



June 01, 2017

► **The Kerr Group Management Corp.**  
**Terry Kerr, Owner / Manager**

terry@thekerrgroup.ca  
Phone: 250.586.1100

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RE: Pacific Shores VIS 2036 – 700 Block Wood Rot Update

Dear Terry,

During recent work and site meetings, of which you were a part of, we discovered additional wood rot in the second floor inner corner column (nearest skylight) and the underlying beam after removal of concrete topping, membrane and sub-floor sheathing (see below photos). We also found wood rot in the beam running from the corner of Unit 717 to the outside post above the parkade and additional wood rot around the outside face of the stairwell on the main level and into the stairwell landing.

Per my report regarding the 700 Block 3<sup>rd</sup> floor, the water damage to the column did cause wood rot but has also compromised the bearing end of the supporting beam that runs from the lower column to the exterior wall of Unit 726. The beam will need to be replaced which necessitates additional removal of concrete topping, membrane, sheathing, siding, flashing, and framing. This will also require more shoring and supports as our replacement shifts along the hallway.

Removal of the exterior siding at the second floor walkway above the parkade showed that there was wood rot in the intersection of the walkway with Unit 727. The rot has affected the four ply level beam, floor plate, sheathing, and some of the walkway joists (which were to be replaced due to rot at opposite

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end).

We have found that the wood rot in the stairwell wall at the main level has expanded into the second floor stairwell landing as well as around the exterior corner to the exposed face of the stairwell. This rot has significantly compromised all structural members in that area, causing the binding of the steel door due to crushing of rotted framing members.

At this point, we are recommending that the strata council adopt a Cost Plus agreement with Zelwood Construction & Restorations (ZCR). We may continue to find wood rot and repeated applications to increase the budget causes some issues as to whether we continue on with current budget or wait for approval for increased scope. Under the Cost Plus, ZCR would continue to update on any new wood rot found during restoration with anticipated costs but this would only be as a reference for the council.

We have been working hard to meet the needs of the strata and the resort using the inventory at 700 Block and hope that our performance has built some trust with Pacific Shores. We will continue to remain transparent through this project and are happy to respond to any questions, handled through the property manager.

Given the extent of the additional wood rot found on site, another site meeting with Terry Kerr was held on May 31, 2017. A number of recommendations from that meeting were proposed with the intent on saving costs and providing better surface moisture management from the walkways. We noted that there are sections of aluminum guardrails along the walkway and recommend that both second and third floor end guardrails in cedar be replaced with aluminum. These new guardrails would be similar to the other existing aluminum guardrails but face-mounted to ensure the walkway membranes are not compromised. Also, we propose to change the stamped concrete to a rock pattern from edge to edge, except entryways to Units as the border brick pattern would require additional pump truck days, forming, and finishing: a cost in the order of \$5,000.

We realize that this is a significant impact to our schedule and will continue to coordinate with Pacific Shores Resort to accommodate their bookings. It may be that we will have to install the membranes and temporary runners down the halls and Unit accesses until we can have two days booked off to pour the new concrete at each level.

Increased Scope of Work:

1. Install temporary shoring walls (main and second floor levels)

2. Demolition ( soffit and wall cladding, concrete topping, membrane, sheathing, drop-down framing, and beams)
3. RE/RE existing second floor guardrail
4. Install new beams; reconnect all joists
5. Install new membrane, flashing and sealants (new membrane will be fully adhered and second loose lay ply will be installed to protect base layer).
6. Install stamped concrete topping to match existing (colour match will be done as best as can be but weather staining and pedestrian traffic wear of existing adjacent area cannot be duplicated).
7. Install new cladding.
8. Install new corner flashing at Unit 717 walkway to wall intersection to mitigate future water ingress at this location.

For budgetary purposes, the strata should expect the above noted scope to cost in the order of \$38,000 plus tax(es). To replace the guardrails with aluminum face-mounted, each level is estimated to cost \$2,000 plus tax(es). If the steel door at the second level is overly compromised due to settlement, this may have to be replaced; cost is estimated at \$1,000 (plus tax) unpainted. The anticipated work schedule will be increased by another 3-4 weeks.

Please contact the undersigned for any questions.

Regards,

A handwritten signature in blue ink, appearing to read 'Donovan Campbell', is written over a light blue rectangular background.

Donovan Campbell, P.Eng.  
Zelwood Construction | Restorations  
Project Engineer / Project Manager



Wood rotted column base



Inside corner column wood rot at second floor with underlying interior beam rot



Wood rot at beam and wall plate above walkway adjacent to Unit 717



Wood rot and water staining at walkway sheathing at entry to Unit 727



Wood rot at exterior face of stairwell main floor



Wood rot at stairwell second floor landing framing