



PORT COQUITLAM COMMUNITY CENTRE

Owner's Representative Progress Report #27

June 2019

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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 #27 to the Owner. This report represents a summary of key project activities and issues that occurred up to June 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.

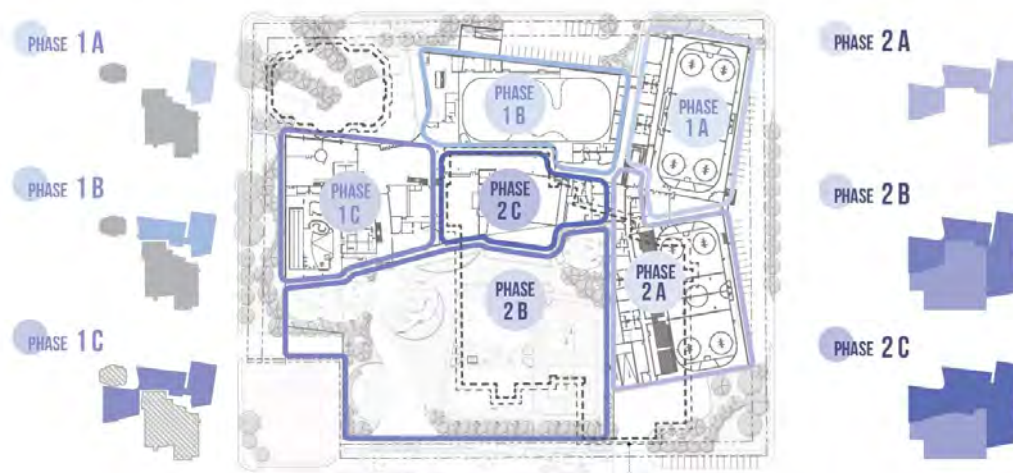
Any advice, opinions or recommendations within this report should be read and relied upon only in the context of this report as a whole. The contents of this report do not provide legal, insurance or tax advice or opinion.

2.0 EXECUTIVE SUMMARY

During June 2019 numerous meetings, co-ordination, procurement, design and construction activities have taken place. The Design-Builder continues with the final completion of Phase 1AB finishes and commissioning. Phase 1C concrete structure and pool mechanical is ongoing. Glazing is ongoing. M&E and fit-out is ongoing. Based on the information contained in this Monthly Progress Report #27 and during this reporting period, Tango believes the Project can be completed by the Substantial Performance Date of October 31, 2021 for the Project Budget of \$132,100,000, provided the current critical path milestone dates can be achieved.

3.0 PROJECT SCOPE

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

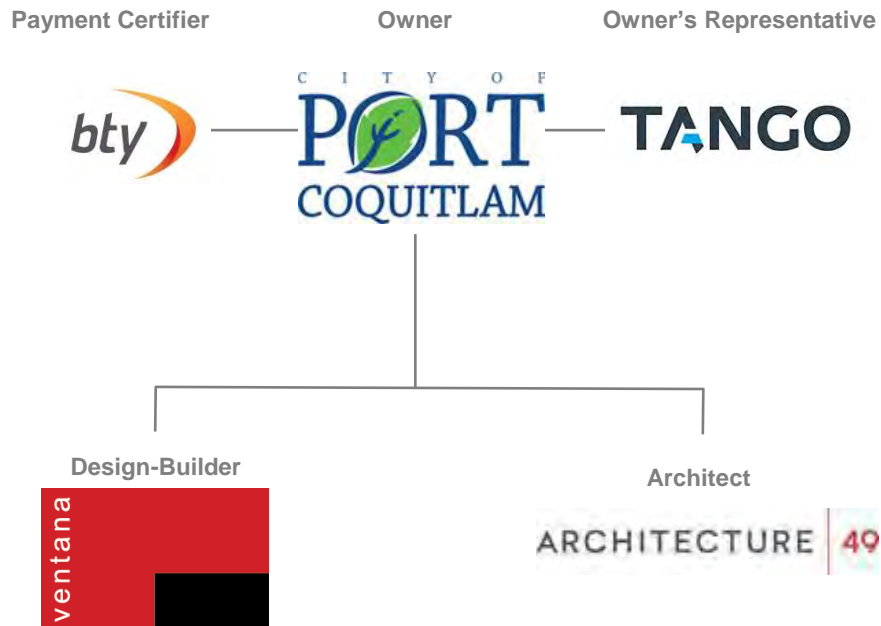


4.0 PROJECT TEAM

The following team members have been appointed to the Project:

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

City of Port Coquitlam Community Recreation Complex Project Team



5.0 DESIGN AND APPROVALS STATUS

Conceptual Design

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

Schematic Design

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

Design Development & Working Drawings and Construction Documents

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

Below is an updated summary of the key design milestone submissions, as per the revised project schedule - updated July 19, 2019:

Drawing Package	Planned Date	Actual Date	Status	Comments
Ground Works / Piling (1ABC)				
BP Submission	24-Feb-17	13-Apr-17	Complete	Construction Ongoing
IFT Drawings	24-Feb-17	6-Apr-17	Complete	Construction Ongoing
IFC Drawings	10-Apr-17	18-Aug-17	Complete	Construction Ongoing
Phase 1ABC - Structure				
IFT Drawings (F/R/C)	31-Aug-17	6-Oct-17	Complete	Construction Ongoing
IFC Drawings (F/R/C)	26-Oct-17	12-Dec-17	Complete	Construction Ongoing
IFT Drawings (S/Steel)	19-Oct-17	19-Dec-17	Complete	Construction Ongoing
IFC Drawings (S/Steel)	30-Nov-17	10-Jan-18	Complete	Construction Ongoing
Phase 1ABC Balance of Design				
BP Submission	14-Jul-17	28-Sep-17	Complete	Construction Ongoing
IFT Drawings	5-Oct-17	3-Oct-17	Complete	Construction Ongoing
IFC Drawings	16-Nov-17	31-Jan-18	Complete	Construction Ongoing
Phase 2ABC - Design				
BP Submission	19-Jan-18		Ongoing	1-Jul-19
IFT Drawings	18-Mar-18		Ongoing	21-May-19
IFC Drawings	12-Jul-18		Ongoing	9-Sep-19

5.0 Design and Approval Status (continued)

Permits / Regulatory Approvals

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

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

A Development Permit was issued on August 18, 2017.

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

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

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

The Owner has identified the following permits required to fully transition into operations:

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

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 July 19, 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;

6.0 Procurement & Contract Administration (continued)

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; and
Asphalt	

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

Phases 1ABC & 2ABC

- Phase 2ABC Tendering Complete by September 23, 2019.

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

Furniture, Fixtures and Equipment (FF&E) Procurement

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

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

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.

An RFP for Fitness Equipment has been issued on BCBid, closing June 20, 2019, and is currently under review by the Owner.

Project Coordination / Meeting

Owner led Occupancy Coordination Meetings # 2&3 were held on June 4, 2019 and June 18, 2019, respectively. Please refer to Appendix 5 of this Monthly Progress Report for a copy of the Occupancy Coordination Meetings #2&3 minutes. The next Occupancy Coordination Meeting is scheduled for July 2, 2019.

7.0 PROJECT BUDGET

Project Budget Summary

The Project Budget is summarized below:

A Design and Construction	Dollar Value
1 Design-Builder Pre Contract Costs	\$983,000
2 Design-Builder Contract Price	\$116,717,000
3 Approved Changes	\$8,677,542
4 Current (Revised) Contract Price	\$125,394,542
5 Work Certified as Completed (Base Contract)	\$74,752,513
6 Current Cost to Complete (Base Contract)	\$50,642,029
7 Lien Holdback (Base Contract)	\$6,975,251
8 Lien Holdback Released	-\$669,645
B Non-Contract Costs	
9 Non-Contract Costs	\$14,400,000
C Total Project Budget	\$132,100,000

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

Additional critical scope for offsite utility works has been added to the Design-Builder's Contract, that is outside the scope of the Project and will be funded from a separate capital budget. This will be reported on in a forthcoming Monthly Progress Report.

Payment Certification

BTY Group, the Payment Certifier has issued Certificate of Payment No. 30 dated July 16, 2019, which certifies the current payment due to the Design-Builder, under the terms of the Design-Build Contract ("DBC") for the period ending June 30, 2019.

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

Item	Dollar Value
Current Net	\$3,255,727
Current GST (5.0%)	\$162,786
Total Current Payable to the Design-Builder	\$3,418,513
Total Current Builders Lien Holdback	\$6,305,606

Please refer to Appendix 4 of this report for a copy of Certificate of Payment No. 30.

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 June 30, 2019 is as follows:

CO#	PCN#	Description	Dollar Value	Contingency Allocation
1		Bonding Requirements	\$1,800,000	Project Contingency
2		Temporary Power to Site	\$34,751	Project Contingency
3	2	Floor Area Changes	\$1,003,236	Project Contingency
5	9	Additional Back-Up Power	\$90,713	Project Contingency
7	12	Card Readers and Key Pads	\$16,698	Project Contingency
8	15	Library User Group Changes	\$86,287	Project Contingency
9	18	Accessible Washroom Emergency Alert	\$28,204	Project Contingency
10	21	Auto Door Openers	\$55,440	Project Contingency
11	24	Daycare - Card Readers & Alarms	\$9,834	Project Contingency
12	26	Additional CCTV	\$24,024	Project Contingency
14	30	Added Door Security	\$88,364	Project Contingency
17	16	Terry Fox Display Cases	\$4,950	Project Contingency
20	17	Exterior Building Signage	\$57,618	Project Contingency
21	39	Phase 1 Millwork Re-Design Services	\$7,975	Project Contingency
24	29	RCMP Panic Buttons	\$8,375	Project Contingency
		SUB-TOTAL	\$3,316,468	
15		Scoreboard Credit	-\$42,760	FF&E
		SUB-TOTAL	-\$42,760	
4	5	Off Site Design Services	\$269,998	Off Sites
6	6	Additional Off Site Design Services	\$55,875	Capital Utility Budget
13		Offsite Scope of Work (Phase 1A)	\$1,698,500	Off Sites / Capital Utility Budget
16	33	Offsite Isolation Valves	\$37,711	Capital Utility Budget
18		Offsite Scope of Work (Phase 1B)	\$2,900,900	Off Sites / Capital Utility Budget
19	32	Hydro conduit relation at Kingsway	\$110,674	Off Sites
22	28	Offsite Storm Change @ Kingsway and Kelly	\$49,500	Off Sites / Capital Utility Budget
23	35	Bonding and Insurance Scope for Offsite Awarded	\$161,936	Off Sites / Capital Utility Budget
	41	Manhole Extension	\$73,801	Off Sites / Capital Utility Budget
	42	Kelly Sanitary Changes	\$26,985	Off Sites / Capital Utility Budget
	47	Offsite Watermain Kelly & Mary Hill	\$17,954	Off Sites / Capital Utility Budget
		SUB-TOTAL	\$5,403,834	

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 (June End 2019)

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

- **Phase 1A: Participant Ice:** Final finishes and commissioning are ongoing. Refrigeration commissioning and training is ongoing. Construction deficiencies are being closed out.
- **Phase 1B: Leisure Ice and Library:** Final fit-out, finishes and commissioning are ongoing. Refrigeration commissioning and training is ongoing. Construction deficiencies are being closed out.
- **Phase 1C Aquatic and Fitness Centre, All Age and Admin Areas:** Foundation formwork, rebar and concrete placement is ongoing. Suspended slabs are ongoing. Mechanical and electrical rough-in is ongoing. Glulam installation is complete. Roof and envelope is ongoing. Tiling is ongoing and pool lab preparation has commenced.

We received a copy of the Design-Builder's updated schedule – ***"Port Coquitlam Community Recreation Complex – Owner's Schedule: July 19th 2019 - Update"***.

The critical path activity for Phase 1AB is the Occupancy process. There is no change to the Occupancy Date, despite changes to the completion of some construction activities. The Design-Builder appears to be managing this via the resequencing and duration change of certain construction activities.

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

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 June 2019.

8.0 Project Schedule (continued)

Monthly Look Ahead

During July 2019, the following key construction activities are scheduled (based on ***“Port Coquitlam Community Recreation Complex – Owner’s Schedule: July 19th 2019 - Update”***).

- **Phase 1ABC – Rinks 2&3, Library and Div 9**
 - Complete Occupancy process;
 - Complete staff training;
 - Build Rinks 2&3 ice sheets;
 - Transition rink facility staff;
 - Kitchen staff training; and
 - Close out construction deficiencies.
- **Phase 1C – Aquatics and Fitness Area**
 - Complete glazing;
 - Commence metal cladding;
 - Commence ceiling finishes; and
 - Complete interior steel stud.
- **Phase 2**
 - Commence existing rink abatement.

Please refer to Appendix 1 of this report for a copy of the revised Design-Builder's Owner's Schedule: July 19th 2019 - Update.

9.0 QUALITY ASSURANCE & QUALITY CONTROL

Construction Inspection & Monitoring

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

We received a copy of Architect 49's Site Report 50, dated June 24, 2019. The Lead Consultant has confirmed that the works on site are progressing generally in accordance with the IFC drawings, specifications and building permits issued to date. A copy of the Assurance Statement dated July 16, 2019 is included in Appendix 7 of this report.

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

We received a copy of Smith and Anderson's Job Report, dated June 21, 2019. Non-conformances have been noted to be remedied by the Design-Builder.

We received a copy of WSP's Plumbing Field Report, dated June 28, 2019. Non-conformances have been noted to be remedied by the Design-Builder.

We performed multiple site inspections during June 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 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 June 2019 have been addressed or remain ongoing as part of the forthcoming design, procurement and construction phases.

The Design-Builder issued an updated schedule, ***"Port Coquitlam Community Recreation Complex – Owner's Schedule: July 19th 2019 - Update"*** during this reporting period. This schedule targets a late summer opening for Phase 1AB scope of work.

The updated schedule also notes a revised Occupancy Date for Phase 1C Aquatics and Fitness of December 2, 2019, from November 27, 2019.



APPENDIX 1

Port Coquitlam Community Recreation Centre Complex – Owner's
Schedule: July 19th 2019 - Update



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
July 19th 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	Nov	Jan	Mar	May	Jul
1	1 Port Coquitlam Recreation Centre	1194 days?	Fri 2/24/17	Mon 10/25/21	entre																											
2	1.1 Design Phases	144 days	Fri 2/24/17	Wed 9/20/17	hases																											
3	1.1.1 Phase 1ABC - Groundworks	55 days	Fri 2/24/17	Fri 5/12/17	works																											
9	1.1.2 Pile tender and award	60 days	Mon 6/26/17	Wed 9/20/17	ile tender and award																											
13	1.2 Phase 1ABC - Design - Structure	649 days	Fri 2/24/17	Mon 9/23/19	cture																											
14	1.2.1 Formwork/Reinforcing	190 days	Fri 2/24/17	Mon 11/27/17	rcing																											
19	1.2.2 Structural Steel & Glulam	90 days	Fri 9/22/17	Fri 2/2/18	Structural Steel & Glulam																											
24	1.2.3 Phase 1ABC - Design - Balance	329 days	Mon 5/8/17	Fri 8/31/18	esign - Balance																											
34	1.2.4 Phase 2ABC - Design	249 days	Tue 10/2/18	Mon 9/23/19	Phase 2ABC - Design																											
35	1.2.4.1 IFT Drawings	0 days	Tue 10/2/18	Tue 10/2/18	IFT Drawings																											
36	1.2.4.2 Internal Review and Revisions	6 mons	Wed 10/3/18	Tue 3/26/19	Internal Review and Revisions																											
37	1.2.4.3 Full BP Submission and review	139 days	Fri 12/14/18	Mon 7/1/19	Full BP Submission and review																											
38	1.2.4.4 Tender	40 days	Tue 7/30/19	Mon 9/23/19	Tender																											
39	1.2.4.5 IFC Drawings	10 days	Tue 8/27/19	Mon 9/9/19	IFC Drawings																											
40	1.3 Construction Phases	1062 days?	Tue 9/5/17	Mon 10/25/21	Construction Phases																											
41	1.3.1 Phase 1AB	567 days?	Tue 9/5/17	Mon 12/2/19	Phase 1AB																											
42	1.3.1.1 Bulk Excavation	15 days	Tue 9/5/17	Mon 9/25/17	Bulk Excavation																											
43	1.3.1.2 Piling	60 days	Thu 9/21/17	Fri 12/15/17	Piling																											
44	1.3.1.3 Parkade Foundations(GL 1B-F)	20 days	Mon 6/11/18	Mon 7/9/18	Parkade Foundations(GL 1B-F)																											
45	1.3.1.4 Backfill Parkade Walls	10 days	Tue 7/10/18	Mon 7/23/18	Backfill Parkade Walls																											
46	1.3.1.5 M&E Rough In	250 days	Mon 6/11/18	Wed 6/5/19	M&E Rough In																											
47	1.3.1.6 Footings/Column/Wall	80 days	Mon 12/18/17	Tue 4/17/18	Footings/Column/Wall																											
48	1.3.1.7 SOG(at suspended)	20 days	Mon 3/19/18	Tue 4/17/18	SOG(at suspended)																											
49	1.3.1.8 Suspended Slabs area AB	55 days	Fri 6/8/18	Mon 8/27/18	Suspended Slabs area AB																											
50	1.3.1.9 Structural Steel	98.5 days	Tue 6/19/18	Thu 11/8/18	Structural Steel																											
63	1.3.1.10 Roofing	107.5 days	Wed 9/19/18	Fri 2/22/19	Roofing																											
69	1.3.1.11 Exterior steel stud/densglass	115.5 days	Wed 8/1/18	Fri 1/18/19	Exterior steel stud/densglass																											
76	1.3.1.12 Interior steel stud/drywall/ceilings	185 days	Wed 8/8/18	Wed 5/1/19	Interior steel stud/drywall/ceilings																											
88	1.3.1.13 Metal cladding installation	105 days	Fri 1/4/19	Fri 5/31/19	Metal cladding installation																											
99	1.3.1.14 Refrigeration plant &rinks 2&3				Refrigeration Plant equipment install																											
100	1.3.1.15 Refrigeration Plant equipment install	168.5 days	Mon 11/5/18	Wed 7/3/19	Refrigeration Plant equipment install																											
119	1.3.1.16 Glazing	122.5 days	Thu 11/1/18	Fri 4/26/19	Glazing																											
127	1.3.1.17 Interior and Exterior Block Walls &Masonry	133 days	Tue 8/7/18	Fri 2/15/19	Interior and Exterior Block Walls &Masonry																											
134	1.3.1.18 Elevators	61 days	Fri 3/22/19	Mon 6/17/19	Elevators																											
138	1.3.1.19 Interior Finishes	134 days	Tue 12/18/18	Wed 6/26/19	Interior Finishes																											
149	1.3.1.20 Mechanical and electrical	265 days	Mon 6/4/18	Wed 6/19/19	Mechanical and electrical																											
154	1.3.1.21 Div 9 admin and kitchen grid 1c6 to 1c13	146 days	Mon 6/4/18	Thu 1/3/19	Div 9 admin and kitchen grid 1c6 to 1c13																											
161	1.3.1.22 Div 9 - Metal cladding	35 days	Fri 5/3/19	Fri 6/21/19	Div 9 - Metal cladding																											
163	1.3.1.23 Div-9 Glazing	30 days	Fri 3/1/19	Thu 4/11/19	Div-9 Glazing																											
166	1.3.1.24 interior block walls	20 days	Tue 11/20/18	Mon 12/17/18	interior block walls																											
167	1.3.1.25 interior stud and drywall div 9	20 days	Fri 3/15/19	Thu 4/11/19	interior stud and drywall div 9																											
168	1.3.1.26 Div 9 Commercial Kitchen	69 days	Fri 3/15/19	Wed 6/19/19	Div 9 Commercial Kitchen																											
173	1.3.1.27 Div 9 Interior Finishes	55 days	Fri 4/12/19	Thu 6/27/19	Div 9 Interior Finishes																											
180	1.3.1.28 Div 9 Mechanical and electrical	137 days	Tue 11/20/18	Mon 6/3/19																												
191	1.3.1.29 Commissioning	35 days	Thu 5/2/19	Wed 6/19/19	Commissioning																											
192	1.3.1.29.1 electrical start up	10 days	Thu 5/2/19	Wed 5/15/19	electrical start up																											
193	1.3.1.29.2 mechanical startup	20 days	Thu 5/9/19	Wed 6/5/19	mechanical startup																											
194	1.3.1.29.3 refrigeration plant commissioning and startup	27 days	Mon 5/13/19	Wed 6/19/19	refrigeration plant commissioning and startup																											
195	1.3.1.29.4 comissioning report	10 days	Thu 6/6/19	Wed 6/19/19	comissioning report																											
196	1.3.1.29.5 fire alarm verification	15 days	Thu 5/23/19	Wed 6/12/19	fire alarm verification																											
197	1.3.1.30 exterior landscape works	15 days	Wed 4/10/19	Tue 4/30/19	exterior landscape works																											
198	1.3.1.31 Occupancy Process	20 days	Tue 6/18/19	Mon 7/15/19	Occupancy Process																											
199	1.3.1.32 PoCo FF+E and Facility Staff Training	70.5 days	Thu 5/23/19	Thu 8/29/19	PoCo FF+E and Facility Staff Training																											
200	1.3.1.32.1 Building Operations Staff Training	2 wks	Tue 7/2/19	Mon 7/15/19	Building Operations Staff Training																											
201	1.3.1.32.2 IT staff introduction and setup	6 wks	Thu 5/23/19	Wed 7/3/19	IT staff introduction and setup																											
202	1.3.1.32.3 Ice Rinks	31.5 days	Fri 6/14/19	Mon 7/29/19	Ice Rinks																											



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE
July 19th 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					
203	1.3.1.32.3.1 Rink facility staff intro and training	1 wk	Fri 6/14/19	Fri 6/21/19																												
204	1.3.1.32.3.2 Build ice sheets, rinks 2 and 3	2 wks	Tue 7/16/19	Mon 7/29/19																												
205	1.3.1.32.3.3 Rink facility staff transition	2 wks	Tue 7/2/19	Mon 7/15/19																												
206	1.3.1.32.4 Amenity Spaces and offices	45 days	Thu 6/27/19	Thu 8/29/19																												
207	1.3.1.32.4.1 Rec staff intro and orientation	1 wk	Thu 6/27/19	Thu 7/4/19																												
208	1.3.1.32.4.2 Amenity space FF+E / move-in	2 wks	Thu 8/15/19	Thu 8/29/19																												
209	1.3.1.32.4.3 VCC takeover of Wilson Centre, start decommission process	0 days	Thu 7/18/19	Thu 7/18/19																												
210	1.3.1.32.5 Library	10 days	Thu 8/15/19	Thu 8/29/19																												
211	1.3.1.32.5.1 Library staff intro and orientation	1 wk	Thu 8/15/19	Thu 8/22/19																												
212	1.3.1.32.5.2 Library FF+E / move-in	2 wks	Thu 8/15/19	Thu 8/29/19																												
213	1.3.1.32.5.3 VCC takeover of existing library, start decommission process	0 days	Thu 8/29/19	Thu 8/29/19																												
214	1.3.1.32.6 Kitchen / Concession	15 days	Tue 7/30/19	Mon 8/19/19																												
215	1.3.1.32.6.1 Kitchen staff training	1 wk	Tue 7/30/19	Mon 8/5/19																												
216	1.3.1.32.6.2 Kitchen staff move-in	2 wks	Tue 8/6/19	Mon 8/19/19																												
217	1.3.1.33 Phase 1C	495 days	Mon 12/18/17	Mon 12/2/19																												
218	1.3.1.33.1 Piling	20 days	Mon 12/18/17	Thu 1/18/18																												
219	1.3.1.33.1.1 Uplift Anchors	20 days	Mon 12/18/17	Thu 1/18/18																												
220	1.3.1.33.2 pool and fitness Area	383 days	Mon 6/4/18	Mon 12/2/19																												
221	1.3.1.33.2.1 Pool Foundations	60 days	Mon 6/4/18	Tue 8/28/18																												
222	1.3.1.33.2.2 level 1 suspended fitness	20 days	Wed 8/29/18	Wed 9/26/18																												
223	1.3.1.33.2.3 Pool Piping/Electrical	50 days	Mon 6/4/18	Tue 8/14/18																												
224	1.3.1.33.2.4 Suspended Deck	20 days	Wed 8/15/18	Wed 9/12/18																												
225	1.3.1.33.2.5 Suspended Slab - level 2 fitness	20 days	Thu 9/27/18	Thu 10/25/18																												
226	1.3.1.33.2.6 Glulams	50 days	Thu 11/15/18	Mon 1/28/19																												
227	1.3.1.33.2.7 Interior Block Walls	40 days	Mon 11/26/18	Wed 1/23/19																												
228	1.3.1.33.2.8 metal decking to the pool	15 days	Tue 1/29/19	Mon 2/18/19																												
229	1.3.1.33.2.9 Mechanical and electrical rough-in	75 days	Tue 3/12/19	Mon 6/24/19																												
230	1.3.1.33.2.10 Pool tank walls and features Grid 1CJ to 1CP	65 days	Tue 4/2/19	Mon 7/1/19																												
231	1.3.1.33.2.11 exterior steel Stud/Densglass	20 days	Tue 5/14/19	Mon 6/10/19																												
232	1.3.1.33.2.12 Roofing	20 days	Tue 4/2/19	Mon 4/29/19																												
233	1.3.1.33.2.13 Glazing	75 days	Tue 4/16/19	Mon 7/29/19																												
234	1.3.1.33.2.14 Metal Cladding	30 days	Tue 7/2/19	Mon 8/12/19																												
235	1.3.1.33.2.15 Ceiling finishes	25 days	Tue 7/16/19	Mon 8/19/19																												
236	1.3.1.33.2.16 Change Room Tile	50 days	Tue 7/16/19	Mon 9/23/19																												
237	1.3.1.33.2.17 Pool Tile	50 days	Tue 8/6/19	Mon 10/14/19																												
238	1.3.1.33.2.18 Interior Steel Stud	45 days	Tue 5/21/19	Mon 7/22/19																												
239	1.3.1.33.2.19 Pool Finishes(Lockers, Grating, Ladders, etc.)	15 days	Tue 10/1/19	Mon 10/21/19																												
240	1.3.1.33.2.20 Interior Finishes	40 days	Tue 7/30/19	Mon 9/23/19																												
241	1.3.1.33.2.21 M&E Finishes	40 days	Tue 7/30/19	Mon 9/23/19																												
242	1.3.1.33.2.22 Millwork	30 days	Tue 9/24/19	Mon 11/4/19																												
243	1.3.1.33.2.23 Pool Commissioning	20 days	Tue 10/22/19	Mon 11/18/19																												
244	1.3.1.33.2.24 Commissioning	30 days	Tue 9/24/19	Mon 11/4/19																												
245	1.3.1.33.2.24.1 electrical start up	10 days	Tue 9/24/19	Mon 10/7/19																												
246	1.3.1.33.2.24.2 mechanical startup	10 days	Tue 9/24/19	Mon 10/7/19																												
247	1.3.1.33.2.24.3 Mechanical commissioning	20 days	Tue 10/8/19	Mon 11/4/19																												
248	1.3.1.33.2.24.4 fire alarm verification	10 days	Tue 9/24/19	Mon 10/7/19																												
249	1.3.1.33.2.25 exterior landscape works	15 days	Tue 10/8/19	Mon 10/28/19																												
250	1.3.1.33.2.26 Occupancy Process	10 days	Tue 11/19/19	Mon 12/2/19																												
251	1.3.2 Phase 2	595 days	Tue 7/16/19	Mon 10/25/21																												
252	1.3.2.1 Demo	90 days	Tue 7/16/19	Mon 11/18/19																												
253	1.3.2.1.1 Existing Rink Abatement	30 days	Tue 7/16/19	Mon 8/26/19																												
254	1.3.2.1.2 Make Safes and Demolition	60 days	Tue 8/27/19	Mon 11/18/19																												



PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE

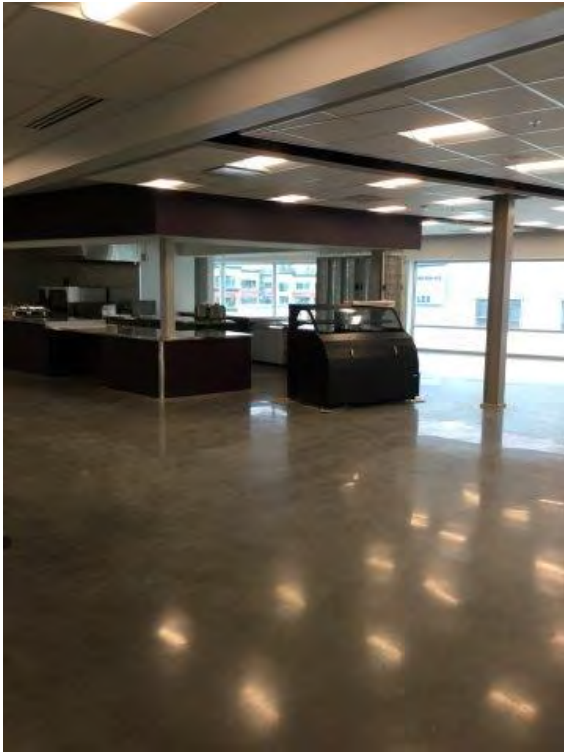
Ventana Construction Corporation
3875 Henning Dr. || Burnaby, BC || V5C 6N5
Office 604.291.9000
Fax 604.291.9992
Web VentanaConstruction.com

[illegible]



APPENDIX 2

Progress Photographs – June 2019



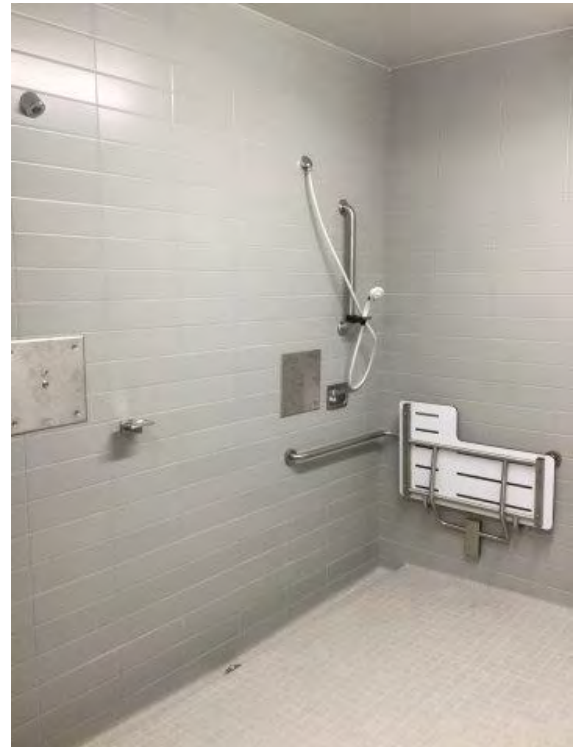
Phase 1A – Concessions



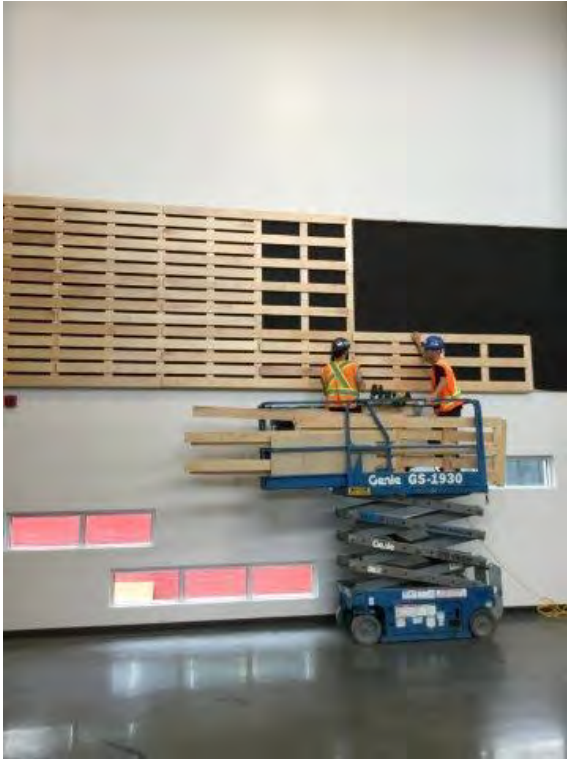
Phase 1A – Rink 2 Players and penalty box



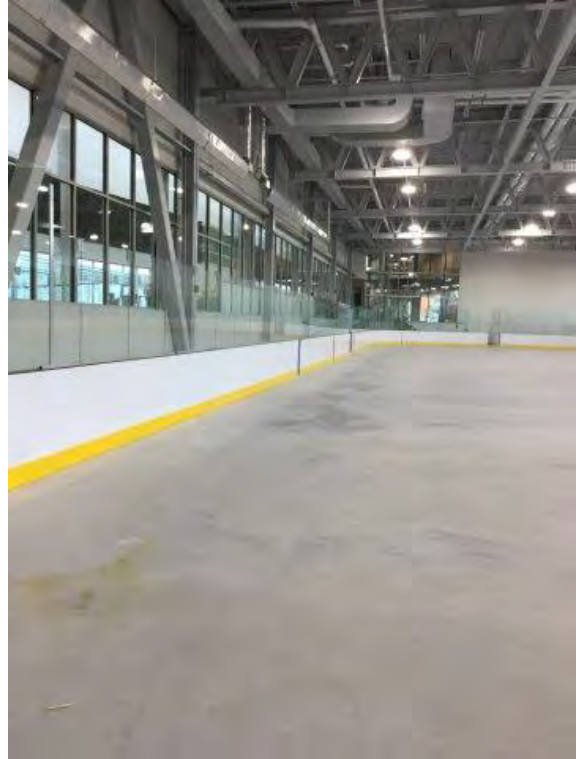
Phase 1A – Stake Lobby service point



Phase 1A - Changeroom showers & accessibility seating



Phase 1B – Wood wall to public corridor



Phase 1B – dasher boards and plexi-glass



Phase 1B – Sprinkler tree ready for labelling



Phase 1B – Rubber skate flooring install



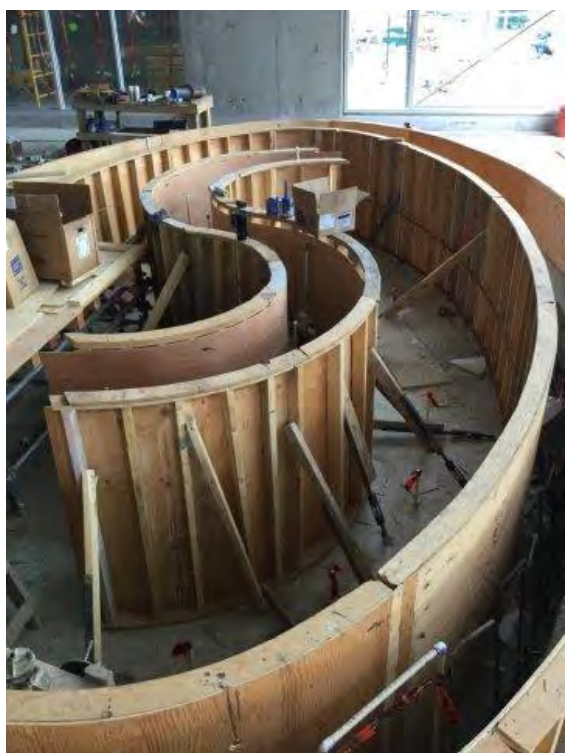
Phase 1C – West elevation glazing



Phase 1C – South elevation glazing



Phase 1C – Hot tub progress



Phase 1C – Lazy river progress



APPENDIX 3

Site Inspection Reports: June 2019

Field Review Report



Project: PCCC
 Reporting Date: 2019-06-04
 Prepared By: Alun Lewis

Weather: Sunny: x Rain: _____ Wind: _____ Temperature: High of: **20**
 Cloudy: _____ Snow: _____ Other: _____ Low of: **9**

Tango's Staff: (# on site)		Trade Contractor's			
Superintendents	1	Demolition	Waterproofing	Painting	9
Engineers		Site Work	9 Scaffolding	10 Misc. Specialties	8
Office Staff		Landscaping	Spray Insul/Fire Proof	Cleaners	
CSO / First Aid		Paving	Caulking/Firestopping	Plumbing	19
Carpenters		Concrete Formwork	4 Roofing	4 Mechanical	5
Labourers		Rink prep / conc	Doors & Hardware	4 Refrigeration	2
Operators		Reinforcing Steel	Windows/Glazing	16 Sprinklers	
		Structural Steel	4 Exterior Cladding	8 Electrical	21
		Metal Decking	SS/Drywall	Controls	6
		Masonry	Drywall Taper	11 Pool Piping	
		Rough Carpentry	Resilient Tile		
		Finish Carpentry	Ceramic Tile	6 Tango's Subtotal	
		Millwork	Elevator	4 Trade's Subtotal	150
				SITE TOTAL	

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against updated May 16th schedule

item 66 - library roof (Feb 01 - Feb 22) - Cap flashings commenced to N end but require completing to S end

item 115 - dasher boards (Apr 05 - Jun 03) - Phase 1B rink ongoing

item 116 - refrigeration plant commissioning & start-up (May 06 - June 12) - Phase 1B rink cool down delayed, to commence June 07

item 117 - rink puck netting (June 03 - June 24) - Not yet commenced

item 118 - score clocks (June 03 - June 17) - Not yet commenced

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

item 142 - rubber skate floors (Apr 04 - May 29) - Skate lobby infront of service desk commenced. Skate lobby and around phase 1A & 1B rink to be commenced

item 143 - polished conc floors (May 02 - June 12) - Continuing with public corridor. Main entrance to be commenced

item 163 - metal cladding to div 9 (May 03 - May 31) - S elevation and soffit to have panels installed

item 165 - exterior glazing (March 01 - March 28) - All beauty caps to be installed

item 176 - interior painting (Apr 12 - May 02) - Ongoing.

item 177 - sheet flooring (May 03 - May 30) - Main floor lounge and games room area to commence

item 190 - div 12 roofing (March 19 - March 25) - all cap flashigns to be installed

item 191 - div 12 glazing (March 26 - April 08) - entrance screen and lobby screen to corridor being installed

item 199 - exterior landscape (Apr 10 - Apr 30). Grading for curbs and sidewalks to phase 1A & 1B. Commence concrete sidewalks

item 233 - Roofing (Apr 04 - Apr 29). Cap flashings to be commenced

QAQC

As previously noted and discussed with Ventana

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

		Comments
Onsites	9	Forms, grading and concrete placement to sidewalks to N side of phase 1A & 1B
Formwork	4	Phase 1C - Formwork to lazy river
		Phase 1B - Formwork to wall along access ramp to loading dock
Structural Steel	4	Phase 1C - Install canopy steelwork to rear corridor entrance (div 12)
Scaffolding	10	Phase 1C - Scaffold install to pool for high level access and to SE & SW corners of pool for glazing accss
Roofing	4	Phase 1B - Waterproofing and membrane to main entrance slab
		Phase 1C - Waterproofing and membrane to deck to S side of lounge
Glazing	16	Phase 1B - Completion works to glazing to SW corner of rink
		Phase 1C - Glazing frame install to W elevation of weight room. Glass and frame install to SE & SW corners of pool
Cladding	8	Phase 1B - Cladding panel install to main entrance
		Phase 1C - Complete prep works to soffit under multipurpose rooms
Drywall	11	Phase 1C - Mud and sand walls to multipurpose room and mens washroom. Patch walls after painting
Ceramic Tile	6	Phase 1B - Install stone veneer to fire place
		Phase 1C - Prep works for tiling to staff changeroom & restroom. Replace tiles to universal changeroom (off corridor) over new elec install to S wall
Elevator	4	Phase 1B - Work with controls contractor on elevator 1 programming and commissioning
Painting	9	Phase 1B - Painting to public corridor
		Phase 1C - Painting to games room walls. Painting to changeroom ceilings
Dasher boards	3	Phase 1B - Install dasher boards and plexiglass to rink
Floor polishing	5	Phase 1B - Concrete floor grinding / polishing to public corridor
Plumbing	19	Phase 1A - Pipe insulation to 2nd floor mech room
		Phase 1C - Rough in to 2nd floor washroom walls. Pool plumbing. Plumbing connections in parkade
Mechanical	5	Phase 1AB - Commissioning and balancing ducting
Refrigeration	2	Phase 1AB - Refrigeration room works. Draw down completed
Electrical	21	Phase 1A - Wiring to 2nd floor mech & elec rooms. Install lights to changeroom corridors
		Phase 1B - Pulling wires to 2nd floor library floor boxes & ceiling. Pulling wire above main entrance Tbar ceiling tiles. Install to parkade telecoms room
		Phase 1C - Clean out parkade elec room.
Controls	6	Phase 1A - Controls programming to 2nd floor mech room
		Phase 1B - Controls programming with elevator contractor.

Field Review Report



Project: PCCC
Reporting Date: 2019-06-24
Prepared By: Alun Lewis

Weather: Sunny: ☒ Rain: _____ Wind: _____ Temperature: High of: **19**
Cloudy: ☒ Snow: _____ Other: _____ Low of: **12**

Tango's Staff: (# on site)		Trade Contractor's			
Superintendents	1	Demolition		Waterproofing	8
Engineers		Site Work	11	Scaffolding	7
Office Staff		Landscaping		Spray Insul/Fire Proof	Cleaners
CSO / First Aid		Paving		Caulking/Firestopping	Plumbing
Carpenters		Concrete Formwork		Roofing	8
Labourers		Rink prep / conc		Doors & Hardware	Mechanical
Operators		Reinforcing Steel		Windows/Glazing	21
		Structural Steel	4	Exterior Cladding	2
		Metal Decking		Electrical	16
		Masonry		SS/Drywall	Controls
		Rough Carpentry		Drywall Taper	Pool Piping
		Finish Carpentry		Resilient Tile	4
		Millwork		Ceramic Tile	4
				Elevator	
				Tango's Subtotal	
				Trade's Subtotal	99
				SITE TOTAL	

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against updated May 16th schedule
 item 64 - div 1&2 roofing (Nov 16 - Nov 29) - Cpa flashing to S elevation of concessions to be commenced
 item 115 - dasher boards (Apr 05 - Jun 03) - Phase 1B rink ongoing to players boxes
 item 117 - rink puck netting (June 03 - June 24) - Not yet commenced to rink 3
 item 118 - score clocks (June 03 - June 17) - Not yet commenced
 item 134 - exterior masonry to refrigeratoin (Feb 04 - Feb 15) - No prep works commenced to S elevation
 item 142 - rubber skate floors (Apr 04 - May 29) - Players boxes to be commenced
 item 163 - metal cladding to div 9 (May 03 - May 31) - S elevation and soffit to have panels completed
 item 165 - exterior glazing (March 01 - March 28) - All beauty caps to be installed
 item 176 - interior painting (Apr 12 - May 02) - Ongoing.
 item 177 - sheet flooring (May 03 - May 30) - Vinyl installed in multipurpose rooms, rather than carpet and pattern incorrect in lounge
 item 199 - exterior landscape (Apr 10 - Apr 30). Library loading dock to be completed. Grading for access to S entrance to be completed
 item 233 - Roofing (Apr 04 - Apr 29). Cap flashings to be commenced

QAQC

As previously noted and discussed with Ventana
 Leak in changeroom 9 from insulated pipe at ceiling

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

		Comments
Exterior	7	Grading to S side of pool to provide access to S elevation
	4	Prep works to library loading dock area
Structural Steel	4	Phase 1B - Metal handrail install to glass guardrails and to concrete ramp from parkade to main floor
Roofing	8	Phase 1B - Patch repairs above rink. Walkway install. Roof integrity testing
Glazing	21	Phase 1C - Glazing frame install to W elevation of weight room. Glass install to W elevation of pool & NW corner of weight room. Glass install to doors and frames at S entrance of corridor
Resilient tile	4	Phase 1B - Remove tape from skate flooring around rink perimeter. Prep works ahead of skate floor install to player and penalty boxes
Ceramic tile	4	Phase 1C - Replace tile to male changeroom off corridor, after locker install. Tiling to pool male changeroom walls
Painting	8	Phase 1B - Final painting to counter steelwork. Library and main entrance touch ups
		Phase 1C - Commence painting to metal deck above weight room. Painting to S entrance canopy
AV	4	Phase 1A - Attempt to pull wire for spekaers and work on AV racks in elec room
		Phase 1B - Hang speakers in rink 3
Dasher boards	3	Phase 1B - Completion of dasher baords to players boxes
Plumbing	11	Phase 1A - Pipe labelling in 2nd floor mech room
		Phase 1C - Rough in to 2nd floor washrooms. Pipe install to parkade elevation boiler room.
		Pool piping install to hot tub. Pipe insulation
Mechanical	3	Phase 1C - HVAC ducting to 2nd floor weight room area
Sprinklers	2	Phase 1C - Sprinkler line install above pool
Electrical	16	Phase 1C - Wiring to 2nd floor electrical room. Relocate in ceiling power for projectors in multi purpose rooms
		Phase 1B - Install lights to conc wall opposite main entrance. Wiring to 2nd floor elec room and server room in library



APPENDIX 4

Certificate of Payment No.30: July 16, 2019

CERTIFICATE OF PAYMENT : No. 30 (Progress Claim 31)



PROJECT:	City of Port Coquitlam Community Centre	FILE:	3 - 9308
LOCATION:	2150 Wilson Ave, Port Coquitlam, BC	INSPECTION DATE:	27-Jun-19
		CERTIFICATE DATE:	16-Jul-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	\$ 8,558,802	\$ 125,275,802

PAYMENT CALCULATION	Gross Amount to Date	Previous Period	Gross Amount This Period	Holdback	Net Payment This Period
Total Work Completed	\$ 74,752,513	\$ 71,135,039	\$ 3,617,474	\$ 361,747	\$ 3,255,727
Total Work Completed	\$ 74,752,513	\$ 71,135,039	\$ 3,617,474	\$ 361,747	\$ 3,255,727
Add: Holdback Released	\$ 669,646	(669,646)	\$ 0	\$ 0	\$ 0
Current Net Payable			\$ 3,617,474	\$ 361,747	\$ 3,255,727
Plus GST (5.0%) on Net Payable					\$ 162,786
Total Current Payable Amount					\$ 3,418,513
Holdback Retained to Date (incl. this Certificate)					\$ 6,305,606
Total GST Paid to Date (incl. this Certificate)					\$ 3,172,345
PROJECT COST TO COMPLETE					\$ 50,523,289

This is to Certify that, for the Port Coquitlam Community Centre, a payment of \$3,418,513 (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 June 30, 2019. As per the Builder's Lien Act, a 10% holdback has been deducted amounting to \$361,747. The total holdback retained to date is \$6,305,606 and the total GST paid to date is \$3,172,345 (not including the pre-payment costs). The Adjusted Project Cost to Complete is \$50,523,289 (Not incl. GST & holdback).

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



APPENDIX 5

Occupancy Coordination Meetings No.2 & No.3 Minutes

Port Coquitlam Community Centre Occupancy Coordination Meeting Minutes

Meeting No: Meeting No.2
Date: June 4, 2019
Time: 10:00am
Location: Ventana Site Trailer
Attendees: Lori Bowie, Rana McLean – PoCo
 Joseph Lenz, Tallon O’Neil, Jerry Brouwer – VCC
 Lewis Reilly, Alun Lewis – TMG
Regrets: Yvonne Comfort – PoCo
Distribution: Andrew Cameron – VCC; Kristen Dixon & Robin Wishart - PoCo

ITEM SUBJECT

1.0	Design
1.1	Offsites - Design review. TF Plaza. Roadworks finish and street lighting. Jesse @ HUB to confirm with VCC and advise. Time sensitive. Priority. PoCo to confirm timeline. VCC sent proposed timelines to PoCo. Action - PoCo to confirm.
1.2	Change Room glove and helmet shelving. PoCo to advise. PoCo to install post Occupancy
1.3	Stick rack height - check A49's drawings. Stick height for kids required. PoCo to RFI. Action - VCC to advise appropriate height to accommodate all user demographics.
1.4	Temp ref room proposal. Action - VCC to advise.
1.5	Snooker table lighting. Action - VCC/Nightingale to advise on specification.
2.0	Schedule (Refer to attached FFE schedule)
2.1	Rinks 2 & 3 slab cool May 27th to June 7 th . No access to rinks. Sandy to be involved in the process. VCC to coordinate. Rink 2 complete. Rink 3 scheduled to be complete on July 17th.
2.2	PJS to commence install on June 10th. Materials to be delivered and be painted a week in advance. PoCo to coordinate with VCC. Materials delivered to site. VCC to paint. PSJ to install in Rink 2 on July 10th and Rink 3 July 17th.
2.3	Sapphire Score Clock install to be advised once schedule is received from Sapphire.
2.4	June 17th for Rink 2 and June 24 th for Rink 3 for PoCo to potentially build their test sheets if they choose. Soft move-in for facility staff.

- 2.5 ~~Rinks 2 & 3: June 15th for lines. Rana to be involved. Followed by FFE install. **Note – dry floor lines to be installed post end of winter season.**~~
- 2.6 Wilson Centre & Library move - July 2nd to July 15th. Existing buildings to be fully vacated by July 30th for demo (or earlier). **Library move in dictated by supply and install of shelving and Occupancy dictated by seismic anchor sign off. Occupancy scheduled for August 12th. Post meeting note (L.Reilly/J.Lenz June 5th) – Full handover of the arenas on or around August 12th as this is dictated by delivery of critical FFE items required to operate fully. Partial handover of the arenas to be coordinated prior for abatement.** Meeting required.
- 2.7 Staff tour required. **June 17th AM.**
- 2.8 ~~June 30th: Availability for Library and Division 9 including kitchen. Furniture after June 30th.~~
- 2.9 ~~IT – Internal coordination with Robin. Lewis/Lori to set up.~~
- 2.10 Arena and events storage. Operational Fire alarm and sprinkler required. Tentatively the last 2 weeks of June. **Available for soft move-in June 17th.**
- 2.11 Elevator inspections June 7th. **Revised to June 10th.**
- 2.12 Tyco - End of May on site. **Install commenced.**
- 2.13 Note - 3 entrances - south, main and rink access/egress.
- 2.14 Ammonia Refrigeration decommissioning. Tentatively part of the abatement. Prefer to remove earlier under a separate program. VCC to advise to timing. **Action – VCC to advise.**
- 2.15 **Note - Offsites – Water works on Kelly to be complete within the next 2 weeks. 2 hours of no water.**
- 2.16 **Note - Kitchen: Fridge and Freezer to be fired up w/c June 10th**

3.0 Occupancy Permits

- 3.1 A49 to submit full package to Larry Lorette. **Action – VCC to provide update landscape drawings and updated specification to FTP site.**
- 3.2 ~~Building Inspector and Fire Chief invited to inspect site well in advance.~~
- 3.3 Structural Schedules required for Occupancy Application - PJS and Sapphire, Library shelving (seismic anchors). PoCo to provide. **Action – PoCo/TMG to advise on timing.**
- 3.4 **PoCo request that Phase 1C Fitness can be sperate from Aquatics. i.e. can Fitness open in advance of aquatics? Action – VCC to advise.**

4.0 Operating Permits

- 4.1 PoCo to start communications with FHA. Lewis/Lori. Action – TMG to contact Lynda Quan @ FHA to open lines of communication.

5.0 Training / O&M

- 5.1 Manuals issued via FTP
- 5.2 Updated Phase 1 Specification Book to be provided. VCC to advise
- 5.3 Staff training and orientation. Rana/Sandy/Bob/Lori. H&S Orientation Required.
- 5.4 ***Refrigeration – CIMO to provide formal orientation and training to Rana, so she can coordinate with staff.***

6.0 FFE Awards

- 6.1 PJS - AV and Sound
- 6.2 Sapphire – Video Walls
- 6.3 JM&Co – Library Shelving
- 6.4 Staples/Global - Furniture
- 6.5 ~~Install schedule to be developed by PoCo based on access dates from VCC. See above.~~ **See attached**
- 6.6 City supplied washroom accessories. PoCo to provide. VCC to install. **Action – PoCo to deliver to site on June 30th**

7.0 Deficiencies

- 7.1 Full-time Deficiencies superintendent on site. Benchmarking to be established. Inspection and sign-off process to be established.

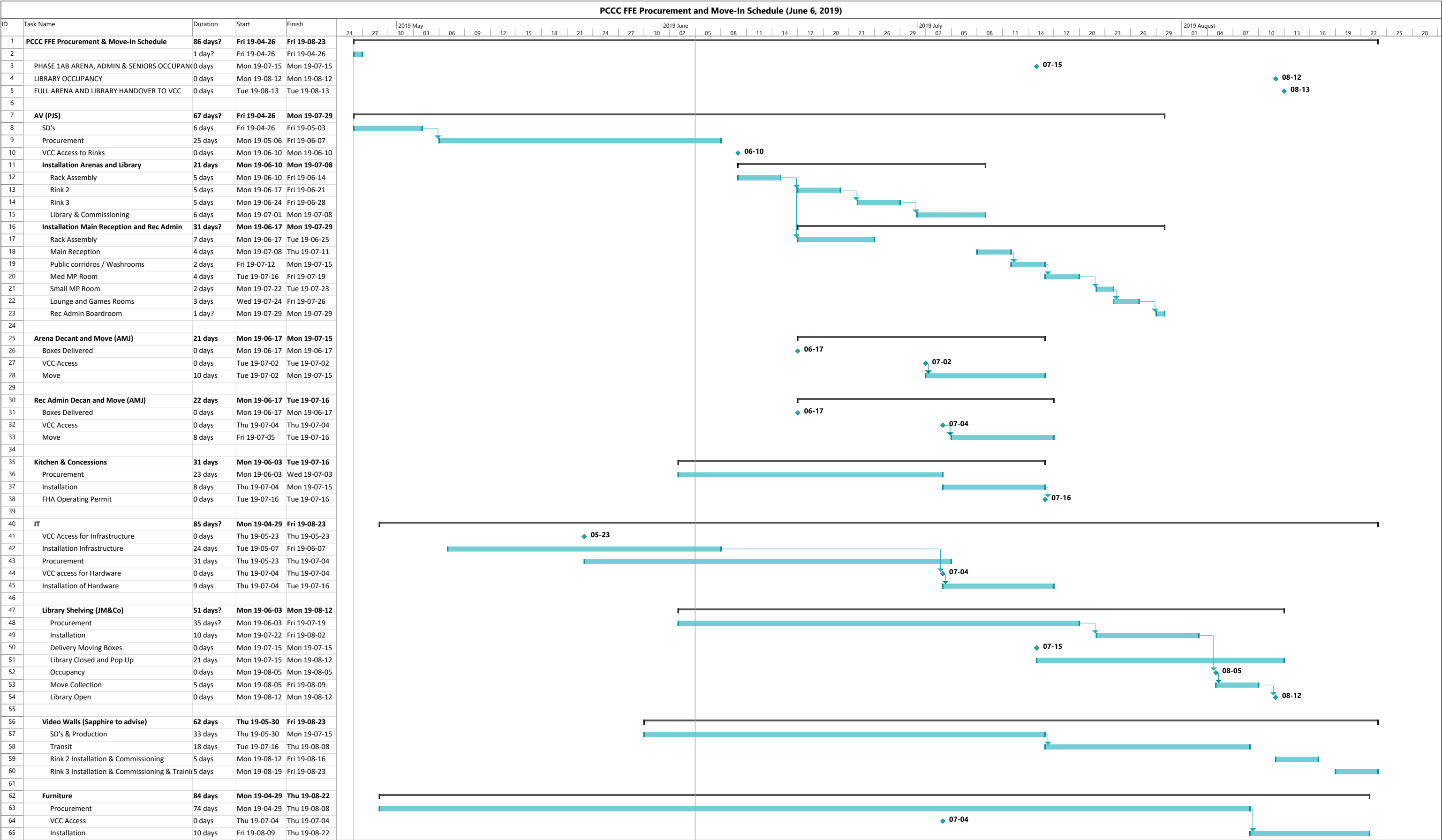
8.0 AOB

- 8.1 ***TMG to issue RFI for handrail removable glazing in glass handrail outside Phase 1C Fitness.***
- 8.2 ***TMG to issue RFI regarding Phase 1C Occupancy split between Fitness (small multipurpose) / Aquatics.***
- 8.3 ***VCC to confirm if there is any hazmat in the existing wall assembly behind lobby Artwork.***

NEXT MEETING: June 18, 2019 – 10.00am (VCC Site Trailer)

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 five (5) days of distribution

Recorded by: Lewis Reilly – Tango Management



Port Coquitlam Community Centre Occupancy Coordination Meeting Minutes

Meeting No: Meeting No.3
Date: June 18, 2019
Time: 10:00am
Location: Ventana Site Trailer
Attendees: Lori Bowie, – PoCo
 Joseph Lenz, Tallon O’Neil, Jerry Brouwer – VCC
 Lewis Reilly – TMG
Regrets: Yvonne Comfort, Rana McLean – PoCo
 Alun Lewis – TMG
Distribution: Andrew Cameron – VCC; Kristen Dixon & Robin Wishart - PoCo

ITEM SUBJECT

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1.1	Offsites - Design review. TF Plaza. Roadworks finish and street lighting. Jesse @ HUB to confirm with VCC and advise. Time sensitive. Priority. PoCo to confirm timeline. VCC sent proposed timelines to PoCo. Action - PoCo to confirm.
1.2	Change Room glove and helmet shelving. PoCo to advise. PoCo to install post Occupancy
1.3	Stick rack height - check A49's drawings. Stick height for kids required. PoCo to RFI. Action - VCC to advise appropriate height to accommodate all user demographics. VCC to action with A49.
1.4	Temp ref room proposal. Action - VCC to advise.
1.5	Snooker table lighting. Action - VCC/Nightingale to advise on specification.
1.6	MP Rooms, Lounge and Games Room Flooring Change. VCC to advise on why A49 directed the change. Resolution required asap.
2.0	Schedule (Refer to attached schedule)
2.1	Rinks 2 & 3 slab cool May 27th to June 7 th . No access to rinks. Sandy to be involved in the process. VCC to coordinate. Rink 2 complete. Rink 3 scheduled to be complete on July 17 th . Rink 3 now July 24th.
2.2	PJS to commence install on June 10th. Materials to be delivered and be painted a week in advance. PoCo to coordinate with VCC. Materials delivered to site. VCC to paint. PSJ to install in Rink 2 on July 10th (complete) and Rink 3 July 24th.
2.3	Sapphire Video Walls install scheduled for August 12th install in Rink 2 and August 19th install in Rink 3. BMZ to provide engineering if required to carry video wall.

-
- 2.4 June 17th for Rink 2 and June 24th for Rink 3 for PoCo to potentially build their test sheets if they choose. Soft move-in for facility staff. **To be managed and coordinated as we go.**
- 2.5 ~~Rinks 2 & 3: June 15th for lines. Rana to be involved. Followed by FFE install. **Note – dry floor lines to be installed post end of winter season.**~~
- 2.6 Wilson Centre & Library move - July 2nd to July 15th. Existing buildings to be fully vacated by July 30th for demo (or earlier). Library move in dictated by supply and install of shelving and Occupancy dictated by seismic anchor sign off. Occupancy scheduled for August 12th. Post meeting note (L.Reilly/J.Lenz June 5th) – Full handover of the arenas on or around August 12th as this is dictated by delivery of critical FFE items required to operate fully. Partial handover of the arenas to be coordinated prior for abatement. Meeting required.
- **Blue Arena Handover – July 16th**
 - **Green Arena Hanover – July 28th**
 - **Rec Admin and Seniors – August 15th**
 - **Library Handover – August 15th**
- 2.7 ~~Staff tour required. June 17th AM.~~
- 2.8 ~~June 30th: Availability for Library and Division 9 including kitchen. Furniture after June 30th.~~
- 2.9 ~~IT – Internal coordination with Robin. Lewis/Lori to set up.~~
- 2.10 Arena and events storage. Operational Fire alarm and sprinkler required. Tentatively the last 2 weeks of June. **Available for soft move-in June 17th. Formal handover required.**
- 2.11 Elevator inspections June 7th. **Revised to June 10th. Conditional approval. Deficiencies to be closed out before formal handover. Library elevator inspection set for June 19th.**
- 2.12 ~~Tyco – End of May on site. Install commenced.~~
- 2.13 Note - 3 entrances - south, main and rink access/egress.
- 2.14 Ammonia Refrigeration decommissioning. Tentatively part of the abatement. Prefer to remove earlier under a separate program. VCC to advise to timing. **Action – VCC to advise to areas to be handed over. Tentatively w/c June 24th. Storage areas to be handed over in advance to allow the Owner to move out of that area.**
- 2.15 Note - Offsites – Water works on Kelly to be complete within the next 2 weeks. 2 hours of no water. **Scheduled to be complete by June 21st**
- 2.16 Note - Kitchen: Fridge and Freezer to be fired up w/c June 10th. **Both are operational.**
- 2.17 **Handover procedures to be developed by VCC. Storage Rooms 1A101, 1A104, 1A105, 1B107, 1B109, 1B110 & 1A216 have been inspected. A49 and consultants to inspect and handover. Key handover by VCC. PoCo to provide insurance. Tango to provide comments from walk through.**

3.0 Occupancy Permits

- 3.1 A49 to submit full package to Larry Lorette 1 week before Occupancy. **Action – VCC to provide update landscape drawings and updated specification to FTP site.**
- 3.2 ~~Building Inspector and Fire Chief invited to inspect site well in advance.~~
- 3.3 Structural Schedules required for Occupancy Application - PJS and Sapphire, Library shelving (seismic anchors). PoCo to provide. Action – PoCo/TMG to advise on timing. Additional BMZ schedules for additional structural steel work for video walls prior to Occupancy? VCC to check with Building Inspector.
- 3.4 **PoCo request that Phase 1C Fitness can be sperate from Aquatics. i.e. can Fitness open in advance of aquatics? Action – VCC to advise, prepare layout for separation and coordinate with the Building Department.**

4.0 Operating Permits

- 4.1 PoCo to start communications with FHA. Lewis/Lori. Action – TMG to contact Lynda Quan @ FHA to open lines of communication.
- 4.2 **FHA – PoCo and FHA have started the process for FHA inspection and Permit. Inspection to be called in early August.**
- 4.3 **Electrical Permit – NEL and PoCo to meet to understand deliverables**
- 4.4 **Elevator Permits – PoCo starting communications with TSBC**
- 4.5 **Refrigeration Permit - PoCo starting communications with TSBC**

5.0 Training / O&M

- 5.1 Manuals issued via FTP. **Manuals issued when ready.**
- 5.2 Updated Phase 1 AB Specification Book to be provided. **VCC to advise**
- 5.3 Staff training and orientation. Rana/Sandy/Bob/Lori. H&S Orientation Required. **Complete**
- 5.4 Refrigeration – CIMO to provide formal orientation and training to Rana, so she can coordinate with staff. **Two sessions are complete. Further training to be provided during the production of test ice.**
- 5.5 **As per spec. Materials list to provided in advance of Occupancy to plan for storage.**

6.0 FFE Awards

- 6.1 PJS - AV and Sound
- 6.2 Sapphire – Video Walls
- 6.3 JM&Co – Library Shelving
- 6.4 Staples/Global - Furniture

- 6.5 ~~Install schedule to be developed by PoCo based on access dates from VCC. See above. See attached~~
- 6.6 City supplied washroom accessories. PoCo to provide. VCC to install. Action – PoCo to deliver to site on June 30th ***Rana to expedite. FHA requirement in kitchen and concessions.***

7.0 Deficiencies

- 7.1 Full-time Deficiencies superintendent on site. Benchmarking to be established. ***Inspection and sign-off process to be established.***

8.0 AOB

- 8.1 TMG to issue RFI for handrail removable glazing in glass handrail outside Phase 1C Fitness. ***Complete***
- 8.2 TMG to issue RFI regarding Phase 1C Occupancy split between Fitness (small multipurpose) / Aquatics. ***Complete***
- 8.3 VCC to confirm if there is any hazmat in the existing wall assembly behind lobby Artwork. ***Artwork to be removed pre-demo by August 18th.***
- 8.4 ***A49/VCC to provide more information of window protections for migratory birds.***
- 8.5 ***Note - Lewis Reilly to be the main point of contact for all coordination leading up to Occupancy. Relevant staff can be cc'd in.***
- 8.6 ***TMG to send VCC copy of Fortis rebate form for mechanical equipment specs.***
- 8.7 ***VCC to provide shelving vendor spec to PoCo/TMG for storage shelving.***

NEXT MEETING: July 2, 2019 – 10.00am (VCC Site Trailer)

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 five (5) days of distribution

Recorded by: Lewis Reilly – Tango Management

PCCC FFE Procurement and Move-In Schedule (June 14, 2019)				
ID	Task Name	Duration	Start	Finish
1	PCCC FFE Procurement & Move-In Schedule	86 days?	Fri 19-04-26	Fri 19-08-23
2	PHASE 1AB ARENA, ADMIN & SENIORS OCCUPANCY	0 days	Mon 19-07-15	Mon 19-07-15
3	LIBRARY OCCUPANCY	0 days	Mon 19-08-12	Mon 19-08-12
4				
5	AV (PJS)	57 days?	Fri 19-04-26	Mon 19-07-15
6	SD's	6 days	Fri 19-04-26	Fri 19-05-03
7	Procurement	25 days	Mon 19-05-06	Fri 19-06-07
8	VCC Access to Rink 2	0 days	Mon 19-06-10	Mon 19-06-10
9	VCC Access to Rink 3	0 days	Mon 19-06-24	Mon 19-06-24
10	Installation Arenas and Library	26 days?	Mon 19-06-10	Mon 19-07-15
11	Rack Assembly	2 days	Wed 19-06-19	Thu 19-06-20
12	Rink 2 Speakers	1 day	Mon 19-06-10	Mon 19-06-10
13	Rink 3 Speakers	1 day	Mon 19-06-24	Mon 19-06-24
14	Prewire Phase 1AB	2 days	Tue 19-06-25	Wed 19-06-26
15	Install Rink 2	4 days	Tue 19-07-02	Fri 19-07-05
16	Install Rink 3	4 days?	Tue 19-07-02	Fri 19-07-05
17	Install Library	4 days?	Tue 19-07-02	Fri 19-07-05
18	Commissioning	1 day	Mon 19-07-15	Mon 19-07-15
19	Installation Main Reception and Rec Admin	17 days?	Fri 19-06-21	Mon 19-07-15
20	Rack Assembly	2 days	Fri 19-06-21	Mon 19-06-24
21	Main Reception	4 days	Tue 19-07-02	Fri 19-07-05
22	Med MP Rooms	4 days	Tue 19-07-02	Fri 19-07-05
23	Small MP Room	4 days	Tue 19-07-02	Fri 19-07-05
24	Lounge and Games Rooms	4 days	Tue 19-07-02	Fri 19-07-05
25	Rec Admin Boardroom	4 days?	Tue 19-07-02	Fri 19-07-05
26	Commissioning	1 day	Mon 19-07-15	Mon 19-07-15
27	Arena Decant and Move (AMJ)	50 days	Mon 19-06-17	Fri 19-08-23
28	Blue Arena Handover	0 days	Tue 19-07-16	Tue 19-07-16
29	Green Arena Handover	0 days	Sun 19-07-28	Sun 19-07-28
30	Rec Admin & Seniors Handover	0 days	Thu 19-08-15	Thu 19-08-15
31	Boxes Delivered	0 days	Mon 19-06-17	Mon 19-06-17
32	VCC Access - Rink 3 storage / Zamboni; Rink 2 Zamboni and Workshop; 1A126 Storage &	0 days	Mon 19-06-17	Mon 19-06-17
33	Soft Move into Storage	50 days	Mon 19-06-17	Fri 19-08-23
34	Blue Arena Move	10 days	Tue 19-07-02	Mon 19-07-15
35	Green Arena Move	10 days	Mon 19-07-29	Fri 19-08-09
36	Rec Admin and Seniors Move	5 days	Thu 19-08-15	Wed 19-08-21
37	Rec Admin Decan and Move (AMJ)	22 days	Mon 19-06-17	Tue 19-07-16
38	Boxes Delivered	0 days	Mon 19-06-17	Mon 19-06-17
39	VCC Access	0 days	Thu 19-07-04	Thu 19-07-04
40	Move	8 days	Fri 19-07-05	Tue 19-07-16
41	Kitchen & Concessions	31 days	Mon 19-06-03	Tue 19-07-16
42	Procurement	23 days	Mon 19-06-03	Wed 19-07-03
43	Installation	8 days	Thu 19-07-04	Mon 19-07-15
44	FHA Operating Permit	0 days	Tue 19-07-16	Tue 19-07-16
45	IT (POCO and FVLB IT)	51 days	Tue 19-05-07	Tue 19-07-16
46	VCC Access for Infrastructure	0 days	Thu 19-05-23	Thu 19-05-23
47	Installation Infrastructure	24 days	Tue 19-05-07	Fri 19-06-07
48	Procurement	31 days	Thu 19-05-23	Thu 19-07-04
49	VCC access for Hardware	0 days	Thu 19-07-04	Thu 19-07-04
50	Installation of Hardware	9 days	Thu 19-07-04	Tue 19-07-16
51	Library Shelving (JM&Co)	51 days?	Mon 19-06-03	Mon 19-08-12
52	Procurement	35 days?	Mon 19-06-03	Fri 19-07-19
53	Installation	10 days	Mon 19-07-22	Fri 19-08-02
54	Delivery Moving Boxes	0 days	Mon 19-07-15	Mon 19-07-15
55	Library Closed and Pop Up	21 days	Mon 19-07-15	Mon 19-08-12
56	Genge Construcion Move Millwork	14 days	Mon 19-07-22	Thu 19-08-08
57	Occupancy	0 days	Mon 19-08-05	Mon 19-08-05
58	Move Collection	5 days	Mon 19-08-05	Fri 19-08-09
59	Library Open	0 days	Mon 19-08-12	Mon 19-08-12
60	Video Walls (Sapphire)	62 days	Thu 19-05-30	Fri 19-08-23
61	SD's & Production	33 days	Thu 19-05-30	Mon 19-07-15
62	Transit	18 days	Tue 19-07-16	Thu 19-08-08
63	Submit SD's to VCC	0 days	Thu 19-06-06	Thu 19-06-06
64	VCC Engineer & Install any Structural Steel	47 days	Thu 19-06-06	Fri 19-08-09
65	Rink 2 Installation & Commissioning	5 days	Mon 19-08-12	Fri 19-08-16
66	Rink 3 Installation & Commissioning & Training	5 days	Mon 19-08-19	Fri 19-08-23
67	Furniture (TENTATIVE TBC)	84 days	Mon 19-04-29	Thu 19-08-22
68	Procurement	74 days	Mon 19-04-29	Thu 19-08-08
69	VCC Access	0 days	Thu 19-07-04	Thu 19-07-04
70	Installation	10 days	Fri 19-08-09	Thu



APPENDIX 6

Project Dash Board: June 30, 2019

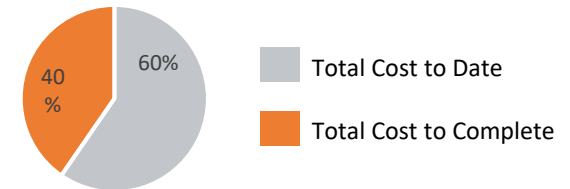
PROJECT DASH BOARD

Updated: 2019-6-30

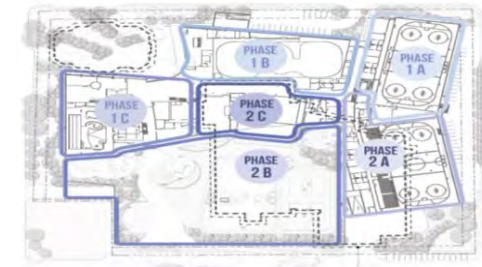
PROJECT SCHEDULE

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	Jul-21					
Phase 2B - Underground Parking	Oct-20	Oct-21					
Phase 2C - MP, Flex Hall & Child Care	Jan-20	Jul-21					

CONSTRUCTION BUDGET



PHASING PLAN



PHASE 1A - Overview



PHASE 1B - Overview



PHASE 1C - Overview





APPENDIX 7

Architecture 49 Site Report #50: June 24, 2019



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

T 1.604.736.5329
F 1.604.736.1519
architecture49.com

July 16, 2019

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

Attention: Lewis Reilly, Director
lreilly@tangomanagment.ca

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

To whom it may Concern:

We reviewed the project on-site on June 21, 2019 and via photographs, and based on the visit, review, photos, inspection reports and ongoing correspondence with the site supervisor to date, we verify that to the best of knowledge the work is progressing generally in accordance with the project's IFC drawings, specifications and building permits issued to date.

Sincerely,
ARCHITECTURE49 INC.

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

Date: June 24, 2019

FR No.: 050

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

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

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

Attachments **No. of Pages:** 36

Project/File: 159-00406-02 Field Reports

Project: Port Coquitlam Community
Recreation Complex

Location: Port Coquitlam, B.C.

Copies to:

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

Date of Visit: June 19, 2019	Weather: Sun	Temperature: +21° C
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Observations (General Work):

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

Work in Progress:

- Service Point 1A125 millwork.
- Phase 1AB Change Room fixtures, typical
- Glazing mullions along GL 1C-L- between 1C-7 & 8+.
- Circulation 1C200 guardrails
- Reception 1C201 millwork and glazing
- Main Entrance Vestibule north elevation Wall Type W4
- Pool/Fitness south elevation and north elevation glazing
- P1C Masonry wall along GL 1C-M, Wall Type W1
- Pool area Sprinklers.

-
- Pool Changeroom waterproofing.
 - North Plaza preparations for sidewalk placement.
 - Library Stair bulkhead finishing.
 - Rink 3 skate flooring.
 - South Entry exterior soffit AVB and insulation

Attachments:

- Site Observation Report

Issued by the Consultant:

Adam Chambers
Building Technologist



June 24, 2019

Name and title of person signing

Signature

Date

Site Observation Report

Report Generated	Jun 24, 2019 <i>at</i> 3:34 PM
by	<i>Adam Chambers</i>
Message	<i>Issue Detail</i>
Total items in this report	27
Sorted By	Type (ascending), SubType (ascending)
Filtered on	Status (Open) Created (from 2019-06-19 to 2019-06-25)

Contents

#44 Storage Room Review	3
#33 Zamboni ramp	4
#52 Small Multipurpose Floor Step	5
#55 Water Entry Room Door	6
#30 Standard showerhead missing	7
#46 Electrical Pull Box Exposed	8
#29 Weatherstripping at garage door	9
#41 Refrigeration Vestibule - Review	10
#40 Workshop - Review	11
#42 Ice Resurface Room - Review	12
#43 Storage Room - Review	14
#38 Library Progress	15
#48 Pool Progress	17
#47 Main Entry / Reception Progress	19
#50 Skate Lobby Flooring Progress	20
#49 AVB and Insulation Progress outside South Entry	21
#51 Skate Lobby Service Point Progress	22
#53 Multipurpose Room Progress	23
#54 Hockey Changeroom Progress	24
#56 Temporary Garbage Enclosure Progress	25
#57 P1AB Fire Department Connection	26
#34 Public Corridor Progress	27
#35 Fireplace Progress	28
#45 Review of Rooms for handover to City	29
#36 Library Wiremold Paint Colour	33
#37 Stair 4 Fire Rated Bulkhead	34
#39 Ice Resurface Room - Review	35

#44 Storage Room Review

OPEN	CREATED	DUE DATE
	Jun 21, 2019	
<div><div>Type / Subtype</div><div>Action Required / Action Required</div><div>Location</div><div>P1B > Level 1 > 1B110 - STORAGE</div><div>Root Cause</div><div>Checklist Source</div><div>Reference Drawing</div><div>Creator</div><div>Adam Chambers Architecture49</div><div>Issue Owner</div><div>Adam Chambers Architecture49</div><div>Assignee</div><div>Description</div><div>Review of room before handover to City. Electrical to be completed and reviewed. Wire and nail to be removed and cleaned up.</div></div>		

PHOTOS



IMG_20190619_153521.jpg - Jun 21, 2019 - Adam Chambers

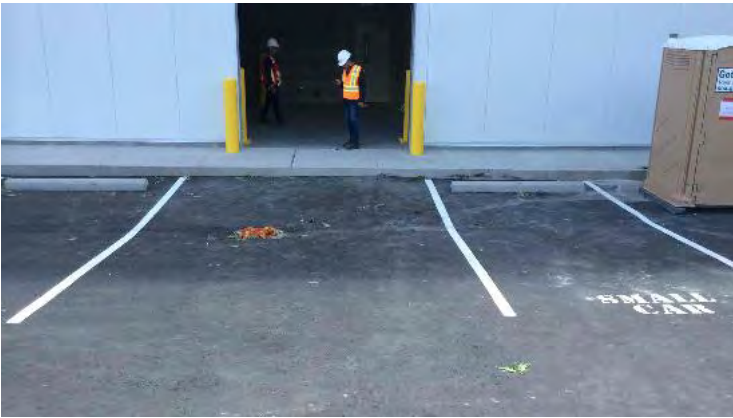


IMG_20190619_153403.jpg - Jun 21, 2019 - Adam Chambers

#33 Zamboni ramp

OPEN	CREATED	DUE DATE
	Jun 19, 2019	
<p>Type / Subtype Action Required / Action Required</p> <p>Location P1B > Exterior > Wall > Rink 3 (Outside 1B106 overhead door.)</p> <p>Root Cause</p> <p>Checklist Source</p> <p>Reference Drawing</p> <p>Creator Adam Chambers Architecture49</p> <p>Issue Owner Adam Chambers Architecture49</p> <p>Assignee</p> <p>Description Ramp to be provided from sidewalk to parking surface as per A-P1AB-101.</p>		

PHOTOS



IMG_156097892875995.jpeg - Jun 19, 2019 - Adam Chambers

#52 Small Multipurpose Floor Step

OPEN	CREATED Jun 24, 2019	DUE DATE
------	-------------------------	----------

Type / Subtype

Action Required / Action Required

Location

P1C > Level 2 > 1C220 - SMALL MULTIPURPOSE (Floor)

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Step in concrete floor in the small multipurpose room to be corrected.

PHOTOS

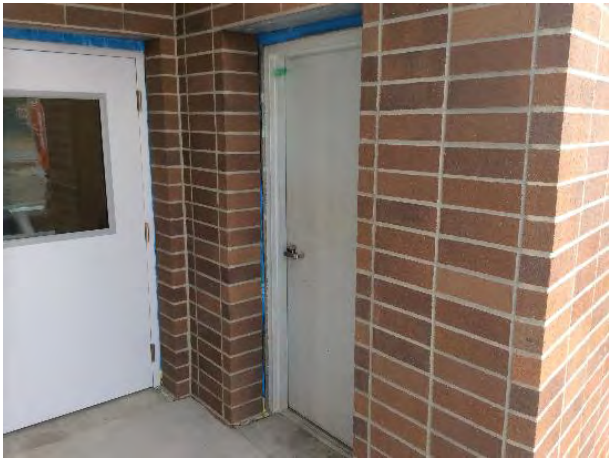


IMG_20190619_144634.jpg - Jun 24, 2019 - Adam Chambers

#55 Water Entry Room Door

OPEN	CREATED	DUE DATE
	Jun 24, 2019	
<div><div>Type / Subtype</div><div>Action Required / Action Required</div><div>Location</div><div>P1B > Level 1 > 1B113 - WATER ENTRY (Exterior door to room.)</div><div>Root Cause</div><div>Checklist Source</div><div>Reference Drawing</div><div>Creator</div><div>Adam Chambers Architecture49</div><div>Issue Owner</div><div>Adam Chambers Architecture49</div><div>Assignee</div><div>Description</div><div>Flashing to be installed to cover AVB and masonry cavity.</div></div>		

PHOTOS

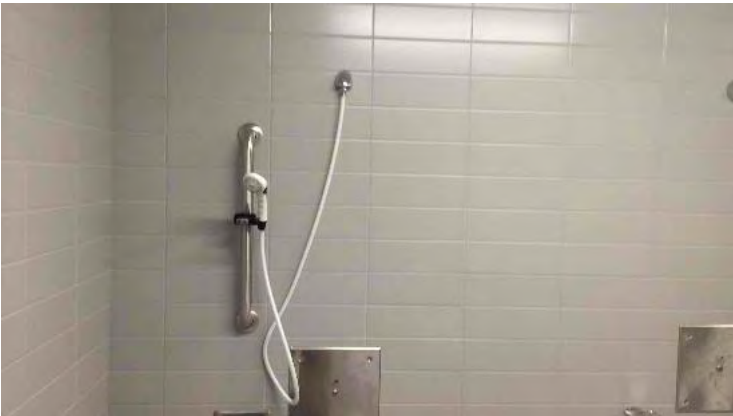


IMG_0403.JPG - Jun 24, 2019 - Adam Chambers

#30 Standard showerhead missing.

OPEN	CREATED	DUE DATE
	Jun 19, 2019	
<div><div>Type / Subtype</div><div>Action Required / Action Required</div><div>Location</div><div>P1AB Hockey Changerooms</div><div>Root Cause</div><div>Checklist Source</div><div>Reference Drawing</div><div>Creator</div><div>Adam Chambers Architecture49</div><div>Issue Owner</div><div>Adam Chambers Architecture49</div><div>Assignee</div><div>Description</div></div>		

PHOTOS



IMG_156097840958815.jpeg - Jun 19, 2019 - Adam Chambers

#46 Electrical Pull Box Exposed

OPEN	CREATED	DUE DATE
	Jun 21, 2019	
<div><div>Type / Subtype</div><div>Action Required / Action Required</div><div>Location</div><div>P1A > Level 2 > 1A212 - CONCESSION STORAGE</div><div>Root Cause</div><div>Checklist Source</div><div>Reference Drawing</div><div>Creator</div><div>Adam Chambers Architecture49</div><div>Issue Owner</div><div>Adam Chambers Architecture49</div><div>Assignee</div><div>Description</div><div>Cover or paint electrical pull box in rooms 1A212 and 1A214.</div></div>		

#29 Weatherstripping at garage door

OPEN	CREATED Jun 19, 2019	DUE DATE
------	-------------------------	----------

Type / Subtype Action Required / Action Required

Location P1A > Exterior > Wall > Rink 2 (East Side)

Root Cause

Checklist Source

Reference Drawing

Creator **Adam Chambers** Architecture49

Issue Owner **Adam Chambers** Architecture49

Assignee

Description

PHOTOS



IMG_156097825326610.jpeg - Jun 19, 2019 - Adam Chambers

#41 Refrigeration Vestibule - Review

OPEN	CREATED	DUE DATE
	Jun 21, 2019	
<div><div>Type / Subtype</div><div>Observation / Observation</div><div>Location</div><div>P1A > Level 1 > 1A103 - VESTIBULE</div><div>Root Cause</div><div>Checklist Source</div><div>Reference Drawing</div><div>Creator</div><div>Adam Chambers Architecture49</div><div>Issue Owner</div><div>Adam Chambers Architecture49</div><div>Assignee</div><div>Description</div><div>Review of room before handover to City.</div></div>		

#40 Workshop - Review

OPEN	CREATED Jun 21, 2019	DUE DATE
------	-------------------------	----------

Type / Subtype Observation / Observation

Location P1A > Level 1 > 1A104 - WORKSHOP

Root Cause

Checklist Source

Reference Drawing

Creator **Adam Chambers** Architecture49

Issue Owner **Adam Chambers** Architecture49

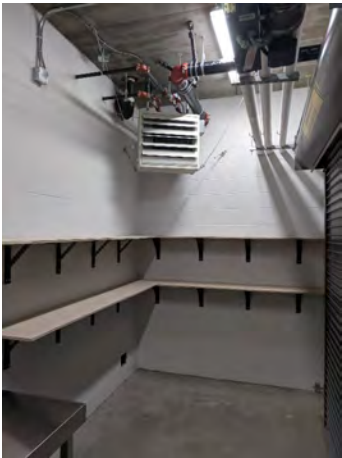
Assignee

Description Review of room before handover to City.

PHOTOS



IMG_20190619_152843.jpg - Jun 21, 2019 - Adam Chambers



IMG_20190619_152834.jpg - Jun 21, 2019 - Adam Chambers

#42 Ice Resurface Room - Review

OPEN	CREATED Jun 21, 2019	DUE DATE
------	-------------------------	----------

Type / Subtype Observation / Observation

Location P1B > Level 1 > 1B106 - ICE RESURFACE ROOM

Root Cause

Checklist Source

Reference Drawing

Creator **Adam Chambers** Architecture49

Issue Owner **Adam Chambers** Architecture49

Assignee

Description Review of room before handover to City.

PHOTOS

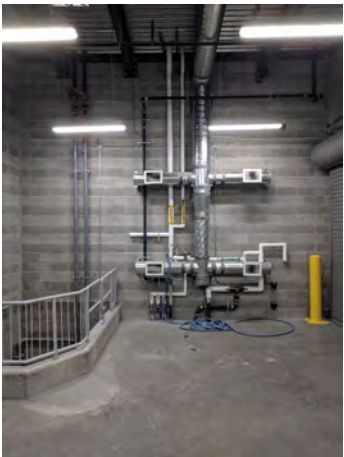


IMG_20190619_153238.jpg - Jun 21, 2019 - Adam Chambers



IMG_20190619_153231.jpg - Jun 21, 2019 - Adam Chambers

PHOTOS



IMG_20190619_153239.jpg - Jun 21, 2019 - Adam Chambers

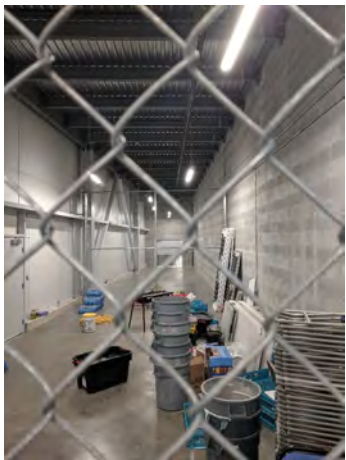


IMG_20190619_153245.jpg - Jun 21, 2019 - Adam Chambers

#43 Storage Room - Review

OPEN	CREATED	DUE DATE
	Jun 21, 2019	
<div><div>Type / Subtype</div><div>Observation / Observation</div><div>Location</div><div>P1B > Level 1 (1B107, and 1B109)</div><div>Root Cause</div><div></div><div>Checklist Source</div><div></div><div>Reference Drawing</div><div></div><div>Creator</div><div>Adam Chambers Architecture49</div><div>Issue Owner</div><div>Adam Chambers Architecture49</div><div>Assignee</div><div></div><div>Description</div><div>Review of rooms before handover to City</div></div>		

PHOTOS

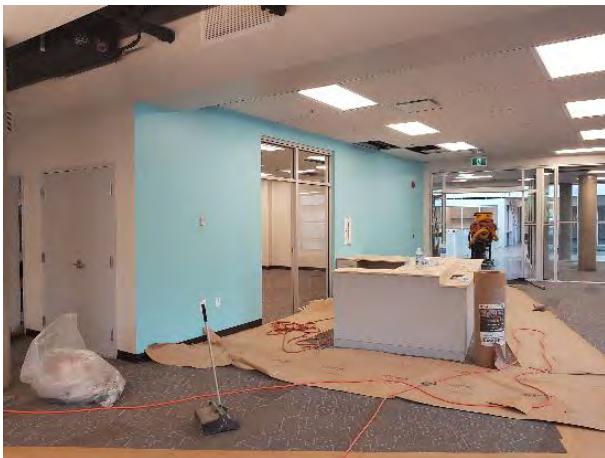


IMG_20190619_153116.jpg - Jun 21, 2019 - Adam Chambers

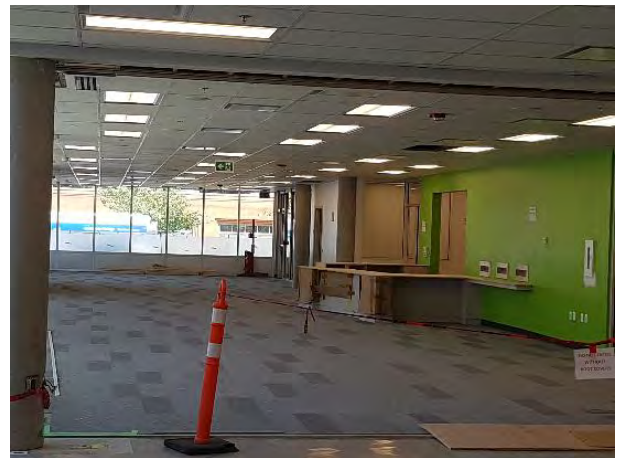
#38 Library Progress

OPEN	CREATED Jun 21, 2019	DUE DATE
<i>Type / Subtype</i>	Observation / Observation	
<i>Location</i>		
<i>Root Cause</i>		
<i>Checklist Source</i>		
<i>Reference Drawing</i>		
<i>Creator</i>	Adam Chambers Architecture49	
<i>Issue Owner</i>	Adam Chambers Architecture49	
<i>Assignee</i>		
<i>Description</i>		

PHOTOS

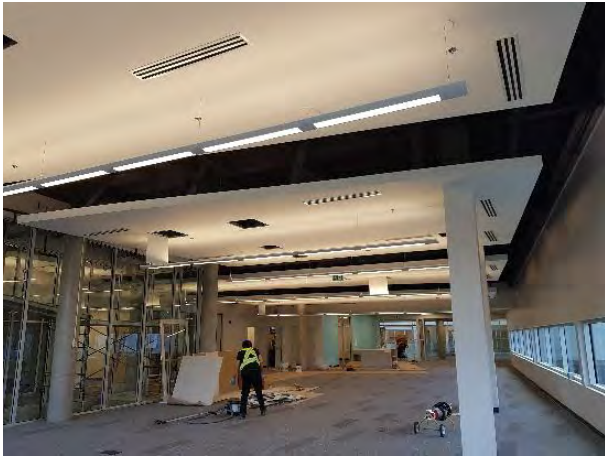


20190619_142435.jpg - Jun 24, 2019 - Adam Chambers



20190619_123645.jpg - Jun 24, 2019 - Adam Chambers

PHOTOS



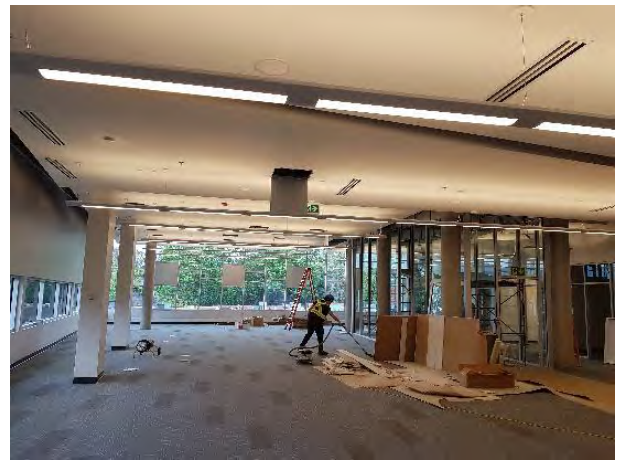
20190619_142321.jpg - Jun 24, 2019 - Adam Chambers



20190619_142210.jpg - Jun 24, 2019 - Adam Chambers



20190619_142432.jpg - Jun 24, 2019 - Adam Chambers



20190619_142002.jpg - Jun 24, 2019 - Adam Chambers

#48 Pool Progress

OPEN	CREATED	DUE DATE
	Jun 24, 2019	
<div><div>Type / Subtype</div><div>Observation / Observation</div></div> <div><div>Location</div><div>P1C > Level 1 > 1C139 - POOL</div></div> <div><div>Root Cause</div><div></div></div> <div><div>Checklist Source</div><div></div></div> <div><div>Reference Drawing</div><div></div></div> <div><div>Creator</div><div>Adam Chambers Architecture49</div></div> <div><div>Issue Owner</div><div>Adam Chambers Architecture49</div></div> <div><div>Assignee</div><div></div></div> <div><div>Description</div><div>Progress of the pool and natatorium construction.</div></div>		

PHOTOS



20190619_143919.jpg - Jun 24, 2019 - Adam Chambers



20190619_145248.jpg - Jun 24, 2019 - Adam Chambers

PHOTOS



IMG_1684.JPEG - Jun 24, 2019 - Adam Chambers



IMG_1682.JPEG - Jun 24, 2019 - Adam Chambers



20190619_143922.jpg - Jun 24, 2019 - Adam Chambers



IMG_1683.JPEG - Jun 24, 2019 - Adam Chambers

#47 Main Entry / Reception Progress

OPEN	CREATED Jun 24, 2019	DUE DATE
<i>Type / Subtype</i> Observation / Observation		
<i>Location</i> P1C > Level 1 > 1C117 - RECEPTION		
<i>Root Cause</i>		
<i>Checklist Source</i>		
<i>Reference Drawing</i>		
<i>Creator</i> Adam Chambers Architecture49		
<i>Issue Owner</i> Adam Chambers Architecture49		
<i>Assignee</i>		
<i>Description</i> Progress of of the main entry and reception area.		

PHOTOS



20190619_123658.jpg - Jun 24, 2019 - Adam Chambers



IMG_1679.JPEG - Jun 24, 2019 - Adam Chambers

#50 Skate Lobby Flooring Progress

OPEN	<div> <div>CREATED</div> <div>Jun 24, 2019</div> </div> <div> <div>DUE DATE</div> <div></div> </div>
<div> <div>Type / Subtype</div> <div>Observation / Observation</div> </div> <div> <div>Location</div> <div>P1B > Level 1 > 1B121 - SKATE LOBBY</div> </div> <div> <div>Root Cause</div> <div></div> </div> <div> <div>Checklist Source</div> <div></div> </div> <div> <div>Reference Drawing</div> <div></div> </div> <div> <div>Creator</div> <div>Adam Chambers Architecture49</div> </div> <div> <div>Issue Owner</div> <div>Adam Chambers Architecture49</div> </div> <div> <div>Assignee</div> <div></div> </div> <div> <div>Description</div> <div>Progress of the Skate lobby flooring.</div> </div>	

PHOTOS



IMG_1673.JPEG - Jun 24, 2019 - Adam Chambers

#49 AVB and Insulation Progress outside South Entry

OPEN	CREATED	DUE DATE
	Jun 24, 2019	
<div><div>Type / Subtype</div><div>Observation / Observation</div></div> <div><div>Location</div><div>P1C > Exterior > Wall > Party Room/Entry (Soffit outside 1C144)</div></div> <div><div>Root Cause</div><div></div></div> <div><div>Checklist Source</div><div></div></div> <div><div>Reference Drawing</div><div></div></div> <div><div>Creator</div><div>Adam Chambers Architecture49</div></div> <div><div>Issue Owner</div><div>Adam Chambers Architecture49</div></div> <div><div>Assignee</div><div></div></div> <div><div>Description</div><div>Progress of the AVB and Insulation.</div></div>		

PHOTOS



IMG_1685.JPG - Jun 24, 2019 - Adam Chambers

#51 Skate Lobby Service Point Progress

OPEN	CREATED Jun 24, 2019	DUE DATE
<i>Type / Subtype</i> Observation / Observation		
<i>Location</i> P1A > Level 1 > 1A125 - SERVICE POINT		
<i>Root Cause</i>		
<i>Checklist Source</i>		
<i>Reference Drawing</i>		
<i>Creator</i> Adam Chambers Architecture49		
<i>Issue Owner</i> Adam Chambers Architecture49		
<i>Assignee</i>		
<i>Description</i>		

PHOTOS



20190619_135124.jpg - Jun 24, 2019 - Adam Chambers



20190619_135105.jpg - Jun 24, 2019 - Adam Chambers

#53 Multipurpose Room Progress

OPEN	CREATED	DUE DATE
	Jun 24, 2019	
<div><div>Type / Subtype</div><div>Observation / Observation</div></div> <div><div>Location</div><div>P1C > Level 2 > 1C217 - MEDIUM MULTIPURPOSE 2</div></div> <div><div>Root Cause</div><div></div></div> <div><div>Checklist Source</div><div></div></div> <div><div>Reference Drawing</div><div></div></div> <div><div>Creator</div><div>Adam Chambers Architecture49</div></div> <div><div>Issue Owner</div><div>Adam Chambers Architecture49</div></div> <div><div>Assignee</div><div></div></div> <div><div>Description</div><div>Progress of the Multipurpose rooms.</div></div>		

PHOTOS



20190619_143233.jpg - Jun 24, 2019 - Adam Chambers



20190619_143148.jpg - Jun 24, 2019 - Adam Chambers

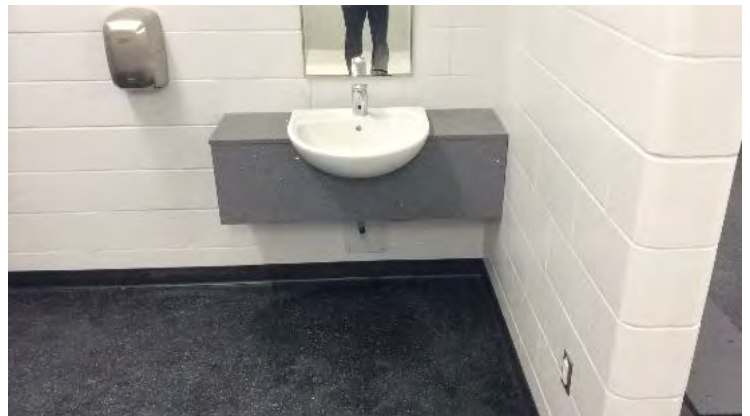
#54 Hockey Changeroom Progress

OPEN	CREATED Jun 24, 2019	DUE DATE
<i>Type / Subtype</i> Observation / Observation <i>Location</i> <i>Root Cause</i> <i>Checklist Source</i> <i>Reference Drawing</i> <i>Creator</i> Adam Chambers Architecture49 <i>Issue Owner</i> Adam Chambers Architecture49 <i>Assignee</i> <i>Description</i> Progress of the hockey changeroom fixture installation.		

PHOTOS



20190619_140834.jpg - Jun 24, 2019 - Adam Chambers



IMG_0389.JPG - Jun 24, 2019 - Adam Chambers

#56 Temporary Garbage Enclosure Progress

OPEN	CREATED	DUE DATE
	Jun 24, 2019	
<div><div>Type / Subtype</div><div>Observation / Observation</div><div>Location</div><div>Root Cause</div><div>Checklist Source</div><div>Reference Drawing</div><div>Creator</div><div>Adam Chambers Architecture49</div><div>Issue Owner</div><div>Adam Chambers Architecture49</div><div>Assignee</div><div>Description</div><div>Garbage enclosure slab and fence progress.</div></div>		

PHOTOS



IMG_0401.JPG - Jun 24, 2019 - Adam Chambers

#57 P1AB Fire Department Connection

OPEN	CREATED Jun 24, 2019	DUE DATE
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Type / Subtype

Observation / Observation

Location

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Progress of the P1AB fire department connection.

PHOTOS

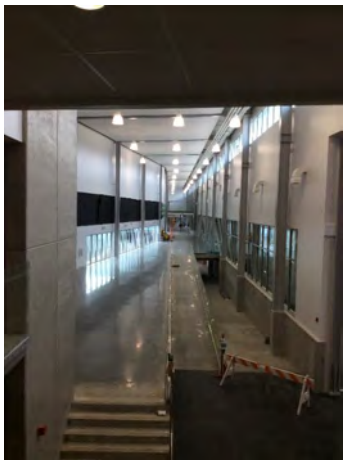


IMG_0402.JPG - Jun 24, 2019 - Adam Chambers

#34 Public Corridor Progress

OPEN	CREATED	DUE DATE
	Jun 21, 2019	
<div><div>Type / Subtype</div><div>Observation / Observation</div><div>Location</div><div>P1B > Level 1 > 1B118 - PUBLIC CORRIDOR</div><div>Root Cause</div><div></div><div>Checklist Source</div><div></div><div>Reference Drawing</div><div></div><div>Creator</div><div>Adam Chambers Architecture49</div><div>Issue Owner</div><div>Adam Chambers Architecture49</div><div>Assignee</div><div></div><div>Description</div><div></div></div>		

PHOTOS



IMG_0404.JPG - Jun 24, 2019 - Adam Chambers



IMG_20190619_142910.jpg - Jun 24, 2019 - Adam Chambers

#35 Fireplace Progress

OPEN	CREATED	DUE DATE
	Jun 21, 2019	
<div><div>Type / Subtype</div><div>Observation / Observation</div><div>Location</div><div>P1B > Level 1 > 1B118 - PUBLIC CORRIDOR</div><div>Root Cause</div><div>Checklist Source</div><div>Reference Drawing</div><div>Creator</div><div>Adam Chambers Architecture49</div><div>Issue Owner</div><div>Adam Chambers Architecture49</div><div>Assignee</div><div>Description</div></div>		

PHOTOS



20190619_123418.jpg - Jun 24, 2019 - Adam Chambers



20190619_123223.jpg - Jun 24, 2019 - Adam Chambers

#45 Review of Rooms for handover to City.

OPEN	CREATED	DUE DATE
	Jun 21, 2019	
<div><div>Type / Subtype</div><div>Observation / Observation</div></div> <div><div>Location</div><div>P1A > Level 2 (1A212, 1A213, 1A214, 1A215, 1A216, and 1A217)</div></div> <div><div>Root Cause</div><div></div></div> <div><div>Checklist Source</div><div></div></div> <div><div>Reference Drawing</div><div></div></div> <div><div>Creator</div><div>Adam Chambers Architecture49</div></div> <div><div>Issue Owner</div><div>Adam Chambers Architecture49</div></div> <div><div>Assignee</div><div></div></div> <div><div>Description</div><div>Review of rooms prior to handover to City.</div></div>		

PHOTOS



IMG_20190619_153958.jpg - Jun 24, 2019 - Adam Chambers

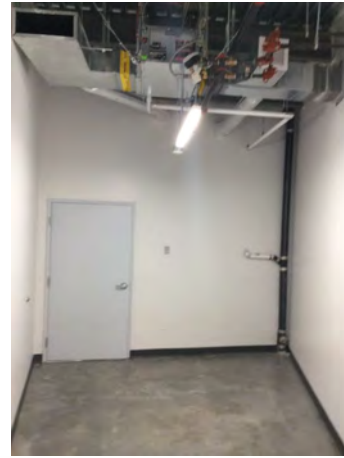


IMG_20190619_153905.jpg - Jun 21, 2019 - Adam Chambers

PHOTOS



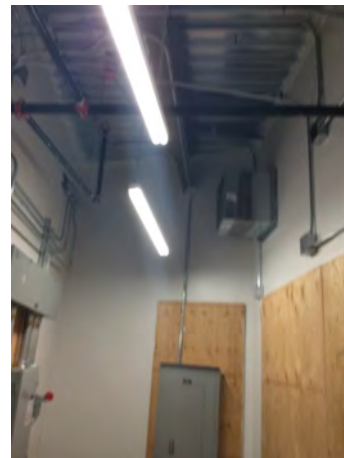
IMG_20190619_153958.jpg - Jun 21, 2019 - Adam Chambers



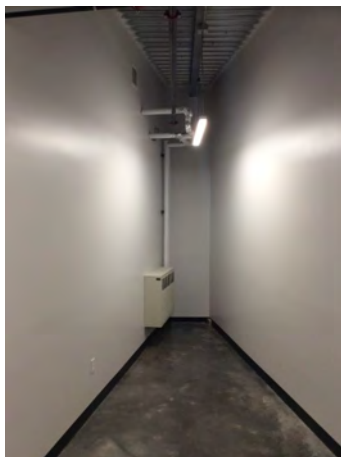
IMG_0393.JPG - Jun 21, 2019 - Adam Chambers



IMG_0394.JPG - Jun 21, 2019 - Adam Chambers



IMG_0395.JPG - Jun 21, 2019 - Adam Chambers

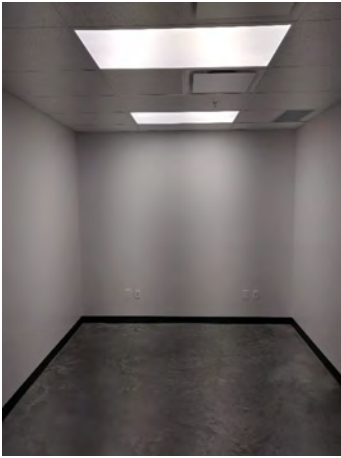


IMG_0392.JPG - Jun 21, 2019 - Adam Chambers

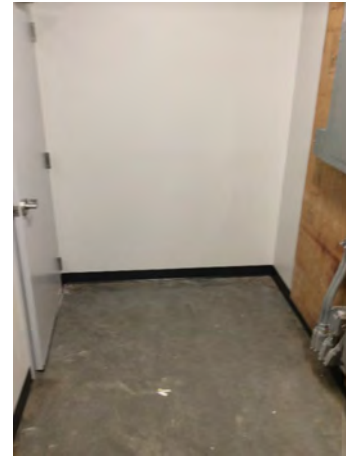


IMG_20190619_153925.jpg - Jun 21, 2019 - Adam Chambers

PHOTOS



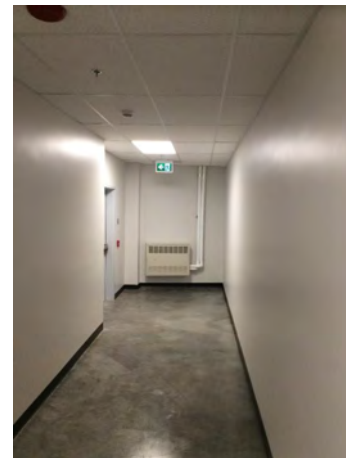
IMG_20190619_153947.jpg - Jun 21, 2019 - Adam Chambers



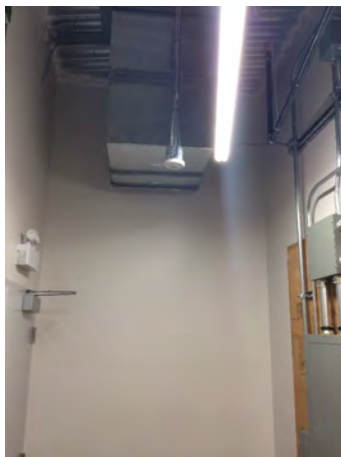
IMG_0398.JPG - Jun 21, 2019 - Adam Chambers



IMG_0399.JPG - Jun 21, 2019 - Adam Chambers



IMG_0400.JPG - Jun 21, 2019 - Adam Chambers



IMG_0397.JPG - Jun 21, 2019 - Adam Chambers

#36 Library Wiremold Paint Colour

OPEN	CREATED Jun 21, 2019	DUE DATE
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Type / Subtype

Observation / Observation

Location

P1B > Level 2 > 1B273 - PUBLIC INTERNET AREA

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Paint exposed wiremold in library colour, Rand Moon.

PHOTOS



20190619_141958.jpg - Jun 24, 2019 - Adam Chambers

#37 Stair 4 Fire Rated Bulkhead

OPEN	CREATED Jun 21, 2019	DUE DATE
<p>Type / Subtype Observation / Observation</p> <p>Location P1B > Level 2 > ST04 - STAIR 4 (Bulkhead above Glazing)</p> <p>Root Cause</p> <p>Checklist Source</p> <p>Reference Drawing</p> <p>Creator Adam Chambers Architecture49</p> <p>Issue Owner Adam Chambers Architecture49</p> <p>Assignee</p> <p>Description Fire Rated bulkhead assembly appears complete around staircase.</p>		

PHOTOS



IMG_20190619_141817.jpg - Jun 21, 2019 - Adam Chambers



IMG_20190619_141814.jpg - Jun 21, 2019 - Adam Chambers

#39 Ice Resurface Room - Review

OPEN	CREATED Jun 21, 2019	DUE DATE
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Type / Subtype Observation / Observation

Location P1A > Level 1 > 1A105 - ICE RESURFACE ROOM

Root Cause

Checklist Source

Reference Drawing

Creator **Adam Chambers** Architecture49

Issue Owner **Adam Chambers** Architecture49

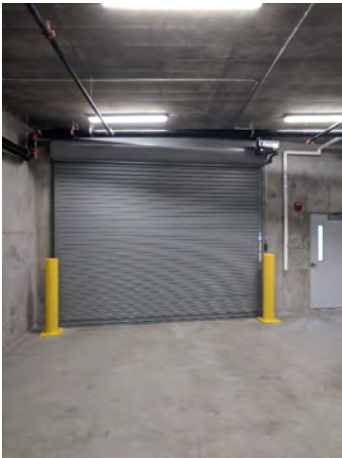
Assignee

Description Review of room before handover to City.

PHOTOS



IMG_20190619_152733.jpg - Jun 21, 2019 - Adam Chambers

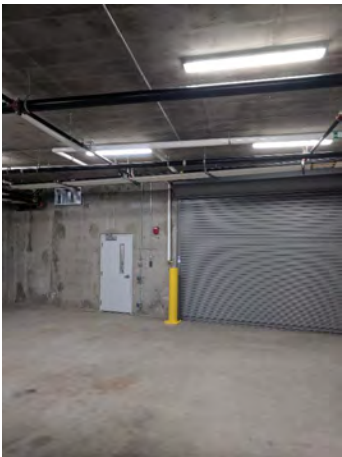


IMG_20190619_152651.jpg - Jun 21, 2019 - Adam Chambers

PHOTOS



IMG_20190619_152754.jpg - Jun 21, 2019 - Adam Chambers



IMG_20190619_152646.jpg - Jun 21, 2019 - Adam Chambers



MECHANICAL AND PLUMBING FIELD REPORT

DATE:	June 28, 2019	FR NO.:	MP.19
Contractor	Ventana Construction	FROM:	Lowell Suelto/Seann Caldwell WSP Canada Inc. 840 Howe Street Vancouver BC V6Z 2A9
ATTN:	Andrew Cameron		
	acameron@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: June 19, 2019

Weather: Cloudy

Temperature: 16°C

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

General (Work Reviewed):

- 1A Water Entry Room and Mechanical Rooms to date.
- Plumbing piping and rough-ins installed in 1ABC to date.
- Mechanical piping and HVAC in 1ABC to date.
- Occupancy inspection for Zamboni rooms 1B106 and 1A105, workshop 1A106, Storage Rooms 1A216, 1B107 and 1B110

Work in Progress:

- Rough-in of Phase 1C plumbing piping (Water, Sanitary and Venting)
- ~~Phase 1ABC Storm piping from roof drains down to tie-in points above grade.~~
- ~~Phase 1ABC Gas piping mains inside building.~~
- ~~Phase 1AB hydronic piping.~~
- Phase 1C Sheet metal ductwork inside building
- Commissioning
- ~~Phase 1ABC sprinkler piping inside building.~~
- Phase 1A Concession fixtures installation in progress (photo #20)

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

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

FIELD REPORT

9. Air balancing

FIELD REPORT

Observations:

1. Phase 1C, Pool Area: Slab is completely poured below the pool. WSP discussed with Omega that domestic hot and cold for the foot shower could be fed from the Phase 1C mechanical room, thru the pool equipment room and follow the same routing as the pool piping serving the water park. WSP to issue SI after confirming details with A49. Pipe coring thru foundation wall has been made to accommodate piping serving shower. Pool wood framing is being built-up. Deck Drainage openings are installed. Update: Pool Equipment piping install is progressing,
2. Phase 1C: 150mm storm piping at phase 1C at the north side between gridlines 1C6 and 1C13 will have a potential conflict with 3300mm height dropped ceiling. A-49 has confirmed ceiling will be dropped to accommodate storm piping. The RWL drop shown at the corner of Facility Manager office 1C120 will also need to be relocated due to a wall layout change during construction.
3. Mechanical and plumbing components to-date installed as per contract documents.
4. Ammonia detector lights and switches are installed on building exterior [photo #2]
5. ~~Rink #2 – Radiant heaters are installed complete with gas lines vents, deflectors and seismic restraint (photo #1)~~
6. ~~Refrigeration Room Vestibule – Emergency shower/eye wash complete with floor drain is installed (photo #2)~~
7. ~~Refrigeration Door fan/ammonia detector indicating lights and switches are installed (photo #3)~~
8. ~~Refrigeration Room – Fresh air intake ductwork is installed. Louver is missing (photo #4)~~
9. ~~Refrigeration Room – Heat pump piping complete with bypass piping is connected to thermal equalizer tank (photo #5)~~
10. ~~Zamboni Room – Ice melt pit coil piping is complete.~~
11. ~~Refrigeration Room – Ammonia exhaust duct to exhaust fan EF-16 is complete (photo #7)~~
12. ~~Rink #2 – Supply air ducting is complete (photo #8)~~
13. ~~Kitchen – Cooking exhaust hood is complete (photo #9)~~
14. Kitchen – Kitchen equipment plumbing is in progress (photo #10)
15. ~~Phase 1C – Water entry and sprinkler valve station is installed in Mechanical Room. (photo #11)~~
16. ~~Phase 1C – Boilers, pumps and piping are installed in Mechanical Room. (photo #12)~~
17. ~~Phase 1B Library – Ceiling is installed less grilles and diffusers (photo #13)~~
18. ~~Phase 1C – No HVAC is installed in Level 2 west of grid line IC-7 (photo #14)~~
19. Dehumidifier DH-1, Condenser CON-1, and HRV-2 are installed (photo #3, 4, 5)
20. Rooftop unit RTU-1 is in place. However, damages during delivery have occurred (photo #6)
21. Fireplace exhaust and EF-43 are installed (photo #7)
22. Supply fan SF-5 is installed (photo #8)
23. HRV-4, HRV-6, RTU-2, EF-28 are installed (photo #9, 10, 11)
24. Pool dehumidification DH-4 is installed with no ductwork (photo #12)
25. Main ducts and heat pumps are installed in Level 1C (photo #14)
26. Heat Recovery Unit HRV-2A is installed (photo #15)
27. Condensing Units SCU-1, 2, 3, 4 & FC-1, 2, 3, 4 are installed (photo #16)
28. Boilers B-3 & B-4 and vents are installed (photo #18)

FIELD REPORT

29. Water heaters WH-7, 8 and HX-3 are installed (photo #19)

Photos:



Photo #1: Arena Radiant Heater Timer



Photo #2: Ammonia Detector Lights



Photo #3: Dehumidifier DH-1



Photo #4: Condenser CON-1



Photo #5: HRV-2



Photo #6: Rooftop RTU-1



Photo #7: Fireplace exhaust, EF-43



Photo #8: Supply Fan SF-5

FIELD REPORT



Photo #9: HRV-6



Photo #10: HRV-4



Photo #11: RTU-2, EF-28



Photo #12: Dehumidifier DH-4



Photo #13 - Access Panel



Photo #14 - Level 1C - ductwork



Photo #15 - HRV-2A



Photo #16 - Condensing Units SCU-1, 2, 3, 4

FIELD REPORT



Photo #17 - EF-5A labels



Photo #18 - Boilers B-3, B-4



Photo #19 - HX-3, DWH heater WH-7, 8

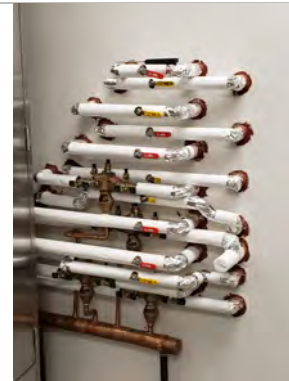


Photo #20 - Level 2: Concession Storage



Photo #21 - Concession Area Sink

Information or Action Required:

1. Submit pipe pressure test reports for Consultant Records.
2. ~~Ensure temporary heaters provide a minimum of 10 deg. Space temperature or as required by the structural engineer when pouring and curing the concrete rink slabs. Heating is on in Rink #3.~~
3. Maintain record as-built redline drawings on site.
4. ~~Provide piping between HRV-5 and Condenser WCU-1 in mechanical room 1A-202. Consider installing piping in ceiling for future HRV-1 and future condenser WCU-2.~~

FIELD REPORT

- ~~5. DH-2 ductwork will have to be revised for modified unit orientation by connecting RA to an existing wall opening, sealing one existing wall opening and ducting to a new wall opening using long radius duct elbows.~~
6. Fastening of large pipes in mechanical room 1A202 to underside of ceiling deck is not acceptable by structural engineer. ~~Omega Mechanical to provide locations of connections to joists on fabrication drawings.~~ Loads were provided for structural review.
7. Phase 2C, Level 2; Ensure that all drainage piping with offsets greater than 45° to have cleanouts as required code
8. Phase 1C – Level 1; Kitchen drain location interferes with wall finish. Relocate drain to ensure enough space is allowed for the floor drain grate.
9. Elevator machine room exhaust fan is 50mm too low for code requirements. Source another lower fan.
- ~~10. Louver is missing on fresh air intake to refrigeration room.~~
- ~~11. Insulate plumbing and heat pump lines in rink #3.~~
12. Provide label for arena radiant heaters timer “HEATER TIMER”, see photo #1.
13. Provide guards for gas sensors and thermostats in arenas.
14. Provide ceiling air grilles in dressing rooms.
15. Provide a report on damages and proposed rectification to rooftop unit RTU-1.
16. Provide access panels for walls and ceiling (photo #13).
17. Rectify upside down labels on EF-5A (photo #17).
18. Provide rain caps for chimneys.
19. Provide Schedule C-B for fire suppression.
20. Provide Schedule C-B for mechanical seismic restraint.
21. Provide commissioning reports for all mechanical equipment.
22. Provide air and water balancing reports.
23. Provide digital version of preliminary O&M Manuals for approval.
24. Provide as-built drawings.
25. Provide training to City Staff.
26. Provide labeling for backflow preventers to each equipment served. (Phase 1B Level 2 – Concession Storage)
27. Provide PVC covers on heating lines to hot water cabinet heaters
28. Provide written confirmation that stairwell supply fans and ammonia exhaust fan are operational
29. Complete wiring to smoke dampers

Issued by the Consultant:

Lowell Suelto, ASCT
Seann Caldwell, P.Eng.



June 27, 2019

Name and Title

Signature

Date



Smith + Andersen

338 – 6450 Roberts Street Burnaby British Columbia V5G 4E1

604 294 8414 f 604 294 6405 smithandandersen.com

JOB REPORT

PROJECT NAME: Port Coquitlam Recreation Center

COMPANY: A49

ATTENTION: Antonio Rigor, David Mate

PROJECT NO.: 16590.000

DATE: 2019-06-21

JOB REPORT NO.: E-16

ISSUED BY: Ryan Blaney

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

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

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

The site was visited on 2019-06-19 to review the Electrical installations. The following observations have been made:

1.1 GENERAL OBSERVATIONS

- 1.1.1 Electrical Installation for initial occupancy phase 99% done.
- 1.1.2 Rink 2 lighting is installed however, there appears to be some inconsistency with respect to lighting levels. Contractor to investigate and repair.
- 1.1.3 Light harvesting photo sensors have been tested and are functioning properly.
- 1.1.4 Main corridor lighting complete.
- 1.1.5 Main corridor smoke detectors installed.
- 1.1.6 Rink 3 lighting installed and operational.
- 1.1.7 Slight revision to mezzanine lighting. Lighting levels are achieved under new configuration.
- 1.1.8 Door operators installed.
- 1.1.9 Exterior lighting installed
- 1.1.10 Fire alarm was tested while on site and appeared to be functioning properly.
- 1.1.11 Hood suppression test in Kitchen was witnessed and is operational.

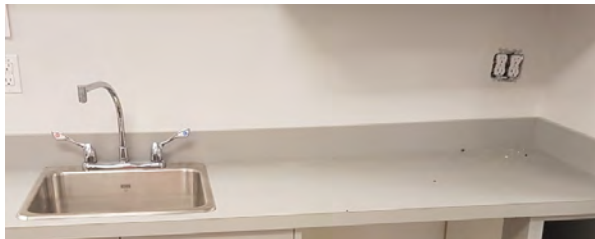
- 1.1.12 Main entrance chandelier is roughed in.
- 1.1.13 Electrical Room #5 nearing completion.
- 1.1.14 2nd level library lighting is installed and operational.
- 1.1.15 Library electrical room nearing completion.
- 1.1.16 Pool bonding is in process.
- 1.1.17 Secondary fire alarm annunciator panel at main entry is installed and operational.
- 1.2 ITEMS REQUIRING ATTENTION-ITEMS WILL BE REMOVED UPON COMPLETION
 - 1.2.1 Checkerplates installed in Main Electrical room. These plates' shop drawings were specifically rejected by the engineer and present a safety hazard while being worked on. They should be cut and reconfigured into manageable pieces prior to allowing personnel to work on them as was suggested by the superintendent.
 - 1.2.2 300A circuit breaker feeding 225 kVA TX-BA to specifically be 275A rated circuit breaker. Downstream electrical system currently unprotected and under-rated. **This item has been resolved.**
 - 1.2.3 300A circuit breaker feeding 225 kVA TX-2A to specifically be 275A rated circuit breaker. Downstream electrical system currently unprotected and under-rated. This equipment is currently operating; this situation should be dealt with immediately. **This item has been resolved.**
 - 1.2.4 225kVA Transformer TX-2A in electrical Room #2 is currently too close to combustible wall finishes. Either fiber-cement board to be lined on walls within 300mm of transformer and 150mm wall clearance to be maintained or transformer to be shifted such that 300mm clearance is achieved. This equipment is currently operating; this situation should be dealt with immediately.
 - 1.2.5 Additional smoke detectors are required in certain corridors as per ESI#23. This is related to a recent code report and must be rectified prior to occupancy.
 - 1.2.6 2" conduit intended for installation within Library Washroom wall has been installed within the Washroom itself. This conduit needs to be strapped and fastened to the wall in a more secure manner.
 - 1.2.7 Receptacles in Library Kitchen area are not GFI but are within required clearance from a sink. These must be replaced.
 - 1.2.8 BX cable at corridor exit from Electrical Room #5 requires fastening to wall.
 - 1.2.9 Combination Emergency light/Exit lights installed with Rink Areas. These were not called for in the design but are acceptable and an improvement to emergency lighting levels. These lights require testing to ensure 30 minute operation upon power failure.
- 1.3 DISCUSSIONS WITH CONTRACTOR
 - 1.3.1 Discussed lead times for required smoke detectors and the potential affect on occupancy. This appears to be a non-issue given schedule but must be monitored.



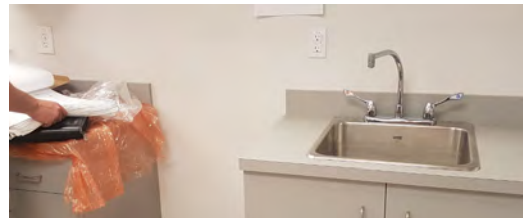
Item 1.1.4



Item 1.2.6



Item 1.2.7



Item 1.2.7



Item 1.2.8



Item 1.2.9

END OF ELECTRICAL JOB REPORT #E-17

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