

**NOTICE OF CALL: OCTOBER 14, 2011
TAKE NOTICE THAT THE SPECIAL GENERAL MEETING
OF STRATA PLAN LMS 4456
LOCATED AT 938 NELSON STREET, VANCOUVER, BC
WILL BE HELD:**

DATE: November 5, 2011

TIME: 10:00 a.m. (Registration starts at 9:30 a.m.)

PLACE: PORT MCNEILL – NORTH TOWER, 4TH FLOOR.
938 Nelson Street, Vancouver, BC

An agenda for the meeting is enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

In order to vote, an owner must have paid in full all maintenance fees, fines or other charges owing to the Strata Corporation. Cheques will not be accepted at the meeting unless certified. If you are uncertain of the status of your strata account please call (604) 431-1800 between 8:30 a.m. and 4:30 p.m.

AGENDA

1. Registration
2. Call to Order
3. Quorum Report
4. Proof of Notice
5. President's Report and RDH email – see attached
6. Minutes from meeting with the City – see attached
7. Approval of Previous General Meeting Minutes (March 11, 2011)
8. $\frac{3}{4}$ Vote Resolutions:
 - a. #1: Pre-Construction Items
 - b. #2: Additional Window Vents
 - c. #3 Option A – 75 Additional Window Vents
 - d. #4 Option B – 68 Additional Window Vents
9. New Business
10. Adjournment

Council encourages all owners to attend. Thank you.

Proxies can be dropped off with the concierge or sent to the offices of Ascent.

PROXY APPOINTMENT
(Section 56)

Re: Strata Lot _____ of Strata Plan _____ LMS
4456 _____

I/We, _____, the owner(s)/tenant(s)/mortgagee of the
strata lot described above, appoint _____ to act as my/our proxy at the
annual or special general meeting to be held on November 5, 2011.

Signature of Owner/Tenant/Mortgagee
Owner/Tenant/Mortgagee

Signature of _____

FOR PROXY USE ONLY: PLEASE INDICATE YOUR VOTE

¾ Vote Resolution #1: Pre-Construction Items

In Favour ☐ Opposed ☐ Abstention ☐

¾ Vote Resolution #2: Additional Window Vents

In Favour ☐ Opposed ☐ Abstention ☐

The next two resolutions will only be presented if Resolution #2 is passed by a $\frac{3}{4}$ vote.

$\frac{3}{4}$ Vote Resolution #3: Option A – 75 Additional Window Vents

In Favour ☐ Opposed ☐ Abstention ☐

$\frac{3}{4}$ Vote Resolution #4: option B – 68 Additional Window Vents

In Favour ☐ Opposed ☐ Abstention ☐

Proxies can be dropped off with the concierge or sent to the offices of Ascent.

President's Report

For an SGM on the Window Replacement Program (the "Program")

October 2011

The Special General Meeting set for November 5 will attempt to accomplish four things relating to the Program:

1. To brief you on our application to the City for tinted glazing;
2. To authorize expenditures of up to \$100,000 from the Contingency Reserve Fund on pre-construction preliminary work:
 - a. reconfiguring the elevators to accommodate transportation of glazing panels for the Program,
 - b. installing mock-up panels of the replacement glazing for City inspection,
 - c. engineering and administration related to these two items of work;
3. To decide how many more operable windows we want to install during the program;
4. To consider the unique issues relating to floor 31 for the Program.

Petition to the City

At the AGM on January 16, 2010, the owners decided by a ¾ Vote to petition the City to authorize the installation of tinted glass. Our experts Brian Hubbs of RDH Building Engineering Ltd., and Nick Milkovich of Nick Milkovich Architects Inc. met with City Planners on two occasions and the Strata Council met with the City Planner in charge of our file on one further occasion to discuss the choice of tinting for our replacement glazing. The City Planners have made it clear to our experts and to the Council that the City Planners will strongly oppose our petition to install dark tinted glazing like the hotel and that, if we wish to continue our petition for dark glazing, then the process will take at least one year before the City Council will decide on the matter and has a less than 20% chance of succeeding. The City Planners want us to replace our glazing with similar glazing to that which is currently on the residences. But importantly, they have said they will support a replacement with a similar glass to the hotel (a blue tone) but of a lighter tint. With the Planners' support, our experts expect to have a building permit in time for us to start the replacement program next spring. Samples of glass that we expect to be acceptable to the City Planners will be available for viewing by the owners at the SGM.

Viracon, the manufacturer of the glass on the hotel, has a monopoly on that particular coating and the one on the lighter tint that the Planners have said they will support. Glass from other manufacturers tend to have a green tone similar to the existing glazing because of a different coating material. However, Ed Thiessen of RDH has advised that Viracon will charge us about \$1 million more to use their glass than if we purchased another manufacturer's glass with a different tone of colour. Our legal counsel has advised us that we cannot expect to recover any part of this extra cost. On the other hand, the Strata Council members think that the extra cost may be recovered by the owners in improved property values, because the building will look so much better with both the top and bottom in similar tints of the same colour.

The Strata Council is of the opinion that we should chose a tinted glass which will have the support of the City Planners, which will minimize the difference in colour between the hotel and the residences, and which will make the building look its best.

Pre-Construction Work

As the start of the construction phase nears, certain steps must now be taken as listed above. RDH has given us a proposal for this work which is included with the SGM materials. We need to authorize expenditures for these purposes so that the Program stays on schedule.

More Windows

The Program provides us with an opportunity to add more operable (opening) windows so that most or all bedrooms have an opening window. Each new operable window will cost us about \$1700. We must decide how many more operable windows we want.

Floor 31

The City has said that they prefer we leave floor 31 with the current dark tinted glass. RDH has strongly urged us to not reglaze floor 31 at this time due to its uniqueness which will increase the cost and complexity of the reglazing. We must decide how to deal with these unique challenges. We especially need the input of owners of suites on floor 31.

Please attend the SGM in person or by proxy and support the three resolutions. We need your support and your input.

Respectfully,

Bruce Gleig, President

Derrin Geisheimer

From: Bruce Gleig <gleigs@gmail.com>
Sent: October-13-11 10:42 AM
To: Derrin Geisheimer
Subject: Fwd: One Wall - update on tendering process and owner feedback needed
Attachments: North Elevation.jpg; South Elevation.jpg

As requested. Bruce

----- Forwarded message -----

From: Ed Thiessen <EThiessen@rdhbe.com>
Date: Fri, Sep 30, 2011 at 9:48 AM
Subject: One Wall - update on tendering process and owner feedback needed
To: Bruce Gleig <gleigs@gmail.com>
Cc: Kevin Ganzert <KGanzert@rdhbe.com>, Brian Hubbs <bch@rdhbe.com>

Bruce

Given we don't have a specific glass type to use at One Wall and the additional operable vents have not been approved by the owners, we will be going into the tendering process with a lot of variables. We hope to tender the following products and options:

Glazing: All of which meet specific U, VLT and SC requirements

- Triple glazed units for typical residential levels

- Viracon VS1-30 Viracon for Level 31

- Viracon VS1-40 (lighter version of the hotel glass)

- Three or four other choices from different glass and coating manufacturers that have tints towards the blue/gray side

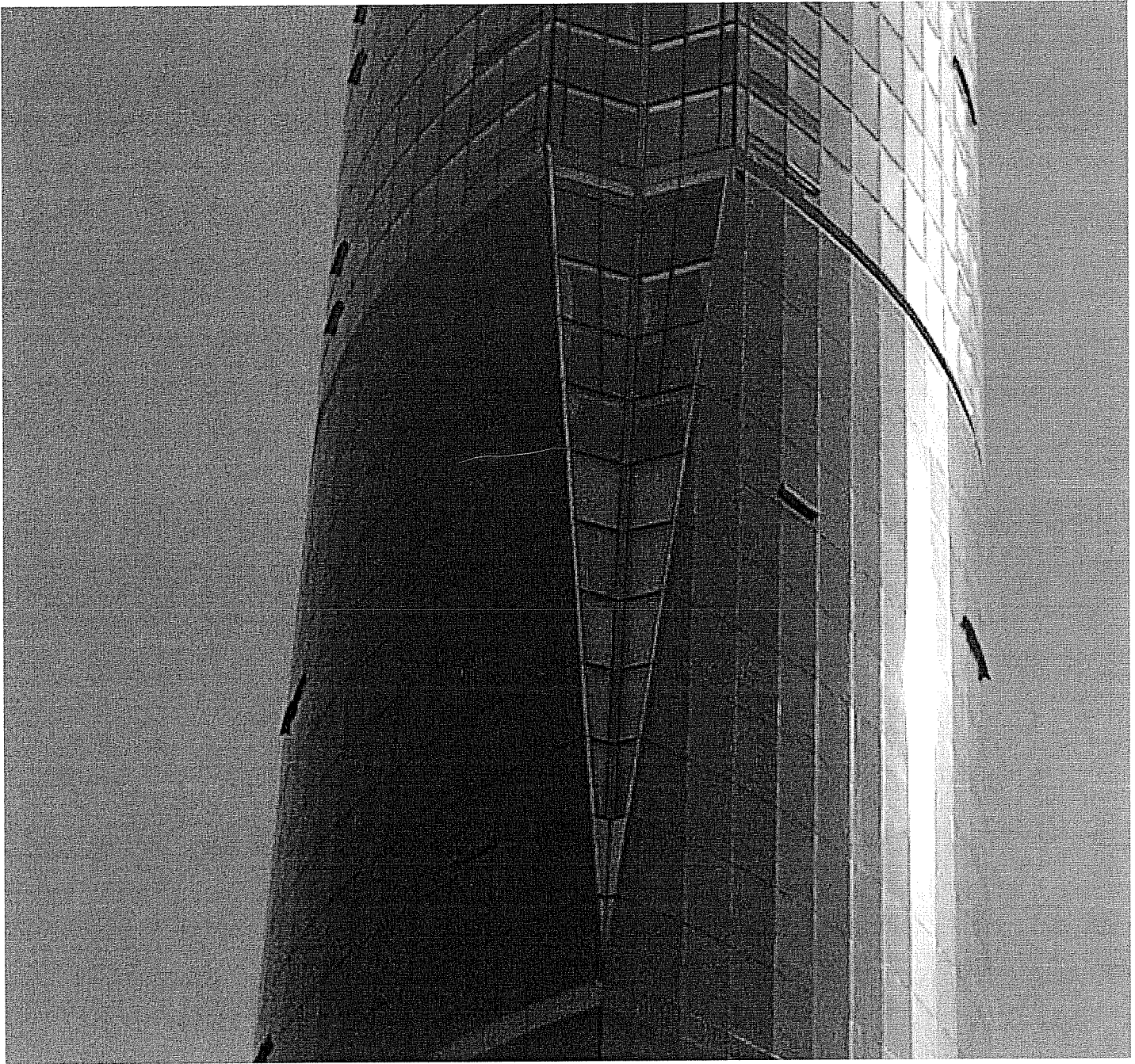
- Double glazed units as an alternate for the residential levels

- Two choices from different glass and coating manufacturers that have tints towards the blue/gray side. These will have a room side Low E coating

Extra Operable vents:

- will be asked for as a separate price in the proposals. The locations of the new vents will be as per the drawings sent earlier this year to the council and are attached. It will only include the vents in green unless you let us know otherwise. Please confirm this selection. We picked the green locations as they follow a nice vertical line but the yellow would be needed if you want a vent in every bedroom.

On another item, we have one floor of the hotel type glass, Level 31, which has a lot of one of's. On the notch side the glass starts to taper inwards and this section is the original clearer glass that is used up above. If we replace this entire level the glass in the notch will look out of place as it won't match the original glass in the notch lower down. Secondly we are going to have to use Viracon VS1-30 for this level to match the hotel which will be at a premium especially if Viracon is not used for the residential levels up above. The match will not be exact. There are a lot of unique and more involved details required on Level 31 because of the louvre system just above Level 31. This is the only level with non-rectangular IGU's making the fabrication costs quite a bit higher. While we are currently showing this level of glazing in the tender documents, I strongly urge the owners to consider deleting the replacement of the IGU's on this level at this time.



Ed Thiessen, P. Eng.
Principal, Building Science Specialist
604 873 1181 Ext. 268
Cell 604 341 1421



Building Engineering Ltd

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From: Ed Thiessen
Sent: Wednesday, September 28, 2011 6:21 PM
To: 'Bruce Gleig'
Cc: Kevin Ganzert; Brian Hubbs
Subject: One Wall; funding estimate for pre-bid work

Bruce

As a follow up to our meeting today, the cost estimates for the pre-bid items are as follows:

- Elevator cab adjustment and trial; replace cab finishes. \$30k
- Large scale mock-up on L5 of hotel. Re/Re/Re 6 sealed units \$40k
- Engineering/admin related to elevator and glass mock-up. \$10k

We need the strata to approve this funding. This work could happen at the same time as the tendering process. I understand that an SGM will be held on November 5th to approve this funding which is tight for our schedule but we will work with it. If this can be moved up that would be better. That November 5th meeting will be near the middle or end of the tendering process. The project schedule that I wrote up back in August is repeated below with updates in red. We will not be able to accurately determine glazing costs for the November 5th meeting which will make the voting on the preferred type of glazing more difficult. My hope is that the Nov 5th meeting is also an information meeting about the glazing choices with all of the samples of the glazing present for owner review. The glazing samples represent what is being tendered. After the bid proposals have been vetted by RDH we would put forward some options for final approval by owners which includes the glass type and which contractor gets the job. That second meeting date is yet to be determined but we don't want to wait too late in the year. We should come to an agreement on what that date should be.

Previously issued project schedule

1. Obtain third tinted option from Viracon; estimated July 31st Done and the sample is closer to the hotel
2. Owners to select preferred tinted option; August 5th Some feedback on Viracon samples and the strata council likes VS-140 or VS-130
3. Submission of samples to the City with request for approval; August 12th RDH and Nick met with City Aug 30
4. Call for proposals to design, engineer, and fabricate custom access equipment; Oct/Nov 2011 Still planned for this time frame
5. Call for proposal to fabricate and supply sealed units. We'll get pricing on tinted and clear options; Oct/Nov 2011 Still planned for this time frame but is combined into one proposal call with installation which is item #6
6. Call for proposal to remove existing sealed units and replace with new; Oct/Nov 2011 RDH is obtaining samples of the proposed IGU's types and coatings for review and approval by owners and City. Obtaining samples is very close to complete as of Sept 28th
7. Confirmation of suitability of elevator for hoisting; Sept/Oct/ 2011 Waiting owner approval and is behind schedule. RDH is developing a backup plan for getting IGU's to stage system.

8. Deadline for City's decision on sealed units January 31st, 2012. City has tentatively approved the use of VS1-40 and other more lightly tinted coatings subject to full size mockups as of our meeting on Sept 28th which is a pretty good range of choices.

The award of the contracts and final glass selection will need to be in here well before the end of the year. Keep in mind the City will want to see the glass mockups prior to the award of the contract. We could look at having the mockups made up in between getting the bid results and the SGM.

9. Fabrication of components by successful proponents; Jan/Feb/March 2012

10. Mobilize on site; April 2012

11. Construction on site; April thru September 2012

Ed Thiessen, P. Eng.

Principal, Building Science Specialist

604 873 1181 Ext. 268

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**STRATA COUNCIL MEETING MINUTES
STRATA PLAN LMS 4456 - "ONE WALL CENTRE"
938 NELSON STREET, VANCOUVER, BC**

Held on Wednesday, September 28, 2011
In the Vancouver Room – 4th Floor, South Tower

PRESENT: Bruce Gleig
Jerre Bradt
Nell Dragovan
Yousef Rastar
Michael Mathews

REGRETS: Philip Jhin
Brent Toderian, Planning Department Director, City of Vancouver
Derrin Geisheimer, Strata Agent, Ascent Real Estate Management Corporation

GUESTS: Garry Papers, Senior Development Planner, City of Vancouver
Nick Milkovich, Nick Milkovich Architects
Ed Thiessen, RDH Group

CALL TO ORDER

Council met Garry Papers and Nick Milkovich in the North Tower lobby shortly after 8:00 a.m. After brief introductions, everyone proceeded to the Vancouver Room on the Fourth Floor of the South Tower to continue the discussion.

Strata Agent Derrin Geisheimer was on holiday and unable to attend. Council members Nell Dragovan and Michael Mathews took notes for the minutes.

The meeting was called to order at 8:15 a.m.

DISCUSSION WITH CITY OF VANCOUVER

Garry Papers introduced himself, and apologized that Mr. Toderian was not present. Mr. Toderian was required by the City Manager to tend to a last minute emergency. Mr. Papers said he was authorized to speak on behalf of Mr. Toderian. He also indicated that they would be happy to schedule another meeting with Mr. Toderian if council desires. He informed council that due to a 10:00 a.m. commitment at City Hall, he would need to leave shortly after 9:30 a.m.

Mr. Papers and council commented on the beauty of Vancouver. Mr. Papers mentioned that he had lived in Abu Dhabi for a time, doing some work there at their request.

Ed Thiessen from RDH joined the meeting in progress.

Council president Bruce Gleig began the discussion by reviewing where we are. Mr. Gleig then presented a number of points on behalf of the Strata Corporation. Key points included:

- HVAC units are unable to maintain a comfortable temperature, especially on the south side, and during winter when the sun is low on the horizon.
- The mechanical systems were not properly redesigned when the glass was changed from dark to clear on the residential floors.
- The Strata owners are worried about using unproven technology because the owners do not want to face this issue again in 5 years.
- The Strata owners are very concerned about the overall appearance of the building.
- The Strata Corporation needs approval from City Hall to proceed with the window replacement. The approval needs to be documented, and building/construction permits will be needed.
- Although the hotel windows have the same mechanical defect as the residence windows, the glazing is faring better because the internal coatings are more resistant to corrosion. It may be 10 years or more before the hotel windows must be replaced. It is possible that by very carefully maintaining the desiccant, the hotel windows may achieve a near-normal life span.
- The Strata Corporation has no influence as to when the hotel might replace its windows.
- The Strata owners were not involved in the decisions to use dark glass or light glass when the building was constructed, but we are living with the consequences every day.

Finally, Mr. Gleig asked if the City would approve whatever decision the owners make at a general meeting. The Strata Council is obligated to carry out the wishes of the Strata owners to the best of its ability.

Next, Mr. Papers addressed council. First, he reviewed his professional experience. He is a licensed architect and not just a planner. He has over 20 years of experience, had designed high-rise buildings, and has 15+ years experience reviewing plans for high-rise buildings. He is well aware of the various issues that occur in such buildings, and acknowledged that there are occasional substantial failures that need to be addressed.

Mr. Papers inherited this file from Ralph Segal, former senior development planner for the City of Vancouver. Mr. Papers emphasized that he carries no emotional ties to the past decisions, and is here to help us find a solution and move forward on the repairs. He emphasized that the City is committed to a livable city, and tries to balance aesthetics, energy consumption and livability when arriving at its decisions.

Mr. Papers said that they recognize RDH as one of the best, if not the best, engineering firms in the City. They had no concerns with the content of their reports. Mr. Papers stated he had reviewed the report thoroughly, including meetings with Mr. Segal and RDH.

Mr. Papers stated that the policy of the City of Vancouver is to use clear glass for high-rise towers. He said One Wall Centre was originally intended to be a clear tower. Dark, reflective buildings from the 1970s caused significant objections by residents, so the city adopted the clear tower policy. The policy was in place long before the two-tone solution at One Wall Centre was permitted. The City assumed that the HVAC systems were designed with the clear glass in mind.

Mr. Papers indicated that we should be able to solve some of the heating issues with modern technology. He also indicated that the city would be reasonable and would not require that the Strata make major changes, such as HVAC and/or ducting upgrades. The City is willing to work with us but cannot simply agree to approve anything we might propose.

Mr. Papers described the process for repair/replacement projects such as our glazing situation. In general, if the proposal specifies the exact material, or something judged to be a "replacement in

kind", then the permits could be granted in perhaps one month or so. If the replacement material were considered significantly different, it would trigger a "design review" approval, which takes considerable time. A design review might even need to be approved by the City Council. Mr. Gleig asked about the chances of approval if the Strata Corporation asked for approval to use the same glass as the hotel floors. After some consideration, Mr. Papers said the odds of obtaining approval for that design change would be very low, perhaps less than 20%.

Mr. Rastar compared recent sales prices and noted that he had successfully obtained a lowered assessment value. He mentioned that this directly affects the City's tax revenue. Mr. Papers stated that he was aware of this.

Ed Thiessen brought two glazing samples from Viracon. One was VS1-40 and the other was VS1-35. VS1-35 is essentially what the hotel uses today, while VS1-40 was somewhat lighter and less reflective, but was still in the bluish gray range used by the hotel, rather than the greenish tint that is currently in place on the residential floors. Mr. Papers said he had examined the glazing samples from RDH. Mr. Papers said that the VS1-40 might be permitted as an in-kind replacement. The bluish tint would improve the colour compatibility with the hotel floors and would likely be approved. Mr. Papers said there should be a glazing choice that is in the "sweet spot". This means that the glazing choice improves the appearance of the building, solves the internal temperature problem, but does not change the appearance so much that it requires a full design review.

Mr. Papers would like to see a full mockup built using our top two or three candidates. Ideally, these mockups would be installed side by side for best comparisons. Small glass samples viewed indoors under fluorescent lights tend to look very different than full-sized windows installed in a building. Mr. Milkovich also encouraged us to do full scale mockups.

There was a discussion of the 31st residential floor, which has the same glazing as the hotel floors and includes some odd-shaped panels. Mr. Papers, RDH and council acknowledged that the 31st floor presents unique issues that must be addressed.

The bottom line is that the City is open to working with Strata Council towards the goal of a livable building. Livability, aesthetics and energy consumption will all be considered. Ms. Dragovan asked for a definition of livability. Mr. Papers suggested that we talk to a mechanical consultant.

Council thanked Mr. Papers for his attendance. Mr. Papers left the meeting at 9:38 a.m.

DISCUSSION WITH CONSULTANTS

Next, Mr. Thiessen spoke about the costs, availability and other factors influencing our decision. Council will need to decide which options we want to use for the mockups. The Viracon glass has the bluish tint that harmonizes with the hotel glass. The hotel glass is called Midnight Blue.

Costs to replace the glass include roughly \$1M for access; \$1.5 to \$2M for the glass (add \$1M extra for Viracon glass); remainder for installation. Budget will be roughly \$5M to \$6M depending on the exact glazing option. Viracon is more costly because they have a monopoly on their technology. The internal coatings are stainless steel rather than silver alloys.

Another consideration with Viracon is that they typically only manufacture the product once per year. This year's manufacturing run has been completed. The strata would need approximately 50,000 square feet of glass to complete the project. Perhaps this could be enough to convince Viracon to make a special run, but it would not be certain.

Council and Mr. Thiessen discussed the next steps. The swing stage is a gating issue and needs to go out to tender soon. Mr. Thiessen said that he and Kevin Ganzert (also from RDH) would continue to work on the requests for proposal for glazing and installation as well as the swing stage. They also need to get started soon to test whether the elevators can be modified to transport the glazing units to each floor.

The proposals will not be binding, and there will be some flexibility in changing the final specifications before council signs a contract. However, we probably don't want to request 10 different glazing quotes if only 2 or 3 are under serious consideration.

Mr. Thiessen suggested that we make two mockups. One should use the Viracon VS1-40 and the other should be something that is similar. He does not recommend a mockup that is similar to the current clear/green tinted glazing.

Council discussed the warranty issues. Mr. Thiessen advised that RDH is requesting a 10-year warranty that includes both the glazing and the labour. Typical warranties would be 5-years for labour and 10-years for the glazing. That could result in substantial expenses if the glazing fails in year 6 through 10.

Council discussed the upcoming HST changes. Ms. Dragovan stated that the HST is scheduled to be fully removed by March 2013. Quotations for 2012 will have HST included. It is unclear if the restored PST would apply to services and labour. Under the old GST system, PST did not generally apply for these. If PST is reinstated as it was before, there could be some significant savings available.

Council thanked Mr. Thiessen and Mr. Milkovich for their attendance. Both left the meeting about 11:15 a.m.

Council intends to schedule a Special General Meeting as soon as practicable. At this SGM, Council and our consultants will brief the owners on the window replacement project. Owners will have a chance to ask questions and look at the latest glazing samples. Council also will present resolutions to authorize funds for the next phases of the work. Work needs to begin very soon on some of the preconstruction projects. Owners are strongly encouraged to attend this SGM in person if possible, or to designate a proxy to have your wishes represented.

BUSINESS ARISING

Since this meeting was arranged primarily to meet with the City of Vancouver, council did not consider any open items from the September meeting. All such items will be carried over to the next regular council meeting.

CORRESPONDENCE

Council reviewed a few recent items reported by the concierge and/or strata owners. In all cases, additional consultation or information was needed; therefore, no final decisions were made at this time.

ADJOURNMENT

There being no further business to transact, the meeting was adjourned at 11:50 a.m.

NEXT MEETING

The next council meeting is tentatively scheduled for Friday, November 4, at 9:30 a.m. Place to be announced.

Michael Mathews
Secretary, Strata Plan LMS 4456

When you sell your property, you may be requested to produce at least two years of strata council meeting minutes. Therefore, it is recommended to properly file and retain the entire year's strata records. Service charges apply to obtain additional copies of the strata meeting minutes from the managing agency. Meeting minutes are posted on the strata corporation's website, www.onewallcentre.ca, shortly after they are distributed to owners.

3/4 VOTE RESOLUTION #1: Pre-Construction Items

WHEREAS, the Strata Corporation LMS 4456 would like to use RDH Engineering to fit the elevator cab and make adjustments to the elevator cab for transporting the replacement glass units (trial of proposed system) and RDH proposes to provide a large scale mock-up of the optional glazing for the pre-construction phase of the window replacement program.

BE IT RESOLVED, by a $\frac{3}{4}$ vote of the Owners of Strata Corporation LMS 4456 – “One Wall Centre”, that RDH Engineering be approved to fit the elevator cab and make adjustments to the elevator cab for transporting the replacement glass units (trial of proposed system) and RDH will provide a large scale mock-up of the optional glazing for the pre-construction phase of the window replacement program. These pre-construction items and services proposed by RDH Building Engineering Ltd. for the pre-construction phase of the window replacement program to be authorized at a cost of \$100,000 (one hundred thousand dollars) to be funded by the Contingency Reserve Fund.

3/4 VOTE RESOLUTION #2: Additional Window Vents

WHEREAS, the Strata Corporation LMS 4456 has been provided information by RDH Engineering on additional window vents (see attached email dated March 29, 2011 from RDH).

BE IT RESOLVED, by a $\frac{3}{4}$ vote of the Owners of Strata Corporation LMS 4456 – “One Wall Centre”, that RDH Engineering be approved to include in their tender package the request for additional window vents for the Strata Corporation LMS 4456 – “One Wall Centre”.

Derrin Geisheimer

From: Bruce Gleig <gleigs@gmail.com>
Sent: March-29-11 10:11 AM
To: Ed Thiessen
Cc: Bruce Gleig; Jerre Bradt; Michael Mathews; Nell Dragovan; Philip Jhin; Yousef Rastar; Derrin Geisheimer
Subject: Re: One Wall Centre fenestration changes
Attachments: image002.gif

Thanks Ed. We will add this to the agenda for the next general meeting with the owners. Regards, Bruce

On Mon, Mar 28, 2011 at 9:06 PM, Ed Thiessen <EThiessen@rdhbe.com> wrote:
Bruce

I have attached drawings in jpeg form of where new operable vents would added so that all bedrooms (almost) would have at least one operable vent. The drawings are elevations and floor plans. These additional windows are the same size as the existing awning type (18"x66") and would entail the installation of two additional horizontals that would be custom made to fit in the existing mullion system. New dies would likely be required to make the sections we need and are shown in the attached details. There are 68 vents that line up nicely in a vertical line for most floors and then 7 odd ones. To meet the need to ventilate most bedrooms you need 75 vents but if you want a more repetitive look then 68 would be better. You should also look at where the vents are going in plan relative to the interior space. I am not sure if the interior wall layouts are completely accurate but that can be confirmed.

An approximate cost for the 75 possible additional vents (630 sq ft) is \$125,000 or about \$1700 per window. Please let me know if you want to include this in the tender package and if you want the 68 vents or 75 vents. Costs can be further refined with input from glazing contractors but we await your general approval to proceed.

I have cc'd this to Nick Milkovich so he is aware of the possible changes. The existing awning vents are not very noticeable when they are closed and when they are open they are generally open in a random pattern.

We will be obtaining glazing samples in next month for review with the owners at an upcoming meeting.

Ed Thiessen, P. Eng.
Principal, Building Science Specialist
604 873 1181 Ext. 268
Cell 604 341 1421



Building Engineering Ltd

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The $\frac{3}{4}$ Vote Resolutions #3 and #4 will only be presented if $\frac{3}{4}$ Vote Resolution #2 is approved by a $\frac{3}{4}$ vote..

3/4 VOTE RESOLUTION #3: Option A – 75 Additional Window Vents

WHEREAS, the Strata Corporation LMS 4456 has authorized RDH Engineering to include in their tendering package the request for additional window vents,

BE IT RESOLVED, by a $\frac{3}{4}$ vote of the Owners of Strata Corporation LMS 4456 – “One Wall Centre”, that RDH Engineering be approved to include in their tender package the request for 75 additional window vents for the Strata Corporation LMS 4456 – “One Wall Centre”.

3/4 VOTE RESOLUTION #4: Option B – 68 Additional Window Vents

WHEREAS, the Strata Corporation LMS 4456 has authorized RDH Engineering to include in their tendering package the request for additional window vents,

BE IT RESOLVED, by a $\frac{3}{4}$ vote of the Owners of Strata Corporation LMS 4456 – “One Wall Centre”, that RDH Engineering be approved to include in their tender package the request for 68 additional window vents for the Strata Corporation LMS 4456 – “One Wall Centre”.