

Review for Extraordinary Meeting – February 6, 2007

Here are documents to review from Pomeroy Building Maintenance Ltd. These describe some of the problems that have been discovered during the process of repairs passed during AGM 2007.

Extraordinary meeting is called to discuss, and determine a course of action on the following points:

1. Extent of repairs.
2. Budgeting and timing of repairs.
3. Building envelope inspection.
4. Contracting Pomeroy Building Maintenance Ltd. on a going forward basis to handle all of our future building envelope maintenance.
 - a. Windows (repair, and replacement).
 - b. Maintenance of caulking, stucco, flashing, etc.
 - c. Drainage.
 - d. Roofing.
 - e. Deck Repairs (Several currently outstanding)
5. Time permitting we can discuss and vote on BBQ situation.



Company:
Attention: Bruce Pomeroy
Reference: Brickwod Place
Project No. 50-211

From: Daryl Massey
Date: January 29, 2007
Sheet 1 of 6

☒ Fax
☐ Transmittal
☐ Courier

☒ For Review
☐ For Reply
☐ As Requested
☐ Submittal

As per direction received from the Strata, we have proceeded with further demolition at the wall areas directly beneath the deck edges of units 106, 108 and 110 at the above noted project. This demolition has extended approx. 3' up from the top of the deck height and includes areas which were previously remediated in these areas. On January 26/07 I was on site to review the wall areas which were opened up.

The significant points of discovery include the following, a photo record is attached at the end of this document to identify each of these elements:

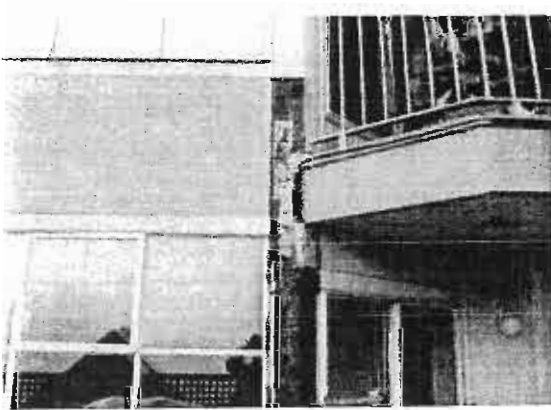
- 1) At 4 of the 6 locations of deck edges, the water damage is continuing up the wall above the deck edge.
- 2) The deck vinyl has been installed without a significant "boot" at the wall junction to ensure a reasonable lap with the building paper and wall membranes.
- 3) The previous repair consisted of a Self Adhered Membrane installed behind the vinyl decking approx. 1' up and 1' down from the deck edge. This membrane appeared to have been applied on top of the existing building paper resulting in a "back-lapped" condition at the deck edge and at the top of the SAM where it meets the existing building paper. The SAM was returned along the deck edge framing and under the clad deck edge fascia and was terminated vertically at the stucco expansion joint approx. 8" from the deck edge.
- 4) The wall areas above and below the SAM were soaking wet with significant damage to the wall sheathing. When the SAM was peeled back the wall area behind was equally soaked and damaged indicating that water was migrating down the wall behind the building paper from the wall and deck edge above. The original building paper was completely deteriorated and crumbled off during the demolition.

Cont'd.....

Suite 145 - 6450 Roberts St.
Burnaby, BC, V5G-4E1
Phone 604-294-6700
Fax 604-294-6704

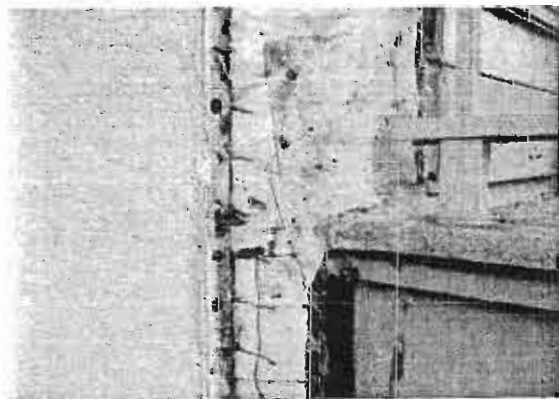
- 5) The soffit area at the deck edge of unit 106 was opened to review the condition of the deck framing and sheathing. The framing was just starting to deteriorate and the sheathing was wet and becoming water damaged at the deck edge.
- 6) Previous attempts to repair the deck edges were evident. These repairs consisted mostly of sealant being applied directly at the deck edge, at cracks and joints near the deck edge, and at the junction of the deck fascia to the stucco wall at the deck edge. Given the current state of water ingress at these locations it is safe to assume that these repairs have been largely ineffective.
- 7) During rainfall, water is seen dripping from the soffit areas beneath the deck areas indicating that there is significant and widespread vinyl decking membrane failure. Several of the aluminum soffit areas show staining and water damage.

The following photos record some of the findings of the investigative process:



Demolition at Deck Edge 110

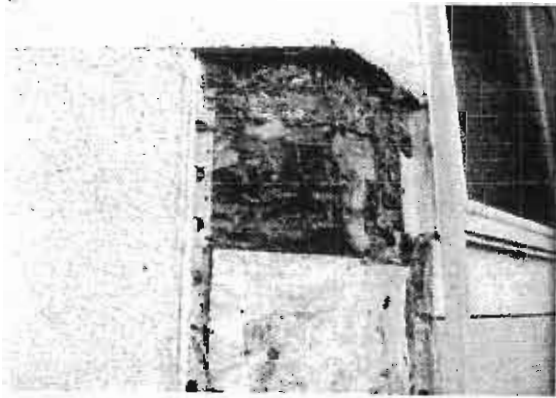
This photo shows the typical pattern of demolition and wall damage found at the decks above units 106, 108 & 110



Typical Deck Edge Detailing

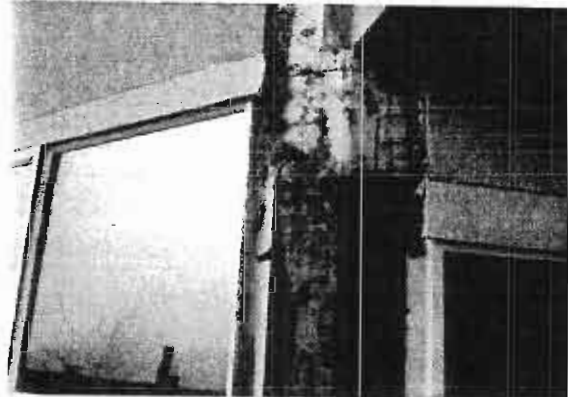
Several key issues are evident here which include: lack of vinyl decking "boot", back-lapped vinyl to SAM, lack of deck edge drip flashing, top mounted deck rail, no diverter at deck edge.

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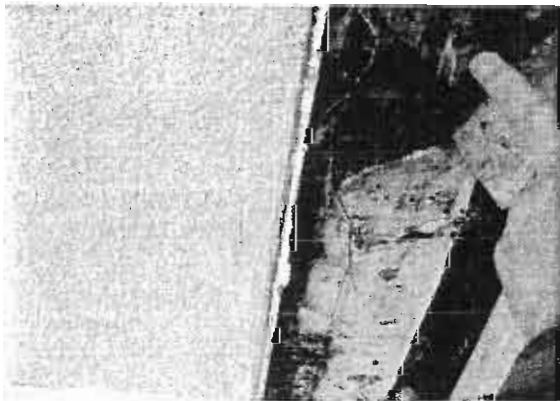
Deterioration Above Deck Edge

4 of the 6 deck edges showed the same type of damage above the previous deck edge repair. Sheathing is water soaked and deteriorated, building paper is completely deteriorated.



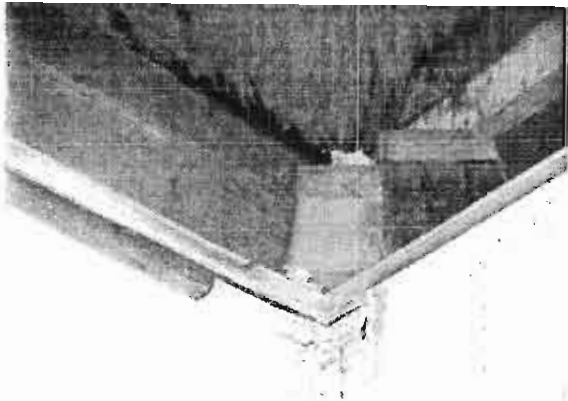
Deterioration Below Deck Edge

All 6 areas suffered water ingress damage below the deck edge. The previous repair detail simply diverted water entering into the wall system to the wall area below the deck edge.



Deterioration Behind The Repair Area

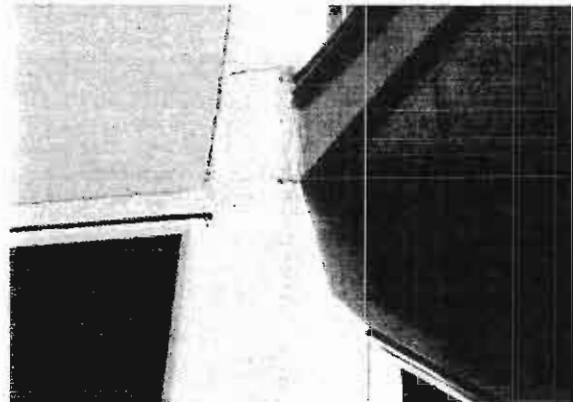
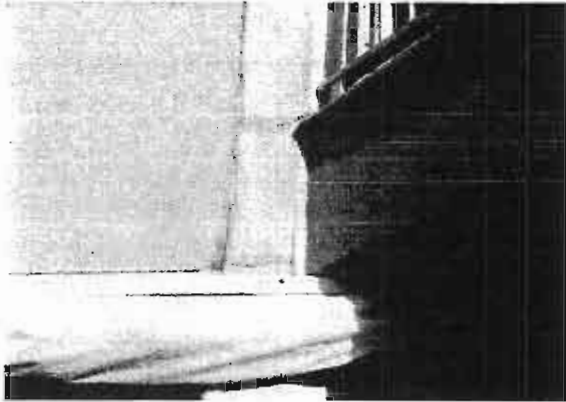
The sheathing behind the previous repair was water soaked and deteriorated. The water entering into the building envelope from above easily moved through the wall system behind the SAM.



Soffit Area Below Deck of Unit 106

This photo shows that water damage is starting to occur to the deck structure at the deck edges. Water is getting past the previous repair attempt.

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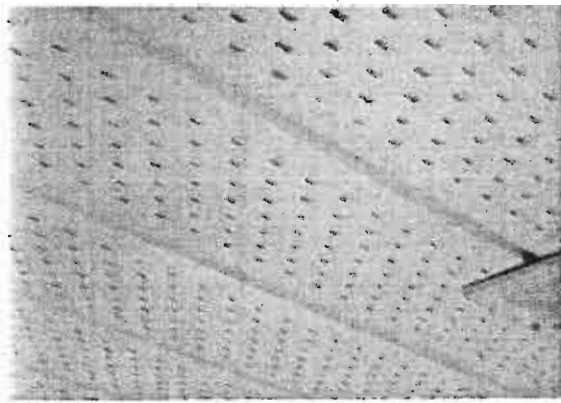
Previous Repair Efforts:

The two photos above show the deck edges at units 106 and 110 before the additional demolition was begun. They show clearly that previous repairs were attempted with the use of sealants to cracks, expansion joints and deck fascia junctions at the deck edge locations. Both of these area were previously remediated with a SAM patch only, it does not appear that any of the failed detailing was corrected or changed during that process.



Deck Edge Detail:

The existing deck edge detail shows that the vinyl has de-bonded, there is no deck edge drip flashing, and no building paper behind the deck fascia flashing.



Dripping Soffits:

During regular rainfalls, water was dripping through the soffit areas of all three decks. This would indicate a serious membrane failure to the deck above.

Cont'd.....

Recommendations.

- 1) The scope of existing work includes base of wall membrane repair. This scope is dependant upon locating and removing water ingress sources from wall areas above so as to remove the likelihood of the membrane work being undermined from water traveling inside the building envelope. Our findings are conclusive in that the previous repair efforts at the deck edges at these three deck locations have failed, and the wall and deck areas are suffering from premature building envelope failure due to water ingress. I believe our findings are also conclusive in that the three deck areas on the third floor above have also failed, and it is probably reasonable to assume that those of the fourth floor above them have failed as well.

As a result, I would recommend consideration to an expanded scope of work which would include the replacement of deck membranes to the 9 deck areas above units 106, 108 and 110. This work would include repair to the wall area and deck structure damage which may be encountered during the course of this work, and the inclusion of corrected deck, membrane and rail application details.

Work would require the installation of scaffolding and protective hoarding during the course of work and could be performed in phases, or, banks of units.

- 2) The present course of work should be reviewed to ensure that changes to the scope are reflected in the due course of work. The installation of membrane at the base of the wall should be delayed until the wall areas above have been corrected. Wall areas which are presently opened up should be protected from further water damage as much as possible until work in that area can proceed. The main floor wall and window areas of unit 108 can be completed and repaired as per existing details to ensure that this area is water tight until stucco work can proceed in this area.
- 3) A complete building investigation should be performed to determine the fuller extent of existing damage and detail failure in order to prepare a more comprehensive budget and schedule for repair. This investigation should be reasonably aggressive in that access holes should be cut and moisture probes used to gain more accurate building structure condition information.

Cont'd.....

A more complete photo record is available for review on our project specific web-site area. In summary, there is probably some good news in that it appears our discovery is timely. Most of the damage found has been restricted to the OSB sheathing even though the wall areas are soaked with water. This would suggest that the wall areas have not been exposed to this extent of water presence for very long and that subsequent damage may not be too great. A delay in the course of repair will find that the damage will increase until greater and more costly structural damage starts to occur.

At this point in time, our on-site forces shall complete all available work by the end of today. We shall do what we can in the mean time to prevent more water from entering into the opened work area and investigation areas. I would recommend that the complete building investigation be started as soon as possible.

A more complete scope of work can be prepared with options for consideration which may include; deck rail upgrades, window detail upgrades, re&re of existing sealants and membranes, etc.

I anticipate that this information shall meet with your approval, please contact me if you have any questions or if you require any additional information.

Yours truly,

Daryl Massey
Superintendent -Pomeroy Building Maintenance Ltd.

Company: The Owners, Brickwood Place
11595 Fraser Street
Maple Ridge
Attention: Christopher Kearney
Reference: Waterproofing deck over u/g parkade
11595 Fraser Street

Date: February 26, 2007

Ref #: 50-211

From: Bruce Pomeroy

<input type="checkbox"/>	Fax
<input checked="" type="checkbox"/>	Transmittal
<input type="checkbox"/>	Courier

<input type="checkbox"/>	For review
<input checked="" type="checkbox"/>	For reply
<input type="checkbox"/>	As requested
<input type="checkbox"/>	Submittal

Further to your e-mail of February 20, 2007, please note the following:

On site investigation and moisture readings are complete, we will complete our assessment and forward to you (mid to late week).

- 1 We are fully insured (copy of Certificate of General Liability Insurance attached).
- 2 Yes, attached.
- 3 We have been providing building envelope related services for 16 years. Over the years we have prided ourselves on quality, value, and service. We have subsequently grown to be one of the largest and best know companies in the building envelope industry. All of our supervisory staff have a minimum of 5 years experience in building envelope.

Your information is correct, but outdated, both the Gardens and Atruim are old projects (completed many years ago). We have attached a few more current references.

Yes, we look forward to meeting with the Owners.



February 23, 2007

Clients and Customers of:

PCM NR Construction Ltd.
Pomeroy Building Maintenance Ltd.

Please note that the above listed companies have amalgamated to operate as one company under the name:

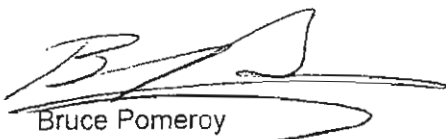
PCM Pomeroy Construction and Maintenance Ltd.

As the focus of both of these companies is primarily building envelope, their work programs have overlapped each other many times in the past. The combining of construction and maintenance operations under one new company will eliminate the overlap and enable us to serve our clients better, regardless of size or type of project, in the building envelope industry.

We confirm that all warranties and guaranties supplied by any of the PCM / Pomeroy group of companies will remain in effect and we will honor them for their duration.

Our address and phone numbers will remain unchanged.

Yours truly,
PCM Pomeroy Construction and Maintenance Ltd.



Bruce Pomeroy
President



**WILSON M. BECK
INSURANCE SERVICES INC.**

(REVISED) CERTIFICATE OF INSURANCE

CERTIFICATE HOLDER: To whom it may concern

DESCRIPTION: All operations of the Insured

NAME OF INSURED: PCM Pomeroy Construction & Maintenance Ltd. and/or
Pomeroy Building Maintenance Ltd. and/or
PCM Construction Management Ltd. a/o
PCM Building Remediation Ltd. a/o
PCM Pomeroy Construction and Management Ltd.

This is to certify that Insurances as described herein, have been arranged through this office for the insured named above on whose behalf this Certificate is executed and we hereby certify that such insurances are in full force as of this date, but only with respect to the type(s) of Insurance for which a policy number, policy period, and limits of liability or amount is shown.

SCHEDULE OF INSURANCE

TYPE OF INSURANCE	COMPANY AND POLICY NUMBER	POLICY TERM	LIMITS OF LIABILITY AMOUNT OF INSURANCE
<input checked="" type="checkbox"/> Commercial General Liability including Non-owned Automobile	Temple Insurance as arranged through AM Fredericks Underwriting Management Ltd. Policy No. C11240	Effective Date January 29, 2007 Expiry Date May 1, 2007	\$ 2,000,000.00 Bodily Injury and Property Damage Inclusive \$ 2,000,000.00 Aggregate (Products and Completed Operations only)
PARTICULARS OF INSURANCE <input checked="" type="checkbox"/> Severability of Interest or Cross Liability			
<input type="checkbox"/> Excess/ Umbrella Liability		Effective Date Expiry Date	\$ excess of \$ primary limit
<input type="checkbox"/> Installation Floater/ Builders Risk		Effective Date Expiry Date	\$ at the Site \$ Whilst in Transit \$ Any other Location
PARTICULARS OF INSURANCE All Risk Form Including Flood, Earthquake <input type="checkbox"/> as an Additional Insured (s) <input type="checkbox"/> Days Notice of Cancellation to			
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Indicates that the Coverage/Endorsement indicated is included		

TERMS AND CONDITIONS

This document is furnished as evidence to the Certificate holder named herein that the policy(ies) described herein have been effected to provide coverage as shown. This Certificate is subject to all limitations, exclusions and conditions of the above policy or policies as they now exist, or may hereafter be endorsed. This document is furnished to you as a matter of information only. The issuance of this document does not make the person or organization to whom it is issued an additional insured, nor does it modify in any manner the contracts of insurance between the insured and the Insurers. Any amendment, change or extension of such contracts can only be effected by specific endorsement. Should the contracts of insurance be cancelled, assigned or changed during the policy period in such manner as to affect this document, the Insurers will endeavour to give notice to the holder of this document, but failure to give such notice shall impose no obligation of any kind upon us or upon the Insurers.

Dated: February 20, 2007;mm;lb

Wilson M. Beck Insurance Services Inc.

E. & O.E.

Authorized to sign on behalf of Insurers

☒ Lower Mainland
#303 - 8678 Greenall Avenue, Burnaby, BC V5J 3M6
Phone: (604) 437-6200 Fax: (604) 437-5347

25th
ANNIVERSARY

☐ Southern Interior
#105 - 1950 Harvey Avenue, Kelowna, BC V1Y 8J8
Phone: (250) 763-3840 Fax: (250) 762-9633

O:Peter COMPANY:

**Assessment Department Location****Mailing Address**

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Hwy
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6180
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

PCM POMEROY CONSTRUCTION & MAINTENANCE LTD.
145-6450 ROBERTS STREET
BURNABY BC V5G 4E1

February 26, 2007

Person/Business: PCM POMEROY CONSTRUCTION & MAINTENANCE LTD.
697422 - AQ (017)

We confirm that the above-mentioned account is currently **active** and in **good standing**.

This firm has had continuous coverage with us since March 26, 2003 and has satisfied assessment remittance requirements to **January 01, 2007**.

The next payment that will affect this firm's clearance status is due on April 20, 2007.

This information is provided for the purposes of Section 51 of the *Workers Compensation Act*, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

Employer Service Centre
Assessment Department

Clearance Reference #: **311747**
CLR1A1A-5

830628

Now you can get clearance letters, report payroll and pay premiums online.
Go to www.worksafebc.com

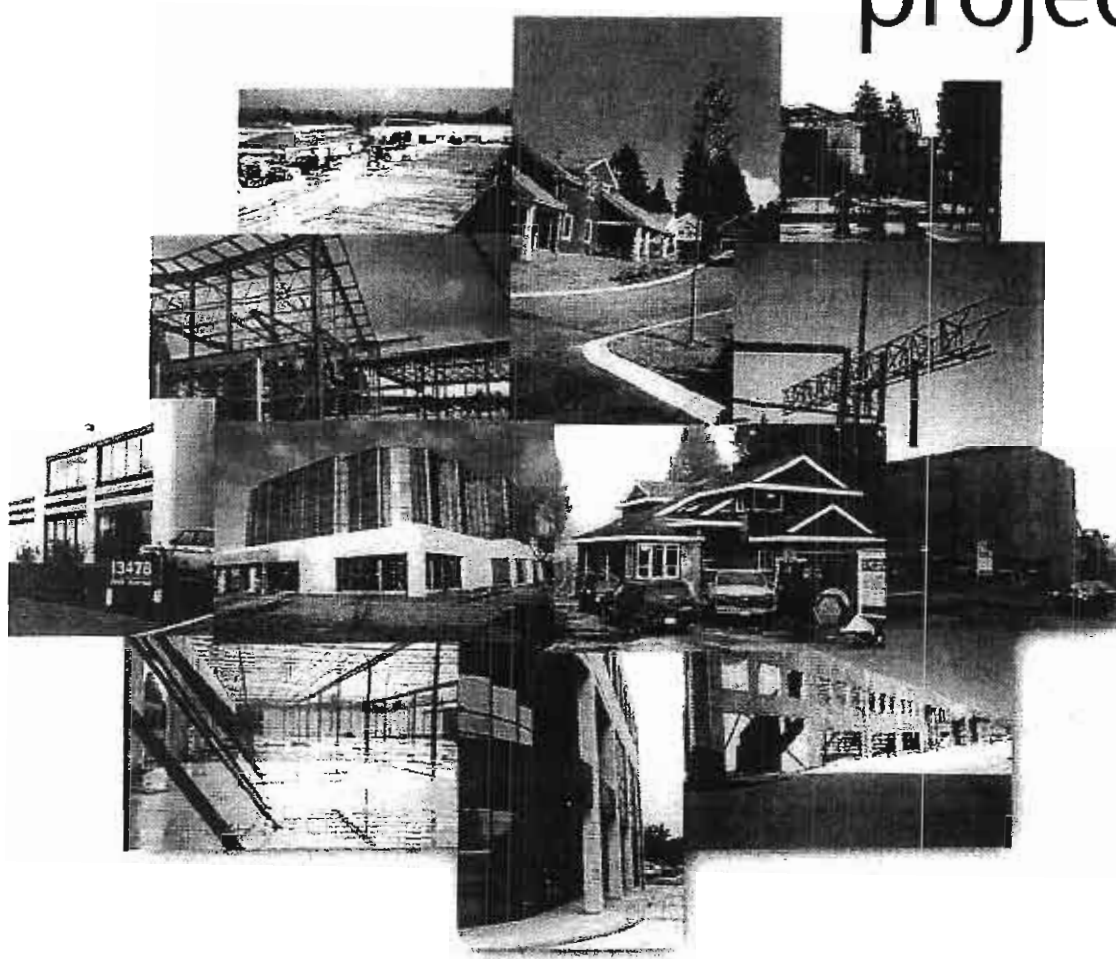
Please refer to your account number in your correspondence or when contacting the Assessment Department.

To alter this document constitutes fraud.

Our work
is in the Construction
Industry,

and we want
to be part of

your next
project



The Pomeroy Group

We work hard for you

Project Management

Professional Design

Construction

Development

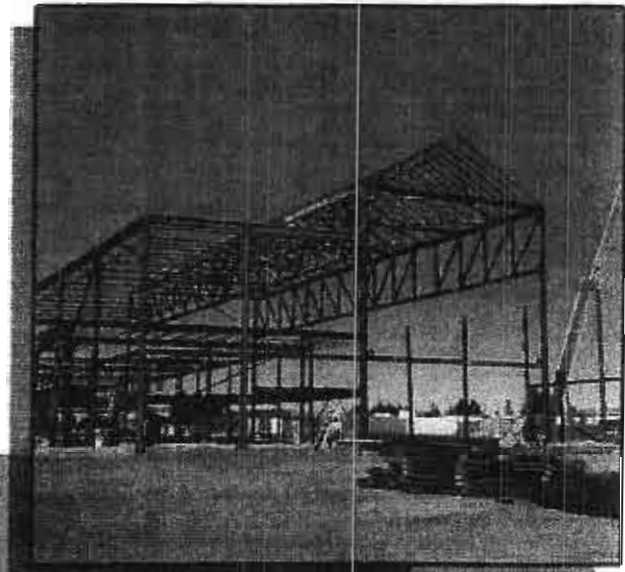
The Pomeroy Group...

had its start in the construction industry in 1965 when Cyril Pomeroy, P. Eng. first provided engineering design services.

An engineering office was opened in early 1966, and shortly after associated companies and partnerships were formed and became active in the construction industry.

The Pomeroy Group...

today is an integrated group of companies with extensive experience and resources throughout the Construction Industry. Cyril Pomeroy brings his experience and leadership to all the projects.

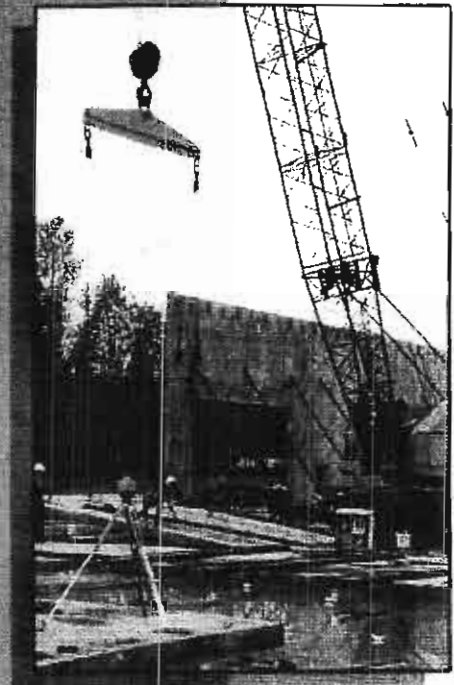


Our design people along with some
specialty consultants as required will

develop a plan to
satisfy you and
your project
requirements



Our construction people
with building experience
ranging from new construction
to remediation work,
will provide you with a well
constructed and complete
project that will meet your
needs for years to come



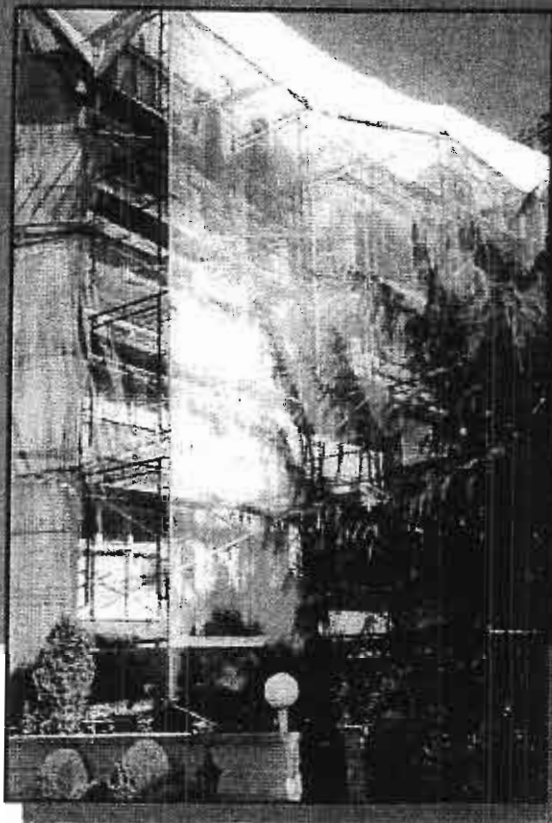


With careful planning, quality design, complete and thorough construction work, and good sound project management we will provide you with a successful development.

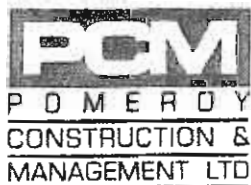
Success comes with commitment, professionalism, experienced people and positive attitudes, and it is our pledge to deliver these to our clients on all of our projects.

We welcome any opportunity to discuss your next project,

determine your project requirements, and then present you with a proposal for a successful development you will be happy with and proud of. We will provide services to you for part of or all of your next project. It's your choice.



The Pomeroy Group...



POMEROY
DEVELOPMENT CORPORATION

POMEROY
ENGINEERING LIMITED



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Commercial

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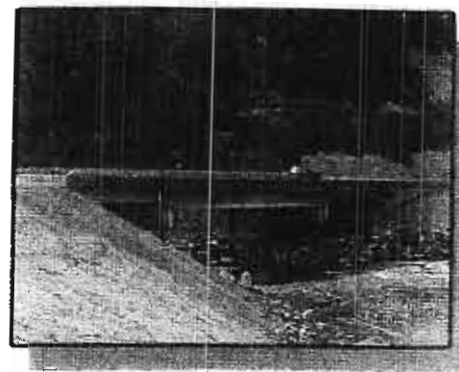
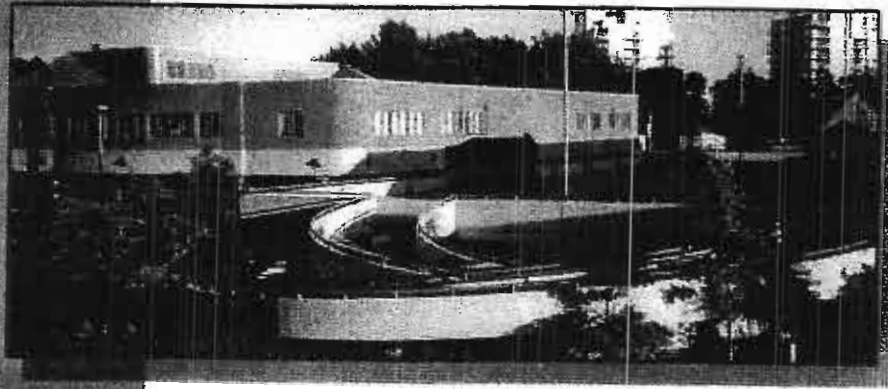
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www.pomeroyconstruction.com



POMEROY

Building Maintenance Ltd.

145-6450 Roberts Street
Burnaby, British Columbia V5G 4E1
Phone 604-294-6700 • Fax 604-294-6704

NAME:	Contact	Phone	Job
Bower Property Management Inc. 10471 Whistler Place Richmond, B.C.	John Bower	604-271-0220	<u>Tudor Grove</u> remediate hand railing cap flashing to hand rail modify light standards
Carriage Management Ltd 310-545 Clyde Avenue West Vancouver, B.C.	John Olson	604-922-3237	<u>Waterford House</u> waterproof exterior planters stucco panel replacement interior drywall
Alder Bay Place 1201 Lamey's Mill Road Vancouver, B.C.	Keith Minielly	604-734-5161	replace waterproof membranes guard railings, parapet wall and cladding, and improve details around windows and skylights
BPA Building Performance Ltd. 205 - 440 Cambie Street Vancouver, B.C.	Francois Perreault	604-542-0451	building investigations
Tug Boat Landing 2020-2080 East Kent Avenue South Vancouver, B.C.	Jerry Doll	604-669-1926	balcony, wall and siding remediation
Stonegate 20177 - 54A Avenue Langley, B.C.	Marilyn Doell	604-530-5321	balcony remediation
East Hill II 250 East 11th Avenue North Vancouver, B.C.	Greg Lee	604-984-8961	balcony remediation structural beam replacement
Stratford Court 2202 Marine Drive West Vancouver, B.C.	Eric Foos	604-925-9645	refurbish chimney caps
Dover Pointe 795 W 8th Avenue Vancouver, B.C.	Sue Ross	604-876-9086	building remediation building maintenance
Monterra North 19271 Ford Road Pitt Meadows, B.C.	Tony Bell	604-671-7840	building maintenance sill plate remediation
Lions Gate Manor 206 East 15th Street North Vancouver, B.C.	Gerry Conboy	604-980-0404	building maintenance balcony remediation
Emerald Manor 11609-227th Street Maple Ridge, B.C.	Norm Moulder	604-463-9907	wall remediation