

CCC 408

- Castlebrook Village

Owners' Information Meeting:
Building Restoration Project

Agenda

1. Welcome and Introductions
2. Restoration Project Background
3. Required Repairs
4. Progress to Date
5. Next Steps
6. Adjournment

What is this project about?

- The Corporation, with the assistance of IRC Building Sciences, is undertaking a large restoration project
- The scope of the project includes:
 - Brick repairs
 - Siding repairs
 - Concrete parging
 - Caulking
 - Metal lintel repairs
 - Eavestroughs and Painting
- All units/blocks will be affected

Why do we need to do this?

- We regularly receive repair and maintenance requests from residents to repair damaged bricks, siding, foundations, leaks, etc.
- The Board decided to engage an engineering consulting firm (IRC) last summer to conduct a complete professional review of the property and document all of the maintenance requirements
- IRC completed the report in late November
- The report showed that almost every unit required various repairs and that our past piecemeal approach was no longer sufficient
- The Board decided to put together a specification for a large scale project to bring all units up to the same standard

**100% of 29 blocks require repairs
& 15 - 30 deficiencies
were identified per block**

Source: IRC Building Condition Assessment, 2022

Required Repairs

Bricks

Siding

Parging

Eaves

Painting



IRC findings

About IRC

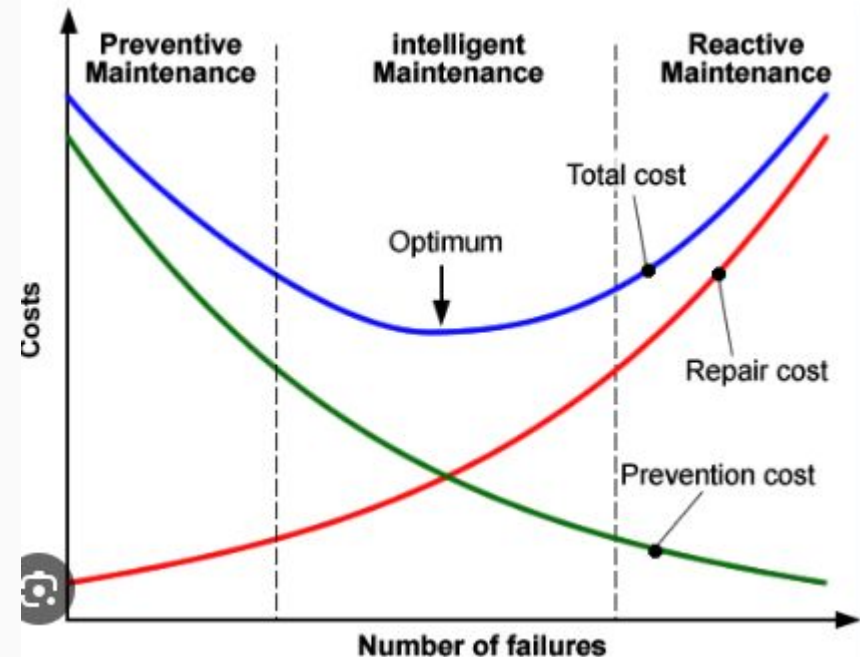
What we have done for CCC 408:

- Two complete door-to-door inspection of every townhouse - front, back and side, looking for and documenting deficiencies
- Produced detailed report listing deficiencies by address, by type, and by priority/risk (15-30 deficiencies identified per block)
- Created and managed a detailed tender to solicit bids for required repairs
- Reviewed 5 bids and recommended moving forward with top contractor

IRC findings

Our findings:

- CCC 408 went through many years where inspections were inadequate and required maintenance and repair was lacking. As a result, some relatively small problems have become big, and very costly, problems
- Graphic shows what happens, and the impact on costs, when this happens



IRC findings

Highlights:

- Significant brick repair and replacement work is required at just about every townhouse.
- Initial estimate is that we need to replace 2870 bricks and repair the mortar between 2060 linear feet of bricks



Photo 10: Priority 1 brick replacement

IRC findings

Highlights:

- Many siding to soffit edges were observed to be lifted off as well as uneven siding creating gaps
- Most of the stairs (front and back) are delaminated, debonded with gaps between the walls and ground, and many have visible rust
- Almost every unit with stairs at the front has wet bricks around the edges that need to be repointed and foundation with cracks



Photo 3: Typical siding lift up

IRC findings



Photo 4: Typical garage trim at corners



Photo 7: Observed exposed foundation from cracking.



Photo 8: Foundation missing

How, when will work take place

What owners should expect

- Work expected to begin within weeks and continue through summer and fall
- Contractor is expected to work block by block
- All work expected to take place on exterior; there should be no need for workers to enter your home
- Noise is to be expected
- We will attempt to notify owners prior to work beginning at their block.
- Please do not engage with contractors. If you have a question or comment, contact CIPM at service408@cimanagement.ca

Progress to Date and Next Steps

A specification and tender document was created and sent to six local general contractors. Five bids were received.

The Board and IRC are reviewing the bids and will contract with the best bidder from among those received.

We hope to start the work as soon as possible thereafter.

With the engineer and management, the winning contractor will conduct an inspection on each block of units prior to starting. This will validate the building condition assessment report and sets the work to be done at that block.

Work is anticipated to take most of the summer.

A schedule will be developed and each block of units will be notified when work is set to begin at their unit.

Expected costs and impact on condo fees

- Initial forecast is for repairs to be completed by tender contract to cost about \$500,000, an average of about \$3,150 per unit
- Costs may increase after contractor begins tearout of problem areas and discovers full extent of the problems
- Cost of consulting fees (additional work by IRC to oversee repairs, review estimates and invoices, etc.) TBD, but could be multiple thousands
- Reserve Fund has sufficient funds to pay for these services
- Long-term budget impact TBD. Reserve Fund Study to be done later this year will determine impact on condo fees

The Bottom Line

This work is long overdue, and simply must be done – ASAP – to prevent further decay and protect the value and integrity of your homes and investments

**Your Board is committed
to maintaining the value
of our condominium
and your individual units**

Thanks!

Contact us:

service408@cimanagement.ca