



## **PORT COQUITLAM COMMUNITY CENTRE**

### **Owner's Representative Progress Report #33**

**December 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 #33 to the Owner. This report represents a summary of key project activities and issues that occurred up to December 31, 2019.

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

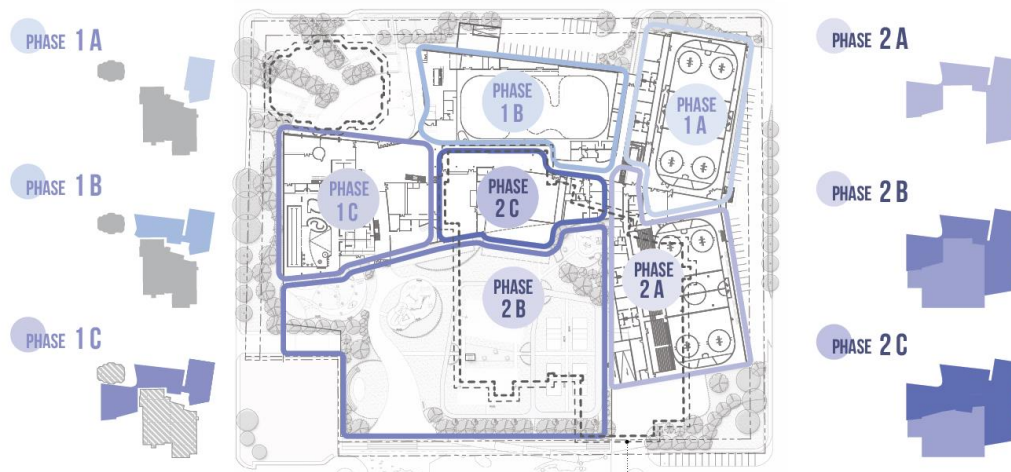
Any advice, opinions or recommendations within this report should be read and relied upon only in the context of this report as a whole. The contents of this report do not provide legal, insurance or tax advice or opinion.

## 2.0 EXECUTIVE SUMMARY

During December 2019 numerous meetings, co-ordination, procurement, design and construction activities have taken place. Phase 1C pool finishing and commissioning is ongoing. Phase 2 bulk excavation and piling is ongoing. Based on the information contained in this Monthly Progress Report #33 and during this reporting period, Tango believes the Project can be completed by the Substantial Performance Date of October 31, 2021 for the Project Budget of \$132,100,000, provided the current critical path milestone dates can be achieved as per schedule.

## 3.0 PROJECT SCOPE

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

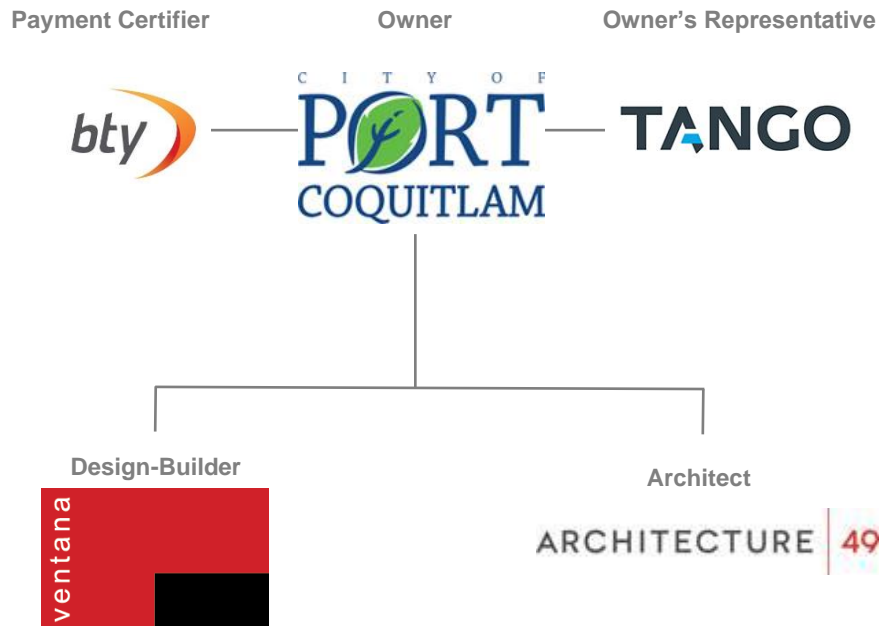


#### 4.0 PROJECT TEAM

The following team members have been appointed to the Project:

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

#### City of Port Coquitlam Community Recreation Complex Project Team



## 5.0 DESIGN AND APPROVALS STATUS

### Conceptual Design

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

### Schematic Design

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

### Design Development & Working Drawings and Construction Documents

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

Below is an updated summary of the key design milestone submissions, as per the revised project schedule - updated January 20, 2020:

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

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

A Development Permit was issued on August 18, 2017.

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

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

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

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

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

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

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

## 6.0 PROCUREMENT & CONTRACT ADMINISTRATION

### Procurement Summary

We understand that procurement and tendering is ongoing. The Design-Builder has confirmed that we will not be receiving a detailed procurement schedule, as part of their monthly reporting. The Design-Builder has included a summary of the trades awarded to date in their monthly progress report, dated January 16, 2020:

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

### Furniture, Fixtures and Equipment (FF&E) Procurement

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

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

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

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

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

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

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

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

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

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

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



## 7.0 PROJECT BUDGET

### Project Budget Summary

The Project Budget is summarized below:

| <b>A Design and Construction</b>              | <b>Dollar Value</b>  |
|---|----------------------|
| 1 Design-Builder Pre Contract Costs           | \$983,000            |
| 2 Design-Builder Contract Price               | \$116,717,000        |
| 3 Approved Changes                            | \$9,370,602          |
| 4 Current (Revised) Contract Price            | \$126,087,602        |
| 5 Work Certified as Completed (Base Contract) | \$85,611,346         |
| 6 Current Cost to Complete (Base Contract)    | \$40,476,256         |
| 7 Lien Holdback (Base Contract)               | \$8,061,135          |
| 8 Lien Holdback Released                      | -\$5,179,895         |
| <b>B Non-Contract Costs</b>                   | <b>\$8,450,293</b>   |
| <b>C Total Project Budget</b>                 | <b>\$135,520,895</b> |
| 9 Capital Utility Budget                      | \$3,420,895          |
| <b>C Total Project Budget (Revised)</b>       | <b>\$132,100,000</b> |

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

### Payment Certification

BTY Group, the Payment Certifier has issued Certificate of Payment No. 36 dated January 20, 2020, which certifies the current payment due to the Design-Builder, under the terms of the Design-Build Contract ("DBC") for the period ending December 31, 2019.

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

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

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

## 7.0 Project Budget (continued)

### Change Order Management

A summary of the approved Change Orders relative to the Project Budget between the Owner and the Design-Builder up to December 31, 2019 is as follows:

| CO#                        | Description                                     | Dollar Value       | Contingency Allocation             |
|----------------------------|---|--------------------|------------------------------------|
| 1                          | Bonding Requirements                            | \$1,800,000        | Project Contingency                |
| 2                          | Temporary Power to Site                         | \$34,751           | Project Contingency                |
| 3                          | Floor Area Changes                              | \$1,003,236        | Project Contingency                |
| 5                          | Additional Back-Up Power                        | \$90,713           | Project Contingency                |
| 7                          | Card Readers and Key Pads                       | \$16,698           | Project Contingency                |
| 8                          | Library User Group Changes                      | \$86,287           | Project Contingency                |
| 9                          | Accessible Washroom Emergency Alert             | \$28,204           | Project Contingency                |
| 10                         | Auto Door Openers                               | \$55,440           | Project Contingency                |
| 11                         | Daycare - Card Readers & Alarms                 | \$9,834            | Project Contingency                |
| 12                         | Additional CCTV                                 | \$24,024           | Project Contingency                |
| 14                         | Added Door Security                             | \$88,364           | Project Contingency                |
| 17                         | Terry Fox Display Cases                         | \$4,950            | Project Contingency                |
| 20                         | Exterior Building Signage                       | \$57,618           | Project Contingency                |
| 21                         | Phase 1 Millwork Re-Design Services             | \$7,975            | Project Contingency                |
| 24                         | RCMP Panic Buttons                              | \$8,375            | Project Contingency                |
| 25                         | Splash Park Recirc Design                       | \$13,640           | Project Contingency                |
| 32                         | Temporary Referee Change Rooms                  | \$15,525           | Project Contingency                |
| 33                         | Roof Screens South Elevation                    | \$76,347           | Project Contingency                |
| 34                         | Wilson Centre Add Abatement                     | \$101,446          | Project Contingency                |
| 36                         | TRX Steel Supports                              | \$13,532           | Project Contingency                |
| 37                         | Additional WAP                                  | \$11,283           | Project Contingency                |
| 38                         | Rink 2 Video Wall Structure                     | \$21,182           | Project Contingency                |
| 39                         | Splash Park Recirculation System                | \$301,532          | Project Contingency                |
| <b>SUB-TOTAL</b>           |   | <b>\$3,870,956</b> |                                    |
| 15                         | Scoreboard Credit                               | -\$42,760          | FF&E                               |
| <b>SUB-TOTAL</b>           |   | <b>-\$42,760</b>   |                                    |
| 4                          | Off Site Design Services                        | \$269,998          | Off Sites / Capital Utility Budget |
| 6                          | Additional Off Site Design Services             | \$55,875           | Off Sites / Capital Utility Budget |
| 13                         | Offsite Scope of Work (Phase 1A)                | \$1,698,500        | Off Sites / Capital Utility Budget |
| 16                         | Offsite Isolation Valves                        | \$37,711           | Off Sites / Capital Utility Budget |
| 18                         | Offsite Scope of Work (Phase 1B)                | \$2,900,900        | Off Sites / Capital Utility Budget |
| 19                         | Hydro conduit relation at Kingsway              | \$110,674          | Off Sites / Capital Utility Budget |
| 22                         | Offsite Storm Change @ Kingsway and Kelly       | \$49,500           | Off Sites / Capital Utility Budget |
| 23                         | Bonding and Insurance Scope for Offsite Awarded | \$161,936          | Off Sites / Capital Utility Budget |
| 26                         | Offsite Telus and Shaw Redline IFCs             | \$53,162           | Off Sites / Capital Utility Budget |
| 27                         | Manhole Extension                               | \$73,801           | Off Sites / Capital Utility Budget |
| 28                         | Kelly Sanitary                                  | \$26,985           | Off Sites / Capital Utility Budget |
| 29                         | Kingsway Sanitary Conflict                      | \$60,745           | Off Sites / Capital Utility Budget |
| 30                         | Watermain Kelly and Mary Hill                   | \$17,954           | Off Sites / Capital Utility Budget |
| 31                         | Kelly Watermain extension                       | \$11,249           | Off Sites / Capital Utility Budget |
| 35                         | Offsite Extra Service Box                       | \$13,416           | Off Sites / Capital Utility Budget |
| <b>SUB-TOTAL</b>           |   | <b>\$5,542,406</b> |                                    |
| <b>TOTAL CHANGE ORDERS</b> |   | <b>\$9,370,602</b> |                                    |

## 7.0 *Project Budget (continued)*

### **Project Contingency**

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

### **Claims Management**

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

## 8.0 **PROJECT SCHEDULE**

### **Construction Progress (December End 2019)**

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

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

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

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

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

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

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

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

## 8.0 *Project Schedule (continued)*

### **Monthly Look Ahead**

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

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

## 9.0 **QUALITY ASSURANCE & QUALITY CONTROL**

### **Construction Inspection & Monitoring**

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

We received a copy of Architect 49’s Site Report #60R1 and Letter of Construction Conformance, dated January 13, 2020. The Lead Consultant has confirmed that the works on site are progressing generally in accordance with the IFC drawings, specifications and building permits issued to date. A copy of the Letter of Assurance and Site Report is included in Appendices 6&7 of this report, respectively.

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

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

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

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

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

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

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

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

No incidents were reported during this reporting period.

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

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

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

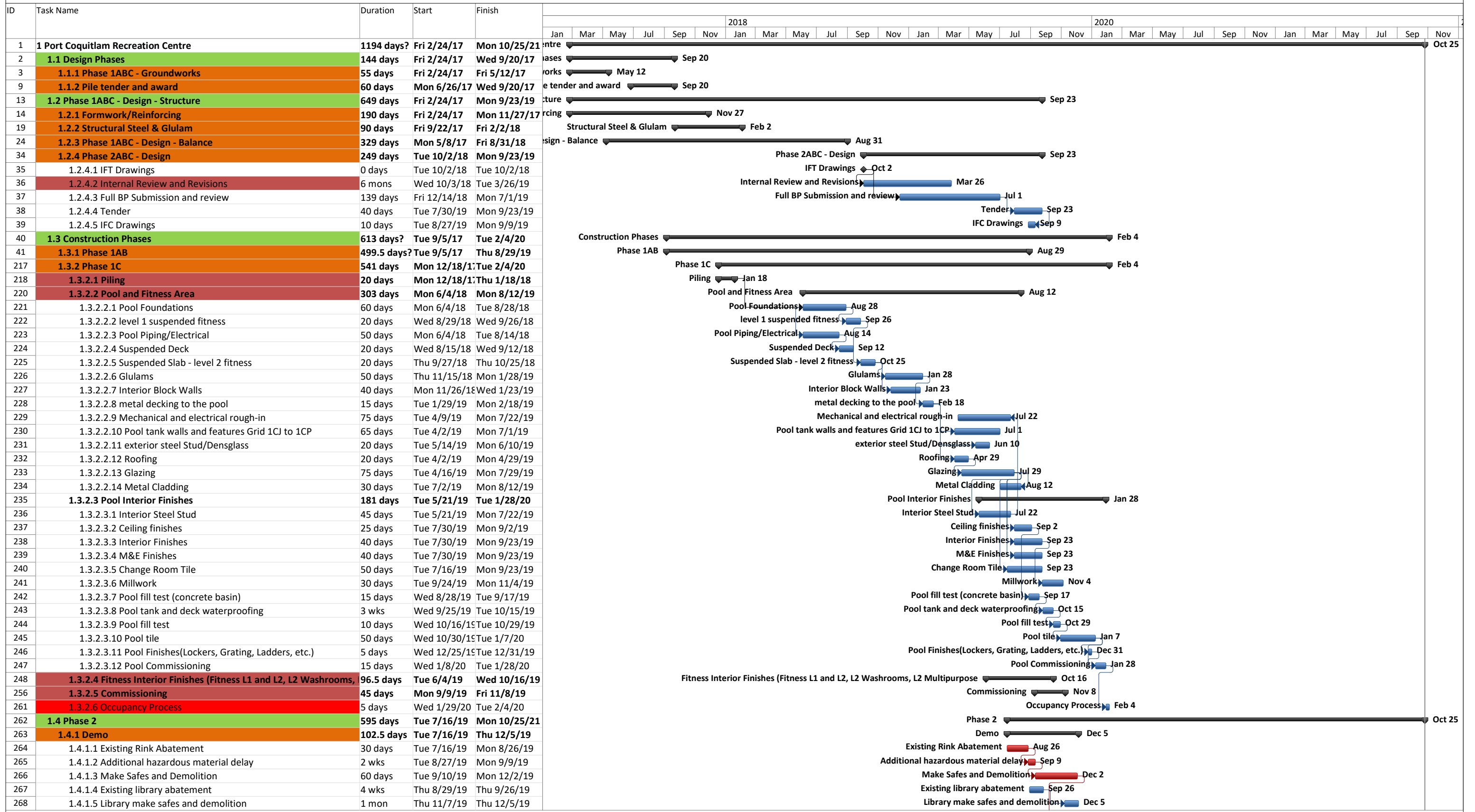
## APPENDIX 1

### Port Coquitlam Community Recreation Centre Complex – Owner's Schedule: January 20<sup>th</sup> 2020 - Update



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

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





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

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

| ID  | Task Name   | Duration        | Start               | Finish              | 2018  |     |     |     |     |     |     |     |     |     |     |     | 2020 |     |     |     |     |     |     |     |     |     |     |     |
|-----|---|-----------------|---------------------|---------------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|     |   |                 |                     |                     | Jan   | Mar | May | Jul | Sep | Nov | Jan | Mar | May | Jul | Sep | Nov | Jan  | Mar | May | Jul | Sep | Nov | Jan | Mar | May | Jul | Sep | Nov |
| 269 | <b>1.4.2 Phase 2ABC</b>                                 | <b>525 days</b> | <b>Tue 10/22/19</b> | <b>Mon 10/25/21</b> | Phase 2ABC  |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 270 | <b>1.4.2.1 Earthworks</b>                               | <b>79 days</b>  | <b>Tue 10/22/19</b> | <b>Fri 2/7/20</b>   | Earthworks → Feb 7                                    |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 271 | 1.4.2.1.1 Bulk Excavation                               | 79 days         | Tue 10/22/19        | Fri 2/7/20          | Bulk Excavation → Feb 7                               |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 272 | <b>1.4.2.2 Foundations</b>                              | <b>115 days</b> | <b>Mon 12/16/19</b> | <b>Fri 5/22/20</b>  | Foundations → May 22                                  |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 273 | <b>1.4.2.2.1 Pile Driving (1 month delayed start)</b>   | <b>80 days</b>  | <b>Mon 12/16/19</b> | <b>Fri 4/3/20</b>   | Pile Driving (1 month delayed start) → Apr 3          |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 274 | 1.4.2.2.2 Pile Caps                                     | 75 days         | Mon 2/10/20         | Fri 5/22/20         | Pile Caps → May 22                                    |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 275 | <b>1.4.2.3 Parkade Structure</b>                        | <b>200 days</b> | <b>Mon 3/2/20</b>   | <b>Fri 12/4/20</b>  | Parkade Structure → Dec 4                             |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 276 | 1.4.2.3.1 Parkade SOG                                   | 170 days        | Mon 3/2/20          | Fri 10/23/20        | Parkade SOG → Oct 23                                  |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 277 | 1.4.2.3.2 Parkade Vertical Concrete and Suspended Slabs | 170 days        | Mon 4/13/20         | Fri 12/4/20         | Parkade Vertical Concrete and Suspended Slabs → Dec 4 |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 278 | <b>1.4.2.4 Spectator Rink Structure</b>                 | <b>110 days</b> | <b>Mon 5/25/20</b>  | <b>Fri 10/23/20</b> | Spectator Rink Structure → Oct 23                     |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 279 | 1.4.2.4.1 Spectator Rink Vertical and SOG               | 80 days         | Mon 5/25/20         | Fri 9/11/20         | Spectator Rink Vertical and SOG → Sep 11              |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 280 | 1.4.2.4.2 Spectator Rink Vertical and Suspended Slab    | 60 days         | Mon 7/20/20         | Fri 10/9/20         | Spectator Rink Vertical and Suspended Slab → Oct 9    |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 281 | 1.4.2.4.3 Spectator Rink Exterior Walls                 | 30 days         | Mon 9/14/20         | Fri 10/23/20        | Spectator Rink Exterior Walls → Oct 23                |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 282 | <b>1.4.2.5 Phase 2C - Multi-Purpose / Gym / Daycare</b> | <b>295 days</b> | <b>Mon 8/31/20</b>  | <b>Fri 10/15/21</b> | Phase 2C - Multi-Purpose / Gym / Daycare → Oct 15     |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 283 | 1.4.2.5.1 Structural Steel and glulam                   | 60 days         | Mon 8/31/20         | Fri 11/20/20        | Structural Steel and glulam → Nov 20                  |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 284 | 1.4.2.5.2 Metal Decking                                 | 25 days         | Mon 11/23/20        | Fri 12/25/20        | Metal Decking → Dec 25                                |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 285 | 1.4.2.5.3 Roofing                                       | 20 days         | Mon 12/28/20        | Fri 1/22/21         | Roofing → Jan 22                                      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 286 | 1.4.2.5.4 Glazing                                       | 80 days         | Mon 12/28/20        | Fri 4/16/21         | Glazing → Apr 16                                      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 287 | 1.4.2.5.5 Metal Cladding                                | 50 days         | Mon 2/22/21         | Fri 4/30/21         | Metal Cladding → Apr 30                               |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 288 | 1.4.2.5.6 Interior Steel Stud/Drywall                   | 60 days         | Mon 4/19/21         | Fri 7/9/21          | Interior Steel Stud/Drywall → Jul 9                   |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 289 | 1.4.2.5.7 Interior Finishes                             | 60 days         | Mon 6/14/21         | Fri 9/3/21          | Interior Finishes → Sep 3                             |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 290 | 1.4.2.5.8 Millwork                                      | 30 days         | Mon 7/26/21         | Fri 9/3/21          | Millwork → Sep 3                                      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 291 | 1.4.2.5.9 M&E Finishes                                  | 20 days         | Mon 8/30/21         | Fri 9/24/21         | M&E Finishes → Sep 24                                 |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 292 | 1.4.2.5.10 Commissioning                                | 15 days         | Mon 9/27/21         | Fri 10/15/21        | Commissioning → Oct 15                                |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 293 | <b>1.4.2.6 Phase 2A - Spectator Ice</b>                 | <b>220 days</b> | <b>Mon 11/23/20</b> | <b>Fri 9/24/21</b>  | Phase 2A - Spectator Ice → Sep 24                     |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 294 | 1.4.2.6.1 Structural Steel                              | 40 days         | Mon 11/23/20        | Fri 1/15/21         | Structural Steel → Jan 15                             |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 295 | 1.4.2.6.2 Interior Block Walls                          | 45 days         | Mon 12/21/20        | Fri 2/19/21         | Interior Block Walls → Feb 19                         |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 296 | 1.4.2.6.3 Metal Decking                                 | 20 days         | Mon 1/18/21         | Fri 2/12/21         | Metal Decking → Feb 12                                |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 297 | 1.4.2.6.4 Insulated Metal Panel                         | 20 days         | Mon 2/15/21         | Fri 3/12/21         | Insulated Metal Panel → Mar 12                        |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 298 | 1.4.2.6.5 Roofing                                       | 35 days         | Mon 3/15/21         | Fri 4/30/21         | Roofing → Apr 30                                      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 299 | 1.4.2.6.6 Glazing                                       | 15 days         | Mon 3/15/21         | Fri 4/2/21          | Glazing → Apr 2                                       |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 300 | 1.4.2.6.7 Rink Slab                                     | 35 days         | Mon 5/3/21          | Fri 6/18/21         | Rink Slab → Jun 18                                    |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 301 | 1.4.2.6.8 Dasher Boards                                 | 20 days         | Mon 7/5/21          | Fri 7/30/21         | Dasher Boards → Jul 30                                |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 302 | 1.4.2.6.9 Interior Steel Stud/Drywall                   | 35 days         | Mon 5/3/21          | Fri 6/18/21         | Interior Steel Stud/Drywall → Jun 18                  |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 303 | 1.4.2.6.10 Interior Finishes                            | 60 days         | Mon 6/7/21          | Fri 8/27/21         | Interior Finishes → Aug 27                            |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 304 | 1.4.2.6.11 Millwork                                     | 20 days         | Mon 8/16/21         | Fri 9/10/21         | Millwork → Sep 10                                     |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 305 | 1.4.2.6.12 M&E Finishes                                 | 15 days         | Mon 8/23/21         | Fri 9/10/21         | M&E Finishes → Sep 10                                 |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 306 | 1.4.2.6.13 Commissioning                                | 10 days         | Mon 9/13/21         | Fri 9/24/21         | Commissioning → Sep 24                                |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 307 | <b>1.4.2.7 Phase 2B - Parkade</b>                       | <b>296 days</b> | <b>Mon 8/17/20</b>  | <b>Mon 10/4/21</b>  | Phase 2B - Parkade → Oct 4                            |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 308 | 1.4.2.7.1 Waterproof Membrane                           | 80 days         | Mon 9/14/20         | Fri 1/1/21          | Waterproof Membrane → Jan 1                           |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 309 | 1.4.2.7.2 M&E Rough in                                  | 120 days        | Mon 8/17/20         | Fri 1/29/21         | M&E Rough in → Jan 29                                 |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 310 | 1.4.2.7.3 Parkade finishing                             | 6 mons          | Mon 2/1/21          | Fri 7/16/21         | Parkade finishing → Jul 16                            |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 311 | 1.4.2.7.4 Perimeter backfill                            | 25 days         | Mon 12/7/20         | Fri 1/8/21          | Perimeter backfill → Jan 8                            |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 312 | 1.4.2.7.5 Landscape Concrete                            | 60 days         | Mon 1/4/21          | Fri 3/26/21         | Landscape Concrete → Mar 26                           |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 313 | 1.4.2.7.6 Hard Landscaping                              | 126 days        | Mon 3/1/21          | Mon 8/23/21         | Hard Landscaping → Aug 23                             |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 314 | 1.4.2.7.7 Soft Landscaping                              | 100 days        | Tue 5/18/21         | Mon 10/4/21         | Soft Landscaping → Oct 4                              |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 315 | 1.4.2.7.8 M&E Finishes                                  | 60 days         | Tue 7/13/21         | Mon 10/4/21         | M&E Finishes → Oct 4                                  |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 316 | <b>1.4.2.8 Phase 2 Roadworks</b>                        | <b>130 days</b> | <b>Tue 4/6/21</b>   | <b>Mon 10/4/21</b>  | Phase 2 Roadworks → Oct 4                             |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 317 | 1.4.2.8.1 Surface treatments and street lighting        | 1.5 mons        | Tue 4/6/21          | Mon 5/17/21         | Surface treatments and street lighting → May 17       |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 318 | 1.4.2.8.2 Terry Fox Plaza Landscaping                   | 2 mons          | Tue 8/10/21         | Mon 10/4/21         | Terry Fox Plaza Landscaping → Oct 4                   |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 319 | <b>1.4.2.9 Phase 2 occupancy</b>                        | <b>15 days</b>  | <b>Tue 10/5/21</b>  | <b>Mon 10/25/21</b> | Phase 2 occupancy → Oct 25                            |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |



## APPENDIX 2

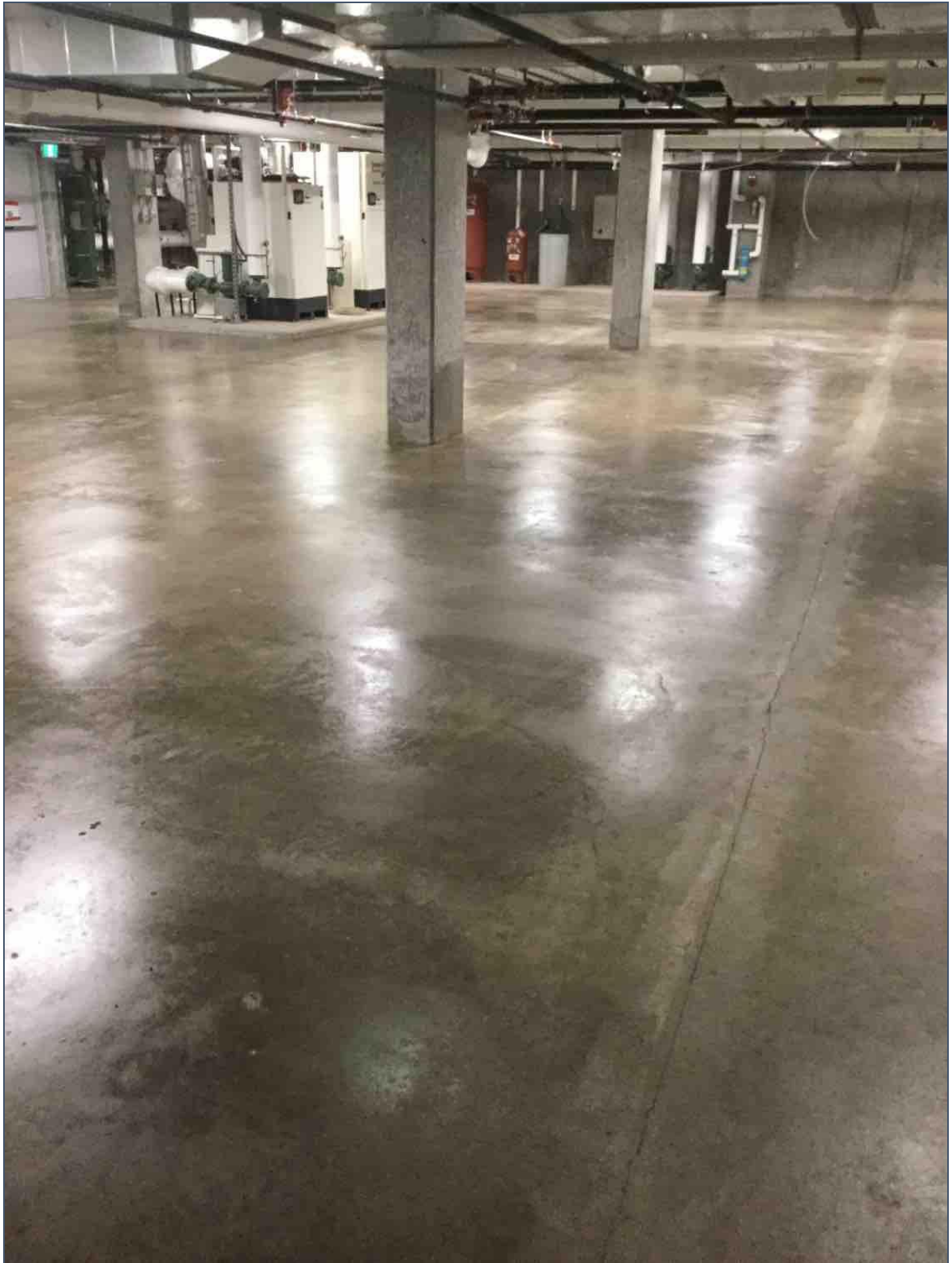
### Progress Photographs – December 2019



Phase 1C – Pool toys installed



Phase 1C – Sauna walls and benches completed



Phase 1C – Boiler room floor sealed



Phase 2 – Crane base



Phase 2 – Piling to SW corner

## APPENDIX 3

### Site Inspection Reports: December 2019

# Field Review Report



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

Weather: Sunny: \_\_\_\_\_ Rain:   x   Wind: \_\_\_\_\_ Temperature: High of:   8    
 Cloudy:   x   Snow: \_\_\_\_\_ Other: \_\_\_\_\_ Low of:   3  

### Trade Contractor's

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

### JOB DELAYS OR POSSIBLE DELAYS:

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

### QAQC

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

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

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



# Field Review Report



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

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

### Trade Contractor's

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

### JOB DELAYS OR POSSIBLE DELAYS:

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

### QAQC

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

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

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

# Field Review Report



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

Weather: Sunny:  Rain: \_\_\_\_\_ Wind: \_\_\_\_\_ Temperature: High of: 6  
 Cloudy:  Snow: \_\_\_\_\_ Other: \_\_\_\_\_ Low of: 4

### Trade Contractor's

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

### JOB DELAYS OR POSSIBLE DELAYS:

|  |
|--|
| Reporting against VCC Dec 16th Schedule  |
| 240 - Changeroom tile - Complete tiling around door frames to staff area. Grouting of steam room walls and tiling of steam room benches  |
| 241 - Millwork - Toilet cubicles to be completed to universal changerroom  |
| 271 - Bulk Ex (2ABC) - Schedule has increased by 24 days. Oct 17 sched end date was Jan 06, now Feb 07   |
| 273 - Pile driving (2ABC) - Schdeule change from Oct 17 schedule of Nov 12 to March 02, to revised dates of Dec 16 to April 03. Note on schedule of 1 month delayed start (caused by overexcavation works and extended Bulk Ex schedule) |

### QAQC

|  |
|--|
| As previously noted and discussed with Ventana |
|  |
|  |
|  |
|  |
|  |
|  |

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

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

## APPENDIX 4

Certificate of Payment No.36: January 20, 2020

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





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

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

|                              |  |                       |                      |                               |
|------------------------------|--|-----------------------|----------------------|-------------------------------|
|                              |  | <b>Contract Price</b> | <b>Change orders</b> | <b>Revised Contract Price</b> |
| <b>Total Contract Amount</b> |  | \$ 116,717,000        | \$ 9,370,601         | \$ 126,087,601                |

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

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

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



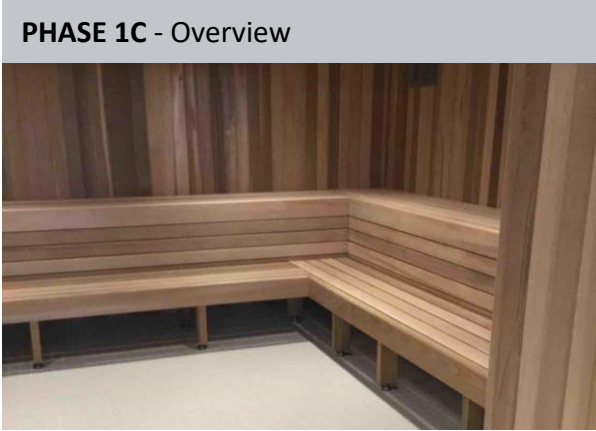
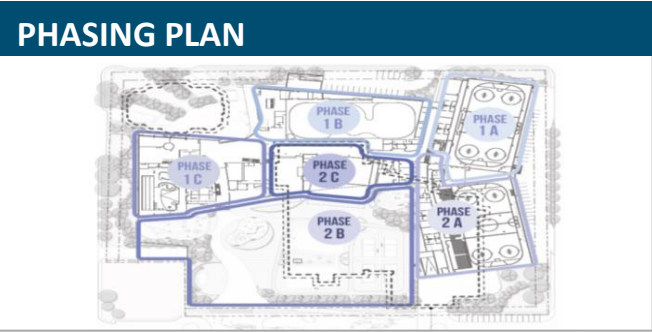
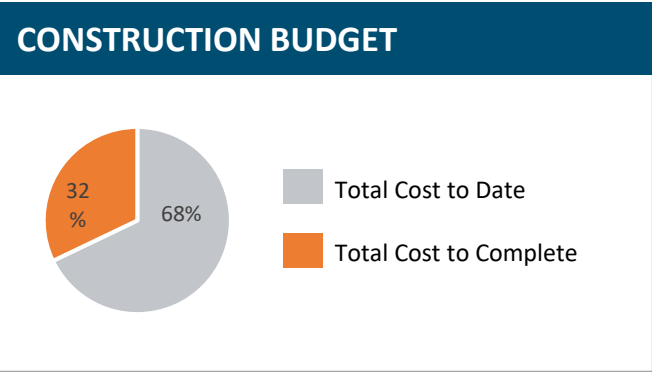
## APPENDIX 5

### Project Dashboard – December 31, 2019

# PROJECT DASH BOARD

Updated: 2019-12-31

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



## APPENDIX 6

Architecture 49 Letter of Construction Conformance: January 13, 2020



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

T 1.604.736.5329  
F 1.604.736.1519  
architecture49.com

January 13, 2020

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

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

**Reference: Port Coquitlam Community Centre, Port Coquitlam, BC**

To Whom It May Concern:

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

Sincerely,  
**ARCHITECTURE49 INC.**

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



## APPENDIX 7

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

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

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

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

**ISSUES TO RESOLVE:**

(Not to circumvent RFI process)

**Previous Report Items:**

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

**This Report Items:**

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

159-00406-02 - POCO REC CENTRE

# Site Observation Report

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

# Contents

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| #450 60.2.07 - Int - Lazy River Bench In Progress .....             | 10 |
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| #456 60.2.13 - Int - Locker Progress .....                          | 16 |
| #457 60.2.14 - Int - Accessible Shower Stalls .....                 | 17 |
| #465 60.2.15 - Int - Soap Dish Installation in Progress .....       | 18 |
| #461 60.2.16 - Int - Door Fire Rating Label .....                   | 19 |
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| #463 60.2.18 - Int - Address Fire Stopping .....                    | 21 |
| #466 60.2.19 - Int - Correct Grouting around Door .....             | 22 |
| #467 60.2.20 - Int - First Aid Room Millwork In Progress .....      | 23 |
| #468 60.2.21 - Int - Staff Changeroom Shower Stall Partitions ..... | 24 |
| #469 60.2.22 - Int - Review Finish at Tile Control Joints .....     | 25 |
| #470 60.2.23 - Int - Cover at Beam Ceiling Transition .....         | 26 |
| #471 60.2.24 - Int - Ceiling Installation in Exit Vestibule .....   | 27 |
| #472 60.2.25 - Overall View of Pool Progress .....                  | 28 |

### #444 60.2.01 - Int - Pool Ladders

**OPEN**

Created Dec 12, 2019

Due Date

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

#### PHOTOS



IMG\_157617905112925.jpeg - Dec 12, 2019 11:30 AM - Adam Chambers



IMG\_157617905111717.jpeg - Dec 12, 2019 11:30 AM - Adam Chambers

### #445 60.2.02 - Int - Pool Lane Markers

**OPEN**

*Created* Dec 12, 2019

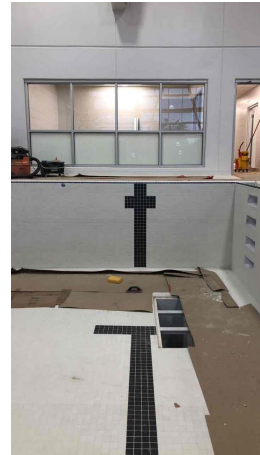
*Due Date*

|                          |  |
|--------------------------|--|
| <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>           | <b>Adam Chambers</b> Architecture49                                      |
| <i>Issue Owner</i>       | <b>Adam Chambers</b> Architecture49                                      |
| <i>Assignee</i>          |  |
| <i>Description</i>       | Pool lane markers are in place, along with cup anchors for lane divider. |

#### PHOTOS



IMG\_157617912451316.jpeg - Dec 12, 2019 11:32 AM - Adam Chambers



IMG\_157617912410963.jpeg - Dec 12, 2019 11:32 AM - Adam Chambers



### #446 60.2.03 - Int - Lap Pool Divider Walls

**OPEN**

Created Dec 12, 2019

Due Date

|                   |   |
|-------------------|---|
| Type / Subtype    | Observation / Observation   |
| Location          | P1C > Level 1 > 1C139 - POOL  |
| Root Cause        |   |
| Checklist Source  |   |
| Reference Drawing |   |
| Creator           | <b>Adam Chambers Architecture49</b>   |
| Issue Owner       | <b>Adam Chambers Architecture49</b>   |
| Assignee          |   |
| Description       | Divider walls are tiled with signage inset complete. Corners and edges to be reviewed for grout missing, refer to item 60.2.06. |

#### PHOTOS



IMG\_157617927213815.jpeg - Dec 12, 2019 11:34 AM - Adam Chambers



IMG\_157617927196354.jpeg - Dec 12, 2019 11:34 AM - Adam Chambers

### #464 60.2.04 - Int - Seal Holes in Grating Edge

**OPEN**

Created Dec 13, 2019

Due Date

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

#### PHOTOS



IMG\_0684.JPG - Dec 13, 2019 09:22 AM - Adam Chambers



IMG\_0683.JPG - Dec 13, 2019 09:22 AM - Adam Chambers

## PHOTOS



IMG\_0685.JPG - Dec 13, 2019 09:22 AM - Adam Chambers

### #448 60.2.05 - Int - Pool Tile Transition

**OPEN**

*Created* Dec 12, 2019

*Due Date*

|                          |  |
|--------------------------|--|
| <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>           | <b>Adam Chambers</b> Architecture49          |
| <i>Issue Owner</i>       | <b>Adam Chambers</b> Architecture49          |
| <i>Assignee</i>          |  |
| <i>Description</i>       | Transition from white tile to accent colour. |

#### PHOTOS



IMG\_157617976884174.jpeg - Dec 12, 2019 11:42 AM - Adam Chambers

### #449 60.2.06 - Int - Grout to be Checked

**OPEN**

Created Dec 12, 2019

Due Date

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

#### PHOTOS



IMG\_0686.JPG - Dec 13, 2019 09:23 AM - Adam Chambers



IMG\_157617990763675.jpeg - Dec 12, 2019 11:45 AM - Adam Chambers

## #450 60.2.07 - Int - Lazy River Bench In Progress

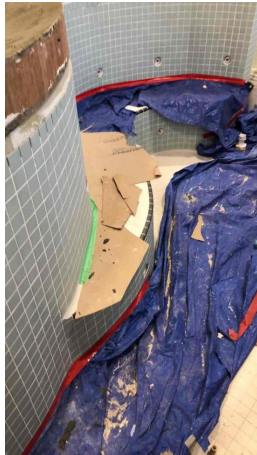
**OPEN**

*Created* Dec 12, 2019

*Due Date*

|                          |   |
|--------------------------|---|
| <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>           | <b>Adam Chambers</b> Architecture49       |
| <i>Issue Owner</i>       | <b>Adam Chambers</b> Architecture49       |
| <i>Assignee</i>          |   |
| <i>Description</i>       | Progress of the lazy river bench to date. |

### PHOTOS



IMG\_157617999865688.jpeg - Dec 12, 2019 11:46 AM - Adam Chambers

## #451 60.2.08 - Int - Floor Bubbler In Progress

**OPEN**

*Created* Dec 12, 2019

*Due Date*

|                          |  |
|--------------------------|--|
| <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>           | <b>Adam Chambers</b> Architecture49    |
| <i>Issue Owner</i>       | <b>Adam Chambers</b> Architecture49    |
| <i>Assignee</i>          |  |
| <i>Description</i>       | Progress of the floor bubbler to date. |

### PHOTOS



IMG\_157618022109169.jpeg - Dec 12, 2019 11:50 AM - Adam Chambers

### #452 60.2.09 - Int - Hot Tub Progress

**OPEN**

Created Dec 12, 2019

Due Date

|                   |   |
|-------------------|---|
| Type / Subtype    | Observation / Observation   |
| Location          | P1C > Level 1 > 1C139 - POOL  |
| Root Cause        |   |
| Checklist Source  |   |
| Reference Drawing |   |
| Creator           | <b>Adam Chambers</b> Architecture49   |
| Issue Owner       | <b>Adam Chambers</b> Architecture49   |
| Assignee          |   |
| Description       | Grouting and setting of hand rail anchors in progress. Tiling of hot tub in progress. |

#### PHOTOS



IMG\_157618026541772.jpeg - Dec 12, 2019 11:51 AM - Adam Chambers



IMG\_157618026533911.jpeg - Dec 12, 2019 11:51 AM - Adam Chambers



### #453 60.2.10 - Int - Steam Room Progress

**OPEN**

Created Dec 12, 2019

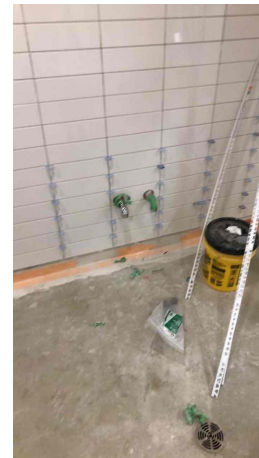
Due Date

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

#### PHOTOS



IMG\_157618037378711.jpeg - Dec 12, 2019 11:52 AM - Adam Chambers



IMG\_157618037377644.jpeg - Dec 12, 2019 11:52 AM - Adam Chambers

## #454 60.2.11 - Int - Sauna Progress

**OPEN**

*Created* Dec 12, 2019

*Due Date*

|                          |   |
|--------------------------|---|
| <i>Type / Subtype</i>    | Observation / Observation   |
| <i>Location</i>          | P1C > Level 1 > 1C141 - SAUNA   |
| <i>Root Cause</i>        |   |
| <i>Checklist Source</i>  |   |
| <i>Reference Drawing</i> |   |
| <i>Creator</i>           | <b>Adam Chambers</b> Architecture49   |
| <i>Issue Owner</i>       | <b>Adam Chambers</b> Architecture49   |
| <i>Assignee</i>          |   |
| <i>Description</i>       | Sauna interior wood work installation complete. Sauna heater installation complete. |

### PHOTOS



IMG\_157618049294386.jpeg - Dec 12, 2019 11:54 AM - Adam Chambers



IMG\_157618049276014.jpeg - Dec 12, 2019 11:54 AM - Adam Chambers

## #455 60.2.12 - Int - Sauna Sprinkler

**OPEN**

*Created* Dec 12, 2019

*Due Date*

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

### PHOTOS



IMG\_157618064603716.jpeg - Dec 12, 2019 11:57 AM - Adam Chambers

### #456 60.2.13 - Int - Locker Progress

**OPEN**

*Created* Dec 12, 2019

*Due Date*

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

#### PHOTOS



IMG\_157618155653701.jpeg - Dec 12, 2019 12:12 PM - Adam Chambers

### #457 60.2.14 - Int - Accessible Shower Stalls

**OPEN**

Created Dec 12, 2019

Due Date

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

#### PHOTOS



IMG\_157618185886834.jpeg - Dec 12, 2019 12:17 PM - Adam Chambers



IMG\_157618185825373.jpeg - Dec 12, 2019 12:17 PM - Adam Chambers

## #465 60.2.15 - Int - Soap Dish Installation in Progress

**OPEN**

Created Dec 13, 2019

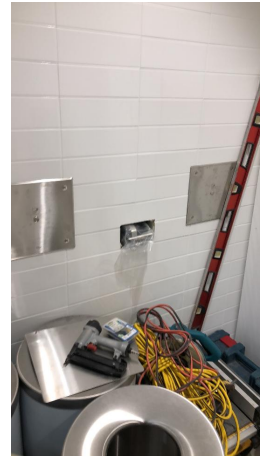
Due Date

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

### PHOTOS



IMG\_0705.JPG - Dec 13, 2019 09:36 AM - Adam Chambers



IMG\_0706.JPG - Dec 13, 2019 09:35 AM - Adam Chambers

## #461 60.2.16 - Int - Door Fire Rating Label

**OPEN**

*Created* Dec 12, 2019

*Due Date*

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

### PHOTOS



IMG\_157618341864373.jpeg - Dec 12, 2019 12:43 PM - Adam Chambers

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

**OPEN**

Created Dec 12, 2019

Due Date

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

#### PHOTOS



IMG\_157618378338702.jpeg - Dec 12, 2019 12:49 PM - Adam Chambers



IMG\_157618378307135.jpeg - Dec 12, 2019 12:49 PM - Adam Chambers



### #463 60.2.18 - Int - Address Fire Stopping

**OPEN**

*Created* Dec 13, 2019

*Due Date*

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

### PHOTOS



IMG\_157625761758270.jpeg - Dec 13, 2019 09:20 AM - Adam Chambers



IMG\_157625744723952.jpeg - Dec 13, 2019 09:17 AM - Adam Chambers

## #466 60.2.19 - Int - Correct Grouting around Door

**OPEN**

*Created* Dec 13, 2019

*Due Date*

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

### PHOTOS



IMG\_0708.JPG - Dec 13, 2019 09:44 AM - Adam Chambers

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

**OPEN**

Created Dec 13, 2019

Due Date

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

### PHOTOS



IMG\_0698.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

## #468 60.2.21 - Int - Staff Changeroom Shower Stall Partitions

**OPEN**

*Created* Dec 13, 2019

*Due Date*

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

### PHOTOS



IMG\_0699.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

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

**OPEN**

*Created* Dec 13, 2019

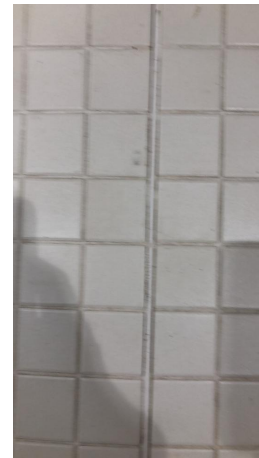
*Due Date*

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

#### PHOTOS



IMG\_0701.JPG - Dec 13, 2019 09:55 AM - Adam Chambers



IMG\_0702.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

## #470 60.2.23 - Int - Cover at Beam Ceiling Transition

**OPEN**

*Created* Dec 13, 2019

*Due Date*

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

### PHOTOS



IMG\_0707.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

### #471 60.2.24 - Int - Ceiling Installation in Exit Vestibule

**OPEN**

*Created* Dec 13, 2019

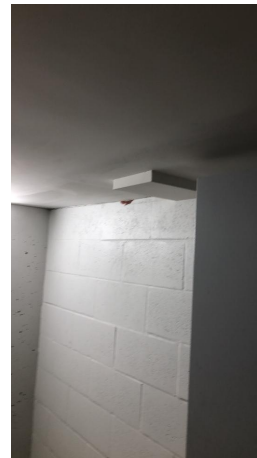
*Due Date*

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

#### PHOTOS



IMG\_0714.JPG - Dec 13, 2019 09:55 AM - Adam Chambers



IMG\_0715.JPG - Dec 13, 2019 09:55 AM - Adam Chambers

## #472 60.2.25 - Overall View of Pool Progress

**OPEN**

*Created* Dec 13, 2019

*Due Date*

|                          |  |
|--------------------------|--|
| <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>           | <b>Adam Chambers</b> Architecture49  |
| <i>Issue Owner</i>       | <b>Adam Chambers</b> Architecture49  |
| <i>Assignee</i>          |  |
| <i>Description</i>       | View of the pool area looking southwest from the second floor access to the dehumidifier roof. |

### PHOTOS



IMG\_0720.JPG - Dec 13, 2019 09:55 AM - Adam Chambers



**ISSUES RESOLVED:**  
(Since last Report)

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

159-00406-02 - POCO REC CENTRE

# Issues Resolved Report

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

# Contents

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

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

**WORK  
COMPLETED**

*Created* Oct 09, 2019

*Due Date*

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

### PHOTOS



IMG\_0718.JPG - Dec 13, 2019 08:47 AM - Adam Chambers



IMG\_0719.JPG - Dec 13, 2019 08:47 AM - Adam Chambers

## PHOTOS



IMG\_0331.JPG - Oct 09, 2019 12:20 PM - Adam Chambers



IMG\_0330.JPG - Oct 09, 2019 12:20 PM - Adam Chambers

### #386 57.2.08 - Close Gap at Stair

**WORK  
COMPLETED**

*Created* Oct 08, 2019

*Due Date*

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

#### OFFICIAL RESPONSE

Advised by VCC on Nov. 25, 2019 that cover was removed by City. VCC to advise the City that cover was installed to eliminate potential fall hazard at stair opening.

*By Adam Chambers - Dec 13, 2019 10:10 AM Architecture49*

#### PHOTOS



IMG\_0268.JPG - Oct 09, 2019 08:52 AM - Adam Chambers

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

**WORK  
COMPLETED**

*Created* Sep 03, 2019

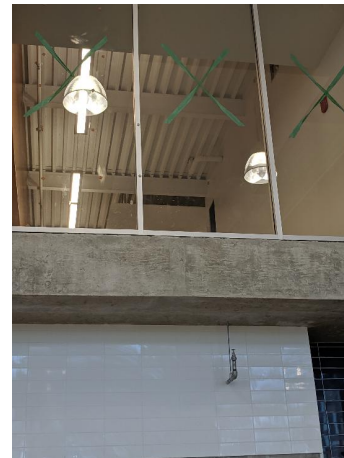
*Due Date*

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

### PHOTOS



IMG\_0716.JPG - Dec 13, 2019 08:54 AM - Adam Chambers



IMG\_20190827\_150038.jpg - Sep 03, 2019 11:08 AM - Adam Chambers

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

**WORK  
COMPLETED**

Created Sep 03, 2019

Due Date

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

#### PHOTOS



IMG\_0735.JPG - Dec 13, 2019 08:53 AM - Adam Chambers



IMG\_0736.JPG - Dec 13, 2019 08:53 AM - Adam Chambers



**PHOTOS**



**IMG\_0734.JPG - Dec 13, 2019 08:52 AM - Adam Chambers**



**IMG\_0738.JPG - Dec 13, 2019 08:52 AM - Adam Chambers**



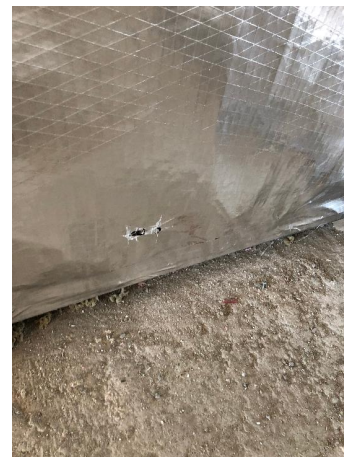
**IMG\_0739.JPG - Dec 13, 2019 08:52 AM - Adam Chambers**



**IMG\_157228249731695.jpeg - Oct 28, 2019 10:08 AM - Adam Chambers**



**IMG\_5797.JPG - Sep 03, 2019 11:07 AM - Adam Chambers**



**IMG\_5800.JPG - Sep 03, 2019 11:07 AM - Adam Chambers**

# ARCHITECTURE | 49 SITE REPORT R1

END OF ARCHITECTURAL SITE OBSERVATION REPORT #60 R1

Prepared by:



ARCHITECTURE | 49

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

APPENDIX 8  
Owner's Meeting Minutes #23

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

**Present:**

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

**Copies To:**

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

**Old Business**

| DESCRIPTION   | ACTION BY | REQUIRED BY |
|---|-----------|-------------|
| <b>1.01 SAFETY</b>  |           |             |
| 23.1 VCC received Worksafe reports and distributed to POCO. | Info      | -           |
| <b>1.02 DESIGN</b>  |           |             |

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

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

**1.04 SCHEDULE**

|      |             |      |   |
|------|-------------|------|---|
| 23.1 | <b>P1C:</b> | Info | - |
|------|-------------|------|---|

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

**P2:**

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

**1.05 CITY/STAKE HOLDERS MEETING**

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

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

**1.07 OFFSITE WORK**

|      |  |      |            |
|------|--|------|------------|
| 17.1 | VCC/POCO held a meeting Jan 14/19 to review phase 2 approval and phase 1 traffic management plans. VCC to forward pricing for overnight work and creating a temporary roadway. | POCO | 2020-01-06 |
|------|--|------|------------|

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

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

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

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

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

**8.03 FT. DRESSING RM.**

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

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

**10.02 TREE REMOVAL**

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

**17.01 PHASE 2 CITY PARKING**

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

23.1 **Finalization will depend on POCO parks comments.** Info -

**19.02 PARKING COUNT**

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

23.1 **It was noted that POCO no longer wishes to utilize existing library area for public parking.** Info -

**19.04 OWNER SUPPLIED WASHROOM ACCESSORIES**

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

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

23.1 **Accessories are on site, VCC to install.** -

**21.01 DEFICIENCIES**

- 23.1 Deficiency items were discuss: VCC, TM -
- Speaker protection - VCC to follow up with trade and rectify prior to Christmas break.
  - Dasherboard configuration - POCO to provide Surrey dasherboard spec.
  - Wallet lockers in P1A to be reviewed - Games room in progress.
  - MP room and lounge; lino is bubbling and flooring is cracking. VCC noted this will continuously be re-mediated until completely rectified. - Ongoing observation; VCC advised bubbling subsiding.
  - Blinds - VCC to advise after receipt of trade feedback (manual/warranty)
  - Lounge storage doors - POCO requests these be lockable. VCC to review.
  - Refrigeration plant water ingress from open overhead door. VCC to review/advise.
  - Cooking smells traveling to refrigeration plant from concession.

Tango (Alun) to provide updated list.

**22.02 RECEPTION HEAT**

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

**22.03 FACILITY FUNCTIONALITY**

- 22.1 Fitness Mirror doors to be reviewed. Info -
- Meeting 23 - Mirrors were supplied, and fit-out is in progress.

**22.04 RINK 1 & 2 GLAZING**

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

**New Business**

|             |           |             |
|-------------|-----------|-------------|
| DESCRIPTION | ACTION BY | REQUIRED BY |
|-------------|-----------|-------------|

**23.01 HVAC SYSTEM**

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

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

### 23.02 PANIC BUTTONS

23.1 POCO to review with Tyco POCO -

### 23.03 TEMP REFEREE ROOM

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

### 23.04 POOL COMMISSIONING SCHEDULE

23.1 Pool Commissioning Dec.27<sup>th</sup> – Jan.6<sup>th</sup> -

- This week pumps were bumped, filters checked, and we performed the initial flush of the piping system
- Friday, Dec.27<sup>th</sup> we start filling the pool – this process will take 3 days
- Following pool fill is super chlorination and chemical balancing
- We will fill the hot tub on the 30<sup>th</sup> and repeat the same process
  
- Commissioning will complete on the 6<sup>th</sup> which prompts start of PoCo pool staff training – training includes (3) half days. \*post meeting note\* First 2 days of pool commissioning training will take place Jan 9<sup>th</sup> and 10<sup>th</sup>.
- The commissioner has a time slot from Jan.7<sup>th</sup> – Jan.9<sup>th</sup>. Please confirm Glen and other pool staff will be available at this time.
  
- Currently the dehumidifier (DH-4) manufacturer technicians are scheduled to be on site Monday, Jan.6<sup>th</sup>. \*post meeting note\* DH-4 technicians arrive Jan 9/20, POCO strat-up/overview to be Jan 10/20 at 12pm onward.
- It would be prudent for PoCo facility staff to witness the commissioning process of this unit. I would suggest Rana and whoever else will be looking after air systems be present Jan.6<sup>th</sup> as well
  
- Following commissioning – AME will sign-off on pool equipment / pipework and then call-in Fraser Health for their review which will likely be completed by the second week of January.

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



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

### **23.05 NEXT MEETING**

23.1 **The next meeting will be held January 21, 2020**

2020-01-21

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

Recorded by:

Ventana Construction (POCO) Corp.

Tallon O'Neill

## APPENDIX 9

### Structural & Geotechnical Field Reports – December 2019

**BRYSON MARKULIN ZICKMANTEL**  
**STRUCTURAL ENGINEERS**

|                  |
|------------------|
| Reviewed by SER: |
| Initials         |

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

**CONSTRUCTION REVIEW MEMO**

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

Work reviewed: Preliminary review of prefabricated P3 pile cages.

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

**BMZ:** 

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



**THURBER ENGINEERING LTD.**

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Email: tdajani@thurber.ca

**FIELD REVIEW REPORT NO.:019**

**THURBER FILE NO.: 24160**

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



**INSTRUCTIONS/RECOMMENDATIONS:**

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

**PHOTOS:**



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



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

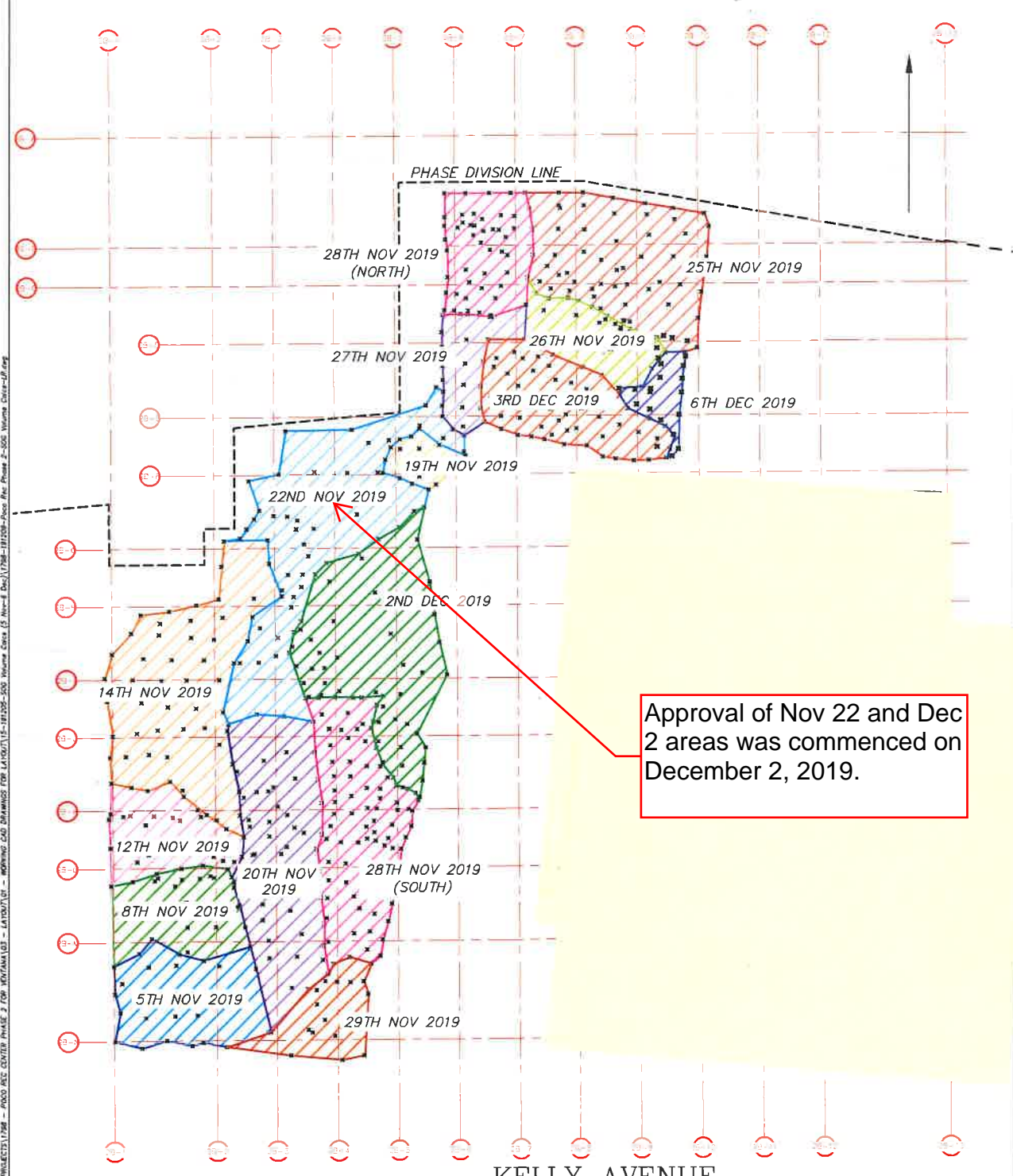
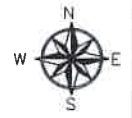


**Photo 3** – Looking southeast. During compaction testing of 1st lift (FDR 019-2).  
[photo taken by JAL and dated 20191203]

Copies to:

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

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



Approval of Nov 22 and Dec 2 areas was commenced on December 2, 2019.

KELLY AVENUE

|                   |   |  |   |  |
|-------------------|---|--|---|--|
|                   | <b>METRO SURVEYS</b><br>a division of RLB Consulting Ltd<br>202 - 125 East 17th Avenue<br>Vancouver, BC V5W 1A6<br>T: 604-260-3705<br>projects@metro-surveys.ca<br>www.metro-surveys.ca | SURVEYED<br>DEC 09, 2019<br>SCALE<br>11 x 17 | LR  | PROJECT<br>PORT COQUITLAM RECREATION CENTRE-PHASE 2                          |
|                   | METRO PROJECT No.<br>1798   | SHEET<br>S1 of 1                             | DATE<br>2019-09-18 P2ABC Struct IFC<br>2019-09-18 P2ABC Arch IFC 201<br>2019-09-18 P2ABC Arch IFC 200<br>REFERENCE DRAWINGS | DATE<br>5 NOV 20, 2019<br>2 SEPT 18, 2019<br>2 SEPT 18, 2019<br>REV REV DATE |
| CLIENT<br>VENTANA | CLIENT PROJECT No.  |  |   |  |

U:\Users\j.murphy\OneDrive\Files\Drawings\CURRENT PROJECTS\1798 - PORT COQ CENTER PHASE 2 FOR VENTANA\103 - LAYOUT\01 - WORKING CAD DRAWINGS FOR LAYOUT\15-191205-000\Work Area (5 Nov-1 Dec)\1798-191205-000\Work Area-1.dwg

## 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>December 04, 2019</u> | AREA: <u>Dec. 2, 2019 excavation area between Gridlines 2B-4 and 2B-5 and between Gridlines 2B-I and 2B-K. (Refer to Fill Placement Area Plot # 1)</u> |
|  | REPORT NO.: <u>FDR 019-1</u>          | SOIL TYPE: <u>SAND, trace gravel to gravelly, trace silt (River Sand Fill)</u>   |
| CLIENT: <u>Ventana Construction Corporation</u>  | DATE TESTED: <u>December 03, 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 <sup>3</sup> ) | Proctor Density (kg/m <sup>3</sup> ) | Corrected for Field Oversize (kg/m <sup>3</sup> ) | Field Compaction (%)    | Specified (%) |
| 1              | Middle – South End of Excavation<br>Test completed from lift surface<br>Probe Depth = 200 mm | Final lift<br>(placed<br>December 02,<br>2019) |            | 11.2                 | 5-10%                  | 1904                                     | 1986<br>(9.5 mm<br>minus)            | 2040  | 93%                     | 95%           |
| 2              | Middle – North End of Excavation<br>Test completed from lift surface<br>Probe Depth = 300 mm |  |            | 13.4                 |                        | 1847                                     |                                      |   | 91%                     |               |

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD: ASTM D1557

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

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

Per: Jordan Lummis



**FIELD DENSITY REPORT**

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

PROJECT: Port Coquitlam Recreation Centre REPORT DATE: December 04, 2019 AREA: New excavation area in the north parkade area (between Gridlines 2B-E and 2B-D and from Gridline 2B-9 to about 4 m east of 2B-6).  
(Refer to Item 2 in FRR 019 and Dec 3, 2019 area on Subgrade Approval Plan)

REPORT NO.: FDR 019-2 SOIL TYPE: SAND and GRAVEL to gravelly SAND, trace silt

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

CC: TESTED BY: JAL

| FIELD TEST NO. | LOCATION  | ELEV. & COMPACTION   | PROC . NO. | FIELD                |                        |  | LABORATORY                           |   | PERCENT PROCTOR DENSITY |               |
|----------------|---|----------------------|------------|----------------------|------------------------|--|--------------------------------------|---|-------------------------|---------------|
|                |   |                      |            | Moisture Content (%) | Estimated Oversize (%) | Nuclear Dry Density (kg/m <sup>3</sup> ) | Proctor Density (kg/m <sup>3</sup> ) | Corrected for Field Oversize (kg/m <sup>3</sup> ) | Field Compaction (%)    | Specified (%) |
| 1              | Middle – East End of Excavation<br>Test completed from lift surface<br>Probe Depth = 150 mm | 1 <sup>st</sup> lift |            | 3.7                  |                        | 2281                                     |                                      |   | >95%                    | 95%           |
| 2              | Middle of Excavation<br>Test completed from lift surface<br>Probe Depth = 150 mm            |                      |            | 4.2                  |                        | 2321                                     |                                      |   |                         |               |
| 3              | Middle – West End of Excavation<br>Test completed from lift surface<br>Probe Depth = 250 mm |                      |            | 8.8                  |                        | 2182                                     |                                      |   |                         |               |

FIELD METHOD: ASTM D-2922 / NUCLEAR

LABORATORY METHOD: \_\_\_\_\_

COMMENTS: The tests show compaction meets project specifications.

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

Per: Jordan Lummis

Approximate Fill Placement Area # 1 (refer to FDR 019-1)

