



PORT COQUITLAM COMMUNITY CENTRE

Owner's Representative Progress Report #32

November 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 #32 to the Owner. This report represents a summary of key project activities and issues that occurred up to November 30, 2019.

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

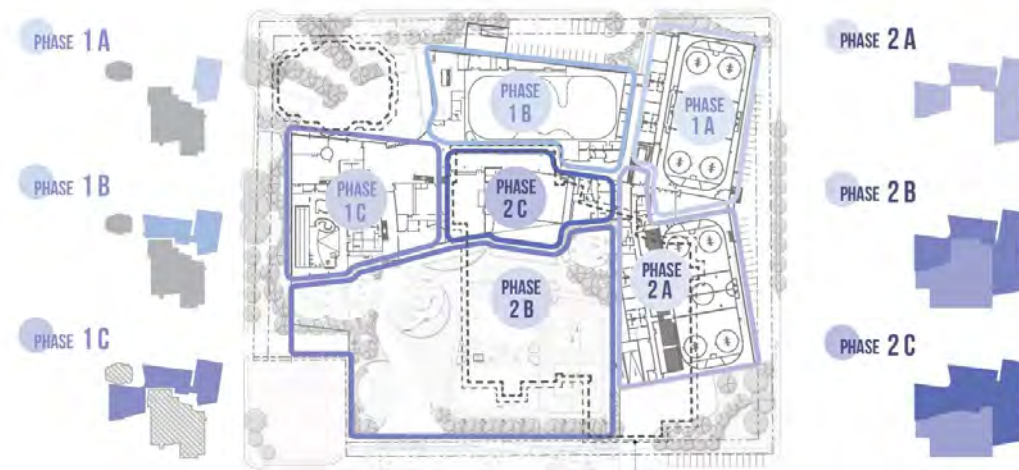
Any advice, opinions or recommendations within this report should be read and relied upon only in the context of this report as a whole. The contents of this report do not provide legal, insurance or tax advice or opinion.

2.0 EXECUTIVE SUMMARY

During November 2019 numerous meetings, co-ordination, procurement, design and construction activities have taken place. Phase 1C pool construction is ongoing. Abatement and demolition of the library and existing arenas is complete. Based on the information contained in this Monthly Progress Report #32 and during this reporting period, Tango believes the Project can be completed by the Substantial Performance Date of October 31, 2021 for the Project Budget of \$132,100,000, provided the current critical path milestone dates can be achieved as per schedule.

3.0 PROJECT SCOPE

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

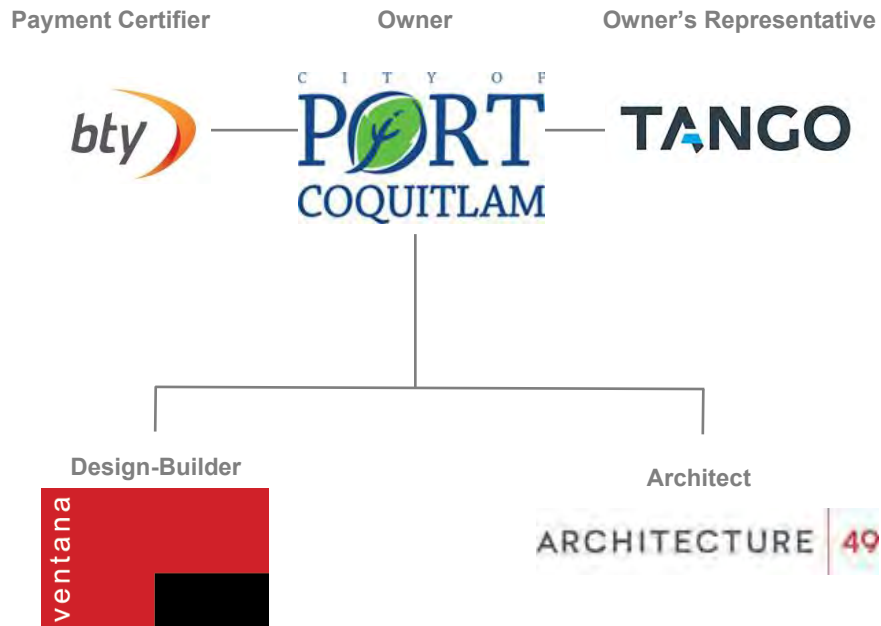


4.0 PROJECT TEAM

The following team members have been appointed to the Project:

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

City of Port Coquitlam Community Recreation Complex Project Team



5.0 DESIGN AND APPROVALS STATUS

Conceptual Design

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

Schematic Design

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

Design Development & Working Drawings and Construction Documents

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

Below is an updated summary of the key design milestone submissions, as per the revised project schedule - updated December 16, 2019:

Drawing Package	Planned Date	Actual Date	Status	Comments
Ground Works / Piling (1ABC)				
BP Submission	24-Feb-17	13-Apr-17	Complete	Construction Ongoing
IFT Drawings	24-Feb-17	6-Apr-17	Complete	Construction Ongoing
IFC Drawings	10-Apr-17	18-Aug-17	Complete	Construction Ongoing
Phase 1ABC - Structure				
IFT Drawings (F/R/C)	31-Aug-17	6-Oct-17	Complete	Construction Ongoing
IFC Drawings (F/R/C)	26-Oct-17	12-Dec-17	Complete	Construction Ongoing
IFT Drawings (S/Steel)	19-Oct-17	19-Dec-17	Complete	Construction Ongoing
IFC Drawings (S/Steel)	30-Nov-17	10-Jan-18	Complete	Construction Ongoing
Phase 1ABC Balance of Design				
BP Submission	14-Jul-17	28-Sep-17	Complete	Construction Ongoing
IFT Drawings	5-Oct-17	3-Oct-17	Complete	Construction Ongoing
IFC Drawings	16-Nov-17	31-Jan-18	Complete	Construction Ongoing
Phase 2ABC - Design				
BP Submission	19-Jan-18	1-Jul-19	Complete	Construction Ongoing
IFT Drawings	18-Mar-18	23-Sep-19	Complete	Construction Ongoing
IFC Drawings	12-Jul-18	19-Sep-19	Complete	Construction Ongoing

5.0 *Design and Approval Status (continued)*

Permits / Regulatory Approvals

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

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

A Development Permit was issued on August 18, 2017.

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

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

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

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

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

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

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

6.0 PROCUREMENT & CONTRACT ADMINISTRATION

Procurement Summary

We understand that procurement and tendering is ongoing. The Design-Builder has confirmed that we will not be receiving a detailed procurement schedule, as part of their monthly reporting. The Design-Builder has included a summary of the trades awarded to date in their monthly progress report, dated December 16, 2019:

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

Furniture, Fixtures and Equipment (FF&E) Procurement

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

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

6.0 *Procurement & Contract Administration (continued)*

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

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

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

Project Coordination / Meeting

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

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

Owner Request for Information (RFI)

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

7.0 PROJECT BUDGET

Project Budget Summary

The Project Budget is summarized below:

A Design and Construction	Dollar Value
1 Design-Builder Pre Contract Costs	\$983,000
2 Design-Builder Contract Price	\$116,717,000
3 Approved Changes	\$8,831,864
4 Current (Revised) Contract Price	\$125,548,864
5 Work Certified as Completed (Base Contract)	\$83,468,085
6 Current Cost to Complete (Base Contract)	\$42,080,779
7 Lien Holdback (Base Contract)	\$7,846,809
8 Lien Holdback Released	-\$5,179,895
B Non-Contract Costs	\$8,989,031
C Total Project Budget	\$135,520,895
9 Capital Utility Budget	\$3,420,895
C Total Project Budget (Revised)	\$132,100,000

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

Payment Certification

BTY Group, the Payment Certifier has issued Certificate of Payment No. 35 dated December 10, 2019, which certifies the current payment due to the Design-Builder, under the terms of the Design-Build Contract ("DBC") for the period ending November 30, 2019.

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

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

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



7.0 Project Budget (continued)

Change Order Management

A summary of the approved Change Orders relative to the Project Budget between the Owner and the Design-Builder up to November 30, 2019 is as follows:

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

7.0 *Project Budget (continued)*

Project Contingency

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

Claims Management

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

8.0 **PROJECT SCHEDULE**

Construction Progress (November End 2019)

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

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

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

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

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

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

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

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

8.0 Project Schedule (continued)

Monthly Look Ahead

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

- **Phase 1ABC – Rinks 2&3, Library and Div 9**
 - Close out Construction Deficiencies; and
 - Complete final staff training;

- **Phase 1C – Aquatics and Fitness Area**
 - Fitness Centre – Complete all construction activities and staff training;
 - Aquatics – Continue with pool tile;
 - Aquatics – Complete pool finishes; and
 - Aquatics – Commence Commissioning.

- **Phase 2**
 - Complete make-safe and demolition;
 - Continue Phase 2ABC bulk excavation; and
 - Commence Phase 2ABC pile driving.

9.0 QUALITY ASSURANCE & QUALITY CONTROL

Construction Inspection & Monitoring

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

We received a copy of Architect 49's Letter of Construction Conformance, dated December 6, 2019. The Lead Consultant has confirmed that the works on site are progressing generally in accordance with the IFC drawings, specifications and building permits issued to date. A copy of the Letter of Assurance is included in Appendix 6 of this report

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

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

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

9.0 *Quality Assurance & Quality Control (continued)*

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

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

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

10.0 **SAFETY AND ENVIRONMENTAL**

No incidents were reported during this reporting period.

11.0 **AREAS OF CONCERN & OUTSTANDING ISSUES**

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

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



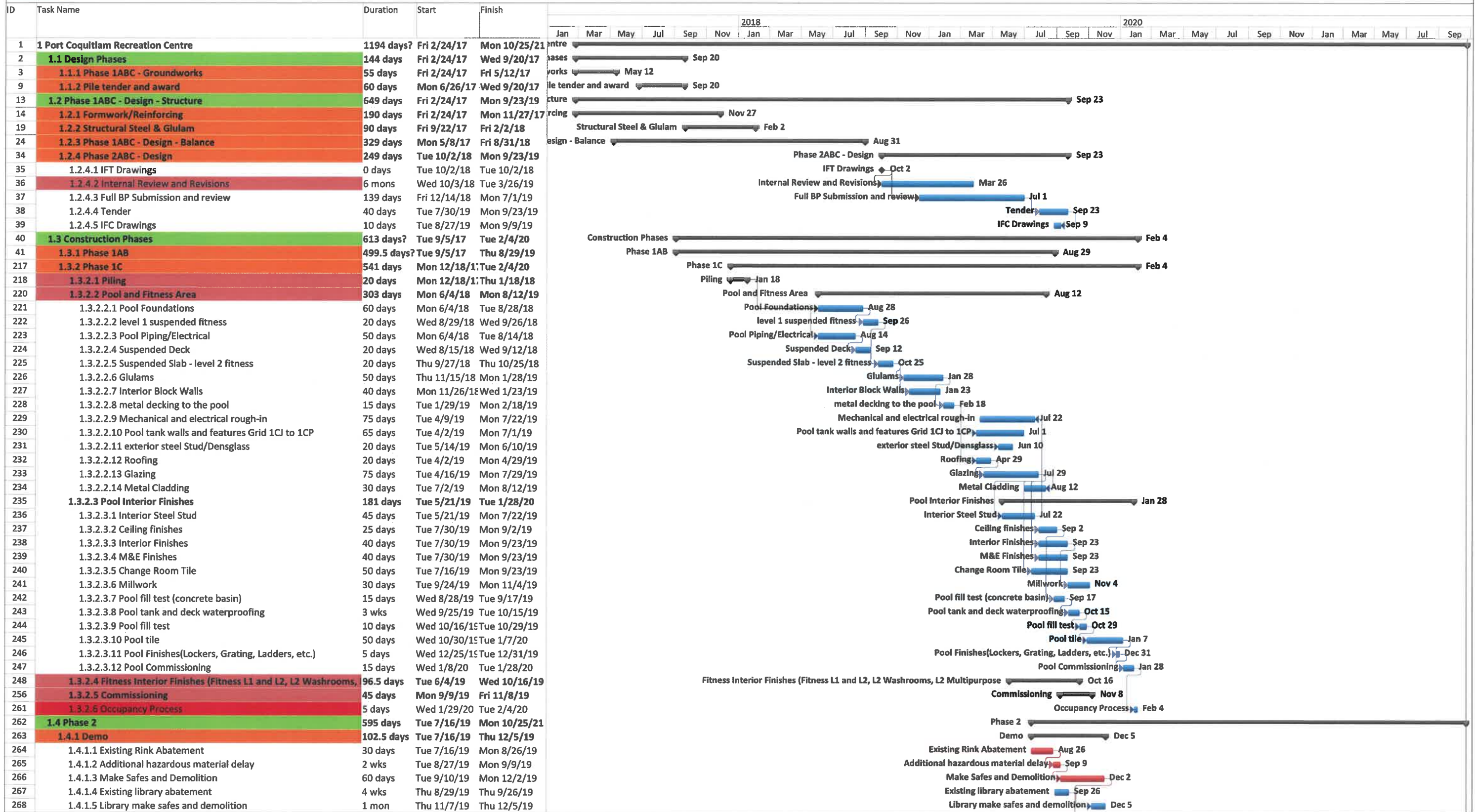
APPENDIX 1

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



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

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





APPENDIX 2

Progress Photographs – November 2019



Phase 1C – Hot tub water testing



Phase 1C – Dryer install in universal changerroom



Phase 1C – Pool equipment room



Phase 2 – Bulk Excavation



Phase 2 – Bulk excavation



APPENDIX 3

Site Inspection Reports: November 2019

Field Review Report



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

Weather: Sunny: Rain: _____ Wind: _____ Temperature: High of: 10
 Cloudy: Snow: _____ Other: _____ Low of: 2

Trade Contractor's

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

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Oct 17th schedule
 239 - M&E finishes - Swimsuit drier & hand driers to be installed in changerooms
 240 - Changeroom tile - Areas of floor tiling to complete in changerooms and rooms to W end
 241 - Millwork - Toilet cubicles and HC seats to be installed to changerooms
 243 - Pool & deck waterproofing - Thickset being placed to decks ahead of waterproofing
 254 & 255 - Multipurpose soft move in & jandover - Number of deficiencies outstanding by Ventana
 269 - Library demo - Ahead of schedule
 No tiling allowance for steam room & sauna

QAQC

As previously noted and discussed with Ventana

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

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

Field Review Report



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

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

Trade Contractor's

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

JOB DELAYS OR POSSIBLE DELAYS:

- Reporting against VCC Oct 17th schedule
- 239 - M&E finishes - Swimsuit drier & hand driers to be completed in universal changerooms
- 240 - Changeroom tile - Areas of floor tiling to complete in changerooms and rooms to W end
- 241 - Millwork - Toilet cubicles and HC seats to be installed to changerooms
- 243 - Pool & deck waterproofing - Thickset being placed to decks ahead of waterproofing
- 254 & 255 - Multipurpose soft move in & jandover - Number of deficiencies outstanding by Ventana
- 269 - Library demo - Ahead of schedule
- No tiling allowance for steam room & sauna

QAQC

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

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

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

Field Review Report



Project: PCCC
 Reporting Date: 2019-11-19
 Prepared By: Alun Lewis

Weather: Sunny: _____ Rain: _____ Wind: _____ Temperature: High of: **12**
 Cloudy: _____ Snow: _____ Other: _____ Low of: **2**

Trade Contractor's

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

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Oct 17th schedule
 240 - Changeroom tile - Areas of floor tiling to complete to locker plinths, staff corridor & male & female changerooms onto pool decks
 241 - Millwork - Toilet cubicles and HC seats to be installed to changerooms
 243 - Pool & deck waterproofing - Hydra ban being placed to pool decks
 254 & 255 - Multipurpose soft move in & handover - Number of deficiencies outstanding by Ventana
 269 - Library demo - Completed ahead of schedule
 272 - Bulk excavation (2A) - Ongoing and additional areas of over-excavation being identified and dealt with
 273 - Piling (2A) - Not commenced due to items above. Approx delay expected to be 2 weeks. New start date Dec 02
 No tiling allowance for steam room & sauna

QAQC

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

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

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

Field Review Report



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

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

Trade Contractor's

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

JOB DELAYS OR POSSIBLE DELAYS:

Reporting against VCC Oct 17th schedule
 240 - Changeroom tile - Areas of floor tiling to complete to locker plinths, staff corridor & male & female changerooms onto pool decks
 241 - Millwork - Toilet cubicles and HC seats to be installed to changerooms
 254 & 255 - Multipurpose soft move in & handover - Number of deficiencies outstanding by Ventana
 268 - Library demo - Completed ahead of schedule
 271 - Bulk Ex (2ABC) - Over excavation works adding additional time to this item. At present, VCC reporting 2 weeks, although additional areas of over-ex noted on site today
 273 - Pile driving (2ABC) - Not commenced & 2 weeks late at this stage

QAQC

As previously noted and discussed with Ventana
 VCC stated hot tub is no longer losing water. Survey team are scheduled for this evening to carry out final survey
 Occupancy sensor in H/C changerroom in universal changerooms, is palced behind the H/C lift / bench. Need to relocate
 Thought needs to be provided into the location of the H/C lift / bench controller, due to issues in other 1C H/C washroom already handed over
 Geotech on site during over excavation works
 Rope holders (6 locations) have been missed while forming and will be cut into the walls and placed by the tiling contractor

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

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



APPENDIX 4

Certificate of Payment No.35: December 10, 2019

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





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

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

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

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

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

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



APPENDIX 5

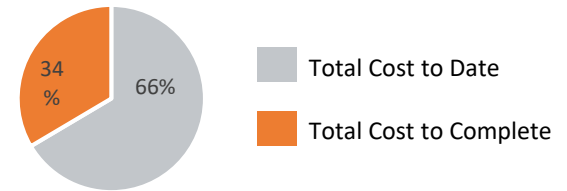
Project Dashboard – November 30, 2019

PROJECT DASH BOARD

Updated: 2019-11-30

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

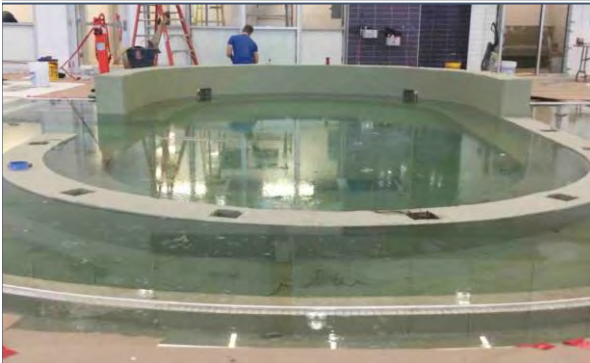
CONSTRUCTION BUDGET



PHASING PLAN



PHASE 1C - Overview



PHASE 2ABC - Overview



PHASE 2ABC - Overview





APPENDIX 6

Architecture 49 Letter of Construction Conformance: December 6, 2019



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

T 1.604.736.5329
F 1.604.736.1519
architecture49.com

December 6, 2019

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

Attention: Lewis Reilly, Director
lreilly@tangomanagment.ca

Reference: Port Coquitlam Community Centre, Port Coquitlam, BC

To Whom It May Concern:

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

Attached are consultant reports for the month of November 2019.

Sincerely,
ARCHITECTURE49 INC.

A handwritten signature in black ink that reads "Stella Nicolet".

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



APPENDIX 7

Architecture 49 Site Report #59 – November 22, 2019

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

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

ITEM	DESCRIPTION	ACTION
59.0	<p>Items Viewed/Noted:</p> <ol style="list-style-type: none"> 1. Continued leak testing in Hot Tub. 2. Pool tile installation and grouting in progress. 3. Pool deck sloping and waterproofing in progress. 4. Demolition of existing community centre underway. 5. Demolition of existing library underway. 6. Bulk excavation for phase 2 of the community centre has started. <p>The photos per categories noted here below and found on the following pages indicate observations made on site.</p> <p>Photo Reference:</p> <p>59.1 BUILDING EXTERIOR 59.2 BUILDING INTERIOR 59.3 ROOF</p> <p style="padding-left: 40px;">VCC to provide Third Party Inspection Report as per specification. Previously requested in Site Report 53.</p> <p>59.4 Miscellaneous Items:</p>	VCC

ISSUES TO RESOLVE:

(Not to circumvent RFI process)

Previous Report Items:

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

This Report Items:

- -

159-00406-02 - POCO REC CENTRE

Site Observation Report

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

Contents

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

#435 59.1.01 - Pool Slider Door Sill Waterproofing

OPEN

Created Nov 14, 2019

Due Date

<i>Type / Subtype</i>	Observation / Observation
<i>Location</i>	P1C > Exterior > Wall > Pool South
<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>	VCC to provide A49 with photo of Alsan application before door sill install.

PHOTOS



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

#440 59.1.02 - Pool Slider Door Installation

OPEN

Created Nov 15, 2019

Due Date

<i>Type / Subtype</i>	Observation / Observation
<i>Location</i>	P1C > Exterior > Wall > Pool South
<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



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



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

#433 59.2.01 - Pool Depth Marker - Deck Level

OPEN

Created Nov 14, 2019

Due Date

<i>Type / Subtype</i>	Observation / Observation
<i>Location</i>	P1C > Level 1 > 1C139 - POOL
<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



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

#434 59.2.02 - Steam Pipe Penetrations

OPEN

Created Nov 14, 2019

Due Date

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

PHOTOS



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



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

#436 59.2.03 - Pool Tiling Progress

OPEN

Created Nov 14, 2019

Due Date

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

PHOTOS



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



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

PHOTOS



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



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



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

#437 59.4.01 - Phase 2 Excavation Progress

OPEN

Created Nov 14, 2019

Due Date

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

PHOTOS



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



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

#438 59.4.02 - Community Centre Demolition Progress

OPEN

Created Nov 14, 2019

Due Date

<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



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



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

ISSUES RESOLVED:

(Since last Report)

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

159-00406-02 - POCO REC CENTRE

Issues Resolved Report

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

Contents

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

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

WORK COMPLETED

Created Jul 22, 2019

Due Date

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

PHOTOS



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



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

#182 Install resettable code locks.

**WORK
COMPLETED**

Created Jul 15, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Deficiency
<i>Location</i>	P1C > Level 1 > 1C108 - GAME ROOM
<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



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



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

#428 58.3.02 - Roof Fastener Abrasions

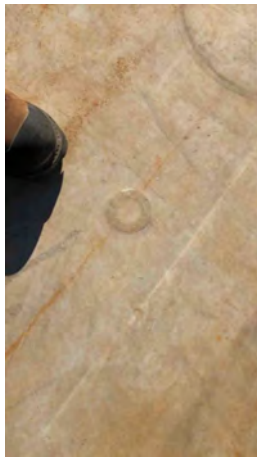
**WORK
COMPLETED**

Created Oct 28, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Exterior > Roof
<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>	Advised by vcc that roofer has reviewed and no issue

PHOTOS



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



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

#427 58.3.01 - Clean Rust and Debris

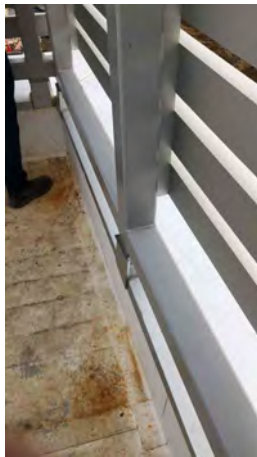
**WORK
COMPLETED**

Created Oct 28, 2019

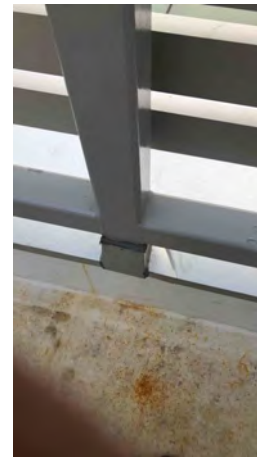
Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Exterior > Roof > Dehumidifier
<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



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

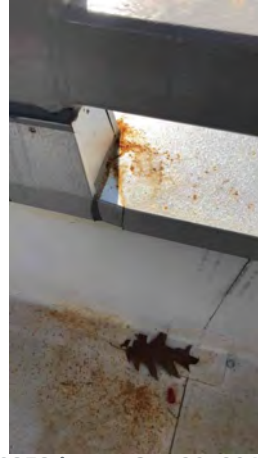


IMG_157377280401267.jpeg - Nov 14, 2019 03:06 PM - Adam Chambers

PHOTOS



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



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

#426 58.2.04 - Door Slider Falling

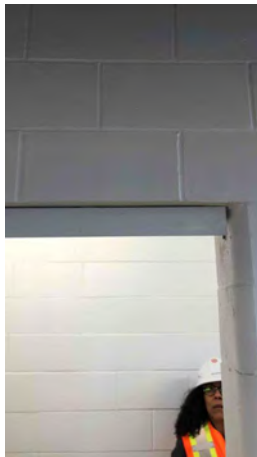
**WORK
COMPLETED**

Created Oct 28, 2019

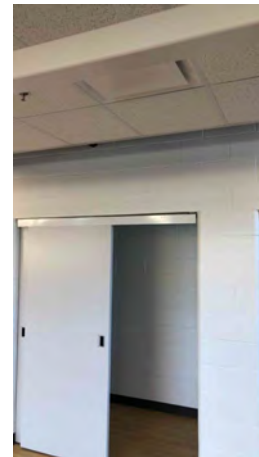
Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 1 > 1C123 - FITNESS STUDIO
<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



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



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

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

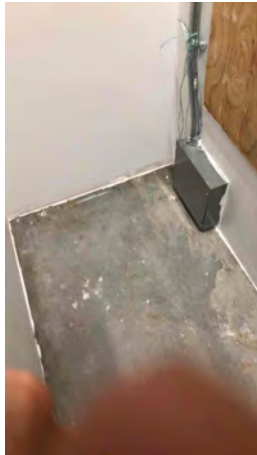
**WORK
COMPLETED**

Created Oct 09, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > 1C225 - ELECTRICAL CLOSET
<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



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

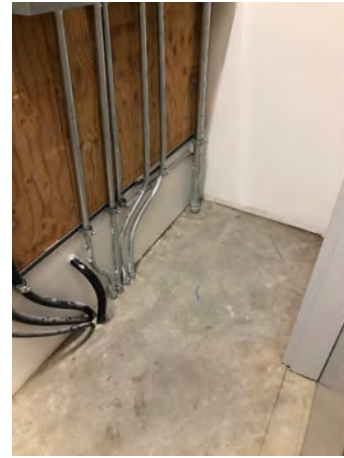


IMG_157377256652612.jpeg - Nov 14, 2019 03:02 PM - Adam Chambers

PHOTOS



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



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

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

WORK COMPLETED

Created Oct 09, 2019

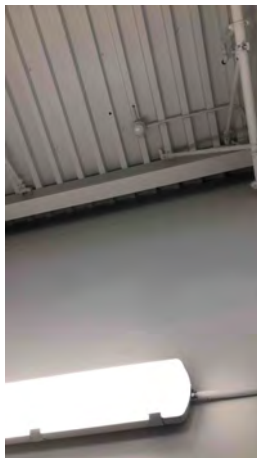
Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > S1C3 - STAIR 1C3
<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>	A49 advised VCC to review the firestopping installation for proper installation, as some of the flutes appear to be sunken.

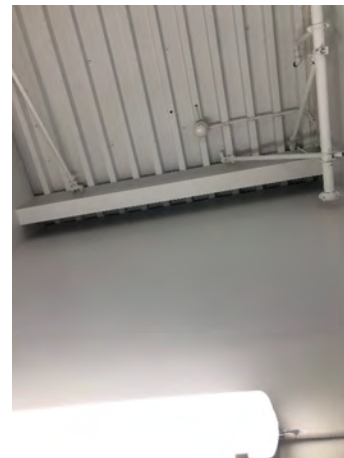
OFFICIAL RESPONSE

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

PHOTOS



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



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

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

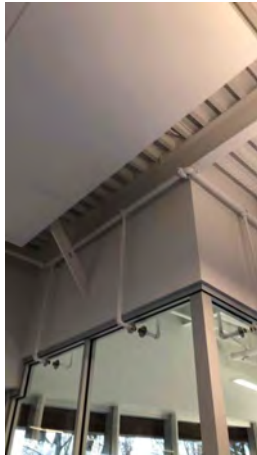
**WORK
COMPLETED**

Created Oct 09, 2019

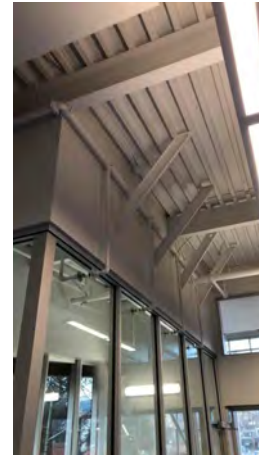
Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > S1C3 - STAIR 1C3
<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



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

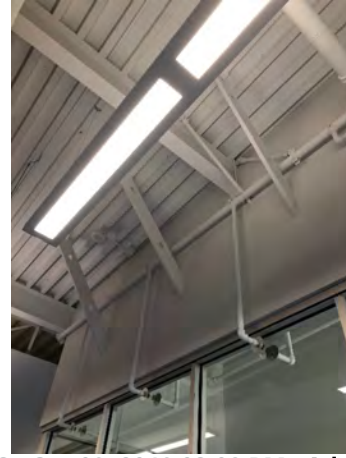


IMG_157377242005647.jpeg - Nov 14, 2019 03:00 PM - Adam Chambers

PHOTOS



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



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

#409 57.2.30 - Bent Ceiling Grid

**WORK
COMPLETED**

Created Oct 09, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > 1C200 - CIRCULATION (Outside Area Manager Office)
<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



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



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

#402 57.2.23 - Cracked Glulam Column

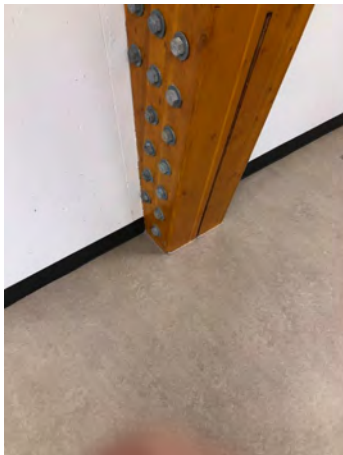
**WORK
COMPLETED**

Created Oct 09, 2019

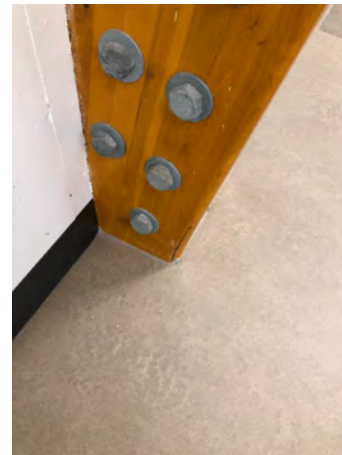
Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > 1C220 - SMALL MULTIPURPOSE (Column on GL 1C-5)
<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>	Review crack with Structural and repair as required.

PHOTOS



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



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

#400 57.2.21 - Complete Flooring Install

**WORK
COMPLETED**

Created Oct 09, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > 1C220 - SMALL MULTIPURPOSE
<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>	Complete the installation and seam welding of flooring.

PHOTOS



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



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

PHOTOS



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



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

#399 57.2.20 - Rubber Base Exposed End

WORK COMPLETED

Created Oct 09, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > 1C200 - CIRCULATION (Entrance to 1C223)
<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>	Provide corrective measure to reduce chance rubber base gets peeled off wall at exposed end.

PHOTOS



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



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

#398 57.2.19 - Repair or Make Good Rubber Base

WORK COMPLETED

Created Oct 09, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > 1C200 - CIRCULATION (Outside Door to Sports Medicine space.)
<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



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



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

#397 57.2.18 - Review and touch up Fire Stopping

WORK COMPLETED

Created Oct 09, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > 1C225 - ELECTRICAL CLOSET
<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



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



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

#396 57.2.17 - Remove Tape from Fire Rating Label

WORK COMPLETED

Created Oct 09, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > 1C225 - ELECTRICAL CLOSET
<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



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



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

#394 57.2.15 - Seal around Ductwork

**WORK
COMPLETED**

Created Oct 09, 2019

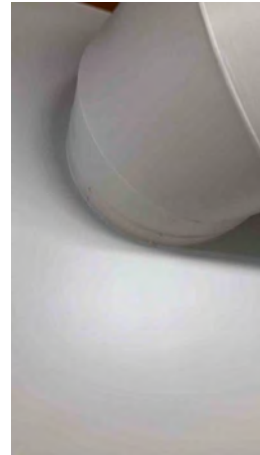
Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 2 > 1C237 - STORAGE (All duct penetrations)
<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>	Seal around duct penetrations.

PHOTOS



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

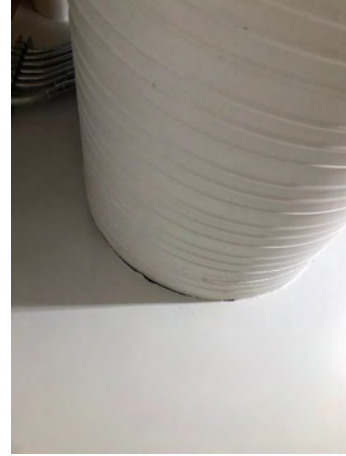


IMG_157377245019909.jpeg - Nov 14, 2019 03:00 PM - Adam Chambers

PHOTOS



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



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

#380 57.2.02 - Gypsum Board End to be Finished.

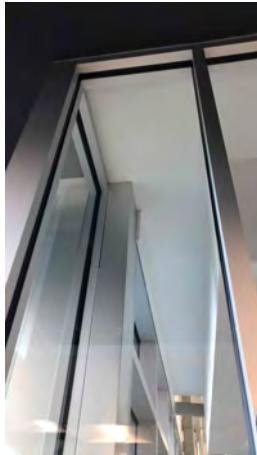
**WORK
COMPLETED**

Created Oct 04, 2019

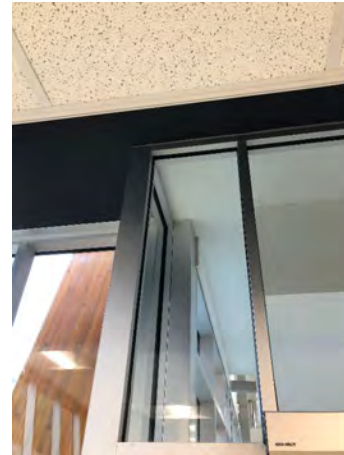
Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 1 (Outside Entry to Fitness Centre)
<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>	Exposed gypsum board end to be finished.

PHOTOS



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



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

PHOTOS



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

#416 57.1.04 - Seal around Door Frame

**WORK
COMPLETED**

Created Oct 09, 2019

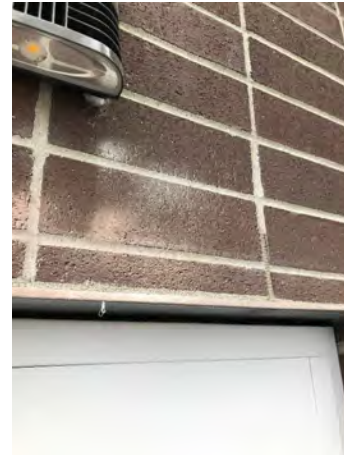
Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Exterior > Wall > Pool/Fitness West (Door S1C3A)
<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



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



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

PHOTOS



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

#388 57.1.03 - Cracked Masonry Mortar

**WORK
COMPLETED**

Created Oct 09, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Exterior > Wall > Pool/Fitness West (Behind the Glulam Columns at GL's 1C-1 & 1C-J)
<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>	Repair and make good cracked masonry mortar.

PHOTOS



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



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

PHOTOS



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

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

**WORK
COMPLETED**

Created Oct 02, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 1 > 1C125 - CORRIDOR (Entrance to Male and Female Change Rooms)
<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>	Continue paint EP9 around end of block wall to meet with current edge of EP6.

PHOTOS



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

#359 56.2.13 - Int - Column Finish to be Repaired

WORK COMPLETED

Created Oct 02, 2019

Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 1 > 1C123 - FITNESS STUDIO (West side of room)
<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>	Concrete repair to column is cracking. Repair and make good.

PHOTOS



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



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

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

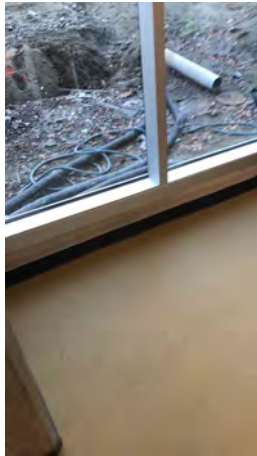
WORK COMPLETED

Created Oct 02, 2019

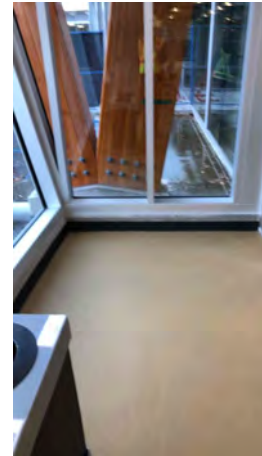
Due Date

<i>Type / Subtype</i>	Action Required / Action Required
<i>Location</i>	P1C > Level 1 > 1C121 - WEIGHT ROOM LEVEL 1 (Exterior wall between GL's 1C-5 and 1C-6)
<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>	Grout underneath mullion to be repaired and made good.

PHOTOS

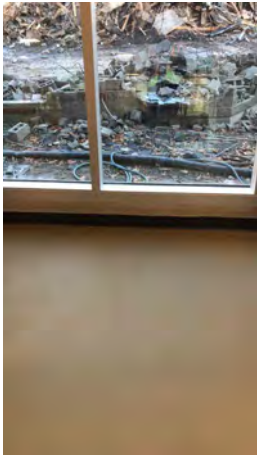


IMG_157384431099001.jpeg - Nov 15, 2019 10:58 AM - Adam Chambers

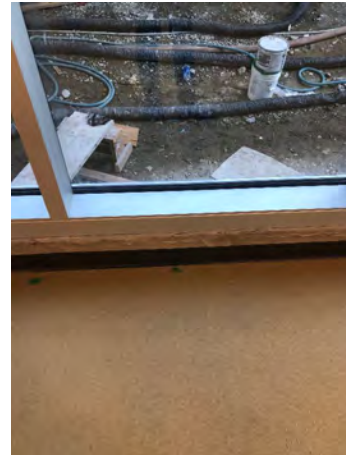


IMG_157377212196048.jpeg - Nov 14, 2019 02:55 PM - Adam Chambers

PHOTOS



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



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



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

END OF ARCHITECTURAL SITE OBSERVATION REPORT #59

Prepared by:



ARCHITECTURE | 49

Adam Chambers, B.Arch.Sc
Building Technologist



APPENDIX 8
Owner's Meeting Minutes #22

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

Present:

Lewis Reilly	City of Port Coquitlam	POCO 604.927.5411	lreilly@tangomanagement.ca
Lori Bowie	City of Port Coquitlam	POCO 604.927.5411	bowiel@portcoquitlam.ca
Jerry Brouwer	Ventana Construction (Poco) Corporation	VCC 604.291.9000	jbrouwer@ventanaconstruction.com
Joseph Lenz	Ventana Construction (Poco) Corporation	VCC 604.291.9000	jlenz@ventanaconstruction.com
Tallon O'Neill	Ventana Construction (Poco) Corporation	VCC 604.291.9000	TONEill@ventanaconstruction.com

Copies To:

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

Old Business

DESCRIPTION	ACTION BY	REQUIRED BY
1.01 SAFETY		
22.1 VCC to forward worksafe reports to POCO/Tango	VCC	2019-11-29

1.02 DESIGN

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

VCC, POCO

-

1.04 SCHEDULE

22.1 P1C:

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

P2:

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

1.05 CITY/STAKE HOLDERS MEETING

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

1.07 OFFSITE WORK

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

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

Meeting 22 -POCO / Quantum coordination meeting was held; Hub drawings due Nov 20/19. | POCO | 2019-05-14 |
| 22.1 | Phase 2 off-sites design requires a meeting. VCC to coordinate. | VCC | - |

8.01 FFE P1C

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

8.03 FT. DRESSING RM.

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

9.01 OWNER RFI'S

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

10.02 TREE REMOVAL

- 17.1 VCC to review milled wood completion with Silverback Jan 21st. Post review- VCC to advise of potential uses of wood. Info -

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

Meeting 21- VCC to forward the tree list.

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

11.03 OWNER DELIVERABLES

- 17.1 Snooker Task Lighting: POCO to provide VCC with the snooker task lighting specs. VCC to review revised layout with A49 and send to POCO (Lori). Info -

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

Meeting 21- VCC is awaiting response from Nightingale.

17.01 PHASE 2 CITY PARKING

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

18.01 DEMO/ABATEMENT WILSON CENTRE & LIBRARY

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

19.02 PARKING COUNT

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

19.04 OWNER SUPPLIED WASHROOM ACCESSORIES

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

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

21.01 DEFICIENCIES

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

New Business

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

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

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



APPENDIX 9

Mechanical & Geotechnical Field Reports



MECHANICAL AND PLUMBING FIELD REPORT

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

Distributed to:

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

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

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

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

Work in Progress:

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

Observations:

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

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

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

FIELD REPORT

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

Information or Action Required:

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

Issued by the Consultant:

Seann Caldwell, P.Eng.



November 28, 2019

Name and Title

Signature

Date



THURBER ENGINEERING LTD.

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

FIELD REVIEW REPORT NO.:006

THURBER FILE NO.: 24160

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



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

INSTRUCTIONS/RECOMMENDATIONS:

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

PHOTOS:



Photo 1 – Looking south. Approved subgrade area (Item 3).
[photo taken by JAL and dated 20191114]

PHOTOS:



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



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



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

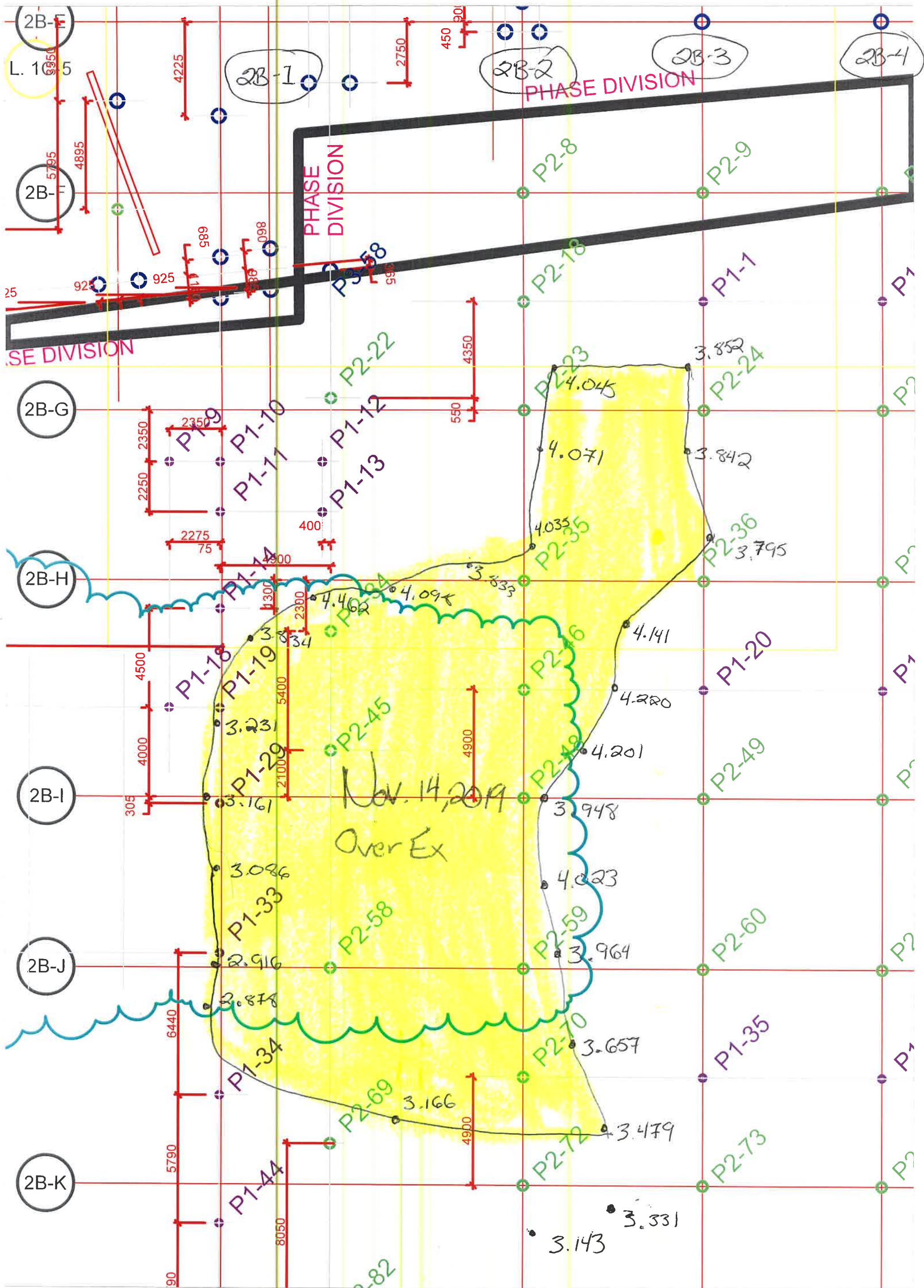


Photo 5 – Testing of third lift.
[photo taken by JAL and dated 20191114]



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

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

ATTENTION: Tallon O'Neill FILE NO.: 24160 CONTRACTOR: Hall Construction
 PROJECT: Port Coquitlam Recreation Centre REPORT DATE: November 20, 2019 AREA: Excavation – South End (Refer to Item 5 in FRR 006)
REPORT NO.: FDR 006-1 SOIL TYPE: SAND, trace gravel to gravelly, trace silt (River Sand Fill)
 CLIENT: Ventana Construction Corporation DATE TESTED: November 14, 2019 SPECIFICATION: 95% Modified Proctor Maximum Dry Density
 CC: TESTED BY: JAL

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

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD: ASTM D1557

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

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

Per: Jordan Lummis

FIELD DENSITY REPORT

ATTENTION: Tallon O'Neill FILE NO.: 24160 CONTRACTOR: Hall Construction
 PROJECT: Port Coquitlam Recreation Centre REPORT DATE: November 20, 2019 AREA: West Excavation – North End (Refer to Items 4 & 6 in FRR 006)
 REPORT NO.: FDR 006-2 SOIL TYPE: SAND and Gravel to Gravelly Sand (Structural Fill)
 CLIENT: Ventana Construction Corporation DATE TESTED: November 14, 2019 SPECIFICATION: 95% Modified Proctor Maximum Dry Density
 CC: _____ TESTED BY: JAL

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

FIELD METHOD: ASTM D-2922 / NUCLEAR LABORATORY METHOD: _____
 COMMENTS: The tests generally meet project specifications.

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

Per: Jordan Lummis

FIELD DENSITY REPORT

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

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

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD: ASTM D1557

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

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

Per: Jordan Lummis

FIELD DENSITY REPORT

ATTENTION: Tallon O'Neill FILE NO.: 24160 CONTRACTOR: Hall Construction
 PROJECT: Port Coquitlam Recreation Centre REPORT DATE: November 20, 2019 AREA: Excavation – North End (Refer to Item 9 in FRR 006)
 REPORT NO.: FDR 006-4 SOIL TYPE: SAND, trace gravel to gravelly, trace silt (River Sand Fill)
 CLIENT: Ventana Construction Corporation DATE TESTED: November 14, 2019 SPECIFICATION: 95% Modified Proctor Maximum Dry Density
 CC: _____ TESTED BY: JAL

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

FIELD METHOD: ASTM D-2922 / NUCLEAR LABORATORY METHOD: ASTM D1557
 COMMENTS: Oversize refers to proportion retained on the 9.5 mm sieve. The tests show compaction did not consistently meet project specifications. Compaction and retesting of this lift is planned for November 18, 2019.
 The results are for the sole use of the designated client only. This report constitutes a testing service only and does not represent any interpretation or opinion regarding the specification compliance or material suitability.
 Engineering interpretation will be provided by Thurber upon request.

Per: Jordan Lummis



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FIELD REVIEW REPORT NO.:007

THURBER FILE NO.: 24160

FIELD REVIEW REPORT		Date: November 18, 2019
TO: Ventana Construction Corporation		ATTENTION: Tallon O'Neill, Ventana
PROJECT NAME: Port Coquitlam Community Recreation Complex – Phase 2		
CONTRACTOR: Ventana Construction Corporation		THURBER FILE NO.: 24160
PURPOSE OF FIELD REVIEW: Subgrade Inspection and Test pit investigation to investigate suitability of on-site material.		
REFERENCE DRAWING / DOCUMENTS: Plan View of Pile Layout (Dwg.PL-001)		
THURBER PERSONNEL ON SITE: Jordan Lummis (JL)	CLIENT/CONTRACTOR PERSONNEL ON SITE: Jayson & Jerry (Ventana) Jeff & Justin (Hall Constructors)	TIME ON SITE: 10:30 to 4:30 WEATHER: Overcast and rainy, 8°C
ACTIVITIES/OBSERVATIONS:		
General		
<ol style="list-style-type: none"> 1. Per Thurber's recommendations, excavation work is continuing in the parkade area to remove unsuitable in-situ material under the slab-on-grade and around the foundation system. Our recommendations require the removal of the unsuitable material to a maximum depth of 2.3 m below the underside of the pile cap, unless a granular subgrade is encountered at a shallower depth, and replacement with approved structural fill. 2. To date, the earthworks contractor, Hall Constructors (Hall), has: <ol style="list-style-type: none"> a. Completed the subgrade preparation at the southwest corner of the site where they had excavated an area measuring approximately 20 m by 60 m and ranging in depth between 2 m and 3 m below original grade. We understand that the footprint of the excavation extends 1 m beyond the footprint of the pile caps along the south and west edge of the parkade area. Fill placement is still on-going. b. Sub-excavated to 1 m depth below the access ramp area, which is located west of the parkade area. We understand that the purpose of the subexcavation at the ramp area is to provide a working platform for the piling crane. Thurber's recommendations for the parkade area (Item 1 above) are not applicable for the access ramp area. 		
Fill Placement and Compaction		
<ol style="list-style-type: none"> 3. As mentioned in Items 9 and 10 in FRR 006 (November 14, 2019), a lift of river sand fill was placed on November 14, 2019 that extended from the north end of the excavation up to the well point location. The lift did not pass the compaction testing and Thurber was advised that the compaction and retesting of this lift is planned for November 18, 2019. After recompaction today, the measured dry densities ranged from 1,921 kg/m³ to 2148 kg/m³ at moisture contents between 6.2% and 10.7%. Based on the density test results, the lift was approved (see attached FDR 007-1). 4. A lift of river sand fill was placed at the south end of the excavation, across an area measuring about 20 m by 20 m (this area was about 450 mm below the rest of the excavation – refer to Items 8 and 9 in FRR 006). The lift measured 450 mm in thickness and compacted using a 12-ton CAT CS533E vibratory smooth roller compactor. Upon visual assessment, the material was found to be saturated. Hall was advised that the material would not pass compaction testing. Thurber was informed that the material will be left in place to drain. It should be noted that prior to placement of the fill, all standing water and saturated material were scraped off and the surface was compacted and tested (moisture content of 7.9% and a dry density of 2,148 kg/m³) (see attached FDR 007-1). 5. A single lift of river sand fill was placed along the complete footprint of the ramp access area (west of parkade area). The lift was about 450 mm thick and was compacted using the 12-ton roller compactor. 		
INSTRUCTIONS/RECOMMENDATIONS:		
<ol style="list-style-type: none"> 6. Following up on Item 4, the lift that was placed at the south end of the excavation did not pass the compaction testing. Compaction and retesting of the lift will be completed at a later date. 		



PHOTOS:



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



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



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



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



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

Copies to:

Report By: Jordan Lummis, E.I.T.

Reviewed by Project Engineer: Chris Weech, P.Eng.

