



# **PORT COQUITLAM COMMUNITY CENTRE**

## **Owner's Representative Progress Report #30**

**September 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 #30 to the Owner. This report represents a summary of key project activities and issues that occurred up to September 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.

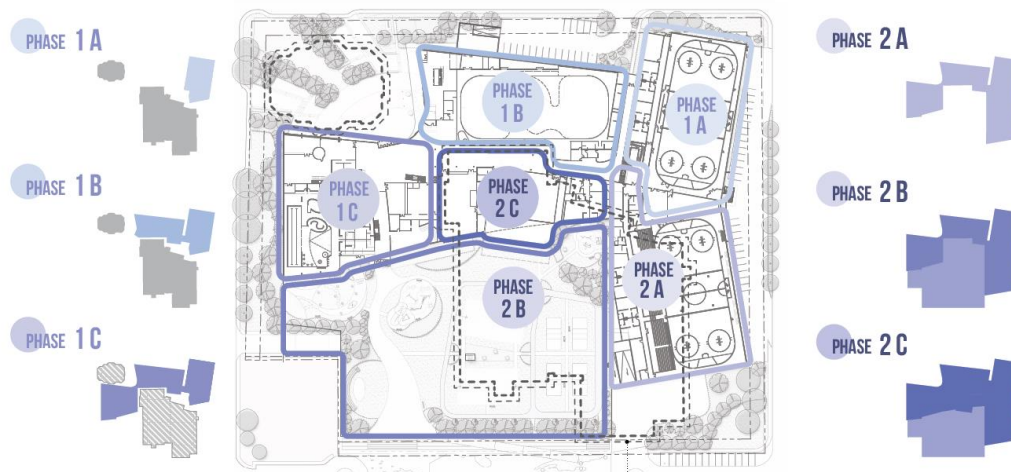
Any advice, opinions or recommendations within this report should be read and relied upon only in the context of this report as a whole. The contents of this report do not provide legal, insurance or tax advice or opinion.

## 2.0 EXECUTIVE SUMMARY

During September 2019 numerous meetings, co-ordination, procurement, design and construction activities have taken place. Phase 1C pool construction and fitness fit-out is ongoing. Abatement and demolition of the library and existing arenas is ongoing. Based on the information contained in this Monthly Progress Report #30 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.

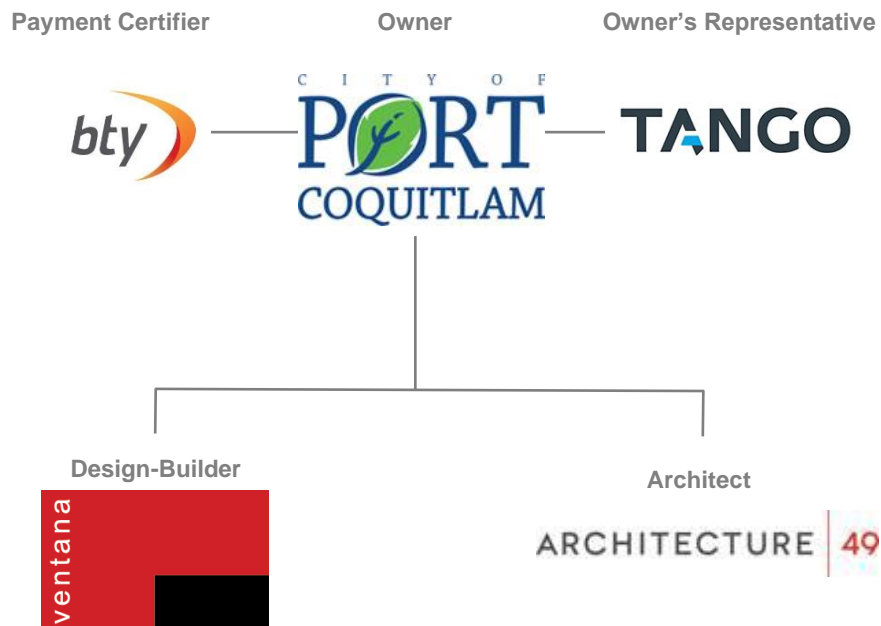


#### 4.0 PROJECT TEAM

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 October 17, 2019:

Drawing Package	Planned Date	Actual Date	Status	Comments
<b>Ground Works / Piling (1ABC)</b>				
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
<b>Phase 1ABC - Structure</b>				
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
<b>Phase 1ABC Balance of Design</b>				
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
<b>Phase 2ABC - Design</b>				
BP Submission	19-Jan-18		Complete	Construction Ongoing
IFT Drawings	18-Mar-18		Complete	Construction Ongoing
IFC Drawings	12-Jul-18	19-Sep-19	Complete	Construction Ongoing



## 5.0 Design and Approval Status (continued)

### Permits / Regulatory Approvals

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

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

A Development Permit was issued on August 18, 2017.

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

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

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

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

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

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

## 6.0 PROCUREMENT & CONTRACT ADMINISTRATION

### Procurement Summary

We understand that procurement and tendering is ongoing. The Design-Builder has confirmed that we will not be receiving a detailed procurement schedule, as part of their monthly reporting. The Design-Builder has included a summary of the trades awarded to date in their monthly progress report, dated October 18, 2019:

Bulk and detailed excavation Phases 1ABC;	Glazing;
Piling Phases 1ABC;	Roofing;
Mechanical and Electrical;	Metal Decking;
Refrigeration;	Pump / Place / Finish;
Formwork Phases 1AB;	Structural Steel;
Reinforcement Phases 1ABC;	Soil Anchors;
Cladding;	Insulated Metal Panels;
Steel Stud;	Paint;
Doors & Hardware;	Flooring;
Tile;	Dasher Boards;
Rink Slabs;	Overhead Doors;
Public Address;	Washroom Accessories, Partitions, & Lockers.;
Millwork;	Fireplace;
Concrete Polishing;	Pool Specialities;
Countertops;	Sports Flooring & Equipment;
Asphalt; and	Ph2 – Bulk Ex and Excavation.

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 has not informed us if this has been completed. 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.

#### 6.0 *Procurement & Contract Administration (continued)*

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

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

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

#### **Project Coordination / Meeting**

Phase 1AB Interim Occupancy was granted on August 19, 2019. The next Occupancy Meeting for Phase 1C, is scheduled for October 1, 2019.

#### **Owner Request for Information (RFI)**

- Number of RFI's issued – 152
- Number of RFI's Closed – 146
- Number of RFI's Open - 6



## 7.0 PROJECT BUDGET

### Project Budget Summary

The Project Budget is summarized below:

<b>A Design and Construction</b>	<b>Dollar Value</b>
<b>1 Design-Builder Pre Contract Costs</b>	\$983,000
<b>2 Design-Builder Contract Price</b>	\$116,717,000
<b>3 Approved Changes</b>	\$8,831,864
<b>4 Current (Revised) Contract Price</b>	\$125,548,864
<b>5 Work Certified as Completed (Base Contract)</b>	\$80,548,859
<b>6 Current Cost to Complete (Base Contract)</b>	\$45,000,005
<b>7 Lien Holdback (Base Contract)</b>	\$7,554,887
<b>8 Lien Holdback Released</b>	-\$6,552,157
<b>B Non-Contract Costs</b>	<b>\$8,989,031</b>
<b>C Total Project Budget</b>	<b>\$135,520,895</b>
<b>9 Capital Utility Budget</b>	-\$3,420,895
<b>C Total Project Budget (Revised)</b>	<b>\$132,100,000</b>

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

### Payment Certification

BTY Group, the Payment Certifier has issued Certificate of Payment No. 33 dated October 18, 2019, which certifies the current payment due to the Design-Builder, under the terms of the Design-Build Contract ("DBC") for the period ending September 30, 2019.

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

<b>Item</b>	<b>Dollar Value</b>
Current Net	\$1,372,694
Current GST (5.0%)	\$68,635
<b>Total Current Payable to the Design-Builder</b>	<b>\$1,441,328</b>
Total Current Builders Lien Holdback	\$1,002,730

Please refer to Appendix 4 of this report for a copy of Certificate of Payment No. 33.

## 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 September 30, 2019 is as follows:

CO#	Description	Dollar Value	Contingency Allocation
1	Bonding Requirements	\$1,800,000	Project Contingency
2	Temporary Power to Site	\$34,751	Project Contingency
3	Floor Area Changes	\$1,003,236	Project Contingency
5	Additional Back-Up Power	\$90,713	Project Contingency
7	Card Readers and Key Pads	\$16,698	Project Contingency
8	Library User Group Changes	\$86,287	Project Contingency
9	Accessible Washroom Emergency Alert	\$28,204	Project Contingency
10	Auto Door Openers	\$55,440	Project Contingency
11	Daycare - Card Readers & Alarms	\$9,834	Project Contingency
12	Additional CCTV	\$24,024	Project Contingency
14	Added Door Security	\$88,364	Project Contingency
17	Terry Fox Display Cases	\$4,950	Project Contingency
20	Exterior Building Signage	\$57,618	Project Contingency
21	Phase 1 Millwork Re-Design Services	\$7,975	Project Contingency
24	RCMP Panic Buttons	\$8,375	Project Contingency
25	Splash Park Recirc Design	\$13,640	Project Contingency
32	Temporary Referee Change Rooms	\$15,525	Project Contingency
<b>SUB-TOTAL</b>		<b>\$3,345,634</b>	
15	Scoreboard Credit	-\$42,760	FF&E
<b>SUB-TOTAL</b>		<b>-\$42,760</b>	
4	Off Site Design Services	\$269,998	Off Sites / Capital Utility Budget
6	Additional Off Site Design Services	\$55,875	Off Sites / Capital Utility Budget
13	Offsite Scope of Work (Phase 1A)	\$1,698,500	Off Sites / Capital Utility Budget
16	Offsite Isolation Valves	\$37,711	Off Sites / Capital Utility Budget
18	Offsite Scope of Work (Phase 1B)	\$2,900,900	Off Sites / Capital Utility Budget
19	Hydro conduit relation at Kingsway	\$110,674	Off Sites / Capital Utility Budget
22	Offsite Storm Change @ Kingsway and Kelly	\$49,500	Off Sites / Capital Utility Budget
23	Bonding and Insurance Scope for Offsite Awarded	\$161,936	Off Sites / Capital Utility Budget
26	Offsite Telus and Shaw Redline IFCs	\$53,162	Off Sites / Capital Utility Budget
27	Manhole Extension	\$73,801	Off Sites / Capital Utility Budget
28	Kelly Sanitary	\$26,985	Off Sites / Capital Utility Budget
29	Kingsway Sanitary Conflict	\$60,745	Off Sites / Capital Utility Budget
30	Watermain Kelly and Mary Hill	\$17,954	Off Sites / Capital Utility Budget
31	Kelly Watermain extension	\$11,249	Off Sites / Capital Utility Budget
<b>SUB-TOTAL</b>		<b>\$5,528,990</b>	
<b>TOTAL CHANGE ORDERS</b>		<b>\$8,831,864</b>	

## 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 (September End 2019)**

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

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

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

The critical path activity runs through abatement, demolition, excavation, piling, foundations, structural steel and parkade construction in Phase 2.

This schedule forecasts that Phase 1C Fitness will be available this Fall and Aquatics this Winter.

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 September 2019.

## 8.0 Project Schedule (continued)

### Monthly Look Ahead

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

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

## 9.0 QUALITY ASSURANCE & QUALITY CONTROL

### Construction Inspection & Monitoring

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

We received a copy of Architect 49's Letter of Construction Conformance, dated October 10, 2019. The Lead Consultant has confirmed that the works on site are progressing generally in accordance with the IFC drawings, specifications and building permits issued to date. A copy of the Letter of Assurance is included in Appendix 6 of this report. A copy of their Site Report #56 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 did not receive a copy of Smith and Anderson's Job Report during this reporting period from the Design-Builder.

We received a copy of WSP's Mechanical and Plumbing Field Report, dated October 2, 2019. Actions have been identified to be remedied by the Design-Builder.

#### **9.0**     *Quality Assurance & Quality Control (continued)*

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

#### **10.0**    **SAFETY AND ENVIRONMENTAL**

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

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

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

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

No incidents were reported during this reporting period.

#### **11.0**    **AREAS OF CONCERN & OUTSTANDING ISSUES**

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

## APPENDIX 1

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





## PORT COQUITLAM COMMUNITY RECREATION COMPLEX - OWNER'S SCHEDULE

**Ventana Construction Corporation**  
3875 Henning Dr. || Burnaby, BC || V5C 6N5  
Office 604.291.9000  
Fax 604.291.9992  
Web [VentanaConstruction.com](http://VentanaConstruction.com)

ID	Task Name	Duration	Start	Finish	2018																												2020												
					2018												2019												2020																
					Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep												
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	ases																																								
3	1.1.1 Phase 1ABC - Groundworks	55 days	Fri 2/24/17	Fri 5/12/17	orks																																								
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																																									
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																																									
35	1.2.4.1 IFT Drawings	0 days	Tue 10/2/18	Tue 10/2/18																																									
36	1.2.4.2 Internal Review and Revisions	6 mons	Wed 10/3/18	Tue 3/26/19																																									
37	1.2.4.3 Full BP Submission and review	139 days	Fri 12/14/18	Mon 7/1/19																																									
38	1.2.4.4 Tender	40 days	Tue 7/30/19	Mon 9/23/19																																									
39	1.2.4.5 IFC Drawings	10 days	Tue 8/27/19	Mon 9/9/19																																									
40	1.3 Construction Phases	613 days?	Tue 9/5/17	Tue 2/4/20																																									
41	1.3.1 Phase 1AB	499.5 days?	Tue 9/5/17	Thu 8/29/19																																									
217	1.3.2 Phase 1C	541 days	Mon 12/18/17	Tue 2/4/20																																									
218	1.3.2.1 Piling	20 days	Mon 12/18/17	Thu 1/18/18																																									
220	1.3.2.2 Pool and Fitness Area	303 days	Mon 6/4/18	Mon 8/12/19																																									
221	1.3.2.2.1 Pool Foundations	60 days	Mon 6/4/18	Tue 8/28/18																																									
222	1.3.2.2.2 level 1 suspended fitness	20 days	Wed 8/29/18	Wed 9/26/18																																									
223	1.3.2.2.3 Pool Piping/Electrical	50 days	Mon 6/4/18	Tue 8/14/18																																									
224	1.3.2.2.4 Suspended Deck	20 days	Wed 8/15/18	Wed 9/12/18																																									
225	1.3.2.2.5 Suspended Slab - level 2 fitness	20 days	Thu 9/27/18	Thu 10/25/18																																									
226	1.3.2.2.6 Glulams	50 days	Thu 11/15/18	Mon 1/28/19																																									
227	1.3.2.2.7 Interior Block Walls	40 days	Mon 11/26/18	Wed 1/23/19																																									
228	1.3.2.2.8 metal decking to the pool	15 days	Tue 1/29/19	Mon 2/18/19																																									
229	1.3.2.2.9 Mechanical and electrical rough-in	75 days	Tue 4/9/19	Mon 7/22/19																																									
230	1.3.2.2.10 Pool tank walls and features Grid 1CJ to 1CP	65 days	Tue 4/2/19	Mon 7/1/19																																									
231	1.3.2.2.11 exterior steel Stud/Densglass	20 days	Tue 5/14/19	Mon 6/10/19																																									
232	1.3.2.2.12 Roofing	20 days	Tue 4/2/19	Mon 4/29/19																																									
233	1.3.2.2.13 Glazing	75 days	Tue 4/16/19	Mon 7/29/19																																									
234	1.3.2.2.14 Metal Cladding	30 days	Tue 7/2/19	Mon 8/12/19																																									
235	1.3.2.3 Pool Interior Finishes	181 days	Tue 5/21/19	Tue 1/28/20																																									
236	1.3.2.3.1 Interior Steel Stud	45 days	Tue 5/21/19	Mon 7/22/19																																									
237	1.3.2.3.2 Ceiling finishes	25 days	Tue 7/30/19	Mon 9/2/19																																									
238	1.3.2.3.3 Interior Finishes	40 days	Tue 7/30/19	Mon 9/23/19																																									
239	1.3.2.3.4 M&E Finishes	40 days	Tue 7/30/19	Mon 9/23/19																																									
240	1.3.2.3.5 Change Room Tile	50 days	Tue 7/16/19	Mon 9/23/19																																									
241	1.3.2.3.6 Millwork	30 days	Tue 9/24/19	Mon 11/4/19																																									
242	1.3.2.3.7 Pool fill test (concrete basin)	15 days	Wed 8/28/19	Tue 9/17/19																																									
243	1.3.2.3.8 Pool tank and deck waterproofing	3 wks	Wed 9/25/19	Tue 10/15/19																																									
244	1.3.2.3.9 Pool fill test	10 days	Wed 10/16/19	Tue 10/29/19																																									
245	1.3.2.3.10 Pool tile	50 days	Wed 10/30/19	Tue 1/7/20																																									
246	1.3.2.3.11 Pool Finishes(Lockers, Grating, Ladders, etc.)	5 days	Wed 12/25/19	Tue 12/31/19																																									
247	1.3.2.3.12 Pool Commissioning	15 days	Wed 1/8/20	Tue 1/28/20																																									
248	1.3.2.4 Fitness Interior Finishes (Fitness L1 and L2, L2 Washrooms, L2 Multipurpose	96.5 days	Tue 6/4/19	Wed 10/16/19																																									
249	1.3.2.4.1 Interior Steel Stud and drywall	55 days	Tue 6/4/19	Mon 8/19/19																																									
250	1.3.2.4.2 Ceiling finishes	45 days	Tue 7/16/19	Mon 9/16/19																																									
251	1.3.2.4.3 Interior Finishes	44 days	Tue 7/30/19	Fri 9/27/19																																									
252	1.3.2.4.4 Millwork	15 days	Mon 9/2/19	Fri 9/20/19																																									
253	1.3.2.4.5 M&E Finishes	20 days	Mon 9/2/19	Fri 9/27/19																																									
254	1.3.2.4.6 PoCo Soft move-in potential start date	0 days	Fri 9/27/19	Fri 9/27/19																																									
255	1.3.2.4.7 Occupancy process and handover of fitness areas	2.5 wks	Mon 9/30/19	Wed 10/16/19																																									
256	1.3.2.5 Commissioning	45 days	Mon 9/9/19	Fri 11/8/19																																									



## 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](http://VentanaConstruction.com)

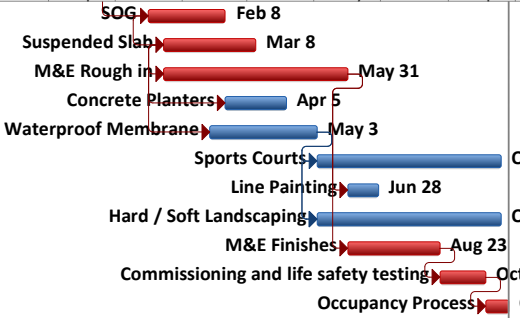
[illegible]



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

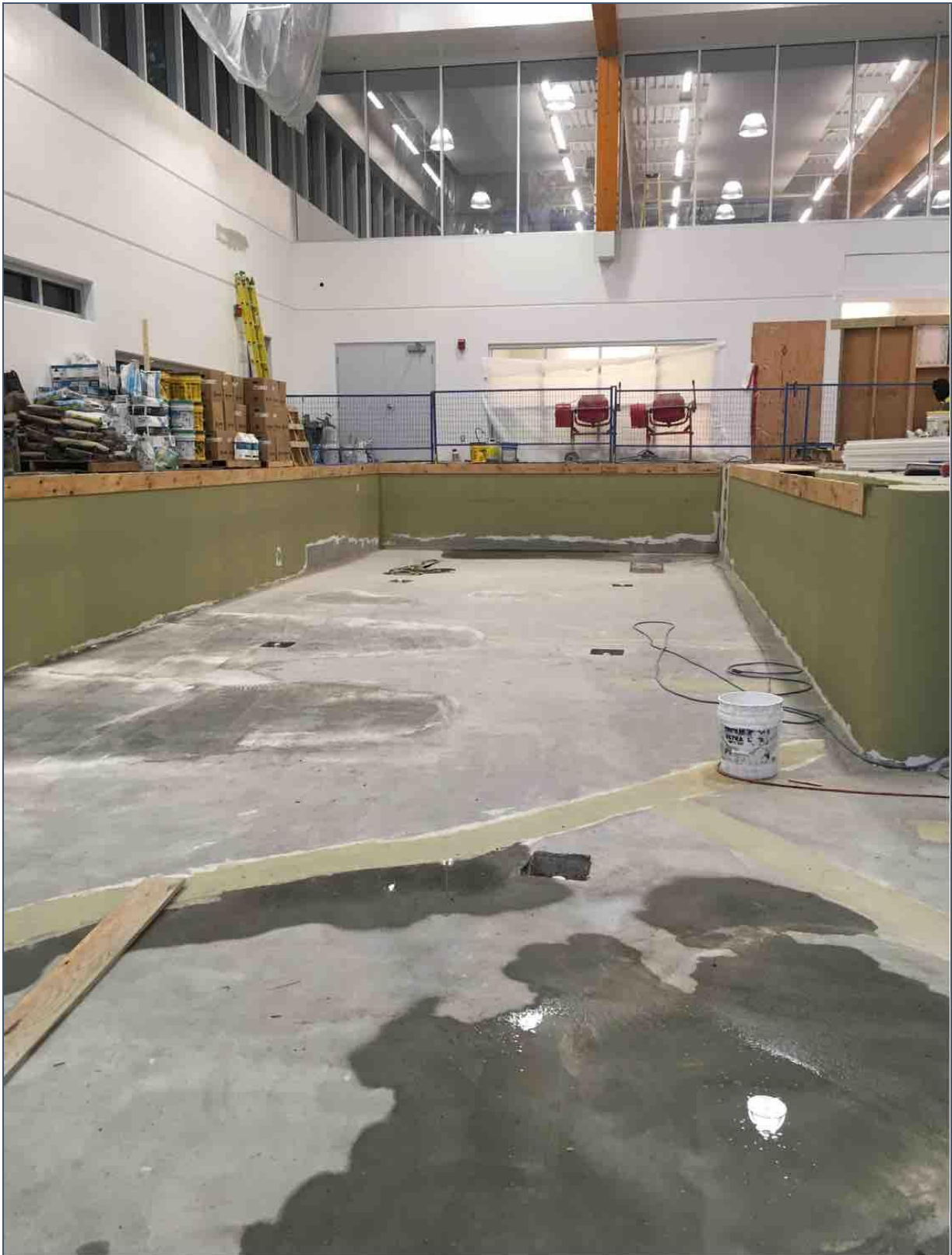
Ventana Construction Corporation  
3875 Henning Dr. || Burnaby, BC || V5C 6N5  
Office 604.291.9000  
Fax 604.291.9992  
Web VentanaConstruction.com

ID	Task Name	Duration	Start	Finish																														
					2018												2020																	
					Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	
313	1.4.2.3.4 SOG	50 days	Tue 12/1/20	Mon 2/8/21																														
314	1.4.2.3.5 Suspended Slab	60 days	Tue 12/15/20	Mon 3/8/21																														
315	1.4.2.3.6 M&E Rough in	120 days	Tue 12/15/20	Mon 5/31/21																														
316	1.4.2.3.7 Concrete Planters	40 days	Tue 2/9/21	Mon 4/5/21																														
317	1.4.2.3.8 Waterproof Membrane	70 days	Tue 1/26/21	Mon 5/3/21																														
318	1.4.2.3.9 Sports Courts	120 days	Tue 5/4/21	Mon 10/18/21																														
319	1.4.2.3.10 Line Painting	20 days	Tue 6/1/21	Mon 6/28/21																														
320	1.4.2.3.11 Hard / Soft Landscaping	120 days	Tue 5/4/21	Mon 10/18/21																														
321	1.4.2.3.12 M&E Finishes	60 days	Tue 6/1/21	Mon 8/23/21																														
322	1.4.2.3.13 Commissioning and life safety testing	30 days	Tue 8/24/21	Mon 10/4/21																														
323	1.4.2.3.14 Occupancy Process	15 days	Tue 10/5/21	Mon 10/25/21																														



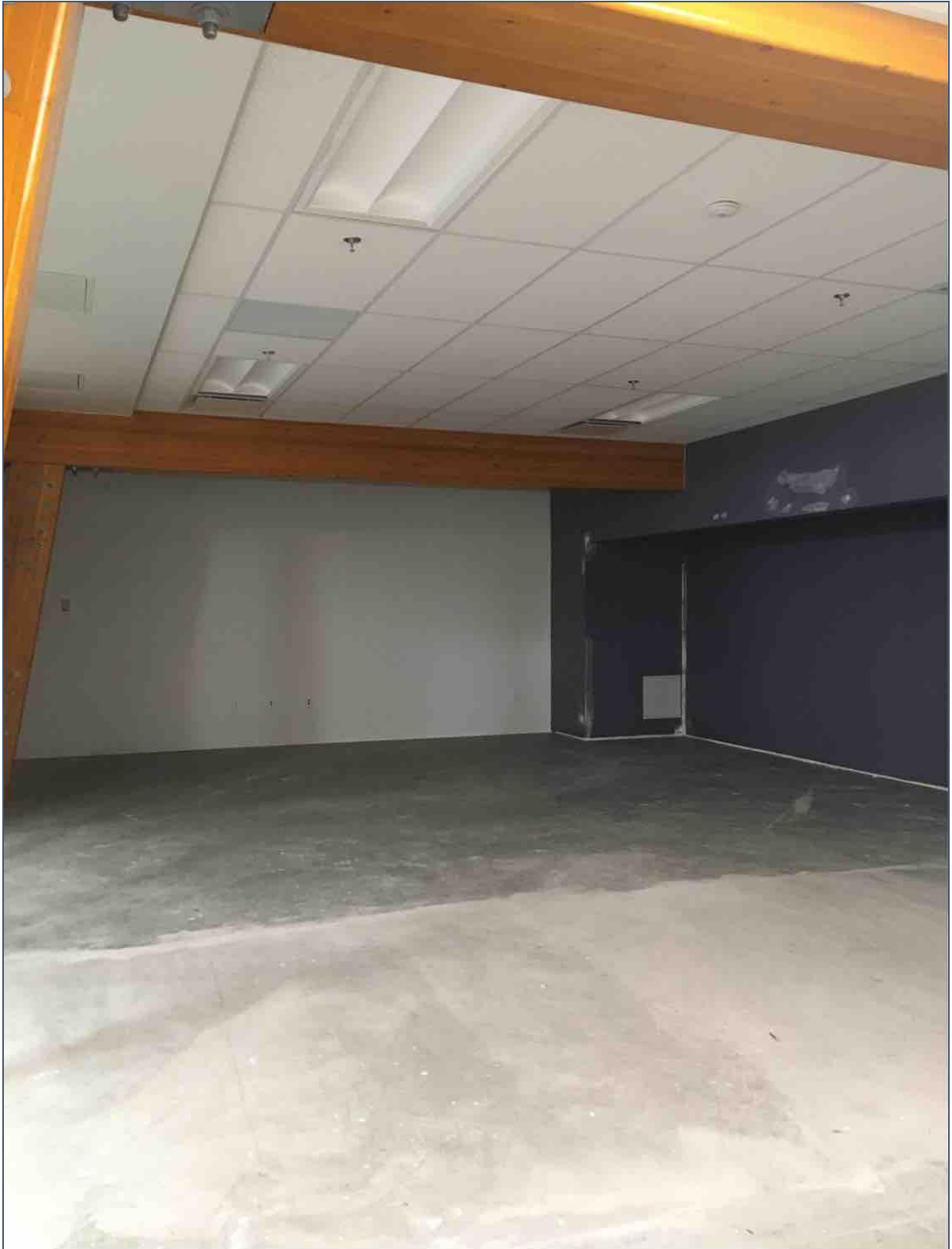
## APPENDIX 2

### Progress Photographs – September 2019



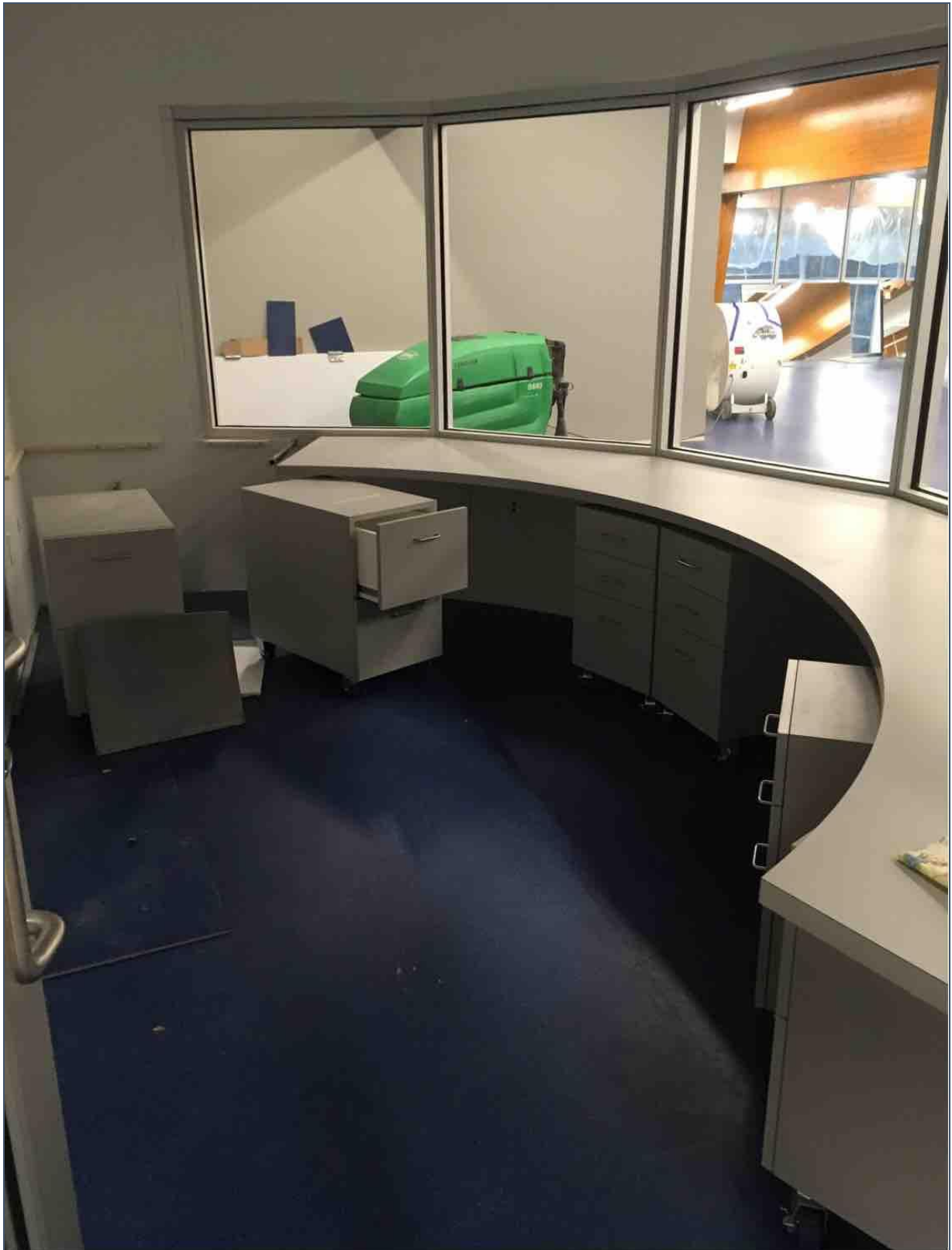
Phase 1C – Pool tank walls waterproofing progress



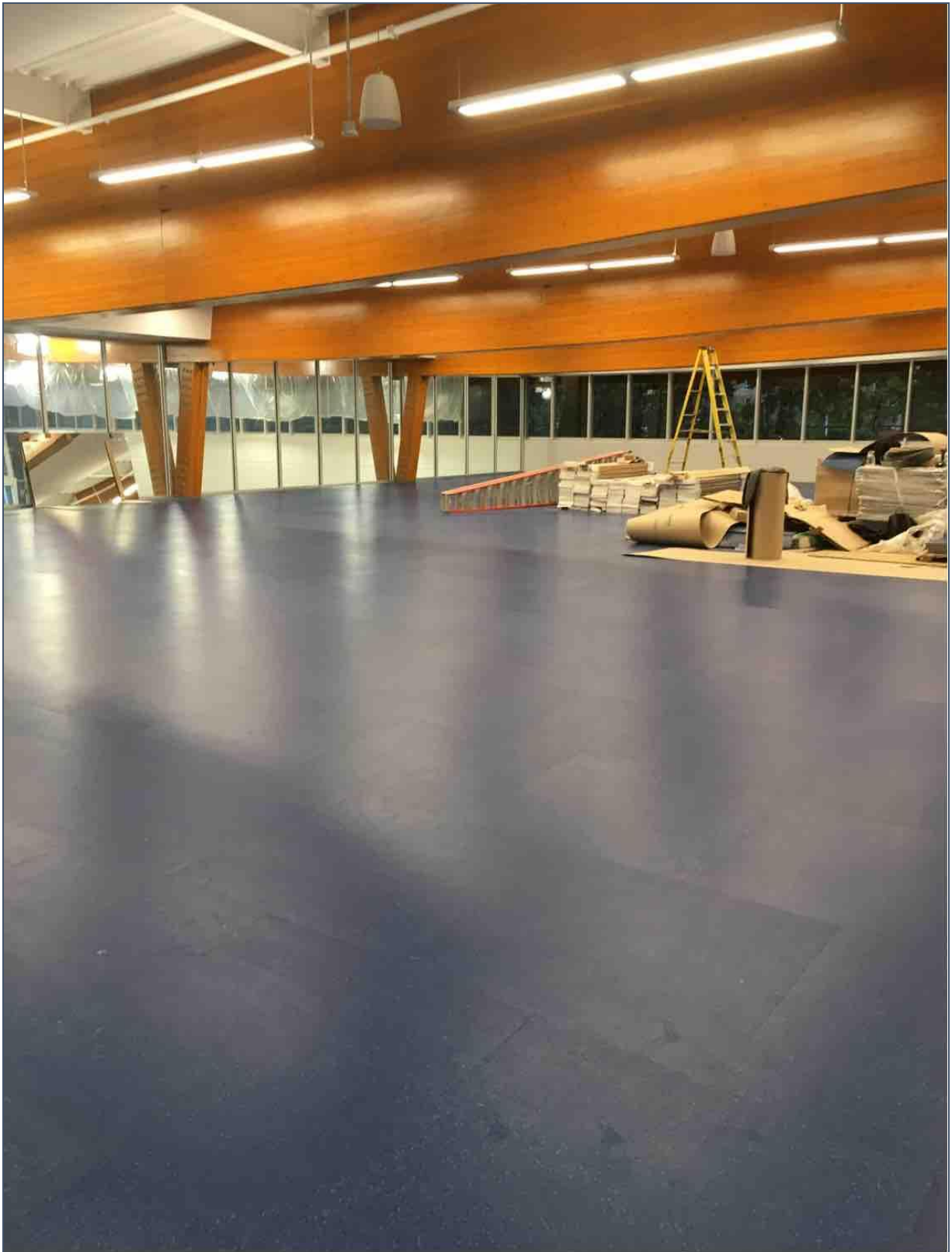


Phase 1C – Small MP room ready for floor finish

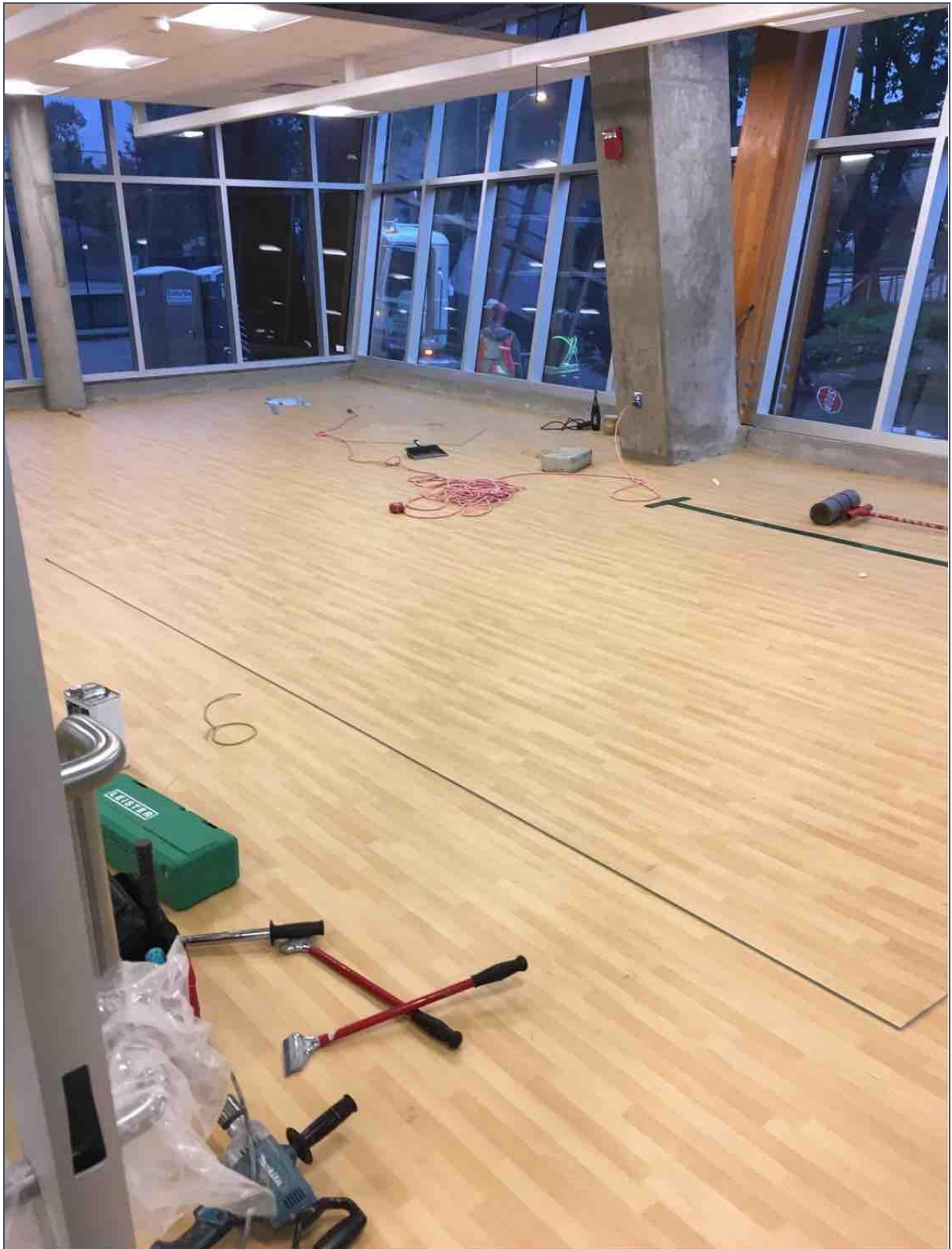




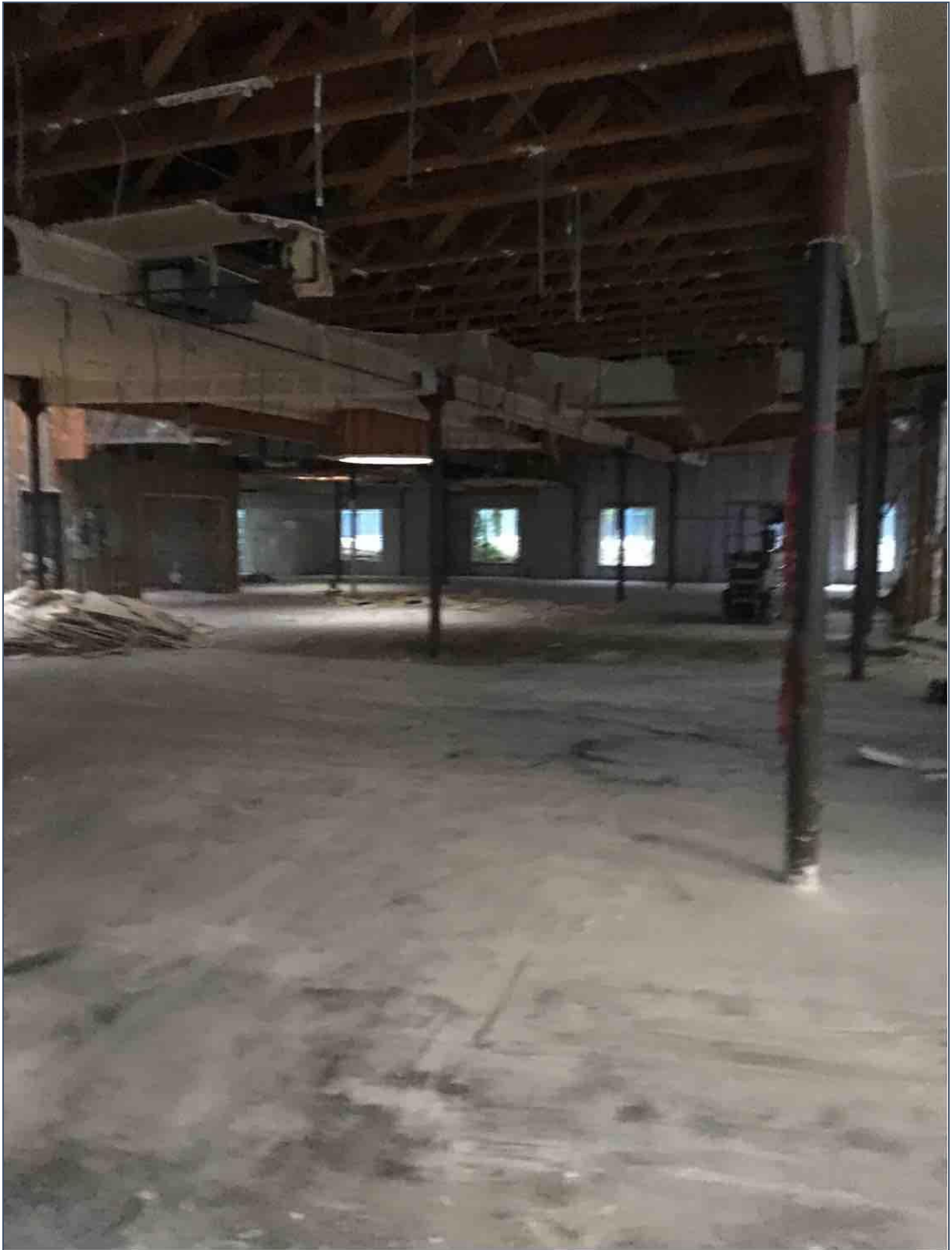
Phase 1C – Fitness 2<sup>nd</sup> floor coordinators office



Phase 1C – 2<sup>nd</sup> weight room rubber flooring



Phase 1C – Wood floor in main floor fitness area



Phase 2 – Terry Fox Library demolition





Phase 2 – Blue Arena demolition

## APPENDIX 3

### Site Inspection Reports: September 2019



# Field Review Report



Project: PCCC  
 Reporting Date: 2019-09-03  
 Prepared By: Alun Lewis

Weather: Sunny:   x   Rain:            Wind:            Temperature: High of:   25    
 Cloudy:            Snow:            Other:            Low of:   16  

Tango's Staff: (# on site)		Trade Contractor's					
Superintendents	1	Demolition	23	Waterproofing		Painting	4
Engineers		Site Work		Scaffolding		Misc. Specialties	
Office Staff		Landscaping		Spray Insul/Fire Proof		Cleaners	
CSO / First Aid		Paving		Caulking/Firestopping		Plumbing	5
Carpenters		Concrete Formwork		Roofing		Mechanical	3
Labourers		Rink prep / conc		Doors & Hardware		Refrigeration	
Operators		Reinforcing Steel		Windows/Glazing	8	Sprinklers	2
		Structural Steel		Exterior Cladding		Electrical	9
		Metal Decking		SS/Drywall		Controls	
		Masonry		Drywall Taper	2	Pool Piping	
		Rough Carpentry		Resilient Tile	4		
		Finish Carpentry		Ceramic Tile	1	Tango's Subtotal	
		Millwork	1	Elevator		Trade's Subtotal	62
						<b>SITE TOTAL</b>	

## JOB DELAYS OR POSSIBLE DELAYS:

## QAQC

As previously noted and discussed with Ventana

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

		Comments
Demolition	23	2AB - Demo of exterior shell of blue arena. Asbestos abatement to green arena SW corner.
		Drywall & steelstud removal from meeting rooms adj existing reception area
Millwork	1	1C - Commence millwork install to main floor co-ordinators office in weight room
Glazing	8	1C - Caulking window panes along N elevation.
Tapers	2	1C - Sanding walls to co-ordinators areas
Resilient Tile	4	1C - Floor prep and install gym flooring to 2nd floor weight and fitness areas
Ceramic tile	1	1C - Tiling to ceiling of sauna
Painting	4	1C - Painting CMU walls to staff area of pool and N elevation of pool concrete slab and shear walls
Plumbing	5	1C - Install sinks to female and male washrooms. Pool equipment room pumps and piping
Mechanical	3	1C - Metal HVAC to pool from RTU
Sprinkler	2	1C - Install drops into tiles to main floor weight room
Electrical	9	1C - Energizing lights to main floor weight & fitness area. Pulling wire to panels in parkade
		electrical room

# Field Review Report



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

Weather: Sunny: \_\_\_\_\_ Rain: x Wind: \_\_\_\_\_ Temperature: High of: 19  
 Cloudy: x Snow: \_\_\_\_\_ Other: \_\_\_\_\_ Low of: 16

Tango's Staff: (# on site)		Trade Contractor's					
Superintendents	1	Demolition	26	Waterproofing		Painting	7
Engineers		Site Work		Scaffolding		Misc. Specialties	2
Office Staff		Landscaping		Spray Insul/Fire Proof		Cleaners	
CSO / First Aid		Paving		Caulking/Firestopping		Plumbing	5
Carpenters		Concrete Formwork	2	Roofing		Mechanical	2
Labourers		Rink prep / conc		Doors & Hardware		Refrigeration	2
Operators		Reinforcing Steel		Windows/Glazing	5	Sprinklers	
		Structural Steel		Exterior Cladding		Electrical	10
		Metal Decking		SS/Drywall		Controls	2
		Masonry		Drywall Taper	3	Pool Piping	
		Rough Carpentry		Resilient Tile	6		
		Finish Carpentry		Ceramic Tile	4	Tango's Subtotal	
		Millwork		Elevator		Trade's Subtotal	76
						<b>SITE TOTAL</b>	

## JOB DELAYS OR POSSIBLE DELAYS:

## QAQC

As previously noted and discussed with Ventana

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

		Comments
Demolition	23	2AB - Green arena exterior demo. Blue arena interior demo, drywall removal from steelstud walls and asbestos abatement to CMU walls
Formwork	2	1C - Faceted formwork for lifeguard glazing
Glazing	5	1C - Beauty cap install to N & NW elevations
Tapers	3	1C - Patching and sanding walls after primer coat
Flooring	6	1C - Install rubber flooring to 2nd floor weight room
Ceramic tile	4	1C - Floor tiling to universal changeroom, male & female changeroom entrances
Painting	7	1C - Primer coat to walls of weight room, fitness area, coordinators area
Concrete grinding	2	1C - Commence main floor concrete slab grinding of high points, ahead of rubber floor install
Plumbing	5	1C - Pool piping to pool equipment room. Install sinks to male & female changerooms
Mechanical	4	1C - Working on HVAC ducting to 2nd floor. Commence commissioning of RYU's that control weights, changerooms areas
Electrical	10	1C - Install Fire Exit signage, bells and strobes. Wiring to parkade electrical room panels. Install panels and wiring to pool equipment room. Pulling wire to main floor coordinators area
Controls	2	1C - Control programming to boiler room panel

# Field Review Report



Project: PCCC  
 Reporting Date: 2019-09-24  
 Prepared By: Alun Lewis

Weather: Sunny: x  
 Cloudy: x

Rain: \_\_\_\_\_  
 Snow: \_\_\_\_\_

Wind: \_\_\_\_\_  
 Other: \_\_\_\_\_

Temperature: High of: 17  
 Low of: 12

Tango's Staff: (# on site)		Trade Contractor's					
Superintendents	1	Demolition	13	Waterproofing		Painting	3
Engineers		Site Work		Scaffolding		Misc. Specialties	2
Office Staff		Landscaping		Spray Insul/Fire Proof		Cleaners	
CSO / First Aid		Paving		Caulking/Firestopping		Plumbing	4
Carpenters		Concrete Formwork	2	Roofing		Mechanical	2
Labourers		Rink prep / conc		Doors & Hardware		Refrigeration	
Operators		Reinforcing Steel		Windows/Glazing	4	Sprinklers	
		Structural Steel		Exterior Cladding		Electrical	8
		Metal Decking		SS/Drywall		Controls	1
		Masonry		Drywall Taper		Pool Piping	
		Rough Carpentry		Resilient Tile	4		
		Finish Carpentry		Ceramic Tile	3	Tango's Subtotal	
		Millwork		Elevator		Trade's Subtotal	46
						<b>SITE TOTAL</b>	

## JOB DELAYS OR POSSIBLE DELAYS:

Corrections required to pool edge due to elevation and missing block out for tiling detail

## QAQC

As previously noted and discussed with Ventana

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

		Comments
Demolition	13	2AB - Demo of blue arena structure. Interior strip of green arena and offices / reception area.
		Interior strip of library
Formwork	2	1C - Strip formwork to faceted curb to lifeguard room and locker pads to universal changeroom
Glazing	4	1C - Install frames & glass to outside of universal changeroom
Flooring	4	1C - Wood floor to 2nd floor fitness area
Ceramic tile	3	1C - Tiling to bench of staaff changeroom. Grouting to universal changeroom. Set forms for
		pool liping edge. Waterproofing to pool
Painting	3	1C - Painting to stairwell from boiler room
Mirrors	2	1C - Install mirrors to main floor weight room walls
Plumbing	4	1C - Pool plumbing to pool equipment room. Insrtall faucets to male & female changerooms
Electrical	8	1C - Pulling wiring to electrical panels in parkade electrical room & boiler room. Commissioing
		electrical ahead of deficiency inspections
HVAC	2	1C - Work with controls contractor on HVAC commissioning
Controls	1	1C - Controls programming of HVAC

## APPENDIX 4

Certificate of Payment No.33: October 18, 2019

# CERTIFICATE OF PAYMENT : No. 33 (Progress Claim 34)



<b>PROJECT:</b>	City of Port Coquitlam Community Centre	<b>FILE:</b>	3 - 9308
<b>LOCATION:</b>	2150 Wilson Ave, Port Coquitlam, BC	<b>INSPECTION DATE:</b>	01-Oct-19
		<b>CERTIFICATE DATE:</b>	18-Oct-19

<b>Owner</b>	<b>Design-Builder</b>
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
<b>Total Contract Amount</b>		\$ 116,717,000	\$ 8,831,863	\$ 125,548,863

PAYMENT CALCULATION	Gross Amount to Date	Previous Period	Gross Amount This Period	Holdback	Net Payment This Period
Total Work Completed	\$ 80,548,859	\$ 79,023,644	\$ 1,525,215	\$ 152,522	\$ 1,372,694
<b>Total Work Completed</b>	<b>\$ 80,548,859</b>	<b>\$ 79,023,644</b>	<b>\$ 1,525,215</b>	<b>\$ 152,522</b>	<b>\$ 1,372,694</b>
Add: Holdback Released	\$ 1,002,729	(1,002,729)	\$ 0	\$ 0	\$ 0
<b>Current Net Payable</b>			<b>\$ 1,525,215</b>	<b>\$ 152,522</b>	<b>\$ 1,372,694</b>
Plus GST (5.0%) on Net Payable					\$ 68,635
<b>Total Current Payable Amount</b>					<b>\$ 1,441,328</b>
Holdback Retained to Date (incl. this Certificate)					\$ 6,552,157
Total GST Paid to Date (incl. this Certificate)					\$ 3,449,835
<b>PROJECT COST TO COMPLETE</b>					<b>\$ 45,000,005</b>

This is to Certify that, for the Port Coquitlam Community Centre, a payment of \$1,441,328 (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 September 30, 2019. As per the Builder's Lien Act, a 10% holdback has been deducted amounting to \$152,522. The total holdback retained to date is \$6,552,157 and the total GST paid to date is \$3,449,835 (not including the pre-payment costs). The Adjusted Project Cost to Complete is \$45,000,005 (Not incl. GST & holdback).

<b>CERTIFIED BY:</b>	<b>REVIEWED BY:</b>
	
Neil Murray, MRICS Associate Director	Rob Wilson, MRICS, PQS Director

## APPENDIX 5

### Project Dashboard – September 30, 2019



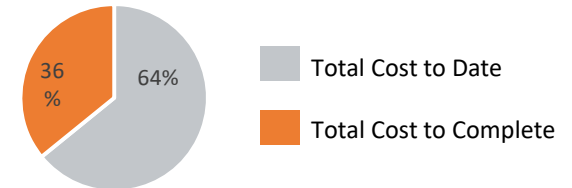
# PROJECT DASH BOARD

Updated: 2019-9-30

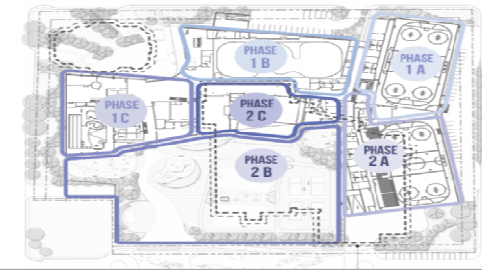
## PROJECT SCHEDULE

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 6

Architecture 49 Letter of Construction Conformance: October 10, 2019

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

T 1.604.736.5329  
F 1.604.736.1519  
architecture49.com

Oct. 10, 2019

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

Attention: Lewis Reilly, Director  
[lreilly@tangomanagment.ca](mailto:lreilly@tangomanagment.ca)

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

To whom it may Concern:

We reviewed the project on-site on Sept. 27, 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

## APPENDIX 7

Architecture 49 Site Report #56: September 27, 2019

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

<b>DATES:</b>			Site Visit: Tuesday, 2019-09-27	Report Issued: 2019-10-07
<b>PROJECT:</b>			<b>Port Coquitlam Community Recreation Complex</b>	<b>159-00406-02</b>
<b>ADDRESS:</b>			2150 Wilson Ave, Port Coquitlam, BC	
<b>BUILDING PERMIT #:</b>			Permit No.: BP-011897	
<b>GC CONTACT INFO:</b>			Project Manager: Joseph Lenz - 778-628-3942 Proj Coordinator: Tallon O'Neill - 604-785-0176 Lead Site Superintendent: Jerry Brouwer – 778-255-4001	
<b>REPORT BY:</b>			Architecture49 – Adam Chambers	<b># Pages in Report: 43</b>
<b>REVIEWED BY:</b>			Stella Nicolet	
<b>VISIT REQUESTED BY:</b>			Ventana Construction (POCO) Corporation	
<b>ATTENDEES:</b>			Architecture49 – Adam Chambers Time on Site: 9:30am – 12:30pm	
<b>WEATHER:</b>			Temp: 16°C      Mark Applicable: Sunshine <input checked="" type="checkbox"/> & Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Snow <input type="checkbox"/>	
<b>DISTRIBUTION:</b>				
Ventana Construction (PoCo) Corp, VCC: Andrew Cameron, <a href="mailto:acameron@ventanaconstruction.com">acameron@ventanaconstruction.com</a> Joseph Lenz, <a href="mailto:jlenz@ventanaconstruction.com">jlenz@ventanaconstruction.com</a> Tallon O'Neill, <a href="mailto:toneill@ventanaconstruction.com">toneill@ventanaconstruction.com</a> Jerry Brouwer, <a href="mailto:jbrouwer@ventanaconstruction.com">jbrouwer@ventanaconstruction.com</a> Jayson Piesche, <a href="mailto:jpiesche@ventanaconstruction.com">jpiesche@ventanaconstruction.com</a> Matt Fraser, <a href="mailto:mfraser@ventanaconstruction.com">mfraser@ventanaconstruction.com</a>  Tango Management Group, TMG: Lewis Reilly, <a href="mailto:lreilly@tangomanagement.ca">lreilly@tangomanagement.ca</a>			Architecture49 Inc, A49: Stella Nicolet, <a href="mailto:stella.nicolet@architecture49.com">stella.nicolet@architecture49.com</a> Simon Mellor, <a href="mailto:simon.mellor@architecture49.com">simon.mellor@architecture49.com</a> Antonio Rigor, <a href="mailto:antonio.rigor@architecture49.com">antonio.rigor@architecture49.com</a> Ruth Morrison, <a href="mailto:ruth.morrison@architecture49.com">ruth.morrison@architecture49.com</a>	
Note: Item # prefix indicates report number.				
<b>OBSERVATIONS</b>				
<b>ITEM</b>	<b>DESCRIPTION</b>			<b>ACTION</b>
	<b>General Notes/Observations:</b> <ul style="list-style-type: none"> <li>Where no "ACTION" tagged in column to right, general observations are noted.</li> <li>References to <i>north</i>, <i>south</i>, <i>east</i>, <i>west</i> - dictated by the "Drawing Sheet Plan North".</li> <li>Site work appears in general compliance with the construction documents; unless noted otherwise.</li> <li>Health and site safety measures observed to be in place.</li> <li></li> </ul>			

ITEM	DESCRIPTION	ACTION
56.0	<p><b>Items Viewed/Noted:</b></p> <ol style="list-style-type: none"> <li>1. Steam room tiling and tile backer installation in progress.</li> <li>2. Pool change-room tiling in progress.</li> <li>3. Concrete finishing and waterproofing in Pool in progress.</li> <li>4. Hot tub fill test in progress.</li> <li>5. Small Multi-Purpose Room flooring underway.</li> <li>6. Level 2 washroom finishes in progress.</li> <li>7. Demolition of existing community centre underway.</li> <li>8. Demolition of existing library underway.</li> <li>9. Level 1 and 2 Fitness Centre mirror wall installation in progress.</li> <li>10. Pool change-room painting in progress.</li> <li>11. Level 2 Fitness Studio door adjustments in progress.</li> <li>12. Chlorine Room Floor Sealer in progress.</li> <li>13. Level 1 and 2 Fitness Office Millwork installation in progress.</li> <li>14. Pool Change-room accessories and hardware installation in progress.</li> <li>15. Pool Change-room locker installation in progress.</li> <li>16. P1AB Dry Change-room construction in progress.</li> </ol> <p>The photos per categories noted here below and found on the following pages indicate observations made on site.</p> <p><b>Photo Reference:</b></p> <p>56.1 BUILDING EXTERIOR</p> <p>56.2 BUILDING INTERIOR</p> <p>56.3 ROOF</p> <p><b>56.4 Miscellaneous Items:</b></p> <p>A49 spoke with VCC about the pool fill tests that were and continue to be conducted. VCC advised that they would forward survey results from tests to A49 for our records.</p> <p>A49 observed pre-occupancy life and fire safety testing and demonstration of fire alarm systems and sprinkler function, with Mechanical and Electrical Consultants.</p> <p>VCC proposed that at the south elevation sliding doors in the pool that they would chip out 50mm of the existing concrete slab to allow for a deeper recess for the sill and waterproofing. This relates to the proposed detail in RFI-543.</p>	<p>VCC</p> <p>-</p> <p>-</p>



# Site Observation Report

Report Generated	Oct 07, 2019 <i>at</i> 11:21 AM
by	<i>Adam Chambers</i>
Message	<i>Issue Detail</i>
Total items in this report	33
Sorted By	Title (descending)
Filtered on	Status (Open) Subtype (Action Required, Deficiency, Observation) Created (from 2019-09-27 to 2019-10-03)

# Contents

#357 56.1.01 - Ext - Path from Stair 3 Exit Door to Sidewalk to be completed. ....	3
#365 56.1.02 - Ext - Door 1C200 sill to be Sealed and Waterproofed .....	4
#369 56.1.03 - Ext - Repair or Replace Door S1C3A and Repair and Make Good Membrane Termination .....	5
#345 56.2.01 - Int - Pool Progress .....	6
#346 56.2.02 - Int - Level 2 Weight Room Progress .....	7
#347 56.2.03 - Int - Fire Stopping missing at Penetrations to Electrical Closet .....	8
#348 56.2.04 - Int - Alternate Solution Sprinklers in Stair 3 .....	9
#349 56.2.05 - Int - Alternate Solution Signage at Sprinkler Control Valves .....	10
#350 56.2.06 - Int - Fire Separation of Parkade Level Vestibule at Stair 3 to be Reviewed and Updated .....	11
#351 56.2.07 - Int - Floor Sealant Progress .....	12
#352 56.2.08 - Int - Fire Stopping to be Completed .....	13
#353 56.2.09 - Int - Sealant to be Completed .....	14
#354 56.2.10 - Int - Grout Underneath Mullion to be Repaired and Made Good .....	15
#355 56.2.11 - Int - Sealant required at Glazing/Curb Interface .....	16
#356 56.2.12 - Int - Millwork installation progress in Fitness Office .....	17
#359 56.2.13 - Int - Column Finish to be Repaired .....	18
#360 56.2.14 - Int - Ceiling Tile Edge to be Completed around TRX Support Steel .....	19
#361 56.2.15 - Int - Repair or Replace Door S1C3 .....	20
#362 56.2.16 - Int - Toilet Partitions and Hardware to be Installed .....	21
#363 56.2.17 - Int - Flooring Installation Progress in the Small Multipurpose Room .....	22
#364 56.2.18 - Int - Flashing around Glulam .....	23
#366 56.2.19 - Int - Flooring Base to be installed. ....	24
#367 56.2.20 - Int - Scratches on Glazing Mullion to be Repaired .....	25
#368 56.2.21 - Int - Tactile Warning and Contrasting Nosing to be Painted in Stair 3 .....	26
#370 56.2.22 - Int - Pool Area Staff Change Room Progress .....	27
#371 56.2.23 - Int - Pool Entry Corridor Progress .....	28
#372 56.2.24 - Int - Pool Area Janitor Room Progress .....	29
#373 56.2.25 - Int - Steam Room Tile and Backer Progress .....	30
#374 56.2.26 - Int - Universal Change Room Progress .....	31
#376 56.2.27 - Int - Pool Change Room Paint Colour Termination .....	32
#377 56.2.28 - Int - Clean Up and Make Good Pipe Penetration .....	33
#358 56.4.01 - Mis - Existing Library Demolition Progress .....	34
#375 56.4.02 - Mis - Existing Community Centre Demolition Progress .....	35

#357 56.1.01 - Ext - Path from Stair 3 Exit Door to Sidewalk to be completed.

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype	Action Required / Action Required
Location	P1C > Exterior > Wall > Pool/Fitness West (Door S1C3A to sidewalk)
Root Cause	
Checklist Source	
Reference Drawing	
Creator	Adam Chambers Architecture49
Issue Owner	Adam Chambers Architecture49
Assignee	
Description	Path to be completed from exit door to sidewalk.

PHOTOS



IMG\_0188.JPG - Oct 02, 2019 - Adam Chambers

#365 56.1.02 - Ext - Door 1C200 sill to be Sealed and Waterproofed

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype

Action Required / Action Required

Location

P1C > Exterior > Roof > Dehumidifier (Door to Dehumidifier roof from interior)

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Door 1C200 sill to be sealed and waterproofed. Daylight was visible from the interior of building.

PHOTOS



IMG\_0209.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0208.JPG - Oct 02, 2019 - Adam Chambers

#369 56.1.03 - Ext - Repair or Replace Door S1C3A and Repair and Make Good Membrane Termination

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Action Required / Action Required

Location P1C > Exterior > Wall > Pool/Fitness West

Root Cause

Checklist Source

Reference Drawing

Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description Repair or replace door S1C3A. Seal around final door. Terminate membrane at door sill so that it is not exposed to the interior.

PHOTOS



IMG\_0223.JPG - Oct 02, 2019 - Adam Chambers

#345 56.2.01 - Int - Pool Progress

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Observation / Observation

Location P1C > Level 1 > 1C139 - POOL

Root Cause

Checklist Source

Reference Drawing

Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

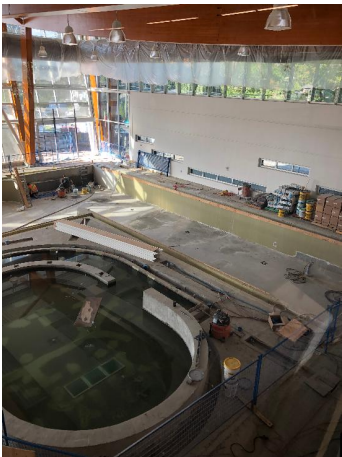
Assignee

Description Progress of the pool construction and fill tests.

PHOTOS



IMG\_0153.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0154.JPG - Oct 02, 2019 - Adam Chambers

#346 56.2.02 - Int - Level 2 Weight Room Progress

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Observation / Observation

Location P1C > Level 2 > 1C231 - WEIGHT ROOM LEVEL 2

Root Cause

Checklist Source

Reference Drawing

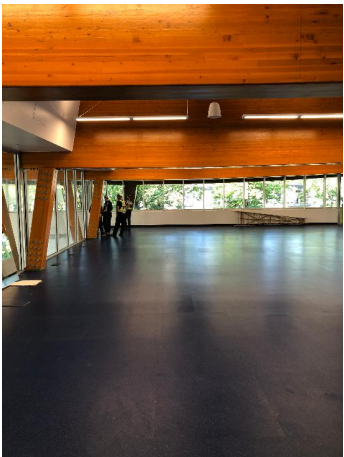
Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

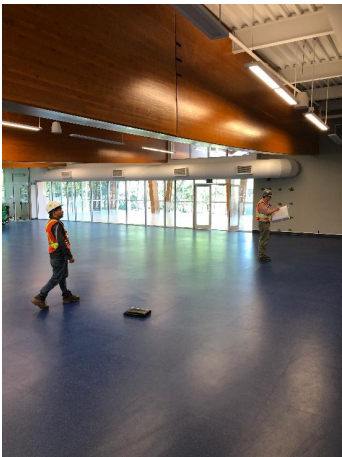
Assignee

Description Progress of the Level 2 Weight Room

PHOTOS



IMG\_0155.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0156.JPG - Oct 02, 2019 - Adam Chambers



#347 56.2.03 - Int - Fire Stopping missing at Penetrations to Electrical Closet

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Action Required / Action Required

Location

P1C > Level 2 > 1C227 - SPORT MEDICINE

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Through penetrations into Electrical Closet 1C225 to be Fire Stopped. Continuation of item 52.276

PHOTOS



IMG\_0157.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0161.JPG - Oct 02, 2019 - Adam Chambers

#348 56.2.04 - Int - Alternate Solution Sprinklers in Stair 3

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Observation / Observation

Location

P1C > Level 2 > S1C3 - STAIR 1C3

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Alternate Solution Sprinklers have been installed at interior glazing in Stair 3.

PHOTOS



IMG\_0162.JPG - Oct 02, 2019 - Adam Chambers

#349 56.2.05 - Int - Alternate Solution Signage at Sprinkler Control Valves

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype	Observation / Observation
Location	P1C > Parking > 1C001 - BOILER ROOM (Sprinkler Valve Bank in North-East Corner of room.)
Root Cause	
Checklist Source	
Reference Drawing	
Creator	Adam Chambers Architecture49
Issue Owner	Adam Chambers Architecture49
Assignee	
Description	Required signage as part of the alternate solution for glazing in fire separations is visible and placed on correct sprinkler zones.

PHOTOS



IMG\_0166.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0167.JPG - Oct 02, 2019 - Adam Chambers

#350 56.2.06 - Int - Fire Separation of Parkade Level Vestibule at Stair 3 to be Reviewed and Updated

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Action Required / Action Required

Location P1C > Parking > 1C009 - VESTIBULE

Root Cause

Checklist Source

Reference Drawing

Creator Adam Chambers Architecture49

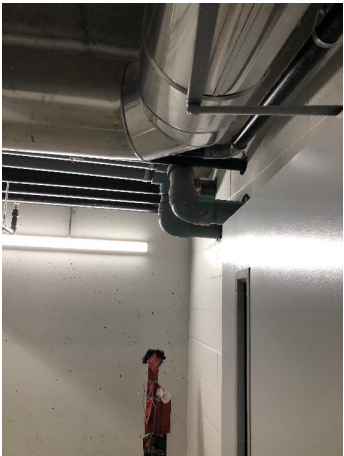
Issue Owner Adam Chambers Architecture49

Assignee

Description Based on discussions while onsite, A49 to issue SI for Fire Rated ceiling to maintain continuity of fire separation. Door S1C0 to be changed for a 1.5 HR rated door to maintain Stair 3 separation from building for Fitness Centre Occupancy.

Post Review Note: SI-188 was issued addressing both of these changes to Architectural Drawings.

PHOTOS



IMG\_0169.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0168.JPG - Oct 02, 2019 - Adam Chambers

#351 56.2.07 - Int - Floor Sealant Progress

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Observation / Observation

Location

P1C > Parking > 1C004 - CHLORINE STORAGE ROOM

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

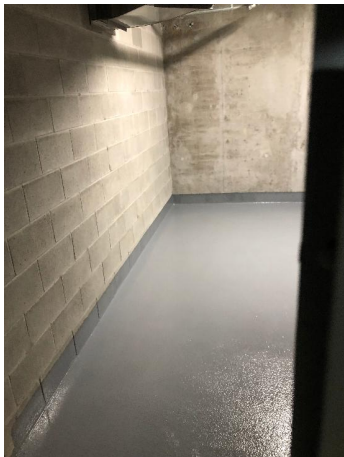
Adam Chambers Architecture49

Assignee

Description

Progress of the chemical resistant sealant.

PHOTOS



IMG\_0175.JPG - Oct 02, 2019 - Adam Chambers

#352 56.2.08 - Int - Fire Stopping to be Completed

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Action Required / Action Required

Location

P1C > Level 1 > 1C124B - STORAGE (Mechanical Shaft Walls)

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

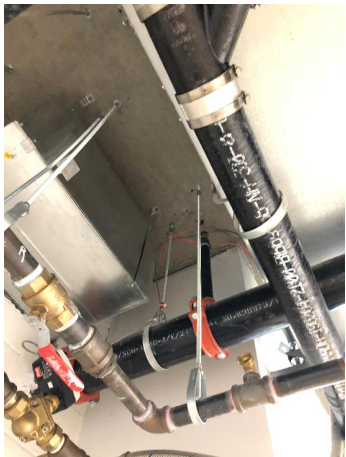
Adam Chambers Architecture49

Assignee

Description

Fire Stopping to be completed at penetrations and joints of mechanical shaft.

PHOTOS



IMG\_0180.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0178.JPG - Oct 02, 2019 - Adam Chambers

#353 56.2.09 - Int - Sealant to be Completed

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Action Required / Action Required

Location P1C > Level 1 > 1C123 - FITNESS STUDIO (Glazed wall separating Fitness Studio from Weight Room at Exterior Curtain Wall.)

Root Cause

Checklist Source

Reference Drawing

Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description Sealant between storefront glazing and curtain wall to be completed.

PHOTOS



IMG\_0182.JPG - Oct 02, 2019 - Adam Chambers



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

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Action Required / Action Required

Location

P1C > Level 1 > 1C121 - WEIGHT ROOM LEVEL 1 (Exterior wall between GL's 1C-5 and 1C-6)

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

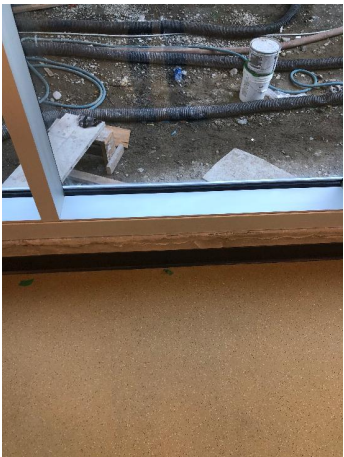
Adam Chambers Architecture49

Assignee

Description

Grout underneath mullion to be repaired and made good.

PHOTOS



IMG\_0184.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0183.JPG - Oct 02, 2019 - Adam Chambers

#355 56.2.11 - Int - Sealant required at Glazing/Curb Interface

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype	Action Required / Action Required
Location	P1C > Level 1 > 1C121 - WEIGHT ROOM LEVEL 1 (Intersection of Exterior and Interior Glazing near Entrance to Weight Room)
Root Cause	
Checklist Source	
Reference Drawing	
Creator	Adam Chambers Architecture49
Issue Owner	Adam Chambers Architecture49
Assignee	
Description	Gap between mullion and concrete curb to be sealed.

PHOTOS



IMG\_0185.JPG - Oct 02, 2019 - Adam Chambers

#356 56.2.12 - Int - Millwork installation progress in Fitness Office

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Observation / Observation

Location

P1C > Level 1 > 1C122 - FITNESS OFFICE

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Progress of the millwork installation in Fitness Office 1C122.

PHOTOS



IMG\_0187.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0186.JPG - Oct 02, 2019 - Adam Chambers

#359 56.2.13 - Int - Column Finish to be Repaired

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Action Required / Action Required

Location

P1C > Level 1 > 1C123 - FITNESS STUDIO (West side of room)

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Concrete repair to column is cracking. Repair and make good.

PHOTOS



IMG\_0194.JPG - Oct 02, 2019 - Adam Chambers

#360 56.2.14 - Int - Ceiling Tile Edge to be Completed around TRX Support Steel

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype

Action Required / Action Required

Location

P1C > Level 1 > 1C123 - FITNESS STUDIO

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Ceiling Tile edge around TRX support steel to be completed with corner pieces to match similar openings through ceiling.

PHOTOS



IMG\_0195.JPG - Oct 02, 2019 - Adam Chambers

#361 56.2.15 - Int - Repair or Replace Door S1C3

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Action Required / Action Required

Location P1C > Level 1 > S1C3 - STAIR 1C3

Root Cause

Checklist Source

Reference Drawing

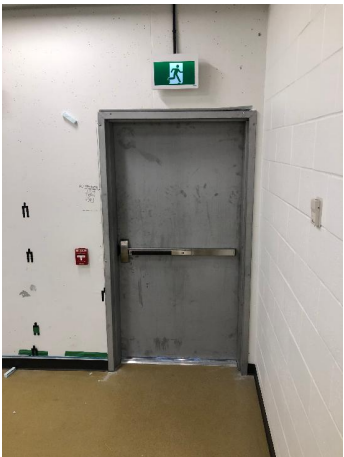
Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description Repair or replace door S1C3 as gaps visible around door.

PHOTOS



IMG\_0199.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0198.JPG - Oct 02, 2019 - Adam Chambers

#362 56.2.16 - Int - Toilet Partitions and Hardware to be Installed

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Action Required / Action Required

Location

1C222 & 1C223

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Toilet partitions and hardware to be installed.

PHOTOS



IMG\_0202.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0204.JPG - Oct 02, 2019 - Adam Chambers



#363 56.2.17 - Int - Flooring Installation Progress in the Small Multipurpose Room

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Observation / Observation

Location P1C > Level 2 > 1C220 - SMALL MULTIPURPOSE

Root Cause

Checklist Source

Reference Drawing

Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description Progress of the patterned flooring installation.

PHOTOS



IMG\_0206.JPG - Oct 02, 2019 - Adam Chambers

#364 56.2.18 - Int - Flashing around Glulam

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Observation / Observation

Location P1C > Level 2 > 1C220 - SMALL MULTIPURPOSE

Root Cause

Checklist Source

Reference Drawing

Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description Metal flashing installation around Glulam penetration of concrete shear wall.

PHOTOS



IMG\_0207.JPG - Oct 02, 2019 - Adam Chambers

#366 56.2.19 - Int - Flooring Base to be installed.

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype	Action Required / Action Required
Location	P1C > Level 2 > 1C230 - FITNESS STUDIO
Root Cause	
Checklist Source	
Reference Drawing	
Creator	Adam Chambers Architecture49
Issue Owner	Adam Chambers Architecture49
Assignee	
Description	Flooring base around room and columns was discussed with VCC as traditional rubber base may not be wide enough to cover expansion gap. A49 would prefer a product similar to Johnsonite Vented Cove Base.

PHOTOS



IMG\_0215.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0216.JPG - Oct 02, 2019 - Adam Chambers

#367 56.2.20 - Int - Scratches on Glazing Mullion to be Repaired

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Action Required / Action Required

Location P1C > Level 2 > 1C231 - WEIGHT ROOM LEVEL 2 (East side of glazing around Stair 3.)

Root Cause

Checklist Source

Reference Drawing

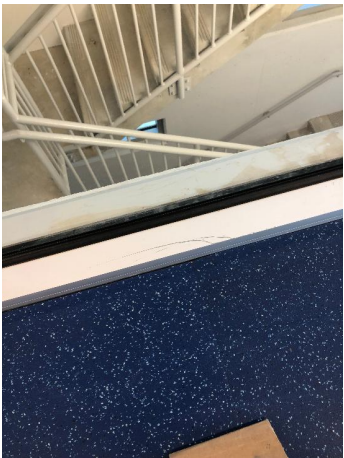
Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description Scratches on glazing mullions to be repaired. Glazing installer noted that the glazing caps can be replaced to eliminate the scratches.

PHOTOS



IMG\_0217.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0218.JPG - Oct 02, 2019 - Adam Chambers

#368 56.2.21 - Int - Tactile Warning and Contrasting Nosing to be Painted in Stair 3

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Action Required / Action Required

Location P1C > Level 1 > S1C3 - STAIR 1C3 (Stair nosing and tactile warning at all levels)

Root Cause

Checklist Source

Reference Drawing

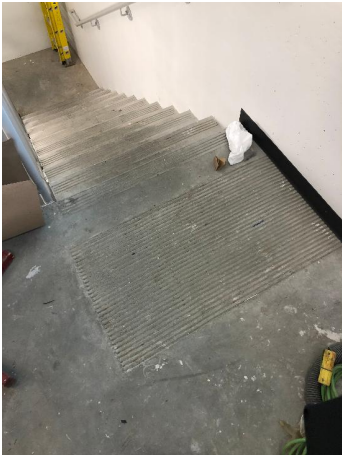
Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description Tactile warning and contrasting nosing to be painted.

PHOTOS



IMG\_0221.JPG - Oct 02, 2019 - Adam Chambers

#370 56.2.22 - Int - Pool Area Staff Change Room Progress

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Observation / Observation

Location

P1C > Level 1 > 1C136 - STAFF CR

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

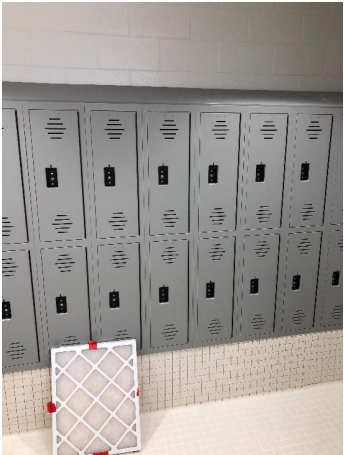
Issue Owner

Adam Chambers Architecture49

Assignee

Description

PHOTOS



IMG\_0225.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0226.JPG - Oct 02, 2019 - Adam Chambers

#371 56.2.23 - Int - Pool Entry Corridor Progress

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Observation / Observation  
Location P1C > Level 1 > 1C125 - CORRIDOR  
Root Cause  
Checklist Source  
Reference Drawing  
Creator Adam Chambers Architecture49  
Issue Owner Adam Chambers Architecture49  
Assignee  
Description

PHOTOS



IMG\_0227.JPG - Oct 02, 2019 - Adam Chambers



#372 56.2.24 - Int - Pool Area Janitor Room Progress

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Observation / Observation

Location P1C > Level 1 > 1C138 - JANITOR

Root Cause

Checklist Source

Reference Drawing

Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description

PHOTOS



IMG\_0228.JPG - Oct 02, 2019 - Adam Chambers

#373 56.2.25 - Int - Steam Room Tile and Backer Progress

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Observation / Observation  
Location P1C > Level 1 > 1C140 - STEAM ROOM  
Root Cause  
Checklist Source  
Reference Drawing  
Creator **Adam Chambers** Architecture49  
Issue Owner **Adam Chambers** Architecture49  
Assignee  
Description

PHOTOS



IMG\_0232.JPG - Oct 02, 2019 - Adam Chambers

#374 56.2.26 - Int - Universal Change Room Progress

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Observation / Observation

Location P1C > Level 1 > 1C126 - UNIVERSAL CHANGE ROOM

Root Cause

Checklist Source

Reference Drawing

Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description

PHOTOS



IMG\_0234.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0233.JPG - Oct 02, 2019 - Adam Chambers

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

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Action Required / Action Required

Location

P1C > Level 1 > 1C125 - CORRIDOR (Entrance to Male and Female Change Rooms)

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Continue paint EP9 around end of block wall to meet with current edge of EP6.

PHOTOS



IMG\_0229.JPG - Oct 02, 2019 - Adam Chambers

#377 56.2.28 - Int - Clean Up and Make Good Pipe Penetration

OPEN

Created

Oct 02, 2019

Due Date

Type / Subtype

Action Required / Action Required

Location

P1C > Level 2 > 1C231 - WEIGHT ROOM LEVEL 2 (East Side near mirror wall)

Root Cause

Checklist Source

Reference Drawing

Creator

Adam Chambers Architecture49

Issue Owner

Adam Chambers Architecture49

Assignee

Description

Repair and make good membrane at pipe penetration.

PHOTOS



IMG\_0801.JPG - Oct 02, 2019 - Adam Chambers

#358 56.4.01 - Mis - Existing Library Demolition Progress

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Observation / Observation

Location Existing Library

Root Cause

Checklist Source

Reference Drawing

Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description Demolition work on the existing library has begun.

PHOTOS



IMG\_0193.JPG - Oct 02, 2019 - Adam Chambers

#375 56.4.02 - Mis - Existing Community Centre Demolition Progress

OPEN

Created Oct 02, 2019

Due Date

Type / Subtype Observation / Observation

Location Existing Community Centre

Root Cause

Checklist Source

Reference Drawing

Creator Adam Chambers Architecture49

Issue Owner Adam Chambers Architecture49

Assignee

Description

PHOTOS



IMG\_0244.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0242.JPG - Oct 02, 2019 - Adam Chambers



## ISSUES TO RESOLVE:

(Not to circumvent RFI process)

### Previous Report Items:

- 52.276 – Conduit penetration into Electrical Room to be fire-stopped.
- 52.277 – Remove poly-vapour barrier and insulation from stud wall.
- 53.3.1. #287 – Roof – Missing caulking at s-lock parapet flashing. Provide Roofing Inspection Reports.
- 53.3.3. #289 – Roof – Scupper installation details; repair and make good.
- 53.3.4. #290 – Roof – Repair and make good bulges in adhered membrane [review with roof manufacturer/supplier].
- 53.3.5. #291 – Roof – Excessive amount of patching; gap at curb flashing to be repaired and made good. Provide Roofing Inspection Reports to indicate review of patch work acceptable.
- 53.2.4. #295 – Interior – End cap/cover required at south end of west side concrete wall. *Site noted as addressed. To be reviewed next visit.*
- 53.1.1. #296 – Exterior – Rebar interference with future landscaping at south entrance.
- 54.2.03. #304 – Interior – Pool ceiling panel installation.
- 54.2.08. #310 – Interior – Curtain wall fire-stopping detail to be provided for review. Confirmation of installed products to be provided.
- 54.2.11. #313 – Interior – Fire-stopping at Stair 3 Bulkhead
- 54.2.12. #314 – Interior – Cracked interior gypsum finish.
- 55.1.01. #319 – Exterior – Fix holes in west facing glulam beam and areas where the glulam has been damaged.
- 55.1.02. #320 – Exterior – Repair & make good stained west facing glulam beam.
- 55.2.10. #331 – Interior – Repair Holes and Seams in the foil face membrane of the sauna.
- 55.2.15. #336 – Interior – Concrete Edge at Level 2 glazing between pool and fitness centre to be repaired
- 55.2.19. #343 – Interior – Phase 1 Skate Lobby Resilient Tile Flooring Repairs.
- 55.3.01. #340 – Roof – Gaps to be repaired.

### This Report Items:

- 56.2.03. #347 – Interior – Fire Stopping Missing at Penetrations to Electrical Closet.
- 56.2.06. #350 – Interior – Fire Separation of Parkade Level Vestibule at Stair 3.
- 56.2.08. #352 – Interior – Fire Stopping to be Completed.
- 56.2.09. #353 – Interior – Sealant to be Complete.
- 56.2.10. #354 – Interior – Grout underneath Mullion to be Repaired and Made Good.
- 56.2.11. #355 – Interior – Sealant Required at Glazing/Curb Interface.
- 56.1.01. #357 – Exterior – Path from Stair 3 Exit Door to Sidewalk to be completed.
- 56.2.13. #359 – Interior – Column Finish to be Repaired.
- 56.2.14. #360 – Interior – Ceiling Tile Edge to be Completed around TRX Support Steel.
- 56.2.15. #361 – Interior – Repair or Replace Door S1C3.
- 56.2.16. #362 – Interior – Toilet Partitions and Hardware to be installed.
- 56.1.02. #365 – Exterior – Door 1C200 Sill to be Sealed and Waterproofed.
- 56.2.19. #366 – Interior – Flooring Base to be Installed.
- 56.2.20. #367 – Interior – Scratches on Glazing Mullion to be Repaired.
- 56.2.21. #368 – Interior – Tactile Warning and Contrasting Nosing to be Painted.
- 56.1.03. #369 – Exterior – Repair or Replace Door S1C3A and Repair and Make Good Membrane Termination.
- 56.2.27. #376 – Interior – Pool Change Room Paint Colour Termination.
- 56.2.28. #377 – Interior – Clean Up and Make Good Pipe Penetration.

## ISSUES RESOLVED:

(Since last Report)

- 54.2.14. #316 – Interior – Hot Tub drainage openings in concrete wall.
- 55.2.07. #328 – Interior – A49 to coordinate fire stopping detail based on site constructed condition and discussion with VCC.

# Issue

159-00406-02 - Poco Rec Centre

## #316 54.2.14 - Int - Hot Tub Drainage Openings Required

CLOSED

Created Aug 21, 2019

Due Date

Type / Subtype Action Required / Action Required

Location P1C > Level 1 > 1C139 - POOL (North Hot Tub Wall)

Root Cause

Checklist Source

Reference Drawing

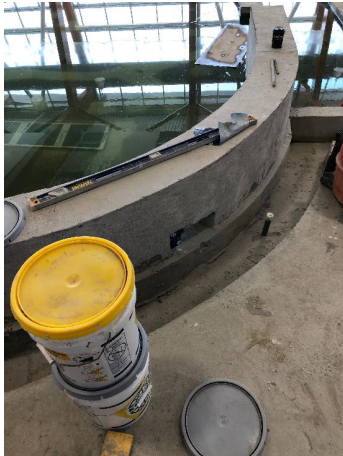
Creator **Adam Chambers** Architecture49

Issue Owner **Adam Chambers** Architecture49

Assignee

Description Provide openings through concrete wall as noted on Drawing A-P1C-1101.

### PHOTOS



IMG\_0240.JPG - Oct 02, 2019 - Adam Chambers



IMG\_0115.JPG - Aug 21, 2019 - Adam Chambers

# Issue

159-00406-02 - Poco Rec Centre

## #328 55.2.07 - Int - Firestopping Detail at Stair 3 to be Coordinated

CLOSED

Created Sep 03, 2019

Due Date

Type / Subtype Action Required / Action Required

Location P1C > Level 2 > S1C3 - STAIR 1C3 (South glazing intersection with exterior curtain wall.)

Root Cause

Checklist Source

Reference Drawing

Creator **Adam Chambers** Architecture49

Issue Owner **Adam Chambers** Architecture49

Assignee

Description A49 to review with Hilti firestopping detail of storefront glazing to curtain wall.

### Response

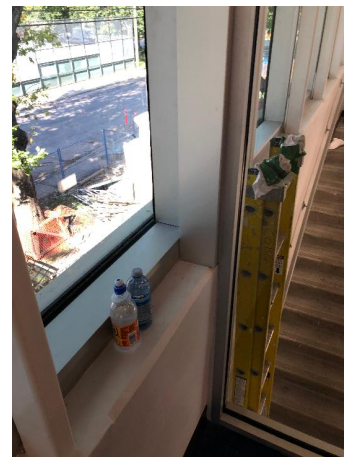
Hilti detail CED 344686a provided by A49 was not installed. VCC has advised on Sept. 30, 2019 that they have constructed the termination in accordance with ULC Design W414 and applied Hilti CP 606 at the transitions to the adjacent glazed assemblies. A49 is comfortable with VCC's installation.

By Adam Chambers - Oct 07, 2019 Architecture49

### PHOTOS



IMG\_0219.JPG - Oct 04, 2019 - Adam Chambers



IMG\_0220.JPG - Oct 04, 2019 - Adam Chambers

## PHOTOS



IMG\_20190827\_144547.jpg - Sep 03, 2019 - **Adam Chambers**

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	<i>END OF ARCHITECTURAL SITE OBSERVATION REPORT #56</i>
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Prepared by:



ARCHITECTURE | 49

**Adam Chambers**, B.Arch.Sc  
Building Technologist