



CHANGE ORDER

Contract Number bcjv0119_03
Change Order Number 01
Date 02/07/2023
Project Garage Membrane
Address 2244 W 6th Ave, Vancouver, British Columbia
Owner Vancouver No. 1 Partnership Managed by InterRent Holdings Manager Limited Partnership
Contractor Flagship Construction and Building Envelope Restoration Ltd.

Pursuant to paragraph 6.2.2 of GC 6.2 of the Contract dated December 20th, 2022, the following is an amendment to the Contract stating the agreement between the Owner and the Contractor upon a change in the Work and the adjustments in the Contract Price and Contract Time.

Description of Change

Additional work that was not included in the CCDC, please refer to the attached quotes.

The Contract Time is increased/decreased by 00 Working Days resulting in the attainment of Substantial Performance of the Work by March 28th, 2023

Original Contract Price	\$474,528.00
Sum of previous Change Orders	\$0
This Change Order	\$61,790.00
Revised Contract Price (sum of above)	\$536,318.00 -
Value Added Tax	\$26,815.90 -
Total amount payable to the Contractor	\$563,133.90

Approved by the Owner

Aaron Leung, Construction Manager

name and title of person signing


Aaron Leung (Feb 8, 2023 14:42 PST)
signature

02/08/2023

date

Gus Sequeira, Director of Construction

name and title of person signing


signature

02/10/2023

date

Brad Cutsey, President and CEO

name and title of person signing


Brad Cutsey (Feb 11, 2023 11:32 EST)
signature

02/11/2023

date

DN
DN

Approved by the Contractor

Paul Chan, President

name and title of person signing

Paul Chan
Paul Chan (Feb 12, 2023 06:43 PST)
signature

02/12/2023

date



Office: 604-282-4512 | Cell: 604-838-2028 | paul@flagshipconstructionbc.com

Balconies Curb Wall – as per TCC Report No. 1, dated 2023-01-28

<p>Date: January 29, 2023</p>	<p>File No.: 22-11101</p>
<p>Site Address: Sabanna Terrace 2244 West 6th Ave. Vancouver, BC V6K 1V8</p>	<p>Owner Contact: CLV Group Aaron Leung Aaron.leung@rentclv.com</p> <p>Prime Consultant Tri-Can Consulting Ltd. Wei Chen, PEng., LEED Green Associate Building Science Engineer wei@tccltd.ca (604) 449 – 7789</p> <p>Structural Engineer J & A Engineering Ltd. Jack Peng, PEng., jpeng@jaengineering.ca (778) 998-0616</p>

The following is a detailed scope of work summarized and recommended by **Flagship Construction & Building Envelope Restoration Ltd.**, based on the TCC Field Review Report No. 1, dated 2023-01-28.

In summary, the existing concrete curb is found to be too thin (only 4 inches), hollow cored and contains some loose blocks. For these reasons the existing concrete curb is not structurally sound enough to mount the new railing on. Therefore, it is recommended to that a new concrete curb be poured to anchor the new railing.

GENERAL CONTACT INFORMATION

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Site Photos – Existing Balcony Concrete Curbs



Balcony Concrete Curb 1



Balcony Concrete Curb 2

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Version 1.1





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Balcony Concrete Curb 3

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Version 1.1





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Scope of Work

Description	Estimate
<p>Balconies (South) Curb Wall: Total of 5 Balconies</p> <ol style="list-style-type: none"> 1. Demo & dispose of all 5 balconies bottom course concrete block curbs. 2. Supply, drill & install new rebar dowel at 16" OC (on center) into the concrete slab with epoxy and add 1 - 15mm horizontal rebar at the top & bottom of the new curb wall. 3. Supply & build concrete formwork for new curb walls – 6 inches thick x 18 inches high. Block out 4 inches opening at the curb for drainage. 4. Supply & place concrete for curb walls 5. Strip & dispose concrete formwork upon pouring & curing of the new concrete curb wall. 	<p>\$11,300.00</p>

Cost Schedule

For Contingency / Cost-Plus Project Basis, the following construction costs and rates will apply:

Item Description	Rate
General Labour	\$45/hr.
Semi-skilled Labour	\$55/hr.
Skilled Labour	\$65/hr.
Certified Carpenter (Red Seal) / site Supervisor	\$75/hr.
Licensed & Ticketed Electrician	\$110/hr.
Licensed & Ticketed Plumber & Gas Fitter	\$110/hr.

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- Copies of receipts will be provided for all materials purchased directly related to the project.
- The final cost will include a 20% mark-up on top of all materials & labour upon completion as well as 5% GST.

ACCEPTANCE

The Owner agrees to all the terms and conditions listed above.

Paul Chan

Authorized Signatory for CLV Group

Construction Manager, Flagship
Construction & Building Envelope
Restoration Ltd.

Paul Chan

Signature

Signature

Date: _____

Date: January 30, 2023

GENERAL CONTACT INFORMATION

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Version 1.1





Office: 604-282-4512 | Cell: 604-838-2028 | paul@flagshipconstructionbc.com

Concrete Wall Remedy & Shoring – Upgrade as per Structural Engineering Review dated 2023-01-26

<p>Date: January 27, 2023</p>	<p>File No.: 22-11101</p>
<p>Site Address: Sabanna Terrace 2244 West 6th Ave. Vancouver, BC V6K 1V8</p>	<p>Owner Contact: CLV Group Aaron Leung Aaron.leung@rentclv.com</p> <p>Prime Consultant Tri-Can Consulting Ltd. Wei Chen, PEng., LEED Green Associate Building Science Engineer wei@tccltd.ca (604) 449-7789</p> <p>Structural Engineer J & A Engineering Ltd. Jack Peng, PEng., jpeng@jaengineering.ca (778) 998-0616</p>

The following scope of work details the urgent concrete wall remedy and shoring upgrade that is recommended by **Flagship Construction & Building Envelope Restoration Ltd**, based on the Structural Engineering Review dated 2023-01-26, that was completed by J&A Engineering Ltd.

In summary, in the Review the Structural Engineer has identified that the south concrete foundation wall is buckling / bending and that there is a crack line on the suspended concrete slab. To address this urgent issue, it is strongly advised as per the Structural Engineering Review that a new reinforced concrete wall at the inside face of the buckling concrete wall be constructed immediately as per the Structural Engineering Drawing dated Nov. 13, 2022 and

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with the upgrade as per the Structural Engineering Review dated 2023-01-26. Furthermore, there is significant water pooling in the mid span of the suspended concrete slab. We believe that the concrete slab deflection is due to overloading of soil. Therefore, new and larger floor drains is necessary for better drainage as per the TCC Field Review Report dated 2023-01-28.

Scope of Work

Description	Estimate
<p>Upgrade – New Concrete Wall Remedy & Footing at South Elevation (8” minimum thick wall, extend wall down to original foundation footing & add/ extend concrete footing if too narrow):</p> <ol style="list-style-type: none"> 1. Supply & install “additional” 15mm rebar as per plan for extended wall to footing, same reinforcing detail as per structural drawing dated & sealed on 2022-11-13. 2. Supply & build “additional” single sided concrete formwork complete with all hardware & snap tie as require for extended concrete wall. 3. Supply & place “additional” concrete wall as per structural engineering specs. 4. Strip & remove “additional” concrete formwork upon concrete placement. 5. Supply admixture to ready mixed concrete prior to concrete placing. 6. Cut, remove & dispose of concrete slab on grade (SOG) to facilitate new concrete wall extension down to existing foundation footing. 7. Manually remove soil, drain rocks & dispose of as needed for wall to be extended. 8. Supply, place & repair SOG upon new concrete wall completion. 	<p>\$40,890.00</p>

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<p>Additional Suspended Concrete Slab Shoring: As per Structural Engineering Review dated 2023-01-26</p> <ol style="list-style-type: none"> 1. Supply & install 1 more course of shoring jacks / posts as per shoring plan for safety measure (building structure, crews & tenants) due to suspended slab cracks along south foundation wall. 	<p>\$3,800.00</p>
<p>Add New Floor Drains: As per TCC Field Review Report dated 2023-01-28</p> <ol style="list-style-type: none"> 1. Core 4, 4" holes (at low points) through concrete slab at mid-span between slab band & exterior retaining wall for 4 new, 3-inch floor drains. 2. Supply & install 4 new copper drains. 3. Supply & connect 4 new floor drains with ABS pipe to SOG. 	<p>\$3,500.00</p>
<p>Extra Suspended Concrete Slab Shoring: at west end of building</p> <ol style="list-style-type: none"> 1. Main runway for bobcat machine is directly above west end of parkage, discovered when we were building ramp for bobcat machine. 2. Flagship notified structural engineer on January 5th, engineer reply & CC Aaron that shoring here is a must do item. 3. Supply & install shoring as per structural engineer shoring plan – Notified Aaron cost via email sent on January 9th, 2023. 	<p>\$2,300.00</p>

Cost Schedule

For Contingency / Cost-Plus Project Basis, the following construction costs and rates will apply:

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Item Description	Rate
General Labour	\$45/hr.
Semi-skilled Labour	\$55/hr.
Skilled Labour	\$65/hr.
Certified Carpenter (Red Seal) / site Supervisor	\$75/hr.
Licensed & Ticketed Electrician	\$110/hr.
Licensed & Ticketed Plumber & Gas Fitter	\$110/hr.

- Copies of receipts will be provided for all materials purchased directly related to the project.
- The final cost will include a 20% mark-up on top of all materials & labour upon completion as well as 5% GST.

Acceptance

The Owner agrees to all the terms and conditions in this quote as listed above.

Paul Chan

 Authorized Signatory for CLV Group

 Signature

 Date:

 Construction Manager, Flagship
 Construction & Building Envelope
 Restoration Ltd.

Paul Chan

 Signature

 Date: February 3, 2023

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GENERAL NOTES :

ALL DESIGN, DETAILS, MATERIALS AND CONSTRUCTION SHALL CONFORM TO VANCOUVER BY-LAW 2019 (VBBL 2019 #12511) AS A MINIMUM.
 CONCRETE DESIGN CONFORMS TO CSA CAN-A23.3. PROVIDE CONCRETE AND PERFORM WORK TO CAN/CSA-A23.1. USE NEW, CLEAN, UNDAMAGED DEFORMED REINFORCING BARS CONFORMING TO CSA G30.18, GRADE 400 UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC TO CSA G30.5. PLACE REINFORCING STEEL TO CAN/CSA-A23.1.

CONCRETE MIX REQUIREMENTS:

	CONCRETE STRENGTH (MPa)	SIZE AGGREGATE	MAX. SLUMP	CLASS OF EXPOSURE	AIR CONTENT (%)
FOOTINGS & SLAB ON GRADE AND FOUNDATION WALL	25	¾"	3½" ±½"	F2	4-6
SUSPENDED SLAB AND WALL	30	¾"	3½" ±½"	F2	4-6

DESIGN LOADS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:

A. WIND LOADS	q 1/50=9.40 psf	q 1/10=7.30 psf
B. SEISMIC LOAD	Sa(0.2)=0.848	Sa(0.5)=0.751
	Sa(1.0)=0.425	Sa(2.0)=0.257
	Sa(5.0)=0.080	Sa(10.0)=0.029
	PGA=0.369, PGV=0.553	IMPORTANCE FACTOR IE=1.0
	SITE CLASS: C, ASSUMED	

C. SPECIFIED UNIFORM LOADS	DEAD LOADS	LIVE LOADS	SNOW LOADS
CONCRETE FLOOR	75 psf + SELF WEIGHT	50 psf	Ss=37.5, Sr=4.16

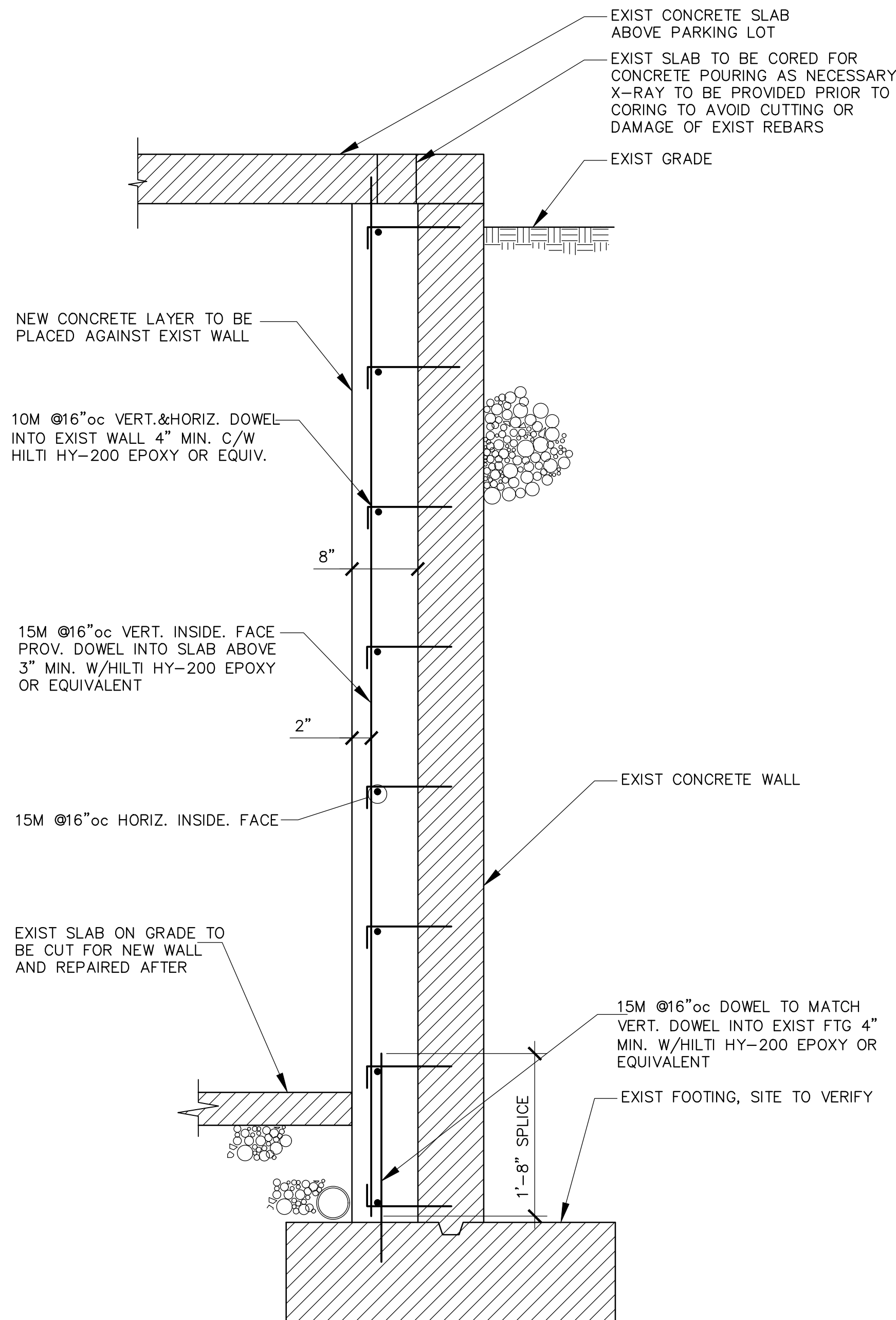
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
 THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE CONDITIONS ENCOUNTER AT JOB SITE.
 REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND DETAILED DIMENSIONS.
 THE ENGINEER ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH THE CONSTRUCTION.

DEMOLITION:

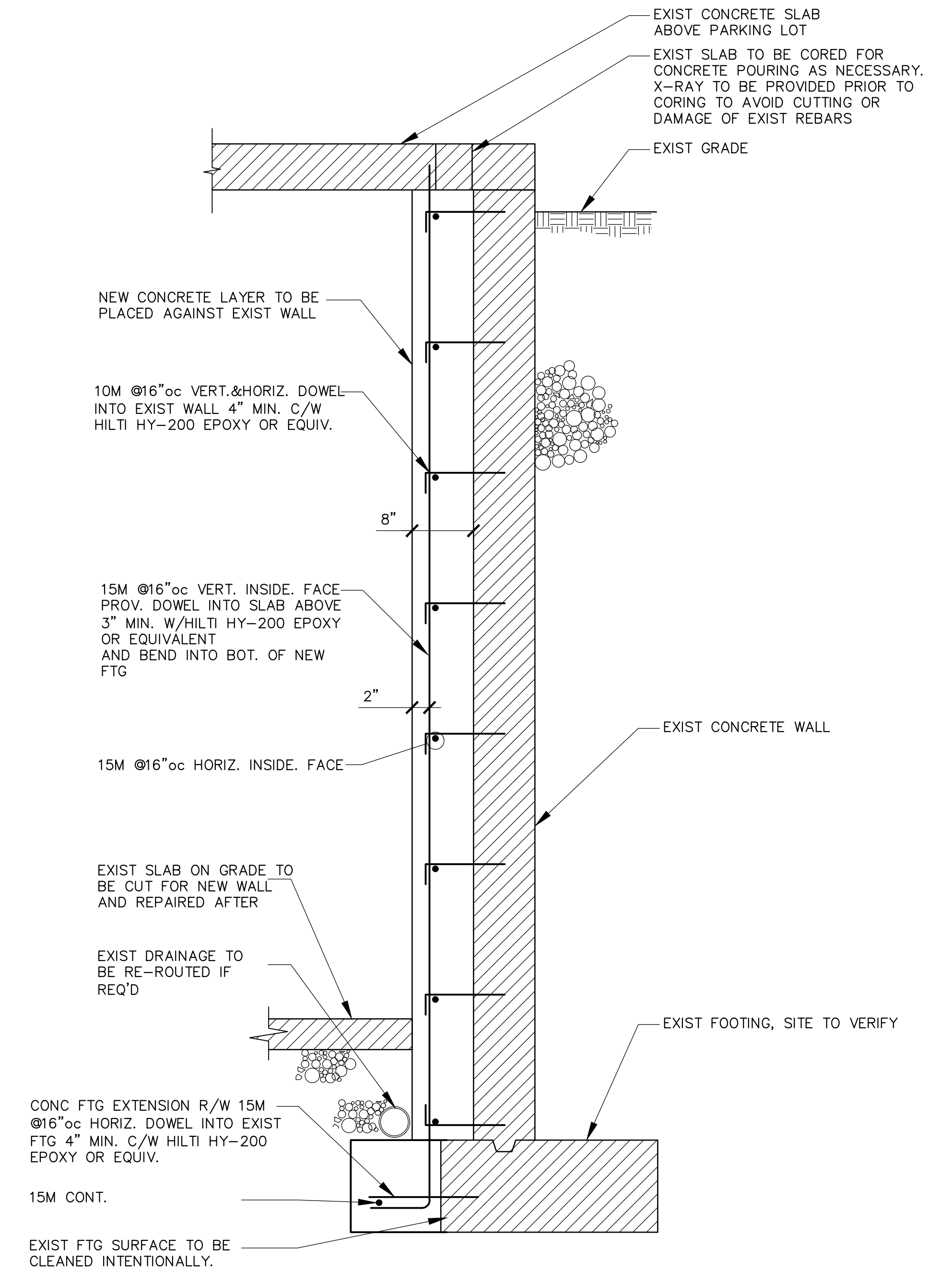
PREVENT OVERLOADING OF ANY PART OF THE BUILDING DURING THE WORK. DO NOT CUT, DRILL OR CORE THROUGH ANY STRUCTURAL MEMBER UNLESS DETAILED ON THE DRAWINGS OR PRE-APPROVED IN WRITING BY THE ENGINEER.

DO ALL DEMOLITION IN ACCORDANCE WITH THE BUILDING CODE AND THE WORKER'S COMPENSATION BOARD REGULATIONS. AT ALL TIMES PROVIDE ADEQUATE PROTECTION TO THE WORKERS AND CONSTRUCTION WORK TO PREVENT INJURY OR DAMAGE.

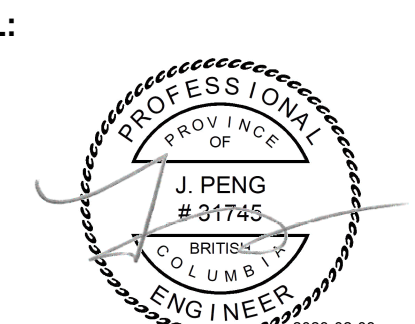
THESE DRAWINGS ONLY SHOW THE EXTENTS OF DEMOLITION FOR THIS STRUCTURE, AND NEW REMEDIAL WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL DRAWINGS, DIAGRAMS, PROCEDURES, OR DETAILS FOR THE DEMOLITION WORK AND TEMPORARY SUPPORTING STRUCTURES, AND UNDER-PINNING.





REINFORCING DETAIL OF EXISTING CONCRETE WALL





REINFORCING DETAIL OF EXISTING CONCRETE WALL (CASE 2-IF EXIST. FOOTING EXTENTION REQ'D)

J&A ENGINEERING LTD. 2929 ALVIS COURT, COQUITLAM, B.C. V3B 7E8 TEL: 778-998-0616 www.jaengineering.ca Email: jpeng@jaengineering.ca DRAWING NO.: S-101	PROJECT NAME: CONCRETE WALL REMEDY 2244 WEST 6TH AVENUE, VANCOUVER, BC	PROJECT No.: 22058 DRAWN: FY CHECKED: JP DATE: 2022-11-10 SCALE: N.T.S.	PERMIT: PERMIT TO PRACTICE J&A ENGINEERING LTD. PERMIT NUMBER: 1000252 <small>The Association of Professional Engineers and Geoscientists of the Province of British Columbia</small>	SEAL: 	All of drawings and specifications and other documents prepared by J&A Engineering Group Ltd. ("J&A" thereafter) and used in connection with this project are instruments of service for the work shown in them and as such at all the time are and remain the property of J&A, and J&A reserves the copyright in them and they shall not be used for any other work or project.	NO A B	DATE NOV.13, 2022 FEB.03, 2023	REVISIONS ISSUE FOR BP REMEDY PER SITE CONDITION
	SHEET TITLE: GENERAL NOTES AND TYPICAL DETAILS							

Project No.	22053	Date	2022-01-28	No. 1
Project Name	2244 W6 ave	Project Location	2244 W6 ave	
Owner	CLV Group	Attending	Aaron, Paul, Jack, Wei	
Contractor				
Start Time: 12:30	Finish Time: 1:30	Weather & Temp.	Cloudy	
Ref. Drawing/ Documents:				
THE FOLLOWING ARE CONSIDERED TO BE ACCURATE. SHOULD ANY DISCREPANCIES BE NOTED, PLEASE NOTIFY THE RECORDER WITHIN 24HR. IF NO NOTIFICATIONS ARE GIVEN, THESE NOTES SHALL BE CONSIDERED ACCEPTED BY ALL.				

OBSERVATIONS, COMMENTS, RECOMMENDED ACTIONS, AND OUTSTANDING ACTION ITEMS:				
No.	Item	Action Required By	Item Completed	
1.0	Owner and general contractor requested a site visit to review the condition of the garage. Ceiling. After the soil was removed. Note, recommendation made by TC does not constitute to proceed with work. Contractor is obtained authorization from owner prior to proceeding. The following was observed and discussed:			
1.1	While on site it was observed, the concrete along the South elevation, deck has cracking, Structural engineer had review the scan result and indicated the original construction did not comply to the industry standard and is unsafe. To decrease the potential risk structure engineer recommend reinforce and support along the crack location. (See structural report)	Contractor/ Owner		
1.2	Significant ponding was observed at middle of the concrete deck. Since the existing drains and pipes are corroded and is not located on at the most lowest point. TCC recommend: 1. Core new drain locations. At the ponding locations. 2. Install new drain and piping to direct water.	Contractor/ Owner		

	Contractor to get prior approval from owner before starting.			
1.3	Significant corrosion rebar was observed at the concrete deck. Unfortunately, there are nothing that can be done at this point time, unless significant work are carried out. Owner was advised to try to reduce the load on the concrete deck.		Info	
1.4	The existing concrete curbs at the four balconies appears to be hollow and is not as per design intent originally. those curbs will not be able to West and below for railing attachment. TCC recommends the curbs to be removed and new concrete is to be poured. Contractor to provide pricing and obtain authorization before work starts		Contractor/ Owner	
				
1.5	Due to the existing condition observed on site with the poor concrete and rebar. Owner was advised to reduce the soil load and redesign the landscaping to avoid gathering.		Contractor/ Owner	

Prepared by:

Wei Chen, P. Eng

LEED Green Associate

wei@tcctld.ca

Field Review Memo

Project: Structural Engineering Review Job #: JA22058

Site Address: 2244 West 6th Ave., Vancouver, BC Date: 2023-01-26

Contractor: _____ Page: 7

RE: Structural review of existing structural deficiency and remedy proposed

As per request, a site meeting was hold for discussion over the structural deficiency and remedy proposed for project at address as above on Jan.26, 2023. All related site conditions and structural concerns have been reviewed by J&A Engineering Ltd. and summarized as below:

- 1) A continuous cracking was observed along the south basement wall of parking lot, following the removal of topsoil on the concrete slab and power washing, see picture 1 & 1A for detailed info. However, no cracking was found on other supporting sides of slab.



Picture 1: Continuous cracking along basement wall on south



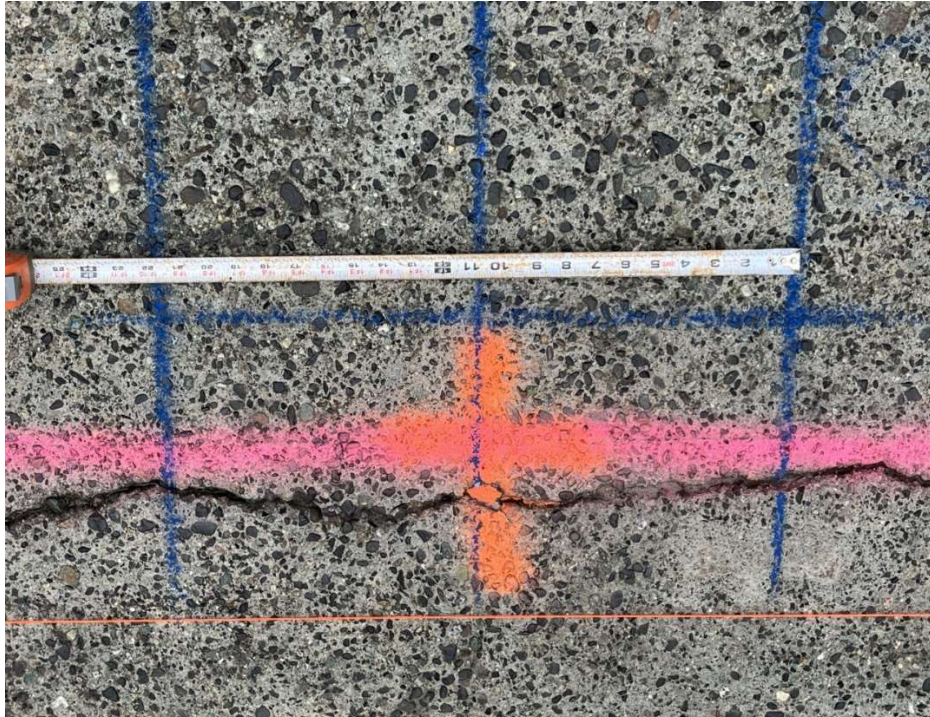
Picture 1A: Cracking observed from core hole

- 2) It was also observed on site that there was no cold joint between the concrete slab and basement. The slab and wall were placed monolithic without providing any top reinforcing at slab edge which doesn't meet the concrete construction standard at all. (See picture 2 for reference) The blue rebars scanned are all bottom ones. Therefore, the negative bending at the edge of slab along the basement wall caused a significant tension at top of slab and directly resulted in the cracking of slab from the top. This cracking has been developed and almost extended to the bottom rebars at some locations as a long-term effect. (See picture 1A). It can also be concluded by observing the cored cylinder from concrete slab on site. (See picture 3 & 4)

J&A Engineering Ltd.

2929 Alvis Court
Coquitlam, BC V3B 7E8

Tel: 778-998-0616
E-mail: jpeng@jaengineering.ca



Picture 2: only bottom reinforcing found from X-Ray



Picture 3: Cored cylinder from concrete slab



Picture 4: Cored cylinder from concrete slab

- 3) Based on the slab X-ray results and site measurements, the existing slab is around 6 ½" thick and clear span of it is more than 20 feet. The slab span-thickness ratio is far over the code stipulated limit. To be an appropriate design for this concrete slab, either slab thickness or slab reinforcement must be increased significantly to meet the current code and load specifications. However, the existing slab reinforcing is only 15M@6"O/C at mid span and the worse situation is that the concrete cover for both top and bottom reinforcing is not adequate at all and some bottom and top rebars already exposed and got seriously rusted. This will seriously affect the slab performance in the future. (See picture 5, 6 & 7 below for information)

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Picture 5: Scanned rebar and exposed rebar



Picture 6: Exposed top rebar

J&A Engineering Ltd.

2929 Alvis Court
Coquitlam, BC V3B 7E8

Tel: 778-998-0616
E-mail: jpeng@jaengineering.ca



Picture 7: Exposed bottom rebars

To be concluded, the current structural conditions severely affect the existing structural performance and safety. To avoid any further damage to the structure and serious potential consequence, the following remedies are strongly proposed:

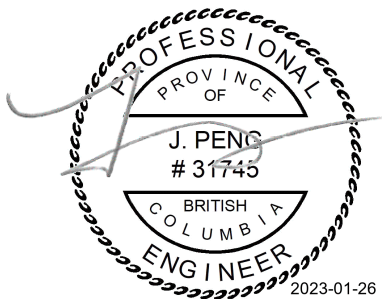
- 1) In addition to the basement wall repair works proposed, the new concrete wall thickening shall be increased to 8" min. to provide adequate bearing support for slab above after its cracking and all the related rebars and dowels shall be increased accordingly. Meanwhile, the new thickening part of wall shall be carried down to foundation as well for the extra gravity load from slab. The existing slab on grade shall be cut to suit this and repaired after. The existing foundation might be expanded and reinforced after excavation, if required.
- 2) As the existing slab was under designed significantly and some rebars were even not placed properly with adequate concrete cover, the future use of related slab area must be restricted to certain degree to avoid overloading to the current slab. Related landscape design must be carried out appropriately to help reduce the load on this slab area as far as possible.
- 3) As described in section above, extra course of shoring shall be provided

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- prior to further operation of Bobcat machine to avoid any potential unnecessary damage to the existing slab since its current underperformance cannot take any further capacity loss.
- 4) Structural consultation on further permanent slab repair can also be provided if required in the future.



Jack, Jie Peng

Principal & Structural Engineer

J&A Engineering Ltd.

PERMIT TO PRACTICE
J&A ENGINEERING LTD.

PERMIT NUMBER: 1000252

The Association of Professional Engineers and
Geoscientists of the Province of British Columbia











Change Order # 01_ bcjv0119_03_Membrane Refresh

Final Audit Report

2023-02-12

Created:	2023-02-07
By:	Maria Mercedes Delgado Castillo (mercedes.delgado@rentclv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuAZbYtvvtSVJ84VpJHso9vnoqcPIVUeu

"Change Order # 01_ bcjv0119_03_Membrane Refresh" History


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-  Document digitally presigned by 31745
2023-02-03 - 3:09:08 AM GMT
-  Document created by Maria Mercedes Delgado Castillo (mercedes.delgado@rentclv.com)
2023-02-07 - 7:51:30 PM GMT
-  Document emailed to Jeffrey Gordon (jeff.gordon@rentclv.com) for approval
2023-02-07 - 8:19:07 PM GMT
-  Email viewed by Jeffrey Gordon (jeff.gordon@rentclv.com)
2023-02-07 - 10:32:16 PM GMT
-  Document approved by Jeffrey Gordon (jeff.gordon@rentclv.com)
Approval Date: 2023-02-08 - 2:10:59 AM GMT - Time Source: server
-  Document emailed to david.nevins@interrentreit.com for approval
2023-02-08 - 2:11:02 AM GMT
-  Email viewed by david.nevins@interrentreit.com
2023-02-08 - 2:27:27 PM GMT
-  Signer david.nevins@interrentreit.com entered name at signing as David Nevins
2023-02-08 - 2:28:00 PM GMT
-  Document approved by David Nevins (david.nevins@interrentreit.com)
Approval Date: 2023-02-08 - 2:28:02 PM GMT - Time Source: server

 Document emailed to aaron.leung@rentclv.com for signature


2023-02-08 - 2:28:05 PM GMT

 Email viewed by aaron.leung@rentclv.com


2023-02-08 - 10:41:40 PM GMT

 Signer aaron.leung@rentclv.com entered name at signing as Aaron Leung


2023-02-08 - 10:42:40 PM GMT

 Document e-signed by Aaron Leung (aaron.leung@rentclv.com)

Signature Date: 2023-02-08 - 10:42:42 PM GMT - Time Source: server

 Document emailed to Gus Sequeira (gus.sequeira@rentclv.com) for signature


2023-02-08 - 10:42:45 PM GMT

 Email viewed by Gus Sequeira (gus.sequeira@rentclv.com)

2023-02-09 - 2:50:22 PM GMT

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Signature Date: 2023-02-10 - 2:53:10 PM GMT - Time Source: server

 Document emailed to Brad Cutsey (bcutsey@interrentreit.com) for signature


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 Email viewed by Brad Cutsey (bcutsey@interrentreit.com)

2023-02-10 - 2:56:47 PM GMT

 Email viewed by Brad Cutsey (bcutsey@interrentreit.com)

2023-02-11 - 4:30:30 PM GMT

 Document e-signed by Brad Cutsey (bcutsey@interrentreit.com)

Signature Date: 2023-02-11 - 4:32:42 PM GMT - Time Source: server

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2023-02-11 - 4:32:45 PM GMT

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2023-02-11 - 6:58:44 PM GMT

 Signer paul@flagshipconstructionbc.com entered name at signing as Paul Chan

2023-02-12 - 2:43:11 PM GMT

 Document e-signed by Paul Chan (paul@flagshipconstructionbc.com)

Signature Date: 2023-02-12 - 2:43:13 PM GMT - Time Source: server

 Agreement completed.

2023-02-12 - 2:43:13 PM GMT