

LAAS VR 408 ov quotes

3rd Floor • 1285 West Broadway, Vancouver, B.C., V6H 3X8
Phone (604) 738-0048 • Fax (604) 738-1107
Web site: rjc.ca • e-mail: rjcvan@rjc.ca

JUN 23 2004

June 23, 2004

Vancouver Condominium Services Ltd.
400 – 1281 West Georgia Street
Vancouver, B.C.
V6E 3J7

Fax: 604-684-1539

Attention: Olga Vergunova

Re: **Proposal for Partial Maintenance and Renewals Plan Study
Strata Plan VR 408, Landmark Belvedere
330 East 7th Avenue, Vancouver, B.C**

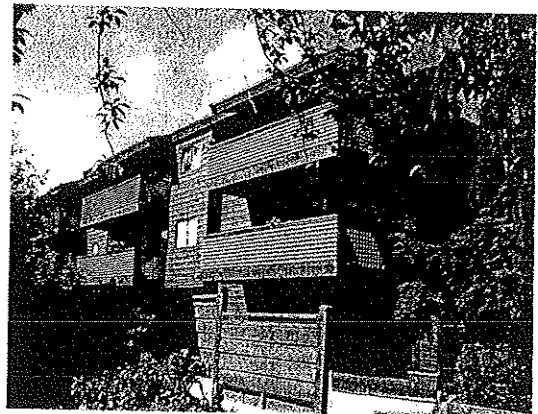
RJC No. 39027-01

As requested, Read Jones Christoffersen Ltd. (RJC) is pleased to submit our proposal for consulting engineering services to complete a limited scope Maintenance and Renewals Plan Study. The general intent of this work will be to review various components of the building as directed by the Strata in an effort to identify items that require immediate attention and to provide a long-term maintenance and renewal plan. As directed by Mr. Mark Skinner, our review will be to focus on visible exterior building envelope components, mechanical systems and piping, subsurface drainage and parking structure leakage. This study will assist the Strata in maintaining a short- and long-term budget to address maintenance issues and renewal of the building components reviewed.

Unless noted in the detailed scope of work description, no testing or dismantling building components will be undertaken.

1.0 DESCRIPTION OF BUILDING

Landmark Belvedere is a 53-unit condominium development constructed approximately 28 years ago. The development consists of a three-storey building situated over an underground reinforced concrete parking structure. The building is wood-frame construction with a combination of sloped and flat roofs.



We understand that current concerns relate to mechanical piping within the building and subsurface drainage issues that have led to leakage through the parking structure ceiling.



2.0 SCOPE OF SERVICES

The scope of services provided will be a joint effort of applicable consultants and contractors. RJC will coordinate the work and summarise the reports in a table format, which outlines expected yearly costs over the next 20 years.

- .1 Review existing architectural, structural and mechanical drawings so that the consultants can become familiar with the original design concept and details. It is unknown if the Strata has drawings on site for our review. If not, we will have to purchase a copy of the building permit set from the City.
- .2 Discuss operation costs and maintenance history with the resident manager or other persons familiar with the building.
- .3 Visual review of exterior finishes, roofs and underside of the plaza slab from within the parking structure. This review will be completed by RJC via ground level, roof and ladders at representative areas. A contractor will be engaged to assist RJC as required.
- .4 Review of known problem areas (which may pertain to concerns of the building components reviewed) as revealed to us by the Owners. We would require that all Owners fill out a questionnaire prepared by the consultants that requests information on their unit. This will provide the consultants with valuable data, which would be a preliminary tool to assist in the assessment of building components.
- .5 Visual review of the exterior walls from the inside of a representative number of units. We have allowed for a review of ten units in total.
- .6 Review of Mechanical systems and piping via mechanical rooms and access panels. If limited review is available, remove interior finishes at five locations to review piping. Removed finishes will be of dimensions that would accommodate a temporary PVC access hatch. If the area of removal is fire rated, the Strata will have to permanently repair the area immediately after.
- .7 Excavate two 2'-0" square test pits in landscaped portions of property on the south side of the building so that subsurface materials and the membrane above the parking structure can be reviewed. RJC will engage a contractor to make the holes and fill them back in.
- .8 Engage a contractor to review perimeter drainage for blockage. The contractor will insert a camera which is guided a substantial distance into the perimeter drainage lines and produce a video of areas of concern.



- .9 Prepare written reports including observations, photographs, recommendations, probable costs for repair and a maintenance and renewals plan. All recommendations will be based upon the scope of our review. The reports will then be signed and sealed by a Professional Engineer registered in B.C. Three copies of the written reports and photographs will be provided and will present:
- An opinion as to the general condition of the common property components reviewed.
 - A proposed program for the replacement (or repair where applicable) of the major common property components based upon their existing condition, age, and expected remaining life.
- .10 Meet once with the Owners' representatives to discuss the contents of the maintenance plan and make adjustments, if required.
- .11 Meet with the entire Strata and present the maintenance plan using overheads or slides, if required.

3.0 PROPOSED FEES AND BUDGETS

We propose to complete the above work for the following fees and estimated budgets, not including GST.

- .1 Items 2.1 to 2.10 (not including Contractor or retrieving drawings from the City).
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| <i>RJC Fee:</i> | \$ 8,500.00 |
| <i>Contractor Allowance:</i> | \$ 1,500.00 |
| <i>Mechanical Consultant Fee:</i> | \$ 3,200.00 |
| <i>Mechanical Contractor Allowance:</i> | \$ 3,000.00 |
- .2 Item 2.1.1 (partial) - If required, retrieve drawings from the City.
RJC Budget at Time Rates and City Charges: \$ 500.00
- .3 Item 2.1.8 – Meet with entire Strata
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|-----------------------------------|-----------|
| <i>RJC Fee:</i> | \$ 800.00 |
| <i>Mechanical Consultant Fee:</i> | \$ 450.00 |

3.4 General

Disbursements such as photo finishing, coloured copies, slides, overheads, printing, courier charges, etc., are not included in the above and will be invoiced at cost. Invoices would be rendered monthly on account with payment due within 30 days. GST will be added to fees and disbursements.



Any additional meetings, site visits, alterations to reports, or investigative work requested by the Client will be invoiced at time rates.

4.0 LIMITS OF COMMISSION FOR EVALUATION

The Client recognizes that special risks occur whenever engineering or related disciplines are applied to identify hidden elements or portions of a building. Even a comprehensive sampling and testing program, implemented with the appropriate equipment and experienced personnel, under the direction of a trained professional who functions in accordance with a professional standard of practice, may fail to detect certain conditions. This is because these conditions are hidden and therefore cannot be considered in development of a repair program. For similar reasons, actual conditions that the design professional properly inferred to exist between examined conditions may differ significantly from those that actually exist.

The Client realizes that nothing can be done to eliminate these risks altogether. As a result, we cannot guarantee the accuracy of the opinions of probable cost and can assume no liability where the probable costs are exceeded.

The Client recognizes that RJC does not have expertise in the identification of, or health risks associated with, mould, mildew or other fungi and therefore cannot provide an opinion as to the extent to which these substances exist in the building(s) or the associated potential health risks to building occupants.

We trust the above meets your requirements. Please give us a call if you have any questions.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.



Barry L. Kinakin, Principal
Building Science and Restoration

BK/lp

