

October 3, 2012

**NOTICE TO:** The Owners, Strata Plan LMS-712  
**FROM:** Strata Council, Strata Plan LMS-712  
**SUBJECT:** 888 Beach Renewals and Maintenance, 2013 Phase 3

Attached is a report from RDH Building Engineering Ltd. that outlines the work to be completed during 2013 on Phase 3 of our ongoing renewal and maintenance program. The details of this work were reviewed and discussed at a meeting of owners on September 26, 2012.

The funding required for the Phase 3 project is \$1,988,000. The owners will be asked to approve the special levy for this funding at the Special General Meeting on Wednesday, November 7, 2012 at 7:00 p.m. in Ocean Tower lobby.

**Key issues that should be mentioned are:**

- There will be no need to cover the entire north face of Beach Tower with scaffolding and blue mesh. Only the balconies in Drop C in the photo in the RDH report will be accessed by scaffolding. The few balconies on the top floors of Drops B and D can be accessed by swing stage.
- The balconies on Ocean Tower were tested and there is no need to replace the balcony surfaces in Ocean Tower in Phase 3. These balconies will be reviewed again in 3 to 5 years to determine when renewal work should be scheduled.
- There will be some minor repair work done on Ocean Tower balconies to replace ceiling vents and paint the ceilings during 2013.
- The majority of the owners who attended the September 26<sup>th</sup> meeting favoured completing all of the Phase 3 work in 2013 rather than splitting the project between two years. This will be more cost efficient and less disruptive to the owners.
- Failed IGU's (windows) will be replaced in 2013 as they have been in Phases 1 and 2. Owners will be asked to provide details of their failed IGU's to the Building Manager by January 2013.

RDH also presented a summary of the 2012 Phase 2 project at the September 26<sup>th</sup> meeting. Details of the costs will be provided to owners at the completion of Phase 2. The project is still on time and on budget even though the initial scope of work was increased to include the following:

- Removal of all tiles from the Beach Tower balconies before installing the urethane membrane with improved interface detailing
- Replacement of the balcony railings and glass on the south side of Beach Tower due to cost, safety and quality considerations
- Painting of the balcony railings on the east and west parapet balconies of Beach Tower
- Replacement of vents in the balcony ceilings
- Renewal work on the California Walkways where they join Beach Tower at levels 5 and 6

**Advantages of proceeding with all the work included in the special levy include:**

1. Inconvenience will be reduced.
2. Overall costs will be reduced.
3. Benefits from a competitive business climate.
4. Window replacements will be done more quickly.
5. Improved market perception of values in the 888 Beach complex.

**Disadvantages**

While there are many advantages to passing the  $\frac{3}{4}$  vote resolution for a special levy of \$1,988,000 there is one clear disadvantage: the more money raised in a single year the higher the cost to individual owners for each phase.

To allow owners to budget more effectively for their assessment, council has made it part of the resolution to allow payment in 10 equal monthly installments beginning February 1, 2013 and ending November 1, 2013. Owners will be able to set up P.A.C. payments for the special levy in the same manner many of us do for our regular monthly strata fees.

**Conclusion**

**We have all chosen to live in the community environment a strata complex affords. Council asks for your support of Phase 3 of the renewals and maintenance project. Please vote in favour of the  $\frac{3}{4}$  vote resolution for the \$1,988,000 special assessment. If you are unable to attend the Special General Meeting on November 7<sup>th</sup> please give your proxy to a neighbour or council member.**

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RDH

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## The “888 Beach” Complex

Phase 3 – Maintenance and Renewals Proposed  
Program provided for owners information

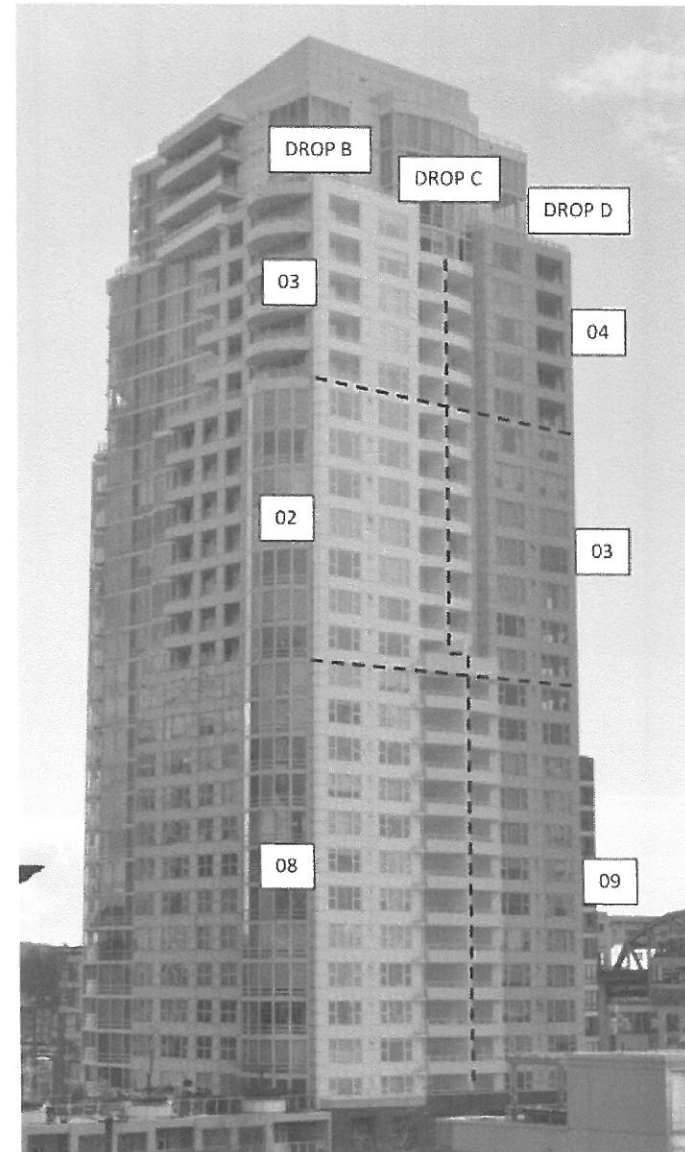
September 28<sup>th</sup> 2012





## Phase 3 – Base Scope of work – North Elevation Beach

- Swing stage and Scaffold access
- Drop B and D (swing stages)
  - Metal panel detailing
  - Sealant of windows
  - Silicone strip – window couplers
  - Fireplace Vent replacements
  - Replace tiles with urethane
  - Upper level balconies
    - Replace tiles with urethane
    - Improved interface detailing at balcony drains and walls
    - Repaint guardrails
- Drop C – Balconies (Scaffold)
  - Replace tiles with urethane
  - Steel stud framing repair
  - Structural steel repair and sheathing replacement
  - Improved interface detailing at balcony drains and walls
  - Repaint guardrails
  - Metal panel sealant





## Phase 3 – Base scope of work – Ocean Tower

- Continue program started on East and West – All elevations (swing stage access)
  - Metal panel detailing
  - Sealant of windows
  - Silicone strip – window couplers
  - Fireplace Vent replacements





## Phase 3 – Base scope of work – Garden Tower

- All elevations
  - Metal panel detailing
  - Sealant of windows
  - Silicone strip – window couplers
  - Fireplace vent replacements







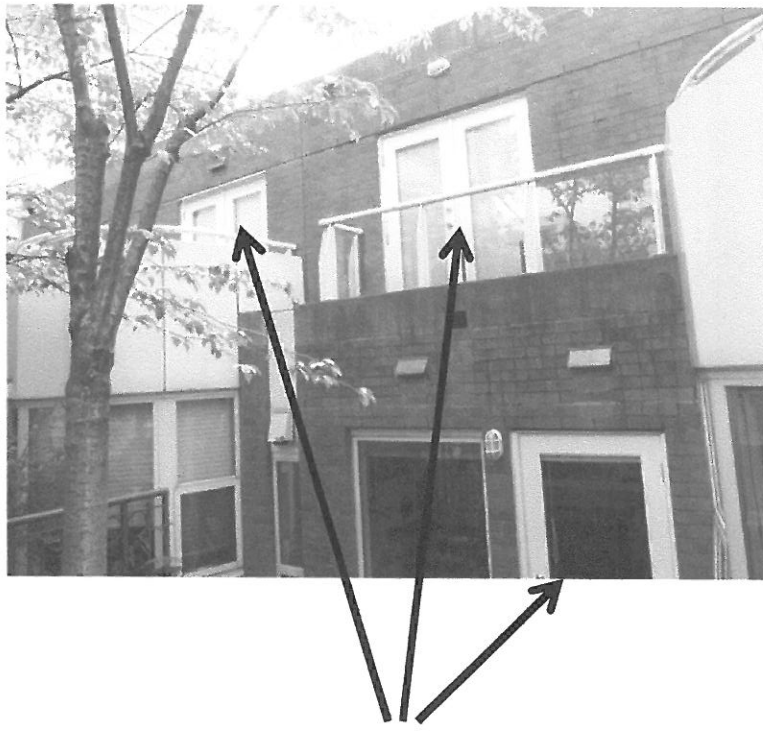
## Phase 3 – Other Considerations

- Replace wooden doors at Seabreeze Townhouse courtyard entries, with high performance doors.





## Phase 3 – Other Considerations



→ Exposed Wooden Doors







## Phase 3 – Other Considerations

- Roof above suite 1801 & 1802
  - Replace failed roof and glass block.



Roof area above 1802

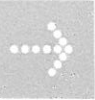


Membrane not adhered around area near drain

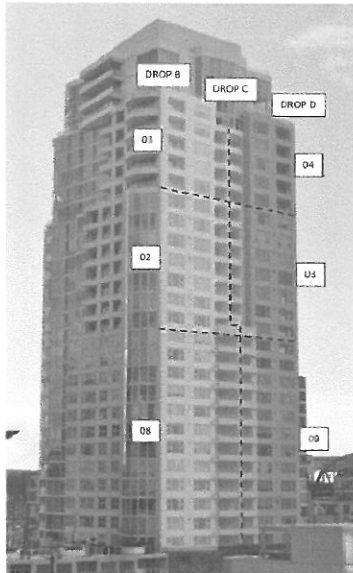


## Phase 3 – Other Considerations

- Miscellaneous additional tasks also considered for Phase 3 (budget depending) – 2013 include:
  - Water shedding improvements at the townhouse atriums
  - Water shedding improvements to the masonry clad walls at commercial space.
  - Water shedding improvements to the masonry clad walls at Garden Tower and Townhouses
  - PVC Membrane and Sky-door maintenance at Townhouses
  - Continued sealed unit replacement (IGU's)



## Phase 3 – Scope of Work – General Overview



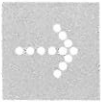
Beach Tower  
North Elevation

Garden Tower  
All Elevations



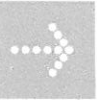
Ocean Tower  
All Elevations

Total - \$1,988,000 Incl. Engineering and Tax



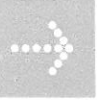
## Summary following Phase 3 completion

- Beach Tower, Ocean Tower and Garden Tower – Identified Renewals and maintenance complete
  - Necessary balcony renewals
  - Metal panel detailing
  - Sealant of windows
  - Silicone strip – window couplers
  - Fireplace Vent replacements
  - Identified failed sealed units replaced



## Phase 3 – Moving Forward

- Decisions and input from Owners
- Finalize Design and Documents – Winter 2012
- Tender to Trades – January 2013
  - Initiate site work February - 2013
  - Complete site work fall 2013



## Phase 3 – Base Scope of Work - Budget

→ Construction Costs (Incl. Contingency)

→ \$1,650,000

→ Engineering Fees

→ \$126,000

→ HST

→ \$212,000

→ Projected Total

→ \$1,988,000