



Rooney, Irving & Associates Ltd.
Suite 301 - 384 Bank Street
Ottawa, Ontario, K2P 1Y4

15 May 2024

BC Residential Tenancy Branch
5021 Kingsway
Burnaby, BC
V5H 4A5

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 2244 West 6th Avenue, Vancouver, British Columbia (the "Building")

I am president] at Rooney, Irving & Associates Ltd. ("RIA"). RIA is an elevator consulting firm, specializing in advice on elevator upgrade or construction projects and project management, including specification writing, issuing of tenders, and interim and final inspections of elevator contractor's work.

I oversaw the bidding process for the elevator modernization project (the "Project") at the Building owned by 2244 West 6th Avenue Holdings Inc. and Vancouver No. 1 Apartments Partnership (collectively, the "Landlord").

RIA put out a call for bids from contractors on December 30, 2021 for the Project. Three bids were received, and RIA recommended that Richmond Elevator Maintenance Ltd. ("Richmond Elevator") be selected to complete the Project. Richmond as the low complaint tender was recommended.

The Landlord approved the recommendation and Richmond Elevator was retained for the Project.

As part of RIA's consulting and construction management services, RIA performed the following work for the Landlord:

1. Prepared detailed technical specifications and tender documents;
2. Provided construction schedule;
3. Assembled appropriate list of contractors qualified to bid on the project.
4. Reviewed submitted bids, negotiate, or clarify tenders as required;
5. Provided written recommendations on the most qualified bidder.
6. Carried out a progress reviews to ensure that the elevator contractor's work complies with drawings, specifications, applicable codes, and project schedule;
7. Reviewed submitted shop drawings;

8. Reviewed and approve monthly progress claims submitted by the elevator contractor;
9. Carried out final site reviews and tests for compliance to project specifications;
10. Carried reinspection when all deficiencies are claimed complete;
11. Reviewed Operations & Maintenance manuals submitted by the elevator contractor.

It is anticipated that the work completed will have an estimated useful life of approximately 20 years. Aside from regular maintenance and minor repair work, it is estimated that The Landlord will not need to undertake a similar project for at least 20 years.

I am aware this letter will be provided to the BC Residential Tenancy Branch by the Landlord to provide information to the tribunal with respect to the scope of the Project in support of the Landlord's application for an additional rent increase for the Building.

Please do not hesitate to contact me with questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read 'Nenad Barba', with a stylized flourish at the end.

Nenad Barba, P.Eng.
Rooney, Irving & Associates Ltd.