



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

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for the Queen Anne Apartments, located at 12184, 12186, 12188, & 12190 224th Street, Maple Ridge, British Columbia (the “Buildings”)

I am a professional engineer at Egis in Canada, formerly known as McIntosh Perry Limited. I oversaw the bidding process for the balcony and exterior wall repair and replacement project (the “Project”) at the Buildings owned by CAPREIT Limited Partnership.

CC Management Services, a division of what was then McIntosh Perry Limited (“CCMS”), put out a call for bids from contractors in January 2021 for the Project. Two bids were received, and CCMS recommended that The Restorers Group be selected to complete the Project. CAPREIT Limited Partnership approved the recommendation from CCMS and The Restorers Group was retained for the Project.

The scope of work for the Project was as follows:

- **Balconies**: The balcony portion of the project included removal of the front header assembly across the balcony and all associated metal fascia and soffit trim. The headers were cut as required to facilitate the installation of dual header replacements across the front of each balcony on the second and third floors of each Building. The waterproofing membrane was removed from decks on the second and third floors and the underlying wood sheathing was removed and replaced where needed due to deterioration. The balcony enclosures for the first floor balconies were removed down to the concrete, and deteriorated concrete was repaired as needed. New waterproofing membrane was then installed over top of the balcony decks once underlying framing had been inspected and repaired as necessary. Any deteriorated wood joist framing was removed and replaced and the Buildings were examined to determine if wood rot extended into the Buildings. Sealant was removed and replaced or applied where missing at joints within the exterior wall assembly or within the balcony wall assembly where needed. The existing joists were cut back within the balcony area perimeter where required, and new header joists were installed to form new balcony floor assembly to finish header and provide support for the new railing assembly. This work included the supply and installation of new metal drip edge flashing. New aluminum post and picket panel railing assembly was installed across the balcony edges at each floor level following completion of deck repairs where the existing balcony railing had been removed. All balcony divider wall panels were removed and replaced, as the existing dividing wall panels contained asbestos.
- **Exterior Walls**: Deteriorated or cracked brickwork within the wall assembly was removed and replaced. The metal shelf angels and lintels were cleaned, primed, and



painted and new through wall flashing, including fastening bars, was installed. Deteriorated mortar joints were routed out and repointed. Deteriorated sealant was removed and replaced or applied where missing as necessary. The existing sealant was replaced as it contained asbestos.

Although the scope of work above describes building components that were deteriorated, cracked, or otherwise damaged, this does not mean that these building components were not maintained properly. Unreasonable and inadequate maintenance of a building component is not to be confused with the need to replace building components that have worn due to decades of use, like in this case. The replacements described in the scope of work were not required due to inadequate or unreasonable maintenance. They were required because the building components were decades old and past their estimated useful life.

The above-noted work was completed at all four Buildings. It is anticipated that the work completed will have an estimated useful life of significantly over five years, but this is an estimate only and not a warranty. Aside from regular maintenance and minor repair work, it is estimated that CAPREIT Limited Partnership will not need to undertake a similar project for well over five years – this is also just an estimate and not a warranty. This information is provided solely for the assistance of the BC Residential Tenancy Branch in understanding the expected life of these types of building components in general terms, and to explain that they are expected to last over five years.

I am aware this letter will be provided to the BC Residential Tenancy Branch by CAPREIT Limited Partnership to provide information to the tribunal with respect to the scope of the Project in support of CAPREIT Limited Partnerships application for an additional rent increase for the Buildings. This letter may not be used for any other purpose.

Sincerely,

SMALL FORMAT



Doru Cornescu, P. Eng.
Egis in Canada