2.21 - Int - Staff Changeroom Shower Stall Partitions | 24 |
| #469 60.2.22 - Int - Review Finish at Tile Control Joints | 25 |
| #470 60.2.23 - Int - Cover at Beam Ceiling Transition | 26 |
| #471 60.2.24 - Int - Ceiling Installation in Exit Vestibule | 27 |
| #472 60.2.25 - Overall View of Pool Progress | 28 |

#444 60.2.01 - Int - Pool Ladders

OPEN

Created Dec 12, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C139 - POOL |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Pool ladder steps are in place. Ladder rails to be installed at north-east and south-west of the lap area of the pool. |

PHOTOS



IMG_157617905112925.jpeg - Dec 12, 2019 11:30 AM - Adam Chambers



IMG_157617905111717.jpeg - Dec 12, 2019 11:30 AM - Adam Chambers

#445 60.2.02 - Int - Pool Lane Markers

OPEN

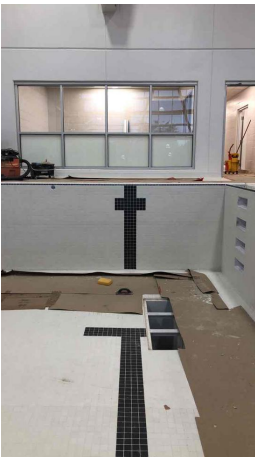
Created Dec 12, 2019
Due Date

| | |
|-------------------|--|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C139 - POOL |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Pool lane markers are in place, along with cup anchors for lane divider. |

PHOTOS



IMG_157617912451316.jpeg - Dec 12, 2019 11:32 AM - Adam Chambers



IMG_157617912410963.jpeg - Dec 12, 2019 11:32 AM - Adam Chambers

#446 60.2.03 - Int - Lap Pool Divider Walls

OPEN

Created

Dec 12, 2019

Due Date

Type / Subtype

Observation / Observation

Location

P1C > Level 1 > 1C139 - POOL

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Divider walls are tiled with signage inset complete. Corners and edges to be reviewed for grout missing, refer to item 60.2.06.

PHOTOS



IMG_157617927213815.jpeg - Dec 12, 2019 11:34 AM - Adam Chambers



IMG_157617927196354.jpeg - Dec 12, 2019 11:34 AM - Adam Chambers

#464 60.2.04 - Int - Seal Holes in Grating Edge

OPEN

Created Dec 13, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 > 1C139 - POOL |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Seal holes in pool grating edge, typ. Review corners and along pool edges for screwholes, gaps and cracking/open joints and repair and make good. To be reviewed at ext site visit. |

PHOTOS



IMG_0684.JPG - Dec 13, 2019 09:22 AM - Adam Chambers



IMG_0683.JPG - Dec 13, 2019 09:22 AM - Adam Chambers

PHOTOS



IMG_0685.JPG - Dec 13, 2019 09:22 AM - Adam Chambers

#448 60.2.05 - Int - Pool Tile Transition

OPEN

Created Dec 12, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C139 - POOL |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Transition from white tile to accent colour. |

PHOTOS



IMG_157617976884174.jpeg - Dec 12, 2019 11:42 AM - Adam Chambers

#449 60.2.06 - Int - Grout to be Checked

OPEN

Created Dec 12, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 > 1C139 - POOL |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Grout missing in areas, review, repair, and make good. |

PHOTOS



IMG_0686.JPG - Dec 13, 2019 09:23 AM - Adam Chambers



IMG_157617990763675.jpeg - Dec 12, 2019 11:45 AM - Adam Chambers

#450 60.2.07 - Int - Lazy River Bench In Progress

OPEN

Created Dec 12, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C139 - POOL |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Progress of the lazy river bench to date. |

PHOTOS



IMG_157617999865688.jpeg - Dec 12, 2019 11:46 AM - Adam Chambers

#451 60.2.08 - Int - Floor Bubbler In Progress

OPEN

Created Dec 12, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C139 - POOL |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Progress of the floor bubbler to date. |

PHOTOS



IMG_157618022109169.jpeg - Dec 12, 2019 11:50 AM - Adam Chambers

#452 60.2.09 - Int - Hot Tub Progress

OPEN

Created

Dec 12, 2019

Due Date

Type / Subtype

Observation / Observation

Location

P1C > Level 1 > 1C139 - POOL

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Grouting and setting of hand rail anchors in progress. Tiling of hot tub in progress.

PHOTOS



IMG_157618026541772.jpeg - Dec 12, 2019 11:51 AM - Adam Chambers



IMG_157618026533911.jpeg - Dec 12, 2019 11:51 AM - Adam Chambers

#453 60.2.10 - Int - Steam Room Progress

OPEN

Created Dec 12, 2019

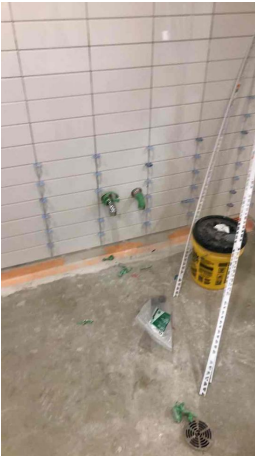
Due Date

| | |
|-------------------|---|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C140 - STEAM ROOM |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Tiling of the steam room in progress. Wall tiling almost complete. Benches have been waterproofed, and are to be tiled. Steam pipe installed, awaiting shroud installation. |

PHOTOS



IMG_157618037378711.jpeg - Dec 12, 2019 11:52 AM - Adam Chambers



IMG_157618037377644.jpeg - Dec 12, 2019 11:52 AM - Adam Chambers

#454 60.2.11 - Int - Sauna Progress

OPEN

Created

Dec 12, 2019

Due Date

Type / Subtype

Observation / Observation

Location

P1C > Level 1 > 1C141 - SAUNA

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Sauna interior wood work installation complete. Sauna heater installation complete.

PHOTOS



IMG_157618049294386.jpeg - Dec 12, 2019 11:54 AM - Adam Chambers



IMG_157618049276014.jpeg - Dec 12, 2019 11:54 AM - Adam Chambers

#455 60.2.12 - Int - Sauna Sprinkler

OPEN

Created Dec 12, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 > 1C141 - SAUNA |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Provide escutcheon plate around sprinkler head. |

PHOTOS



IMG_157618064603716.jpeg - Dec 12, 2019 11:57 AM - Adam Chambers

#456 60.2.13 - Int - Locker Progress

OPEN

Created Dec 12, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C127 - MALE CHANGE ROOM |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Lockers have been installed in male, female and staff pool change rooms. Installation in universal is almost complete. |

PHOTOS



IMG_157618155653701.jpeg - Dec 12, 2019 12:12 PM - Adam Chambers

#457 60.2.14 - Int - Accessible Shower Stalls

OPEN

Created Dec 12, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C126 - UNIVERSAL CHANGE ROOM |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Accessible shower head, bench and grab bar have been installed as shown in the architectural drawings. |

PHOTOS



IMG_157618185886834.jpeg - Dec 12, 2019 12:17 PM - Adam Chambers



IMG_157618185825373.jpeg - Dec 12, 2019 12:17 PM - Adam Chambers

#465 60.2.15 - Int - Soap Dish Installation in Progress

OPEN

Created Dec 13, 2019

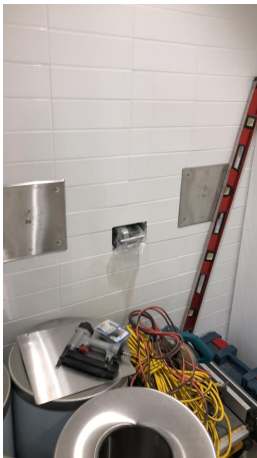
Due Date

| | |
|-------------------|---|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C126 - UNIVERSAL CHANGE ROOM |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Soap dishes in universal change room showers have been located but are awaiting installation. |

PHOTOS



IMG_0705.JPG - Dec 13, 2019 09:36 AM - Adam Chambers



IMG_0706.JPG - Dec 13, 2019 09:35 AM - Adam Chambers

#461 60.2.16 - Int - Door Fire Rating Label

OPEN

Created Dec 12, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Observation / Observation |
| Location | P1C > Parking > 1C003 - POOL EQUIPMENT ROOM |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Fire rated doors have been observed as installed based on the labels on doors and frames. |

PHOTOS



IMG_157618341864373.jpeg - Dec 12, 2019 12:43 PM - Adam Chambers

#462 60.2.17 - Int - Insulation to be Applied Over Ductwork

OPEN

Created Dec 12, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Parking > 1C001 - BOILER ROOM (South West Corner) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Apply Spray Insulation to underside of slab above duct work, for a continuous, even application. |

PHOTOS



IMG_157618378338702.jpeg - Dec 12, 2019 12:49 PM - Adam Chambers



IMG_157618378307135.jpeg - Dec 12, 2019 12:49 PM - Adam Chambers

#463 60.2.18 - Int - Address Fire Stopping

OPEN

Created Dec 13, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Parking > 1C005 - CO2 STORAGE ROOM (Top of wall around room.) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Address holes and slumped firestopping application, repair, fill holes and make good. |

PHOTOS



IMG_157625761758270.jpeg - Dec 13, 2019 09:20 AM - Adam Chambers



IMG_157625744723952.jpeg - Dec 13, 2019 09:17 AM - Adam Chambers

#466 60.2.19 - Int - Correct Grouting around Door

OPEN

Created Dec 13, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Parking > 1C004 - CHLORINE STORAGE ROOM (Door to Room) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Fill gaps in grouting at door frame to wall interface to seal room and fire separate. |

PHOTOS



IMG_0708.JPG - Dec 13, 2019 09:44 AM - Adam Chambers

#467 60.2.20 - Int - First Aid Room Millwork In Progress

OPEN

Created Dec 13, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C132 - FIRST AID |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Cabinets and sink have been installed within 1C132. Toe kick to be installed. |

PHOTOS



IMG_0698.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

#468 60.2.21 - Int - Staff Changeroom Shower Stall Partitions

OPEN

Created

Dec 13, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C136 - STAFF CR |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Shower stall partitions have been installed within staff change room. |

PHOTOS



IMG_0699.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

#469 60.2.22 - Int - Review Finish at Tile Control Joints

OPEN

Created Dec 13, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 > 1C139 - POOL (Pool and Changerooms) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Check for even surface at tiling control joints. To be smooth so as to prevent tripping hazards. |

PHOTOS



IMG_0701.JPG - Dec 13, 2019 09:55 AM - Adam Chambers



IMG_0702.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

#470 60.2.23 - Int - Cover at Beam Ceiling Transition

OPEN

Created Dec 13, 2019

Due Date

| | |
|-------------------|---|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C139 - POOL (Above Pool Viewing Area) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Metal cover has been installed at transition between ceiling and glulam beam. |

PHOTOS



IMG_0707.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

#471 60.2.24 - Int - Ceiling Installation in Exit Vestibule

OPEN

Created

Dec 13, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Observation / Observation |
| Location | P1C > Parking > 1C009 - VESTIBULE |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Shaft ceiling within the exit vestibule is in progress. Sprinkler, access hatch, and painting to be completed. |

PHOTOS



IMG_0714.JPG - Dec 13, 2019 09:55 AM - Adam Chambers



IMG_0715.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

#472 60.2.25 - Overall View of Pool Progress

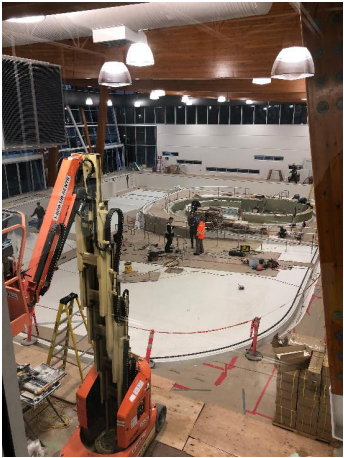
OPEN

Created Dec 13, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Observation / Observation |
| Location | P1C > Level 1 > 1C139 - POOL |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | View of the pool area looking southwest from the second floor access to the dehumidifier roof. |

PHOTOS



IMG_0720.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

ISSUES RESOLVED:

(Since last Report)

- 55.2.10. #331 – Interior – Repair Holes and Seams in the foil face membrane of the sauna.
- 55.2.15. #336 – Interior – Concrete Edge at Level 2 glazing between pool and fitness centre to be repaired.
- 57.2.27. #406 – Repair and Make Good Gaps between Guardrail and Concrete Slab at Level 2 of P1C.
- 57.2.08. #386 – Close Gap at Stair 1 in P1AB.
 - Advised by VCC on Nov. 25, 2019 that cover was removed by City. VCC to advise the City that cover was installed to eliminate potential fall hazard at stair opening.
-

159-00406-02 - POCO REC CENTRE

Issues Resolved Report

| | |
|----------------------------|---|
| Report Generated | Dec 17, 2019 <i>at</i> 9:42 AM |
| by | <i>Adam Chambers</i> |
| Message | <i>Issue Detail</i> |
| Total items in this report | 4 |
| Sorted By | Title (descending) |
| Filtered on | Status (Work completed) Subtype (Action Required, Deficiency, Observation) |

Contents

| | |
|--|---|
| #406 57.2.27 - Repair and Make Good Gaps between Guardrail and Concrete Slab | 3 |
| #386 57.2.08 - Close Gap at Stair | 5 |
| #336 55.2.15 - Int - Concrete Edge to be Repaired and Made Good | 6 |
| #331 55.2.10 - Int - Repair Holes and Seams in Foil Face Membrane | 7 |

#406 57.2.27 - Repair and Make Good Gaps between Guardrail and Concrete Slab

WORK
COMPLETED

Created Oct 09, 2019

Due Date

| | |
|-------------------|-------------------------------------|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 2 > 1C200 - CIRCULATION |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

PHOTOS



IMG_0718.JPG - Dec 13, 2019 08:47 AM - Adam Chambers



IMG_0719.JPG - Dec 13, 2019 08:47 AM - Adam Chambers

PHOTOS



IMG_0331.JPG - Oct 09, 2019 12:20 PM - Adam Chambers



IMG_0330.JPG - Oct 09, 2019 12:20 PM - Adam Chambers

#386 57.2.08 - Close Gap at Stair

WORK
COMPLETED

Created Oct 08, 2019

Due Date

| | |
|-------------------|-----------------------------------|
| Type / Subtype | Action Required / Action Required |
| Location | P1B > Level 1 > 1B179 - STAIR 1 |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | |

OFFICIAL RESPONSE

Advised by VCC on Nov. 25, 2019 that cover was removed by City. VCC to advise the City that cover was installed to eliminate potential fall hazard at stair opening.
By Adam Chambers - Dec 13, 2019 10:10 AM Architecture49

PHOTOS



IMG_0268.JPG - Oct 09, 2019 08:52 AM - Adam Chambers

#336 55.2.15 - Int - Concrete Edge to be Repaired and Made Good

WORK
COMPLETED

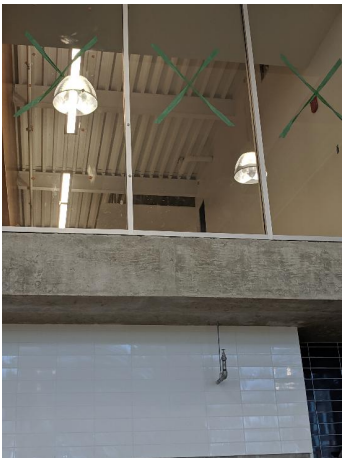
Created Sep 03, 2019
Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 > 1C139 - POOL (Concrete edge at base of level 2 glazing) |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Repair and make good concrete edge at base of level 2 glazing between pool and fitness centre. |

PHOTOS



IMG_0716.JPG - Dec 13, 2019 08:54 AM - Adam Chambers



IMG_20190827_150038.jpg - Sep 03, 2019 11:08 AM - Adam Chambers

#331 55.2.10 - Int - Repair Holes and Seams in Foil Face Membrane

WORK
COMPLETED

Created Sep 03, 2019

Due Date

| | |
|-------------------|--|
| Type / Subtype | Action Required / Action Required |
| Location | P1C > Level 1 > 1C141 - SAUNA |
| Root Cause | |
| Checklist Source | |
| Reference Drawing | |
| Creator | Adam Chambers Architecture49 |
| Issue Owner | Adam Chambers Architecture49 |
| Assignee | |
| Description | Review and repair holes in foil faced membrane in sauna. |

PHOTOS



IMG_0735.JPG - Dec 13, 2019 08:53 AM - Adam Chambers



IMG_0736.JPG - Dec 13, 2019 08:53 AM - Adam Chambers

PHOTOS



IMG_0734.JPG - Dec 13, 2019 08:52 AM - Adam Chambers



IMG_0738.JPG - Dec 13, 2019 08:52 AM - Adam Chambers



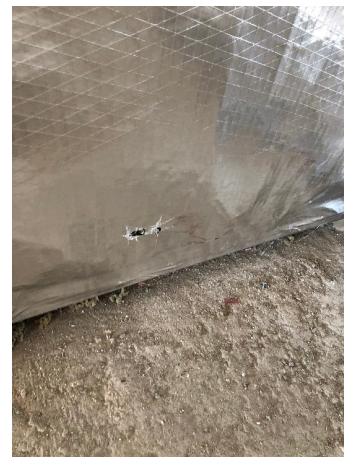
IMG_0739.JPG - Dec 13, 2019 08:52 AM - Adam Chambers



IMG_157228249731695.jpeg - Oct 28, 2019 10:08 AM - Adam Chambers



IMG_5797.JPG - Sep 03, 2019 11:07 AM - Adam Chambers



IMG_5800.JPG - Sep 03, 2019 11:07 AM - Adam Chambers

ARCHITECTURE | 49 SITE REPORT R1

END OF ARCHITECTURAL SITE OBSERVATION REPORT #60 R1

Prepared by:



ARCHITECTURE | 49

Adam Chambers, B.Arch.Sc
Building Technologist

APPENDIX 8

Owner's Meeting Minutes #23

| | |
|------------------------|--|
| Date Issued | 2020-01-08 |
| Project | Port Coquitlam Community Recreation Complex, 2150 Wilson Ave, Port Coquitlam |
| Meeting | Owners Meeting Minutes #23 |
| Meeting Held On | 2019-12-17 |

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 |
| 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 |
| Andrew Cameron | Ventana Construction (Poco) Corporation | VCC | 604.291.9000 | acameron@ventanaconstruction.com |
| 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 | | |
| 23.1 VCC received Worksafe reports and distributed to POCO. | Info | - |
| 1.02 DESIGN | | |

| | | | |
|------|--|---------------|---|
| 22.1 | Revised landscape, play structure, cross-fit, amphitheater, and community garden drawings were issued to POCO/Tango. POCO is still reviewing cross-fit. VCC to forward cross-fit court dimensions. | VCC, POCO, TM | - |
|------|--|---------------|---|

Meeting 23 - Cross fit dimensions were provided by VCC. Parks has been reviewing the landscape drawings and have further comments. VCC to review these comments. The user group feedback response was provided by VCC. POCO/Tango to review and advise.

1.04 SCHEDULE

| | | | |
|------|-------------|------|---|
| 23.1 | P1C: | Info | - |
|------|-------------|------|---|

- **P1ABC (excluding aquatics) are occupied.**
- **Aquatics occupancy is on track for Feb 4, 2020.**
- **Pool change rooms are substantially complete.**
- **Fitness opening took place and is now occupied.**

P2:

- **Zone 1 excavation is complete**
- **Zone 2 is 3-4 weeks away from being complete**
- **PDA testing in progress**
- **21 piles were driven by Dec 20/19**
- **Demolition is complete**
- **Plaza drive aisle will be constructed late January. POCO and Tango will be proposing new surfacing at drive aisle.**

1.05 CITY/STAKE HOLDERS MEETING

| | | | |
|------|--|------|---|
| 23.1 | Stake holder meeting took place November 27/19. User group feedback for the pool change rooms was positive. | Info | - |
|------|--|------|---|

| | | | |
|------|--|----------|---|
| 23.2 | POCO/Tango to advise on the next meeting date and time. | POCO, TM | - |
|------|--|----------|---|

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. | POCO | 2020-01-06 |
|------|--|------|------------|

Meeting 21- POCO to provide direction on surface treatment and street lighting post-coordination with POCO's engineer.

Meeting 22 -POCO / Quantum coordination meeting was held; Hub drawings due Nov 20/19.

Meeting 23 - Offsite design is with Kristen. The Terry Fox plaza may be deleted.

| | | | |
|------|---|------|------------|
| 22.1 | Phase 2 off-sites design requires a meeting. VCC to coordinate. | POCO | 2020-01-06 |
|------|---|------|------------|

Meeting 23 - The meeting took place, POCO (Kristen) comments are pending.

8.03 FT. DRESSING RM.

- | | | | |
|------|---|------|---|
| 22.1 | VCC to refine M&E rough-in cost; such that it is inclusive to slab elevation only. VCC noted CO cost would reduce in value. | Info | - |
|------|---|------|---|

Meeting 23 - VCC noted they may have an alternate Mechanical contractor provide slab rough-in as described above. A change order is to be issued inclusive of electrical rough in only.

10.02 TREE REMOVAL

- | | | | |
|------|---|-----|------------|
| 23.1 | It was noted that one tree left behind is obstructing construction design. VCC to RFI. | VCC | 2020-01-06 |
|------|---|-----|------------|

17.01 PHASE 2 CITY PARKING

- | | | | |
|------|--|------|---|
| 22.1 | POCO (Kristen) to advise on design and VCC will implement. | POCO | - |
| 23.1 | Finalization will depend on POCO parks comments. | Info | - |

19.02 PARKING COUNT

- | | | | |
|------|---|------|---|
| 22.1 | VCC advised that there is a potential of 65 spots at library parking. | Info | - |
| 23.1 | It was noted that POCO no longer wishes to utilize existing library area for public parking. | Info | - |

19.04 OWNER SUPPLIED WASHROOM ACCESSORIES

- | | | | |
|------|---|------|---|
| 19.1 | VCC to provide an itemized list of owner supplied washroom accessories that VCC will be installing. | VCC | - |
| 22.1 | POCO to review with Rana if pool change room accessories are ready for install. | POCO | - |
| 23.1 | Accessories are on site, VCC to install. | | - |

21.01 DEFICIENCIES

| | | | |
|------|---|---------|---|
| 23.1 | Deficiency items were discuss: | VCC, TM | - |
| | <ul style="list-style-type: none"> • Speaker protection - VCC to follow up with trade and rectify prior to Christmas break. • Dasherboard configuration - POCO to provide Surrey dasherboard spec. • Wallet lockers in P1A to be reviewed - Games room in progress. • MP room and lounge; lino is bubbling and flooring is cracking. VCC noted this will continuously be re-mediated until completely rectified. - Ongoing observation; VCC advised bubbling subsiding. • Blinds - VCC to advise after receipt of trade feedback (manual/warranty) • Lounge storage doors - POCO requests these be lockable. VCC to review. • Refrigeration plant water ingress from open overhead door. VCC to review/advise. • Cooking smells traveling to refrigeration plant from concession. | | |

Tango (Alun) to provide updated list.

22.02 RECEPTION HEAT

| | | | |
|------|---|------|---|
| 22.1 | Tango to RFI the heat at reception. | TM | - |
| 23.1 | RFI was issued WSP is looking at options. | Info | - |

22.03 FACILITY FUNCTIONALITY

| | | | |
|------|--------------------------------------|------|---|
| 22.1 | Fitness Mirror doors to be reviewed. | Info | - |
|------|--------------------------------------|------|---|

Meeting 23 - Mirrors were supplied, and fit-out is in progress.

22.04 RINK 1 & 2 GLAZING

| | | | |
|------|--|------|---|
| 23.1 | VCC advised they can provide manual blinds, but fit-out of blinds on mullions would void warranty. | Info | - |
|------|--|------|---|

New Business

| | DESCRIPTION | ACTION BY | REQUIRED BY |
|-------------------|---|---------------|-------------|
| 23.01 HVAC SYSTEM | | | |
| 23.1 | It was noted that the rooftop mechanical equipment doors were open and filters were wet. VCC noted this may be a cause for them to not honour warranty. POCO/Tango to review programming with Rana. VCC to investigate and comment on user group comments regarding the Mechanical equipment filter access. | VCC, POCO, TM | - |
| 23.2 | VCC proposed formal detailed DDC monitoring/functionality review. | | - |

| | | | |
|------|--|-----|---|
| 23.3 | DH-4 manufacturer technician to come and set up a time for Poco to review and witness start up. VCC to organize. | VCC | - |
|------|--|-----|---|

23.02 PANIC BUTTONS

| | | | |
|------|--------------------------|------|---|
| 23.1 | POCO to review with Tyco | POCO | - |
|------|--------------------------|------|---|

23.03 TEMP REFEREE ROOM

| | | | |
|------|---|------|---|
| 23.1 | User group is content with the fit and finish of the temporary ref change room. | Info | - |
|------|---|------|---|

23.04 POOL COMMISSIONING SCHEDULE

| | | | |
|------|---|--|---|
| 23.1 | Pool Commissioning Dec.27 th – Jan.6 th | | - |
|------|---|--|---|

- This week pumps were bumped, filters checked, and we performed the initial flush of the piping system
- Friday, Dec.27th we start filling the pool – this process will take 3 days
- Following pool fill is super chlorination and chemical balancing
- We will fill the hot tub on the 30th and repeat the same process

- Commissioning will complete on the 6th which prompts start of PoCo pool staff training – training includes (3) half days. *post meeting note* First 2 days of pool commissioning training will take place Jan 9th and 10th.
- The commissioner has a time slot from Jan.7th – Jan.9th. Please confirm Glen and other pool staff will be available at this time.

- Currently the dehumidifier (DH-4) manufacturer technicians are scheduled to be on site Monday, Jan.6th. *post meeting note* DH-4 technicians arrive Jan 9/20, POCO strat-up/overview to be Jan 10/20 at 12pm onward.
- It would be prudent for PoCo facility staff to witness the commissioning process of this unit. I would suggest Rana and whoever else will be looking after air systems be present Jan.6th as well

- Following commissioning – AME will sign-off on pool equipment / pipework and then call-in Fraser Health for their review which will likely be completed by the second week of January.

General timeline reserved for Consultant reviews, Life Safety demonstrations, and Building Inspection for OP is Jan.13-24th, but

there is potential for this to push into the following week. Final review by Fraser Health and the Local Safety Authority should take place the last few days of January and is coordinated by the City.

23.05 NEXT MEETING

23.1 The next meeting will be held January 21, 2020

2020-01-21

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 9

Structural & Geotechnical Field Reports – December 2019

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 P2ABC **JOB #:** 80058-01 **DATE:** Dec 3/19

Work reviewed: Preliminary review of prefabricated
P3 pile cages.

- 10m spirals must have a 4' pitch
- Clearance to be confirmed by structural engineer.

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.

**THURBER ENGINEERING LTD.**

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Vancouver, BC V6E 3J7
Phone: (604) 684-4384
Fax: (604) 684-5124
Email: tdajani@thurber.ca

FIELD REVIEW REPORT NO.:019**THURBER FILE NO.: 24160**

| | | | | |
|---|---|---|----------------------------------|---|
| FIELD REVIEW REPORT | | Date: December 03, 2019 | | |
| TO: Ventana Construction Corporation | | ATTENTION: Tallon O'Neill, Ventana | | |
| PROJECT NAME: Port Coquitlam Community Recreation Complex – Phase 2 | | | | |
| CONTRACTOR: Ventana Construction Corporation | | THURBER FILE NO.: 24160 | | |
| PURPOSE OF FIELD REVIEW: Monitoring of Excavation, Subgrade Preparation and Fill Placement at the Parkade Area. | | | | |
| REFERENCE DRAWING / DOCUMENTS: Plan View of Pile Layout (Dwg.PL-001) | | | | |
| THURBER PERSONNEL ON SITE: Jordan Lummis (JL) | CLIENT/CONTRACTOR PERSONNEL ON SITE: Michael & Jerry (Ventana) Jeff & Jayson (Hall Constructors) | TIME ON SITE: 8:30 to 3:30 WEATHER: Overcast 1°C | | |
| ACTIVITIES/OBSERVATIONS: | | | | |
| General | | | | |
| 1. Per Thurber's recommendations, excavation work is continuing in the parkade area to remove unsuitable in-situ material under the slab-on-grade and around the foundation system. Our recommendations require the removal of the unsuitable material to a maximum depth of 2.3 m below the underside of the pile cap, unless a granular subgrade is encountered at a shallower depth, and replacement with approved structural fill. | | | | |
| Subgrade Inspection | | | | |
| 2. Hall has excavated a new area in the north parkade, from between Gridlines 2B-E and 2B-F to about 2B-D and between Gridlines 2B-9 and 2B-10 to about 4 m east of 2B-6 (refer to area labelled as Dec 3, 2019 in the attached Subgrade Approval Plan). The depth of the excavation was about 2.0 m to 3.0 m below the top of slab elevation. The subgrade at the base of the excavation comprised native SAND and GRAVEL to sandy GRAVEL with trace silt. The subgrade was approved by Thurber. | | | | |
| Fill Placement and Compaction | | | | |
| 3. For the excavation described in Item 2, a layer of clear crush material was placed locally where standing water was encountered and typically measured about 300 mm in thickness. | | | | |
| FDR # | Location | Moisture Content (%) | Dry Density (kg/m ³) | Comment(s) |
| 1 | Area from Gridline 2B-I to 2B-K between Gridlines 2B-4 and 2B-5. (Fill Placement Area Plot # 1) | 11.2% to 13.4% | 1,847 to 1,904 | A lift of fill placed on December 02, 2019 was retested again today but moisture content was high and dry densities were below specifications. The lift is scheduled for re-compaction and testing at a later date. |
| 2 | New excavation in north parkade area (refer to Item 2 and Dec 3 area on attached Subgrade Approval Plan). | 3.7% to 8.8% | 2,182 to 2,321 | The first lift of sand and gravel fill about 300 mm in thickness was compacted and approved. |
| 4. In the new approved area described in Item 3, Hall placed and compacted a second lift at the end of the day (refer to fill Dec. 2 area on attached Subgrade Approval Plan). The lift comprised sand and gravel fill and measured about 450 mm in thickness. Testing is scheduled for December 04, 2019. | | | | |

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INSTRUCTIONS/RECOMMENDATIONS:

5. Thurber advised Hall that the lift described in FDR 019-1 will be left to sit in an effort to reduce moisture. Hall advised Thurber this lift will be retested at a later date.
6. Hall advised Thurber that the lift described in Item 4 will be tested on December 04, 2019.

PHOTOS:



Photo 1 – Looking west. During subgrade approval of the new excavation in the north parkade area (Item 2).
[photo taken by JAL and dated 20191203]



Photo 2 – Looking west. Locally placing 19 mm minus clear crush at the base of the excavation (Item 3).
[photo taken by JAL and dated 20191203]



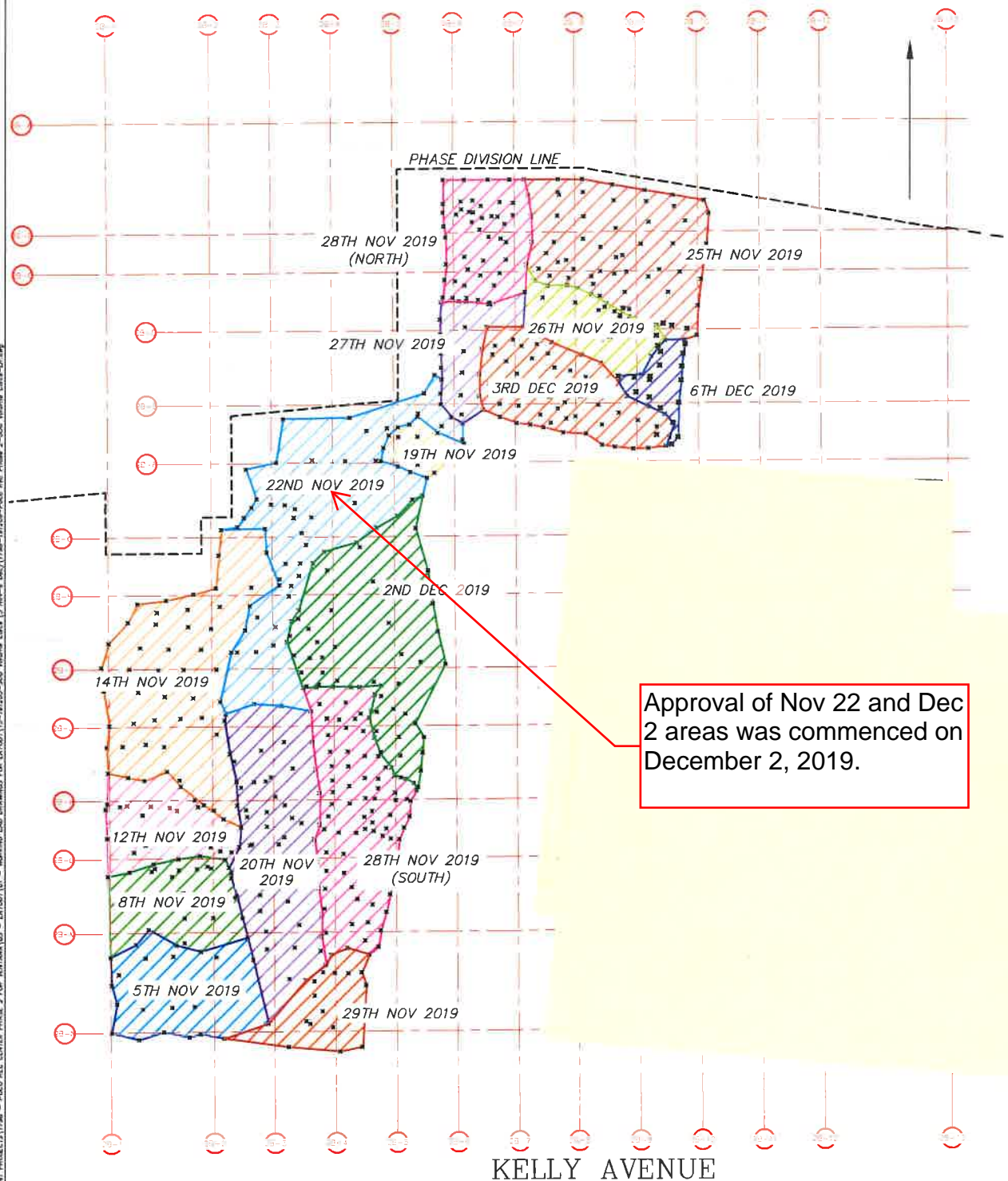
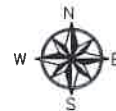
Photo 3 – Looking southeast. During compaction testing of 1st lift (FDR 019-2).
 [photo taken by JAL and dated 20191203]

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| Copies to: | Report By: Jordan Lummis, E.I.T. | Reviewed by Project Engineer: Chris Weech, P.Eng. |
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Approval of Nov 22 and Dec 2 areas was commenced on December 2, 2019.

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|---|--|--------------------|--------------|-------------------------------|----------------------------|---------------|---|---|
|  | METRO SURVEYS a division of RLB Consulting Ltd. 202 - 123 East 17th Ave. Vancouver, BC V5W 1A5 Tel: 604-260-3705 projects@metro-survey.com www.metro-survey.com | SURVEYED | | | | | PROJECT PORT COQUITLAM RECREATION CENTRE-PHASE 2 | |
| | | DRAWN | DEC 09, 2019 | LR | | | | |
| | | SCALE | | PLOT SIZE | | | | |
| | | | | 11 x 17 | | | | |
| METRO PROJECT No. | 1798 | SHEET | S1 of 1 | | 2019-09-18 P2ABC Struc IFC | 5 | NOV 20, 2019 | VOLUMES CALCULATED USING CONFIRMED BASE OF OVER EXCAVATION SURVEY SHOTS SECTION P2B |
| CLIENT | VENTANA | CLIENT PROJECT No. | | 2019-09-18 P2ABC Arch IFC 201 | 2 | SEPT 18, 2019 | | |
| | | | | 2019-09-18 P2ABC Arch IFC 200 | 2 | SEPT 18, 2019 | | |
| | | | | REFERENCE DRAWINGS | REV | REV DATE | | |

FIELD DENSITY REPORT

ATTENTION: Tallon O'Neill FILE NO.: 24160 CONTRACTOR: Hall Construction

PROJECT: Port Coquitlam Recreation Centre REPORT DATE: December 04, 2019 AREA: Dec. 2, 2019 excavation area between Gridlines 2B-4 and 2B-5 and between Gridlines 2B-I and 2B-K. (Refer to Fill Placement Area Plot # 1)

REPORT NO.: FDR 019-1 SOIL TYPE: SAND, trace gravel to gravelly, trace silt (River Sand Fill)

CLIENT: Ventana Construction Corporation DATE TESTED: December 03, 2019 SPECIFICATION: 95% Modified Proctor Maximum Dry Density

CC: TESTED BY: JAL

| FIELD TEST NO. | LOCATION | ELEV. & COMPACTION | PROC. NO. | FIELD | | | LABORATORY | | PERCENT PROCTOR DENSITY | |
|----------------|--|--|-----------|----------------------|------------------------|--|--------------------------------------|---|-------------------------|---------------|
| | | | | Moisture Content (%) | Estimated Oversize (%) | Nuclear Dry Density (kg/m ³) | Proctor Density (kg/m ³) | Corrected for Field Oversize (kg/m ³) | Field Compaction (%) | Specified (%) |
| 1 | Middle – South End of Excavation Test completed from lift surface Probe Depth = 200 mm | Final lift (placed December 02, 2019) | | 11.2 | 5-10% | 1904 | 1986 (9.5 mm minus) | 2040 | 93% | 95% |
| 2 | Middle – North End of Excavation Test completed from lift surface Probe Depth = 300 mm | | | 13.4 | | 1847 | | | 91% | |

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD: ASTM D1557

COMMENTS: The compaction test results do not meet project specifications. Re-compaction and testing is schedule for a later date.

The results are for the sole use of the designated client only. This report constitutes a testing service only and does not represent any interpretation or opinion regarding the specification compliance or material suitability. Engineering interpretation will be provided by Thurber upon request.

Per: Jordan Lummis

FIELD DENSITY REPORT

ATTENTION: Tallon O'Neill FILE NO.: 24160 CONTRACTOR: Hall Construction

PROJECT: Port Coquitlam Recreation Centre REPORT DATE: December 04, 2019 AREA: New excavation area in the north parkade area (between Gridlines 2B-E and 2B-D and from Gridline 2B-9 to about 4 m east of 2B-6).
(Refer to Item 2 in FRR 019 and Dec 3, 2019 area on Subgrade Approval Plan)

REPORT NO.: FDR 019-2 SOIL TYPE: SAND and GRAVEL to gravelly SAND, trace silt

CLIENT: Ventana Construction Corporation DATE TESTED: December 03, 2019 SPECIFICATION: 95% Modified Proctor Maximum Dry Density

CC: TESTED BY: JAL

| FIELD TEST NO. | LOCATION | ELEV. & COMPACTION | PROC. NO. | FIELD | | | LABORATORY | | PERCENT PROCTOR DENSITY | |
|----------------|---|----------------------|-----------|----------------------|------------------------|--|--------------------------------------|---|-------------------------|---------------|
| | | | | Moisture Content (%) | Estimated Oversize (%) | Nuclear Dry Density (kg/m ³) | Proctor Density (kg/m ³) | Corrected for Field Oversize (kg/m ³) | Field Compaction (%) | Specified (%) |
| 1 | Middle – East End of Excavation Test completed from lift surface Probe Depth = 150 mm | 1 st lift | | 3.7 | | 2281 | | | >95% | 95% |
| 2 | Middle of Excavation Test completed from lift surface Probe Depth = 150 mm | | | 4.2 | | 2321 | | | | |
| 3 | Middle – West End of Excavation Test completed from lift surface Probe Depth = 250 mm | | | 8.8 | | 2182 | | | | |

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD:

COMMENTS: The tests show compaction meets project specifications.

The results are for the sole use of the designated client only. This report constitutes a testing service only and does not represent any interpretation or opinion regarding the specification compliance or material suitability. Engineering interpretation will be provided by Thurber upon request.

Per: Jordan Lummis

Approximate Fill Placement Area # 1 (refer to FDR 019-1)

