



888 Beach

WORK TO DATE & MOVING FORWARD

STRATA PLAN LMS712

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Agenda

- Overview of completed work
- Proposed 2017 work
- Discussion



RDH – 2007 -2009

- Assisted with correction of localized water ingress from 2007 through 2009.
- Recommended a big picture look to develop an approach



Localized repair at 711



Localized repair at TH11

Condition Assessment – June 2010

- RDH Condition Assessment on complex – June 18 2010
- Multiple active leak's on elevations
- Multiple roof leaks requiring attention
- 23 recommendations to catch up on maintenance and renewals work
- Owners elected to start an aggressive program to catch up on maintenance and renewals

Overview of Work

→ Significant Maintenance and Renewals programs

→ 2011

→ 2012

→ 2013

→ Reduced Maintenance and Renewals programs

→ 2014

→ 2015

→ 2016

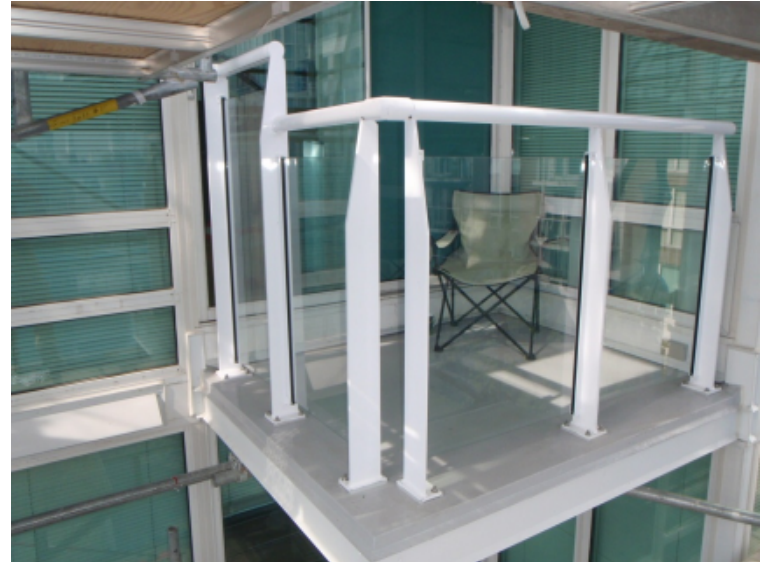
Beach East & West – complete 2011

- Metal panel detailing
- Sealants at windows
- IGU replacements
- Fireplace vents replacement



Beach South – Complete 2012

- Free edge balconies renewal
 - Replaced tiles with urethane
 - New guardrails
 - Flashing improvements
 - Soffit painting
- IGU Replacements
- Sealants at windows
- Vent improvements



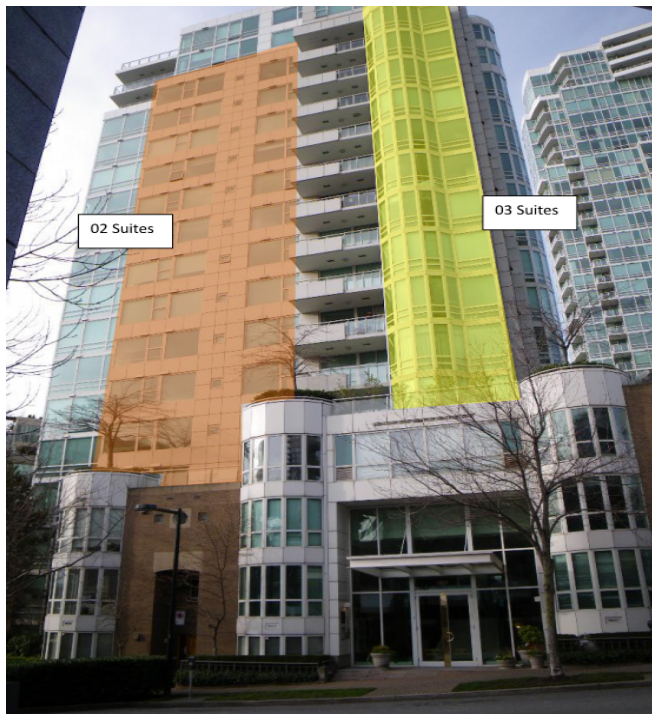
Beach East and West – Complete 2012

- Parapet balcony renewals
- Metal panel sealant
- IGU Replacements



Ocean Tower East & West – Complete 2012

- Metal Panel detailing
- IGU Replacements
- Sealant at Windows
- Balconies assessed and delayed



North Elevation Beach – Complete 2013

- Sealant at Windows
- Balcony renewals
- Fireplace Vent replacements



Ocean Tower North and South – Complete 2013

- Metal panel detailing
- Sealant at windows
- Fireplace Vent replacements



Garden Tower – Complete 2013

- All elevations
 - Metal panel detailing
 - Sealant at windows
 - Fireplace vent replacements



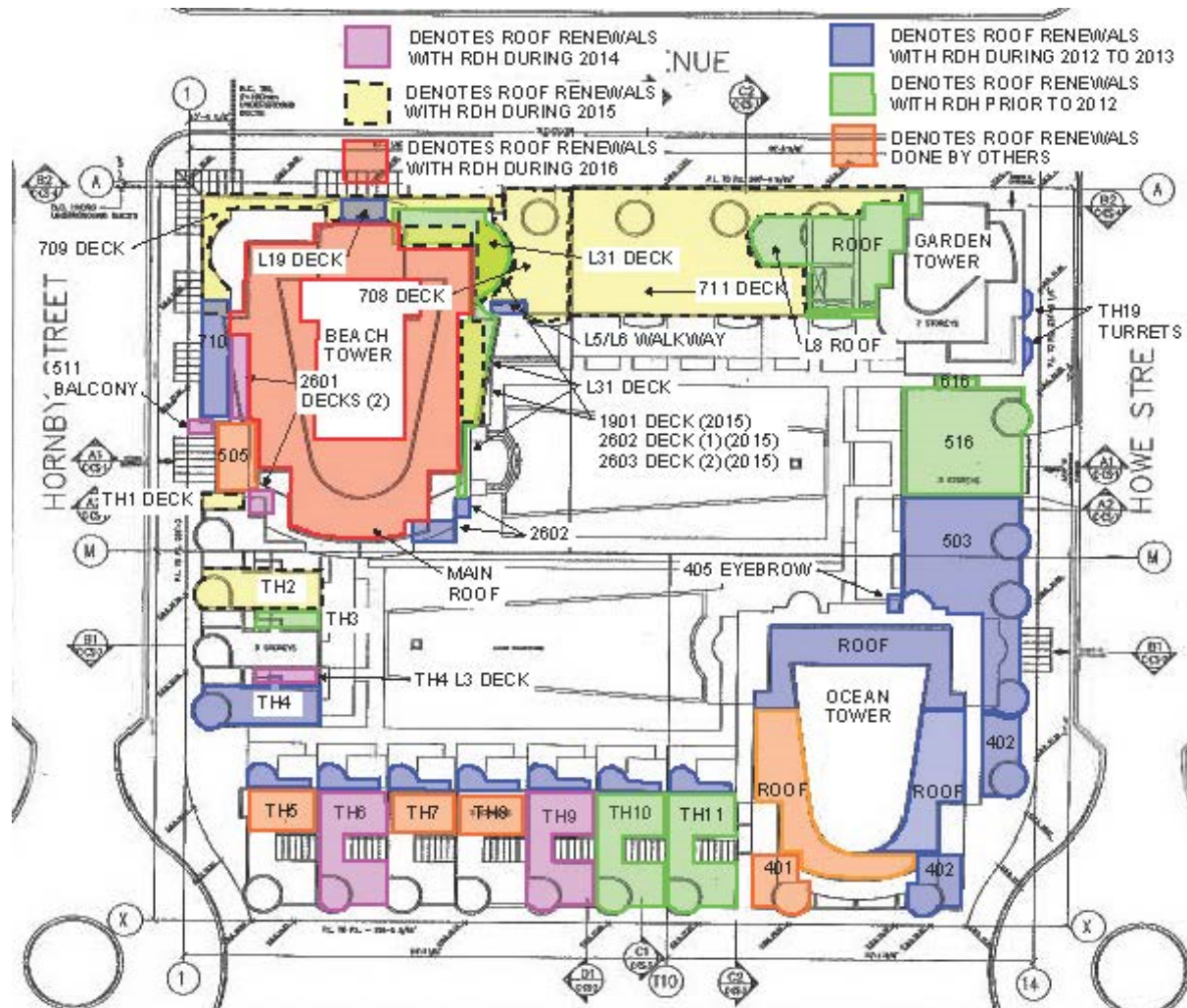
Summary of 2011 – 2013 work

- Beach Tower, Ocean Tower and Garden Tower – Identified Renewals and Maintenance complete
 - Necessary balcony renewals
 - Metal panel detailing
 - Sealant at windows (“fish tanking”)
 - Fireplace vent replacements
 - Replacement of failed IGUs
 - Localized roof and deck replacements
- Balconies at Ocean Tower intentionally delayed.

Work complete from 2014 - 2016

- Door replacement at select Townhouses
- Continued replacement of failed IGUs
- Miscellaneous roof and deck membrane replacements
 - › California Walkway
 - › Numerous Townhouses
 - › Beach Tower
 - › 19th level deck
 - › Part of Ocean Tower

Site plan showing completed roofing



Ocean balconies - 2012

→ Reviews of several balconies in 2012



Ocean balcony review - 2016



Unit 803



Unit 1303



Unit 1203

Ocean Tower balconies require rehabilitation

- Further deterioration through 4 years
- Water ingress directly related to balcony interfaces same as conditions experienced in Beach Tower previously
- Significant structural risk due to freeze / thaw in guardrails presenting life safety issues
- Ocean Tower balconies to be rehabilitated similar to Beach Tower balcony program

Proposed 2017 work

- Ocean Tower balcony renewals & new guardrails
- Beach Tower front entry
- EIFS wall replacement at Beach roof
- Continuation of original roof replacements at Ocean decks
- Replacements failed IGUs

EIFS at Beach Tower Roof – needs replacement



Beach Tower front entry work – active leaks



2017 work – Base Scope of Work - Budget

- Construction Costs (Incl. Contingency and fees)
 - \$2,040,000
- Estimated Engineering Fees
 - \$150,000
- GST
 - \$110,000
- **Projected Total**
 - **\$2,300,000**

Discussion + Questions

FOR FURTHER INFORMATION PLEASE VISIT

→ www.rdh.com

→ www.buildingsciencelabs.com

