

November 8, 2011

NOTICE TO: The Owners, Strata Plan LMS-712
FROM: Strata Council, Strata Plan LMS-712
SUBJECT: 888 Beach Renewals and Maintenance, Phase 1 Completion Summary

Attached is a report from RDH Building Engineering Ltd. that summarizes the work completed during 2011 on Phase 1 of our ongoing renewals and maintenance program.

Almost \$1 million of work was completed during Phase 1. The funding for the work was provided by:

- \$750,000 from the February, 2011 Special Levy
- \$74,000 from a prior year's Special Levy that included funding for failed IGU's (windows)
- \$50,000 from the 2011 Operating Fund budget for window replacements and other repairs
- \$100,000 from the Structural Fund

The overall project was completed on time and under budget, as more work was completed than originally planned within the approved budget. As noted in the RDH summary, we adjusted the original scope of work as the project progressed and were able to complete sealant work on two additional drops and replace more failed IGU's than were originally known at the start of the year.

As we look ahead to Phase 2, there will be an information meeting for owners on **Tuesday, November 29, 2011 at 7:00 p.m.** in Ocean Tower lobby. Representatives of RDH will be on hand to present recommendations for work to be completed in Phase 2.

A Special General Meeting is scheduled for **Tuesday, December 13, 2011 at 7:00 p.m.** in Ocean Tower lobby. Owners will be asked to vote on the funding required for the 2012 Phase 2 of our ongoing renewals and maintenance program.

TO The Owners, Strata Plan LMS 712

**3436.20 – 888 Beach Avenue
Renewals and Maintenance**

November 4, 2011

REGARDING **888 Beach - Phase 1 Completion Summary**

After completion of construction work on Beach Tower and as discussed in recent council meetings, we wanted to summarise the recently completed phase 1 project.

Work areas included:

The original Tender included three drop areas on the East and West elevations on Beach Tower from levels 7 to 26 as well as the penthouse levels 31 to 34. The work areas selected were based, in general, on locations of previous reported water ingress related issues. After Tender close, and as a result of favourable bid results, additional work was added to the scope of work. This additional work is outlined later in this summary.

Work completed:

➤ Sealant Renewals:

- All existing weathered and failing sealant was removed and replaced.

➤ Metal Panels

- Sealant was installed into all previously open metal panel joints to reduce the amount of water that penetrates past the cladding. Weep holes (drainage) were provided along the bottom of each panel to let any residual moisture drain out.
- The metal panels above window locations were removed to improve the membrane detailing at window head locations. The metal panel channel was converted into a flashing to direct moisture out of the wall assembly.

➤ Window Assemblies

- New silicone membrane strips and sealant was installed over and around areas where glazing assemblies are coupled together.
- Sealant was added around the four sides of the each window glass unit.
- Weep holes were added to ensure two per glazing unit.

- A flashing was added along the top of the windows that open on the east elevation in order to reduce the potential for water to leak at these windows.
- Fireplace Vents:
 - The existing corroded fireplace vents were removed, with improved detailing behind and new stainless steel vents installed on East and West elevations.
- Exhaust Duct Vents:
 - Most of the existing exhaust ducts were mis-aligned and had been discharging moist air into wall assemblies. The existing exhaust duct vents were removed and discarded. The membranes were improved behind with new sleeves added and sealed into place. New correctly aligned ducts were then added with new sealant between duct and metal panel.
- Extensive replacement of the failed window glass units (see below).

Work subsequently added and completed:

After the tender closed and the budgets were analysed, the Owners were able to add to the original scope due to the project coming in under budget. The areas added and completed included one vertical drop on the east elevation and one vertical drop on the west elevation of Beach Tower. This work included the replacement of failed sealed units in those additional east and west elevation drops and the replacement of additional failed sealed units on North and South Beach Tower, Ocean Tower and Garden and Hornby Townhouses. New fireplace vents were also added on East and West elevation of Beach Tower. Unfortunately due to timing and budget constraints late in the project, failed sealed unit replacements in Seabreeze Townhouse could not be included, despite best efforts.

Work deferred:

During phase 1, several balconies were reviewed on the East and West elevations above levels 19 and were found to drain water horizontally from the balcony surface into the vertical wall cavity and discharging through a slot on the underside. The lack of a clear path has led the water to corrode the steel stud framing and sheathing and also led to early corrosion of the structural support posts. As this condition will need to be addressed extensively in all similar locations, the scheduled sealant work was removed from the phase 1 contract and deferred for a future and more comprehensive repair.

Failed sealed units:

The council were proactive in addressing this issue and over the last few years failed sealed units have been reported and replaced on an as needed basis. This process is inefficient due to the time (and cost) to set up external access in order to complete the work. On phase 1, a large number of failed sealed units were replaced at around 40% of the cost (per unit) as the owners have previously paid. This was due to the benefit of economies of scale and having all

elements in place such as site facilities, access and supervision to be better equipped to complete the work. A breakdown of the numbers of units replaced is shown below:

- Beach Tower (all elevations) – 280
- Ocean Tower (all elevations) – 95
- Garden (all elevations) – 72
- Hornby – 13

More failed sealed units continue to be identified and it is intended to review reported failed sealed units and replace in the next phase.

Schedule and budgets:

The work was started in early June 2011 and was completed before the end of October 2011 - which was ahead of schedule. It must be stressed however, that favourable weather in late summer helped this process and the Owners must remember that this type of work is heavily weather dependent.

The project was completed slightly under budget. The strata council adopted an aggressive approach and worked closely with RDH to ensure that the Construction Managed approach was maximised in terms of work that could be reasonably added and completed but crucially maintaining the budget and the original schedule.

In summary:

Phase 1 of 888 Beach was

- completed with competent workmanship;
- completed on time;
- closed under budget;

These are the three key points of a successful project. In addition, a large scope of work (added drops and failed sealed units) was added to the project without adding time or expending the budget. Due to the hard work of the council, building manager, property manager, superintendent and trades, the Owners should be assured that this phase of work was completed extremely effectively.

Yours truly,

RDH Building Engineering Ltd.