



# **CERTIFICATE OF PAYMENT No.1**

PROJECT: Queen Anne Apartment – Podium Membrane Payment No.: 1

Renewal

Project No.: 24-00179 PO #: 8502895

TO: Mustafa Qassim, CAPREIT DATE: 2024-09-23

Adam Sharkawy, CAPREIT

Evoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim #1. This submission is for the 1st Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 1	This certificate indicates the amount to be paid to the
		Contractor, with the money associated with the Builders Lien
		Holdback to be deposited into an established Trust Account.
1	Invoice No. 275	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.
		current account status.

<sup>&</sup>quot;The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is **\$2,329.43** (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is **\$246.50** (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.

Erfan Attar, EIT

Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

**Project:** Queen Anne Apartments, Maple Ridge, BC

Invoice #: Progress Draw #1 (Invoice #275)

**Date:** 09/23/2024



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Item#	Description	Contract Amount		Progress to Date	Previously Billed	This Period
	Mobilization and Demobilization	\$8,506.00		, ,	\$ -	\$2,126.50
	Site Protection	\$3,385.00			\$ -	\$338.50
	Other Overhead	\$2,000.00			\$ -	\$0.00
	Demolition and Surface Prep.	\$27,480.00			\$ -	\$0.00
3.1	Traffic coating and all required sealant	\$103,440.00	0.00%	\$ -	\$ -	\$0.00
	Labour and materials for minor concrete repairs					
4.1	(top side - horizontal)	\$10,800.00	0.00%	\$ -	\$ -	\$0.00
	Labour and materials for Major concrete repairs					
4.2	(top side - horizontal)	\$5,400.00	0.00%	\$ -	\$ -	\$0.00
	Labour and materials for minor concrete repairs (bottom side					
4.3	- horizontal)	\$19,800.00	0.00%	\$ -	\$ -	\$0.00
	Labour and materials for Major concrete repairs					
4.4	(bottom side - horizontal)	\$19,800.00	0.00%	\$ -	\$ -	\$0.00
4.5	Labour and materials for rebar replacement	\$7,200.00	0.00%	\$ -	\$ -	\$0.00
4.6	Slab edge repair	\$4,500.00	0.00%	\$ -	\$ -	\$0.00
4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	0.00%	\$ -	\$ -	\$0.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	0.00%	\$ -	\$ -	\$0.00
4.9	Labour and materials for drain installation (including scanning	\$10,080.00	0.00%	\$ -	\$ -	\$0.00
	Labour and materials for drain pipe installation (including					
4.10	connection to existing drain pipe)	\$46,440.00	0.00%	\$ -	\$ -	\$0.00
	Labour and materials for concrete crack repairs under 1/16"					
4.11	(including detailing and sealing)	\$8,280.00	0.00%	\$ -	\$ -	\$0.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	0.00%	\$ -	\$ -	\$0.00
	Gutters and rainwater leaders	\$10,800.00	0.00%	\$ -	\$ -	\$0.00
6.1	Material Allowance	\$10,000.00	0.00%	\$ -	\$ -	\$0.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$ -	\$ -	\$0.00
	Sub Total	\$314,191.00			\$ -	\$2,465.00
Changes	Change Description			, , , , , , , , , , , , , , , , , , , ,		1
C1	•	\$ -	0.00%	\$ -	\$ -	\$0.00
	Total Approved Changes	\$ -				, , , , ,

Original Contract Amount	\$314,191.00
Approved Change Orders	\$ -
Revised Contract Amount	\$ 314,191.00
Progress to Date	\$2,465.00
Minus: Previously Billed	\$ -
Subtotal	\$ 2,465.00
Minus: 10% Holdback	\$ 246.50
Subtotal	\$ 2,218.50
5% GST	\$ 110.93
Payment This Month	\$ 2,329.43



6976 Palm Avenue Burnaby, BC V5J 4M3 Phone: 604-423-5383

**CAPREIT Limited Partnersip** Customer:

**Job #:** 24-009

12184 224th St. (Queen Anne) - Parkade Repair Job Name:

Application #: 1.0
From Date: Aug 1, 2024
To Date: Aug 31, 2024

# **PROGRESS BILLING APPLICATION**

#### **C**ONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	0.00	25.00	25.00	0.00	2,126.50	2,126.50
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	0.00	10.00	10.00	0.00	338.50	338.50
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

												ı		
	concrete repairs (vertical)													
4.08	Labour and materials for Major	sq.ft	50.00	48.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	concrete repairs (vertical)							0.00				0.00		0.00
	Labour and materials for drain													
	installation (including scanning,													
4.09	coring, drain body supply, pipe	Ea	6.00	1,680.00	10,080.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	supply and installation, pipe													
	connection and waterproofing)													
	Labour and materials for drain													
4.10	pipe installation (including	lin.ft	300.00	154.80	46 440 00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.10	connection to existing drain	IIII.IL	300.00	154.80	46,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	pipe)													
	Labour and materials for													
4 1 1	concrete crack repairs under	lin.ft	200.00	27.00	0.200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.11	1/16" (including detailing and	iin.rt	300.00	27.60	8,280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	sealing)													
	Labour and materials for													
4.12	parging on topside of the	sq.ft	600.00	10.80	6,480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	podium													
		LS -	1.00	0.00	10,000,00	2.22	0.00	0.00	0.00	0.00	0.00	0.00	2.22	0.00
5.1	Gutters and rainwater leaders	LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							0.00	2,465.00	2,465.00

## **CHANGE ORDERS**

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
					0.00							0.00	0.00	0.00

## CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	<b>Current Application</b>	Completed to Date
314,191.00	0.00	2,465.00	2,465.00

#### **PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Value \$314,191.00

**Authorized Changes To Date** \$0.00

Contract Sum To Date \$314,191.00

Work Completed to Date \$2,465.00

**Total Holdback to Date** \$246.50

Work Completed Less Holdback \$2,218.50

Total Work Completed from Previous Applications \$0.00

Amount Payable This Application \$2,218.50

**Balance To Finish Including Holdback** \$311,972.50



#### **Assessment Department Location Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Edge Group West Ltd. 14 Meteor Drive ETOBICOKE, ON M9W 1A4 March 22, 2024

Person/Business: EDGE GROUP WEST LTD.

Account number: 200380614

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2025.

This firm has had continuous coverage with us since July 27, 2020.

**Employer Service Centre Assessment Department** 

Clearance Reference #: C134681290

**CLRAAA** 



**CAPREIT Limited Partnership** 11 Church Street, Suite 401 Toronto ON M5E 1W1

#### **BILLING ADDRESS**

Invoices must be sent to the following address(email preferred):

**CAPREIT Limited Partnership** 11 Church Street, Suite 401 Toronto ON M5E 1W1

apinvoices-can@capreit.net

#### SUPPLIER

EDGE GROUP WEST LTD. 6976 PALM AVE BURNABY BC V5J 4M3

#### **Purchase Order**

8502895

This number must appear on all packing slips, shipping documents, packages and invoices. Terms & conditions attached.

**INFORMATION** Version: 0

Date 09/18/2024 CAD Currency

ANITA DOWNIE Buyer

Phone

E-mail a.downie@capreit.net

Terms Net due in 30 days / Holdback10%

Tender # PR-BC-2024-06-14, Tender Issue date 06/14/2024 12184 224th Street, Maple Ridge BC

Garage Repairs per signed CCDC

#### SHIP TO

Queen Anne Apartments / 12184 224 STREET / MAPLE RIDGE BC V2X 6B6 / 778-372-4278

LN	DESCRIPTION	QUANTITY	UNIT PRICE	NET AMOUNT	DELIVERY
1	Repair of Parking Garage	1 Each	314.191.00	314.191.00	12/06/2024

TERMS & CONDITIONS OF THIS ORDER

1.THIS SUPPLIER/EMPLOYER AND ALL OF ITS EMPLOYEES AND/OR SUBCONTRACTORS SHALL WORK IN STRICT ACCORDANCE WITH THE REGULATIONS OF THE PROVINCIAL OCCUPATIONAL HEALTH AND SAFETY ACT

2. ACKNOWLEDGE RECEIPT OF THIS ORDER, SPECIFYING PRICES AND A SHIPPING DATE

3. MAKE NO SUBSTITUTIONS OR CHANGES WITHOUT AUTHORITY FROM US

4. WE RESERVE THE RIGHT TO CANCEL THIS ORDER, IF SHIPMENT IS NOT MADE AS PROMISED 5. THIS ORDER MUST NOT BE BILLED AT HIGHER PRICES

**TOTAL** 314,191.00 CAD Plus applicable taxes

President and CEO

Chief Financial Officer





# **CERTIFICATE OF PAYMENT No.2**

PROJECT: Queen Anne Apartment – Podium Membrane Payment No.: 2

Renewal

Project No.: 24-00179 PO #: 8502895

TO: Mustafa Qassim, CAPREIT DATE: 2024-10-11

Adam Sharkawy, CAPREIT

Evoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim #2. This submission is for the 2nd Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal.** Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 2	This certificate indicates the amount to be paid to the
		Contractor, with the money associated with the Builders Lien
		Holdback to be deposited into an established Trust Account.
1	Invoice No. 279	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.
		current account status and statutory declaration of progress
		payment distribution.

<sup>&</sup>quot;The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is \$ \$72,752.72 (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is \$ \$7,698.70 (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.

**Erfan Attar, EIT** 

Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

**Project:** Queen Anne Apartments, Maple Ridge, BC

Invoice #: Progress Draw #2 (Invoice #279)

**Date:** 2024-10-11



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Item #	Description	Contract Amount		_	Previously Billed	This Period
	Mobilization and Demobilization	\$8,506.00		, , , , , , , , , , , , , , , , , , , ,	\$ 2,126.50	\$2,126.50
	Site Protection	\$3,385.00		, , , , , , , , , , , , , , , , , , , ,	\$ 338.50	\$1,692.50
	Other Overhead	\$2,000.00		, , , , , , , , , , , , , , , , , , , ,		\$1,000.00
	Demolition and Surface Prep.	\$27,480.00			\$ -	\$13,740.00
3.1	Traffic coating and all required sealant	\$103,440.00	0.00%	\$ -	\$ -	\$0.00
	Labour and materials for minor concrete repairs					
4.1	(top side - horizontal)	\$10,800.00	100.00%	\$ 10,800.00	\$ -	\$10,800.00
	Labour and materials for Major concrete repairs					
4.2	(top side - horizontal)	\$5,400.00	100.00%	\$ 5,400.00	\$ -	\$5,400.00
	Labour and materials for minor concrete repairs (bottom side					
4.3	- horizontal)	\$19,800.00	10.67%	\$ 2,112.00	\$ -	\$2,112.00
	Labour and materials for Major concrete repairs					
4.4	(bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ -	\$19,800.00
4.5	Labour and materials for rebar replacement	\$7,200.00	0.00%	\$ -	\$ -	\$0.00
4.6	Slab edge repair	\$4,500.00	100.00%	\$ 4,500.00	\$ -	\$4,500.00
4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	10.00%	\$ 240.00	\$ -	\$240.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	34.00%	\$ 816.00	\$ -	\$816.00
4.9	Labour and materials for drain installation (including scanning	\$10,080.00	0.00%	\$ -	\$ -	\$0.00
	Labour and materials for drain pipe installation (including					
4.10	connection to existing drain pipe)	\$46,440.00	0.00%	\$ -	\$ -	\$0.00
	Labour and materials for concrete crack repairs under 1/16"					
4.11	(including detailing and sealing)	\$8,280.00	100.00%	\$ 8,280.00	\$ -	\$8,280.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	100.00%	\$ 6,480.00	\$ -	\$6,480.00
5.1	Gutters and rainwater leaders	\$10,800.00	0.00%	\$ -	\$ -	\$0.00
6.1	Material Allowance	\$10,000.00	0.00%	\$ -	\$ -	\$0.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$ -	\$ -	\$0.00
	Sub Total	\$314,191.00	25.29%	\$ 79,452.00	\$ 2,465.00	\$76,987.00
Changes	Change Description					
C1		\$ -	0.00%	\$ -	\$ -	\$0.00
	Total Approved Changes	\$ -				

Original Contract Amount	\$ 314,191.00
Approved Change Orders	\$ -
Revised Contract Amount	\$ 314,191.00
Progress to Date	\$ 79,452.00
Minus: Previously Billed	\$ 2,465.00
Subtotal	\$ 76,987.00
Minus: 10% Holdback	\$ 7,698.70
Subtotal	\$ 69,288.30
5% GST	\$ 3,464.42
Payment This Month	\$ 72,752.72



6976 Palm Avenue Burnaby, BC V5J 4M3 Phone: 604-423-5383

**CAPREIT Limited Partnersip** Customer:

**Job #:** 24-009

12184 224th St. (Queen Anne) - Parkade Repair Job Name:

Application #:
From Date:
To Date: Sep 1, 2024 Sep 30, 2024

# **PROGRESS BILLING APPLICATION**

#### **C**ONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	25.00	25.00	50.00	2,126.50	2,126.50	4,253.00
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	10.00	50.00	60.00	338.50	1,692.50	2,031.00
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	0.00	50.00	50.00	0.00	1,000.00	1,000.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	0.00	50.00	50.00	0.00	13,740.00	13,740.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	0.00	200.00	200.00	0.00	100.00	100.00	0.00	10,800.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	0.00	100.00	100.00	0.00	100.00	100.00	0.00	5,400.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	0.00	32.00	32.00	0.00	10.67	10.67	0.00	2,112.00	2,112.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	0.00	300.00	300.00	0.00	100.00	100.00	0.00	19,800.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	0.00	50.00	50.00	0.00	100.00	100.00	0.00	4,500.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	0.00	5.00	5.00	0.00	10.00	10.00	0.00	240.00	240.00

	concrete repairs (vertical)													
4.08	Labour and materials for Major	sq.ft	50.00	48.00	2,400.00	0.00	17.00	17.00	0.00	34.00	34.00	0.00	816.00	816.00
4.08	concrete repairs (vertical)	sq.it	50.00	48.00	2,400.00	0.00	17.00	17.00	0.00	34.00	34.00	0.00	816.00	816.00
	Labour and materials for drain													
	installation (including scanning,													
4.09	coring, drain body supply, pipe	Ea	6.00	1,680.00	10,080.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	supply and installation, pipe													
	connection and waterproofing)													
	Labour and materials for drain													
4.10	pipe installation (including	lin.ft	300.00	154.80	46,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.10	connection to existing drain		300.00	134.60	40,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	pipe)													
	Labour and materials for													
4.11	concrete crack repairs under	lin.ft	300.00	27.60	8,280.00	0.00	300.00	300.00	0.00	100.00	100.00	0.00	8,280.00	8,280.00
4.11	1/16" (including detailing and		300.00	27.00	8,280.00	0.00	300.00	300.00	0.00	100.00	100.00	0.00	8,280.00	8,280.00
	sealing)													
	Labour and materials for													
4.12	parging on topside of the	sq.ft	600.00	10.80	6,480.00	0.00	600.00	600.00	0.00	100.00	100.00	0.00	6,480.00	6,480.00
	podium													
5.1	Gutters and rainwater leaders	LS -	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
J.1	dutters and rainwater leaders	LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							2,465.00	76,987.00	79,452.00

# CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
					0.00							0.00	0.00	0.00

## CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	Current Application	Completed to Date		
314,191.00	2,465.00	76,987.00	79,452.00		

#### **PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Value \$314,191.00

**Authorized Changes To Date** \$0.00

Contract Sum To Date \$314,191.00

Work Completed to Date \$79,452.00

**Total Holdback to Date** \$7,945.20

Work Completed Less Holdback \$71,506.80

**Total Work Completed from Previous Applications** \$2,218.50

Amount Payable This Application \$69,288.30

Balance To Finish Including Holdback \$242,684.20



#### **Assessment Department Location Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Edge Group West Ltd. 14 Meteor Drive ETOBICOKE, ON M9W 1A4 March 22, 2024

Person/Business: EDGE GROUP WEST LTD.

Account number: 200380614

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2025.

This firm has had continuous coverage with us since July 27, 2020.

**Employer Service Centre Assessment Department** 

Clearance Reference #: C134681290

**CLRAAA** 

# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2018

To be made by the Contractor as a condition for either	Application for payment number1
second and subsequent progress payments; or release of holdback.	dated is the last
Information Appearing in the Contract Documents	application for payment for which the Contractor has received payment.
Name of Project	
Parkade Concrete Repairs and Coating Queen Anne Apartments, 12184 224th Street, Maple 1	Ridge BC
Date of Contract: August 8 2024	
Name of Owner	Name of Contractor
CAPREIT Limited Partnership	Edge Group West Ltd.
Contractor, and as such have authority to bind the Contractor, labour, subcontracts, products, services, and construction mach Contractor in the performance of the work as required by the responsible, have been paid in full as required by the Contract identified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld.  I make this solemn declaration conscientiously believing it to be	an authorized signing officer, partner or sole proprietor of the and have personal knowledge of the fact that all accounts for hinery and equipment which have been incurred directly by the Contract, and for which the Owner might in any way be held tup to and including the latest progress payment received, as has been identified to the party or parties from whom payment be true, and knowing that it is of the same force and effect as if
made under oath.  Declared before me in Toronto, ON this  City/Town and Province  Daniel Piacampo	Tania Olivia Stalteri, a Commissioner, etc., Province of Ontario, for Edge Group Ltd. Expires May 11, 2026
The making of a false or fraudulent declaration is a contrave	This agreement is protected by copyright and is intended by the

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A - 2018.

including fines or imprisonment.

Criminal Code of Canada, and could carry, upon conviction, penalties

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.





**CAPREIT Limited Partnership** 11 Church Street, Suite 401 Toronto ON M5E 1W1

#### **BILLING ADDRESS**

Invoices must be sent to the following address(email preferred):

**CAPREIT Limited Partnership** 11 Church Street, Suite 401 Toronto ON M5E 1W1

apinvoices-can@capreit.net

#### SUPPLIER

EDGE GROUP WEST LTD. 6976 PALM AVE BURNABY BC V5J 4M3

#### **Purchase Order**

8502895

This number must appear on all packing slips, shipping documents, packages and invoices. Terms & conditions attached.

**INFORMATION** Version: 0

Date 09/18/2024 CAD Currency

ANITA DOWNIE Buyer

Phone

E-mail a.downie@capreit.net

Terms Net due in 30 days / Holdback10%

Tender # PR-BC-2024-06-14, Tender Issue date 06/14/2024 12184 224th Street, Maple Ridge BC

Garage Repairs per signed CCDC

#### SHIP TO

Queen Anne Apartments / 12184 224 STREET / MAPLE RIDGE BC V2X 6B6 / 778-372-4278

LN	DESCRIPTION	QUANTITY	UNIT PRICE	NET AMOUNT	DELIVERY
1	Repair of Parking Garage	1 Each	314.191.00	314.191.00	12/06/2024

TERMS & CONDITIONS OF THIS ORDER

1.THIS SUPPLIER/EMPLOYER AND ALL OF ITS EMPLOYEES AND/OR SUBCONTRACTORS SHALL WORK IN STRICT ACCORDANCE WITH THE REGULATIONS OF THE PROVINCIAL OCCUPATIONAL HEALTH AND SAFETY ACT

2. ACKNOWLEDGE RECEIPT OF THIS ORDER, SPECIFYING PRICES AND A SHIPPING DATE

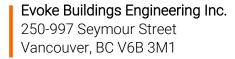
3. MAKE NO SUBSTITUTIONS OR CHANGES WITHOUT AUTHORITY FROM US

4. WE RESERVE THE RIGHT TO CANCEL THIS ORDER, IF SHIPMENT IS NOT MADE AS PROMISED 5. THIS ORDER MUST NOT BE BILLED AT HIGHER PRICES

**TOTAL** 314,191.00 CAD Plus applicable taxes

President and CEO

Chief Financial Officer





# **CERTIFICATE OF PAYMENT No.3**

PROJECT: Queen Anne Apartment – Podium Membrane Payment No.: 3

Renewal

Project No.: 24-00179 PO #: 8502895

TO: Mustafa Qassim, Adam Sharkawy, DATE: 2024-11-26

Andrew Ross - CAPREIT

Evoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim #3. This submission is for the 3<sup>rd</sup> Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal.** Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 3	This certificate indicates the amount to be paid to the
		Contractor, with the money associated with the Builders Lien
		Holdback to be deposited into an established Trust Account.
1	Invoice No. 287	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.'s current account status and statutory declaration of progress
		payment distribution.

<sup>&</sup>quot;The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is \$116,012.99 (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is \$12,276.51 (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.

Erfan Attar, EIT

Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

**Project:** Queen Anne Apartments, Maple Ridge, BC

Invoice #: Progress Draw #3 (Invoice #287)

Date: 2024-11-26

Date:



1.1   Mobilization and Demobilization	Item#	Description	Contract Amount	% Complete	Drogras	s to Data	Previously Billed		Thic D	oriod
1.2   Site Protection		•							IIIIS P	
1.3 Other Overhead					•		_			
2.1   Demoliticis and Surface Prep.   \$27,800.00   75,00%   \$ 20,610.00   \$ 13,740.00   \$ 5,870.00   \$ 13,740.00   \$ 5,870.00   \$ 13,740.00   \$ 5,870.00   \$ 1,800.00   \$ 1,					•		•	,		•
3.1 Traffic coating and all required sealant   \$103,440.00   \$0.00%   \$ - \$ \$ - \$0.00					•					•
Labour and materials for minor concrete repairs   \$10,800.00   \$10,800.00   \$ 10,800.00   \$0		•				20,610.00		13,740.00		. ,
4.1 (too side - horizontal)   \$10,800.00   \$10,800.00   \$5,000.00   \$0.000   \$0.000   \$10,800.00   \$0.000   \$10,800.00   \$0.000   \$10,800.00   \$0.000   \$10,800.00   \$0.000   \$10,800.00	3.1	,	\$103,440.00	0.00%	\$	-	\$	-		\$0.00
Labour and materials for Major concrete repairs   \$5,400.00   \$10,00%   \$5,400.00   \$0,00   \$10,00%   \$1,980.00   \$1,7688.00   \$1,980.00   \$1,990.00			4		_		_			40.00
4.2   (top side - horizontal)	4.1	1	\$10,800.00	100.00%	Ş	10,800.00	\$	10,800.00		\$0.00
Labour and materials for minor concrete repairs (bottom side -		· · · · · · · · · · · · · · · · · · ·	4							
4.3	4.2	1	\$5,400.00	100.00%	\$	5,400.00	\$	5,400.00		\$0.00
Labour and materials for Major concrete repairs   \$19,800.00   100.00% \$ 19,800.00 \$ 5.00.00 \$ 5.00.00 \$ 4.50.000 \$ 5.00.00 \$ 4.50.000 \$ 5.00.00										
4.4 (bottom side - horizontal)	4.3	•	\$19,800.00	100.00%	\$	19,800.00	\$	2,112.00		\$17,688.00
4.5 Labour and materials for replacement		· · · · · · · · · · · · · · · · · · ·								
4.6   Slab edge repair		1.					\$	19,800.00		\$0.00
4.7 Labour and materials for minor concrete repairs (vertical) 4.8 Labour and materials for Major concrete repairs (vertical) 5.2,400.00 5.2,400.00 5.2,400.00 5.3,584.00 6.0,00% 6.0,	4.5	Labour and materials for rebar replacement	\$7,200.00	100.00%	\$	7,200.00	\$	-		\$7,200.00
4.8 Labour and materials for Major concrete repairs (vertical) \$2,400.00 \$0.00% \$2,400.00 \$5.816.00 \$1,584.00 4.9 Labour and materials for drain injet installation (including scanning, \$10,000.00 \$0.00% \$0	4.6	Slab edge repair	\$4,500.00	100.00%	\$	4,500.00	\$	4,500.00		\$0.00
4.9 Labour and materials for drain installation (including scanning, Labour and materials for drain pipe installation (including tab)   \$46,440.00   \$46.67%   \$21,672.00   \$ -	4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	100.00%	\$	2,400.00	\$	240.00		\$2,160.00
Labour and materials for drain pipe installation (including 4.10 connection to existing drain pipe)  4.11 (including detailing and sealing)  4.12 (abour and materials for concrete crack repairs under 1/16"  4.13 (including detailing and sealing)  5.13 (atters and rainwater leaders  5.10,000.00  6.12 (abour and materials for parging on topside of the podium 56,480.00  6.2 (concrete Scanning Allowance  5.10,000.00  6.2 (concrete Scanning Allowance  6.2 (concrete Scanning Allowance  6.3 (concrete Scanning Allowance  6.2 (concrete Scanning Allowance  6.3 (concrete Scanning Allowance  6.4 (allowance  6.4 (allowance  6.5 (concrete Scanning Allowance  6.6 (concrete Scanning Allowance  6.6 (concrete Scanning Allowance  6.7	4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	100.00%	\$	2,400.00	\$	816.00		\$1,584.00
4.10 connection to existing drain pipe) Labour and materials for concrete crack repairs under 1/16" Labour and materials for concrete crack repairs under 1/16" 4.11 (including detailing and sealing) 58,280.00 100.00% \$ 8,280.00 \$ 0.00 4.12 labour and materials for parging on topside of the podium 56,480.00 100.00% \$ 6,480.00 \$ 6,480.00 \$ 0.00 4.13 (suters and rainwater leaders \$ 510,800.00 \$ 0.00% \$ - \$ - \$ 5.00 6.1 (which are a superior of the podium \$ 50,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 510,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ - \$ 5.00 6.2 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ 1,588.00 6.3 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ 1,588.00 6.4 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ 1,588.00 6.4 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$ 1,588.00 6.4 (concrete Scanning Allowance \$ 55,000.00 \$ 0.00% \$ - \$	4.9	Labour and materials for drain installation (including scanning,	\$10,080.00	0.00%	\$	-	\$	-		\$0.00
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4.11 (including detailing and sealing) \$8,280.00 \$100.00% \$ 8,280.00 \$5.00 4.12 Labour and materials for parging on topside of the podium \$5,480.00 \$100.00% \$ 6,480.00 \$ 6,480.00 \$5.00 5.13 (dutters and rainwater leaders \$10,000.00 \$0.00% \$ - \$ - \$ 5.00 6.1 Material Allowance \$51,000.00 \$0.00% \$ - \$ - \$ 5.00 6.2 Concrete Scanning Allowance \$5,000.00 \$0.00% \$ - \$ - \$ 5.00 6.3 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$5,000.00 \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$0.00% \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$0.00% \$ - \$ - \$ - \$ - \$ - \$ 5.00 6.5 Unitorial Allowance \$0.00% \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$		Labour and materials for concrete crack repairs under 1/16"				,				, ,
4.12 Labour and materials for parging on topside of the podium  5.1 Gutters and rainwater leaders  \$10,800.00  0.00% \$ - \$ - \$.000  6.2 Concrete Scanning Allowance  \$510,000.00  0.00% \$ - \$ - \$.000  6.2 Concrete Scanning Allowance  \$50,000.00  Sub Total  \$314,191.00  \$314,191.00  \$44,37% \$ 139,404.20  \$79,452.00  \$59,952.20  Changes  Change Description  Labour and materials for minor concrete repairs  C1.4.01 (top side - horizontal) - Beyond base item 4.01  Labour and materials for minor concrete repairs  C1.4.02 (top side - horizontal) - Beyond base item 4.02  Labour and materials for minor concrete repairs (bottom side claus and materials for Major concrete repairs  C1.4.04 (bottom side - horizontal) - Beyond base item 4.04  Salour and materials for Major concrete repairs  C1.4.05 Islab edge repair - Beyond base item 4.06  C1.4.05 Slab edge repair - Beyond base item 4.06  C1.4.06 Slab edge repair - Beyond base item 4.06  C1.4.07 - Removal of unused quantity  Salour and materials for Major concrete repairs (vertical) - Labour and materials for Major concrete repairs (vertical) - Labour and materials for mean concrete repairs (vertical) - Labour and materials for mean concrete repairs (vertical) - Labour and materials for mean concrete repairs (vertical) - Salour and materials for mean concrete repairs (vertical) - Salour and materials for minor concrete repairs (vertical) - Salour and materials for mean concrete repairs (vertical) - Salour and materials for minor concrete repairs (vertical) - Salour and materials for mean pipe installation (including connection to existing drain pipe) - Removal of unused  C1.4.01 Quantity - Salour and materials for drain pipe installation (including connection to existing drain pipe) - Removal of unused  C1.4.10 [including detailing and sealing) - Beyond base item 4.11  Salour and materials for parging on topside of the podium - Salour and materials for minor concrete repairs (vertical) - Salour and materials for minor concrete repairs (vertical) - Salour and materials for min	4.11	•	\$8.280.00	100.00%	Ś	8.280.00	Ś	8.280.00		\$0.00
5.1 Gutters and rainwater leaders \$10,800.00 0.00% \$ - \$ - \$0.00 6.1 Material Allowance \$10,000.00 0.00% \$ - \$ - \$ - \$0.00 6.1 Material Allowance \$10,000.00 0.00% \$ - \$ - \$ - \$0.00 5.00 5.00 5.00 5.00 5.00 5.00 5.0										\$0.00
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Solution			. ,							
Sub Total   \$314,191.00					_					
Change   Change   Description   Labour and materials for minor concrete repairs   Security   Secu	0.2	_	. ,		_	20 404 20		70 452 00		
Labour and materials for minor concrete repairs  C1.4.01 (top side - horizontal) - Beyond base item 4.01 \$ 45,631.08 95.00% \$ 43,349.53 \$ - \$43,349.51  C1.4.02 (top side - horizontal) - Beyond base item 4.02 \$ 12,544.20 95.00% \$ 11,916.99 \$ - \$11,916.99  Labour and materials for minor concrete repairs (bottom side horizontal) - Removal of unused quantity -\$ 17,688.00 100.00% -\$ 17,688.00 \$ - \$17,688.00  Labour and materials for Major concrete repairs  C1.4.04 (bottom side - horizontal) - Beyond base item 4.04 \$ 36,006.96 90.00% \$ 32,406.26 \$ - \$32,406.26  Labour and materials for rebar replacement - Removal of unused quantity -\$ 7,200.00 100.00% -\$ 7,200.00 \$ - \$5,7,200.00  C1.4.05 Slab edge repair - Beyond base item 4.06 \$ 14,986.80 0.00% \$ - \$ 5 - \$0.00  C1.4.06 Slab edge repair - Beyond base item 4.06 \$ 14,986.80 0.00% \$ - \$ 2,160.00 \$ - \$5,00.00  C1.4.07 - Removal of unused quantity -\$ 2,160.00 100.00% -\$ 2,160.00 \$ - \$5,1584.00  C1.4.08 Removal of unused quantity -\$ 1,584.00 100.00% -\$ 1,584.00 \$ - \$5,1584.00  C1.4.09 Labour and materials for Major concrete repairs (vertical) - \$ 1,584.00 \$ - \$ - \$1,584.00  C1.4.10 quantity -\$ 1,584.00 100.00% -\$ 2,167.00 \$ - \$-\$2,167.00  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused quantity -\$ 21,672.00 \$ 100.00% -\$ 2,4,325.54 \$ - \$24,325.54  Labour and materials for concrete crack repairs under 1/16" \$ 24,325.54 \$ 100.00% \$ 24,325.54 \$ - \$24,325.55 \$ - \$24,325.55 \$ - \$24,325.55 \$ - \$24,325.55 \$ - \$1,118.55	Changes		7314,131.00	44.5770	٠,	133,404.20	Y	75,452.00		<b>\$33,332.20</b>
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Labour and materials for Major concrete repairs  C1.4.02 (top side - horizontal) - Beyond base item 4.02 \$ 12,544.20 \$ 95.00% \$ 11,916.99 \$ - \$11,916.99  Labour and materials for minor concrete repairs (bottom side - horizontal) - Removal of unused quantity -\$ 17,688.00 \$ 100.00% -\$ 17,688.00 \$ - \$17,688.00  Labour and materials for Major concrete repairs  (bottom side - horizontal) - Beyond base item 4.04 \$ 36,006.96 \$ 90.00% \$ 32,406.26 \$ - \$32,406.26  Labour and materials for rebar replacement - Removal of  C1.4.05 Insured quantity -\$ 7,200.00 \$ 100.00% -\$ 7,200.00 \$ - \$7,200.00  Labour and materials for minor concrete repairs (vertical)  C1.4.07 - Removal of unused quantity -\$ 2,160.00 \$ 100.00% -\$ 2,160.00 \$ - \$5,000  Labour and materials for Major concrete repairs (vertical) - \$ 1,584.00 \$ 100.00% -\$ 1,584.00 \$ - \$5,1584.00  C1.4.08 Removal of unused quantity -\$ 1,584.00 \$ 100.00% -\$ 2,1672.00 \$ - \$5,1584.00  Labour and materials for drain pipe installation (including connection to existing drain pipe) - Removal of unused  C1.4.10 quantity -\$ 2,1672.00 \$ 100.00% -\$ 2,1672.00 \$ - \$21,672.00  Labour and materials for concrete crack repairs under 1/16"  C1.4.11 (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 \$ 100.00% \$ 24,325.54 \$ - \$24,325.55  Labour and materials for parging on topside of the podium - \$ 1,177.42 \$ 95.00% \$ 1,118.55 \$ - \$1,118.55	C1 4 01	·	\$ 45.621.09	95.00%	ć	12 210 52	ć			\$42 240 52
C1.4.02 (top side - horizontal) - Beyond base item 4.02 \$ 12,544.20 95.00% \$ 11,916.99 \$ - \$11,916.99 \$ C1.4.03    Labour and materials for minor concrete repairs (bottom side horizontal) - Removal of unused quantity -\$ 17,688.00 100.00% -\$ 17,688.00 \$ - \$-\$17,688.00 \$ C1.4.04 (bottom side - horizontal) - Beyond base item 4.04 \$ 36,006.96 90.00% \$ 32,406.26 \$ - \$3	C1.4.01		\$ 45,051.06	95.00%	ې	43,349.33	Ş			\$45,549.55
Labour and materials for minor concrete repairs (bottom side - \$ 17,688.00 \$ 100.00% -\$ 17,688.00 \$ - \$ -\$17,688.00 \$	C1 4 02	· ·	ć 12 F44 20	05.00%	4	11 01 00	4			¢11.016.00
C1.4.03 horizontal) - Removal of unused quantity	C1.4.02		\$ 12,544.20	95.00%	Ş	11,916.99	Ş	-		\$11,916.99
Labour and materials for Major concrete repairs (1.4.04 (bottom side - horizontal) - Beyond base item 4.04 \$ 36,006.96 90.00% \$ 32,406.26 \$ - \$32,406.26 \$  Labour and materials for rebar replacement - Removal of unused quantity -\$ 7,200.00 \$ - \$7,200.00 \$ - \$7,200.00 \$  C1.4.05 Slab edge repair - Beyond base item 4.06 \$ 14,986.80 0.00% \$ - \$ 5 - \$0.00 \$  Labour and materials for minor concrete repairs (vertical) - \$ 2,160.00 \$ 100.00% -\$ 2,160.00 \$ - \$-\$2,160.00 \$  C1.4.07 - Removal of unused quantity -\$ 2,160.00 \$ 100.00% -\$ 2,160.00 \$ - \$-\$2,160.00 \$  C1.4.08 Removal of unused quantity -\$ 1,584.00 \$ 100.00% -\$ 1,584.00 \$ - \$-\$1,584.00 \$  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused -\$ 21,672.00 \$ 100.00% -\$ 21,672.00 \$ - \$21,672.00 \$  C1.4.10 quantity -\$ 21,672.00 \$ 100.00% -\$ 21,672.00 \$ - \$21,672.00 \$  C1.4.11 (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 \$ 100.00% \$ 24,325.54 \$ - \$24,325.55 \$  Labour and materials for parging on topside of the podium - \$ 1,177.42 \$ 95.00% \$ 1,118.55 \$ - \$1,118.55 \$	61.4.03	, ,	ć 17.000.00	400.000/	4	17 600 00	,			¢17.000.00
C1.4.04 (bottom side - horizontal) - Beyond base item 4.04 \$ 36,006.96 90.00% \$ 32,406.26 \$ - \$3	C1.4.03		-\$ 17,688.00	100.00%	-\$	17,688.00	\$	-		-\$17,688.00
Labour and materials for rebar replacement - Removal of unused quantity -\$ 7,200.00		· ·								
C1.4.05 unused quantity	C1.4.04		\$ 36,006.96	90.00%	Ş	32,406.26	\$	-		\$32,406.26
C1.4.06 Slab edge repair - Beyond base item 4.06 \$ 14,986.80 0.00% \$ - \$ - \$0.00		·								
Labour and materials for minor concrete repairs (vertical)  C1.4.07 - Removal of unused quantity -\$ 2,160.00   100.00% -\$ 2,160.00   \$ - \$ -\$2,160.00    Labour and materials for Major concrete repairs (vertical) -  C1.4.08 Removal of unused quantity -\$ 1,584.00   100.00% -\$ 1,584.00   \$ - \$ -\$1,584.00    Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused  C1.4.10 quantity -\$ 21,672.00   100.00% -\$ 21,672.00   \$ - \$ -\$21,672.00    C1.4.11 (including detailing and sealing) - Beyond base item 4.11   \$ 24,325.54   100.00%   \$ 24,325.54   \$ - \$ \$24,325.55    Labour and materials for parging on topside of the podium -  C1.4.12 Beyond base item 4.12   \$ 1,177.42   95.00%   \$ 1,118.55   \$ - \$ \$1,118.55										
C1.4.07 - Removal of unused quantity	C1.4.06		\$ 14,986.80	0.00%	\$	-	\$	-		\$0.00
Labour and materials for Major concrete repairs (vertical) -  C1.4.08 Removal of unused quantity -\$ 1,584.00 100.00% -\$ 1,584.00 \$\$1,584.00  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused  C1.4.10 quantity -\$ 21,672.00 100.00% -\$ 21,672.00 \$\$21,672.00  Labour and materials for concrete crack repairs under 1/16"  C1.4.11 (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 100.00% \$ 24,325.54 \$ - \$24,325.55  Labour and materials for parging on topside of the podium -  C1.4.12 Beyond base item 4.12 \$ 1,177.42 95.00% \$ 1,118.55 \$ - \$1,118.55										
C1.4.08 Removal of unused quantity	C1.4.07	, ,	-\$ 2,160.00	100.00%	-\$	2,160.00	\$	-		-\$2,160.00
Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused  C1.4.10 quantity -\$ 21,672.00 100.00% -\$ 21,672.00 \$ - \$21,672.00  Labour and materials for concrete crack repairs under 1/16"  C1.4.11 (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 100.00% \$ 24,325.54 \$ - \$24,325.56  Labour and materials for parging on topside of the podium -  C1.4.12 Beyond base item 4.12 \$ 1,177.42 95.00% \$ 1,118.55 \$ - \$1,118.55		Labour and materials for Major concrete repairs (vertical) -								
C1.4.10   quantity   -\$   21,672.00     100.00%   -\$   21,672.00   \$   -\$   -\$21,672.00      -\$   Labour and materials for concrete crack repairs under 1/16"	C1.4.08	, ,	-\$ 1,584.00	100.00%	-\$	1,584.00	\$	-		-\$1,584.00
C1.4.10 quantity -\$ 21,672.00 \$\$21,672.00										
Labour and materials for concrete crack repairs under 1/16"  C1.4.11 (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 \$ 100.00% \$ 24,325.54 \$ - \$24,325.54 \$ C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 95.00% \$ 1,118.55 \$ - \$1,118.55 \$		connection to existing drain pipe) Removal of unused								
C1.4.11 (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 \$ 100.00% \$ 24,325.54 \$ - \$24,325.54 \$ - \$24,325.55 \$ C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 95.00% \$ 1,118.55 \$ - \$	C1.4.10	quantity	-\$ 21,672.00	100.00%	-\$	21,672.00	\$	-		-\$21,672.00
Labour and materials for parging on topside of the podium - C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 95.00% \$ 1,118.55 \$ - \$1,118.55		Labour and materials for concrete crack repairs under 1/16"								
Labour and materials for parging on topside of the podium - C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 95.00% \$ 1,118.55 \$ - \$1,118.55	C1.4.11	(including detailing and sealing) - Beyond base item 4.11	\$ 24,325.54	100.00%	\$	24,325.54	\$	-		\$24,325.54
C1.4.12 Beyond base item 4.12 \$ 1,177.42 95.00% \$ 1,118.55 \$ - \$1,118.55		Labour and materials for parging on topside of the podium -								
	C1.4.12		\$ 1,177.42	95.00%	\$	1,118.55	\$	-		\$1,118.55
		Total Approved Changes			•			-	\$	62,812.87

Original Contract Amount	\$314,191.00
Approved Change Orders	\$ 84,367.99
Revised Contract Amount	\$ 398,558.99
Progress to Date	\$ 202,217.07
Minus: Previously Billed	\$ 79,452.00
Subtotal	\$ 122,765.07
Minus: 10% Holdback	\$ 12,276.51
Subtotal	\$ 110,488.56
5% GST	\$ 5,524.43
Payment This Month	\$ 116,012.99



6976 Palm Avenue Burnaby, BC V5J 4M3 Phone: 604-423-5383 **Customer:** CAPREIT Limited Partnersip

**Job #:** 24-009

**Job Name:** 12184 224th St. (Queen Anne) - Parkade Repair

Application #: 3.0 Oct

rom Date: Oct 1, 2024 To Date: Oct 31, 2024

# **PROGRESS BILLING APPLICATION**

#### **C**ONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	50.00	20.00	70.00	4,253.00	1,701.20	5,954.20
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	60.00	20.00	80.00	2,031.00	677.00	2,708.00
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	50.00	20.00	70.00	1,000.00	400.00	1,400.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	50.00	25.00	75.00	13,740.00	6,870.00	20,610.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	32.00	268.00	300.00	10.67	89.33	100.00	2,112.00	17,688.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	0.00	100.00	100.00	0.00	100.00	100.00	0.00	7,200.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	5.00	45.00	50.00	10.00	90.00	100.00	240.00	2,160.00	2,400.00

	concrete repairs (vertical)													
4.00	Labour and materials for Major	·	F0 00	40.00	2 400 00	17.00	22.00	F0 00	24.00	CC 00	100.00	916.00	1 504 00	2 400 00
4.08	concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	17.00	33.00	50.00	34.00	66.00	100.00	816.00	1,584.00	2,400.00
	Labour and materials for drain													
	installation (including scanning,													
4.09	coring, drain body supply, pipe	Ea	6.00	1,680.00	10,080.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	supply and installation, pipe													
	connection and waterproofing)													
	Labour and materials for drain													
4.10	pipe installation (including	lin.ft	300.00	154.80	46,440.00	0.00	140.00	140.00	0.00	46.67	46.67	0.00	21,672.00	21,672.00
4.10	connection to existing drain	IIII.IC	300.00	134.80	40,440.00	0.00	140.00	140.00	0.00	40.07	40.07	0.00	21,072.00	21,072.00
	pipe)													
	Labour and materials for													
4.11	concrete crack repairs under	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
4.11	1/16" (including detailing and	IIII.IC	300.00	27.00	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
	sealing)													
	Labour and materials for													
4.12	parging on topside of the	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
	podium													
5.1	Gutters and rainwater leaders	LS -	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.1	Gutters and raniwater leaders	LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							79,452.00	59,952.20	139,404.20

## CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous	Current	Total	Prev	Current	Total	Previous	Current	Total
item #	Description	O	Q.,	Oille Title	Scriedaica Value	Units	Units	Units	%	%	%	Value	Value	Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	0.00	872.5751	872.5751	0.00	95.00	95.00	0.00	43,349.53	43,349.53
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	0.00	239.875	239.875	0.00	95.00	95.00	0.00	11,916.99	11,916.99
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	0.00	-268.00	-268.00	0.00	100.00	100.00	0.00	(17,688.00)	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	0.00	533.6999	533.6999	0.00	90.00	90.00	0.00	32,406.26	32,406.26
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	0.00	-100.00	-100.00	0.00	100.00	100.00	0.00	(7,200.00)	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	0.00	-45.00	-45.00	0.00	100.00	100.00	0.00	(2,160.00)	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	0.00	-33.00	-33.00	0.00	100.00	100.00	0.00	(1,584.00)	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	0.00	-140.00	-140.00	0.00	100.00	100.00	0.00	(21,672.00)	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	0.00	958.0756	958.0756	0.00	100.00	100.00	0.00	24,325.54	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	0.00	112.6435	112.6435	0.00	95.00	95.00	0.00	1,118.55	1,118.55
					84,368.00							0.00	62,812.87	62,812.87

# **CONTRACT + CHANGE ORDERS**

<b>Total Contract Value</b>	Previously Completed	<b>Current Application</b>	Completed to Date		
398,559.00	79,452.00	122,765.07	202,217.07		

#### **PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Value \$314,191.00

**Authorized Changes To Date** \$84,368.00

Contract Sum To Date \$398,559.00

Work Completed to Date \$202,217.07

**Total Holdback to Date** \$20,221.71

Work Completed Less Holdback \$181,995.36

**Total Work Completed from Previous Applications** \$71,506.80

**Amount Payable This Application** \$110,488.56

Balance To Finish Including Holdback \$216,563.64



#### **Assessment Department Location Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Edge Group West Ltd. 14 Meteor Drive ETOBICOKE, ON M9W 1A4 November 08, 2024

Person/Business: EDGE GROUP WEST LTD.

Account number: 200380614

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2025.

This firm has had continuous coverage with us since July 27, 2020.

**Employer Service Centre Assessment Department** 

Clearance Reference #: C135259864

**CLRAAA** 

# Statutory Declaration of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

To be made by the Contractor as a condition for either  second and subsequent progress payments; or release of holdback.	Application for payment number2  dated September 30 2024 is the last application for payment for which the Contractor has
Information Appearing in the Contract Documents	received payment.
Name of Project	
Parkade Concrete Repairs and Coating  Queen Anne Apartments, 12184 224th Street, Maple	Ridge BC
Date of Contract: August 8 2024	
Name of Owner	Name of Contractor
CAPREIT Limited Partnership	Edge Group West Ltd.
Declaration	
Contractor, and as such have authority to bind the Contractor, labour, subcontracts, products, services, and construction mach Contractor in the performance of the work as required by the responsible, have been paid in full as required by the Contractidentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or	an authorized signing officer, partner or sole proprietor of the and have personal knowledge of the fact that all accounts for hinery and equipment which have been incurred directly by the Contract, and for which the Owner might in any way be held tup to and including the latest progress payment received, as has been identified to the party or parties from whom payment
I make this solemn declaration conscientiously believing it to be made under oath.	e true, and knowing that it is of the same force and effect as if
Declared before me in Toronto, ON this	26 day of November in the year 2024
Daniel Piacampo  Name Assistant Controller  Title  Signature  (A C	Tania Olivia Stalteri, a Commissioner, etc., Province of Ontario, for Edge Group Ltd. Expires May 11, 2026
	This agreement is protected by CCDC

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions of modifications are set forth in supplementary conditions.











## **CERTIFICATE OF PAYMENT No.4**

PROJECT: Queen Anne Apartment – Podium Membrane Payment No.: 4

Renewal

Project No.: 24-00179 PO #: 8502895

TO: Mustafa Qassim, Adam Sharkawy, DATE: 2024-11-29

Andrew Ross - CAPREIT

Evoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim #4. This submission is for the 4<sup>th</sup> Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal.** Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 4	This certificate indicates the amount to be paid to the
		Contractor, with the money associated with the Builders Lien
		Holdback to be deposited into an established Trust Account.
1	Invoice No. 289	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.'s current account status and statutory declaration of progress
		payment distribution.

"The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is \$41,421.48 (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is \$4,383.23 (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.

**Erfan Attar, EIT** 

Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

**Project:** Queen Anne Apartments, Maple Ridge, BC

Invoice #: Progress Draw #4 (Invoice #289)

Date: 2024-11-29

Date:



Item#	Description	Contract Amount	% Complete	Prog	ress to Date	Prev	viously Billed	This Period
	Mobilization and Demobilization	\$8,506.00		_	6,379.50	\$	5,954.20	\$425.30
	Site Protection	\$3,385.00			2,877.25	\$	2,708.00	\$169.25
	Other Overhead	\$2,000.00			1,500.00	\$	1,400.00	\$100.00
	Demolition and Surface Prep.	\$27,480.00			20,610.00	\$	20,610.00	\$0.00
	Traffic coating and all required sealant	\$103,440.00	26.66%	\$	27,577.30	\$	20,010.00	\$27,577.30
3.1	Labour and materials for minor concrete repairs	\$103,440.00	20.0076	۲	27,377.30	ڔ		\$27,377.30
4.1	(top side - horizontal)	\$10,800.00	100.00%	\$	10,800.00	\$	10,800.00	\$0.00
4.1	Labour and materials for Major concrete repairs	\$10,800.00	100.00%	Ş	10,800.00	Ş	10,800.00	\$0.00
4.2	(top side - horizontal)	\$5.400.00	100.00%	Ś	5.400.00	Ś	5.400.00	¢0.00
4.2	Labour and materials for minor concrete repairs (bottom side -	\$5,400.00	100.00%	>	5,400.00	Þ	5,400.00	\$0.00
4.0		440,000,00	100.000/		40.000.00	_	40.000.00	40.00
4.3	horizontal)	\$19,800.00	100.00%	\$	19,800.00	\$	19,800.00	\$0.00
	Labour and materials for Major concrete repairs			١.		١.		
	(bottom side - horizontal)	\$19,800.00			19,800.00	\$	19,800.00	\$0.00
	Labour and materials for rebar replacement	\$7,200.00			7,200.00	\$	7,200.00	\$0.00
	Slab edge repair	\$4,500.00			4,500.00	\$	4,500.00	\$0.00
	Labour and materials for minor concrete repairs (vertical)	\$2,400.00			2,400.00	\$	2,400.00	\$0.00
	Labour and materials for Major concrete repairs (vertical)	\$2,400.00			2,400.00	\$	2,400.00	\$0.00
4.9	Labour and materials for drain installation (including scanning,	\$10,080.00	0.00%	\$	-	\$	-	\$0.00
	Labour and materials for drain pipe installation (including							
4.10	connection to existing drain pipe)	\$46,440.00	46.67%	\$	21,672.00	\$	21,672.00	\$0.00
	Labour and materials for concrete crack repairs under 1/16"							
4.11	(including detailing and sealing)	\$8,280.00	100.00%	\$	8,280.00	\$	8,280.00	\$0.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	100.00%	\$	6,480.00	\$	6,480.00	\$0.00
5.1	Gutters and rainwater leaders	\$10,800.00	0.00%	\$	-	\$	-	\$0.00
6.1	Material Allowance	\$10,000.00	0.00%	\$	-	\$	-	\$0.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$	-	\$	-	\$0.00
	Sub Total	\$314,191.00	53.37%	\$	167,676.05	\$	139,404.20	\$28,271.85
Changes	Change Description							
	Labour and materials for minor concrete repairs							
C1.4.01	(top side - horizontal) - Beyond base item 4.01	\$ 45,631.08	100.00%	\$	45,631.08	\$	43,349.53	\$2,281.55
	Labour and materials for Major concrete repairs							
C1.4.02	(top side - horizontal) - Beyond base item 4.02	\$ 12,544.20	100.00%	\$	12,544.20	\$	11,916.99	\$627.21
	Labour and materials for minor concrete repairs (bottom side -	,			,		,	,
C1.4.03	horizontal) - Removal of unused quantity	-\$ 17,688.00	100.00%	-\$	17,688.00	-\$	17,688.00	\$0.00
	Labour and materials for Major concrete repairs	,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	·	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
C1.4.04	(bottom side - horizontal) - Beyond base item 4.04	\$ 36,006.96	100.00%	\$	36,006.96	\$	32,406.26	\$3,600.70
	Labour and materials for rebar replacement - Removal of	+ 00,000.00		т		7	0_,	40,000.0
C1 4 05	unused quantity	-\$ 7,200.00	100.00%	-\$	7,200.00	-\$	7,200.00	\$0.00
	Slab edge repair - Beyond base item 4.06	\$ 14,986.80	60.00%		8,992.08	\$		\$8,992.08
0211100	Labour and materials for minor concrete repairs (vertical)	Ψ 1,500.00	00.0070	Y	0,332.00	Ψ		ψο)332.00
C1 / 07	- Removal of unused quantity	-\$ 2,160.00	100.00%	-¢	2,160.00	خ.	2,160.00	\$0.00
C1.4.07	Labour and materials for Major concrete repairs (vertical) -	ÿ 2,100.00	100.0070	Y	2,100.00	Y	2,100.00	70.00
C1 4 09	Removal of unused quantity	-\$ 1,584.00	100.00%	_¢	1,584.00	-\$	1,584.00	\$0.00
C1.4.08	Labour and materials for drain pipe installation (including	-5 1,384.00	100.00%	-ب	1,384.00	- ۲	1,384.00	\$0.00
	connection to existing drain pipe installation (including							
C1 4 10	• ,,,,	ć 21 C72 00	100.000/	۲.	21 672 00	۸	21 672 00	¢0.00
C1.4.10	quantity	-\$ 21,672.00	100.00%	-ఫ	21,672.00	-ఫ	21,672.00	\$0.00
61.4.11	Labour and materials for concrete crack repairs under 1/16"	ć 24.225.54	400 000/	۲,	24 225 54	,	24 225 54	60.00
C1.4.11	(including detailing and sealing) - Beyond base item 4.11	\$ 24,325.54	100.00%	\$	24,325.54	\$	24,325.54	\$0.00
	Labour and materials for parging on topside of the podium -			_				
C1.4.12	Beyond base item 4.12	\$ 1,177.42	100.00%		1,177.42	\$	1,118.55	\$58.87
	Total Approved Changes	\$ 84,367.99		\$	78,373.28	\$	62,812.87	\$ 15,560.41

Original Contract Amount	\$314,191.00
Approved Change Orders	\$ 84,367.99
Revised Contract Amount	\$ 398,558.99
Progress to Date	\$ 246,049.33
Minus: Previously Billed	\$ 202,217.07
Subtotal	\$ 43,832.26
Minus: 10% Holdback	\$ 4,383.23
Subtotal	\$ 39,449.03
5% GST	\$ 1,972.45
Payment This Month	\$ 41,421.48



6976 Palm Avenue Burnaby, BC V5J 4M3 Phone: 604-423-5383 **Customer:** CAPREIT Limited Partnersip

**Job #:** 24-009

**Job Name:** 12184 224th St. (Queen Anne) - Parkade Repair

Application #: 4.0 From Date: Nov

From Date: Nov 1, 2024 To Date: Nov 30, 2024

# **PROGRESS BILLING APPLICATION**

#### **C**ONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	70.00	5.00	75.00	5,954.20	425.30	6,379.50
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	80.00	5.00	85.00	2,708.00	169.25	2,877.25
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	70.00	5.00	75.00	1,400.00	100.00	1,500.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	75.00	0.00	75.00	20,610.00	0.00	20,610.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	0.00	26.66	26.66	0.00	27,577.30	27,577.30
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	100.00	0.00	100.00	100.00	0.00	100.00	7,200.00	0.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00

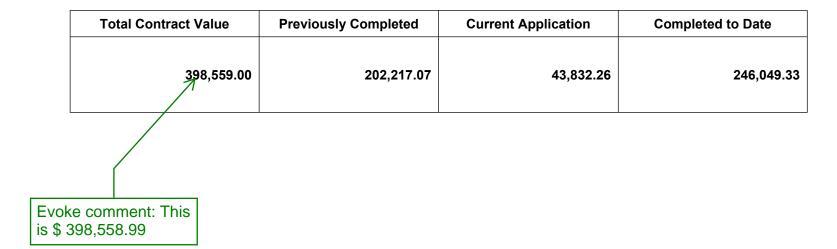
	concrete repairs (vertical)													
4.08	Labour and materials for Major	sq.ft	50.00	48.00	2 400 00	50.00	0.00	50.00	100.00	0.00	100.00	2 400 00	0.00	2,400.00
4.08	concrete repairs (vertical)	sq.it	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
	Labour and materials for drain													
	installation (including scanning,													
4.09	coring, drain body supply, pipe	Ea	6.00	1,680.00	10,080.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	supply and installation, pipe													
	connection and waterproofing)													
	Labour and materials for drain													
4.10	pipe installation (including	lin.ft	300.00	154.80	46,440.00	140.00	0.00	140.00	46.67	0.00	46.67	21,672.00	0.00	21,672.00
4.10	connection to existing drain	1111.11	300.00	134.60	40,440.00	140.00	0.00	140.00	40.07	0.00	40.07	21,072.00	0.00	21,072.00
	pipe)													
	Labour and materials for													
4.11	concrete crack repairs under	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
4.11	1/16" (including detailing and	1111.11	300.00	27.00	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
	sealing)													
	Labour and materials for													
4.12	parging on topside of the	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
	podium													
5.1	Gutters and rainwater leaders	LS -	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Gutters and railiwater leaders	LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							139,404.20	28,271.85	167,676.05

# CHANGE ORDERS

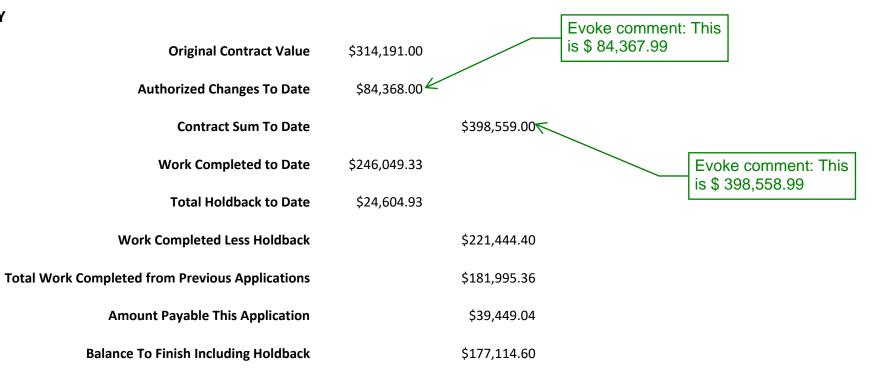
ltem #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	872.5751	45.9249	918.50	95.00	5.00	100.00	43,349.53	2,281.55	45,631.08
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	239.875	12.625	252.50	95.00	5.00	100.00	11,916.99	627.21	12,544.20
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	-268.00	0.00	-268.00	100.00	0.00	100.00	(17,688.00)	0.00	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	533.6999	59.3001	593.00	90.00	10.00	100.00	32,406.26	3,600.70	36,006.96
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	-100.00	0.00	-100.00	100.00	0.00	100.00	(7,200.00)	0.00	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	0.00	108.60	108.60	0.00	60.00	60.00	0.00	8,992.08	8,992.08
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	-45.00	0.00	-45.00	100.00	0.00	100.00	(2,160.00)	0.00	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	-33.00	0.00	-33.00	100.00	0.00	100.00	(1,584.00)	0.00	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	-140.00	0.00	-140.00	100.00	0.00	100.00	(21,672.00)	0.00	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	958.0756	0.00	958.0756	100.00	0.00	100.00	24,325.54	0.00	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	112.6435	5.9285	118.572	95.00	5.00	100.00	1,118.55	58.87	1,177.42
					84,368.00							62,812.87	15,560.41	78,373.28

Evoke comment: This is \$ 84,367.99

## **CONTRACT + CHANGE ORDERS**



#### **PROGRESS BILLING APPLICATION SUMMARY**



Firestop Caulking Supply Ltd

4125 McConnell Drive Burnaby BC V5A 3J7 6046760806 sales@firestopcaulking.com

www.firestopcaulking.com GST/HST Registration No.:

890479207RT0001

**ADDRESS** 

Jose Aleman

6976 Palm Ave

Edge Group West Ltd.

Burnaby BC V3J 4M3

PST BC Registration No.: 10030059 Business Number 890479207RC0001 Firestop Caulking Supply

SHIP TO

Jose Aleman

Edge Group West Ltd.

6976 Palm Ave

Burnaby BC V3J 4M3

**Estimate EdgeGroup** 

**DATE** 08/28/2024

**EXPIRATION DATE 10/01/2024** 

DESCRIPTION	QTY	RATE	TAX	AMOUNT
Tremco Vulkem 350 SL Grey Base Coat 5-Gall (18.9L) Pail	48	228.00	GST/PST BC	10,944.00
Tremco Vulkem 951 NF Grey 4.2-Gall (17.4L) Kit	24	530.82	GST/PST BC	12,739.68
Silica Sand 16/30 50lb Bag	30	11.40	GST/PST BC	342.00
Tremco Dymonic 100 Limestone 600ml SSG 15/Case	150	11.65	GST/PST BC	1,747.50

 SUBTOTAL
 25,773.18

 GST @ 5%
 1,288.66

 PST (BC) @ 7%
 1,804.13

TOTAL \$28,865.97

Accepted By Accepted Date



#### **Assessment Department Location Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Edge Group West Ltd. 14 Meteor Drive ETOBICOKE, ON M9W 1A4 November 08, 2024

Person/Business: EDGE GROUP WEST LTD.

Account number: 200380614

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2025.

This firm has had continuous coverage with us since July 27, 2020.

**Employer Service Centre Assessment Department** 

Clearance Reference #: C135259864

**CLRAAA** 

# **Statutory Declaration** of Progress Payment Distribution by Contractor

To be made by the Contractor as a condition for either

Standard Construction Document

**CCDC 9A - 2018** 

To be made by the Contractor as a condition for either	Application for payment number2
second and subsequent progress payments; or release of holdback.	dated September 30 2024 is the last
	application for payment for which the Contractor has
Information Appearing in the Contract	received payment.
Documents	
Name of Project	
Parkade Concrete Repairs and Coating	
Queen Anne Apartments, 12184 224th Street, M	aple Ridge BC
Date of Contract: August 8 2024 .	
Name of Owner	Name of Contractor
CAPREIT Limited Partnership	Edge Group West Ltd.
Declaration	
labour, subcontracts, products, services, and construction Contractor in the performance of the work as required I responsible, have been paid in full as required by the Colidentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute whas been withheld.  I make this solemn declaration conscientiously believing made under oath.	ractor, and have personal knowledge of the fact that all accounts for a machinery and equipment which have been incurred directly by the by the Contract, and for which the Owner might in any way be held contract up to and including the latest progress payment received, as which has been identified to the party or parties from whom payment it to be true, and knowing that it is of the same force and effect as if this day of November in the year 2024
Daniel Piacampo  Name Assistant Controller  Title  Signature	Tania Olivia Stalteri, a Commissioner, etc., Province of Ontario, for Edge Group Ltd. Expires May 11, 2026
	This agreement is protected by CCDC

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A – 2018.

including fines or imprisonment.

The making of a false or fraudulent declaration is a contravention of the

Criminal Code of Canada, and could carry, upon conviction, penalties

copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions of modifications are set forth in 2018 supplementary conditions.





## **CERTIFICATE OF PAYMENT No.5**

PROJECT: Queen Anne Apartment – Podium Membrane Payment No.: 5

Renewal

Project No.: 24-00179 PO #: 8502895

TO: Adam Sharkawy, Andrew Ross - CAPREIT DATE: 2025-04-21

Evoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim #5. This submission is for the 5<sup>th</sup> Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal.** Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 5	This certificate indicates the amount to be paid to the
		Contractor, with the money associated with the Builders Lien
		Holdback to be deposited into an established Trust Account.
1	Invoice No. 307	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.'s current account status and statutory declaration of progress payment distribution.

<sup>&</sup>quot;The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is \$12,451.32 (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is \$1,317.60 (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.

Erfan Attar, EIT

Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

 Project:
 Queen Anne Apartments, Maple Ridge, BC

 Invoice #:
 Progress Draw #5 (Invoice #307)

 Date:
 2025-04-21

Date:



Item#	Description	Contract Amount	% Complete	Progr	ress to Date	Pres	viously Billed	This Period
	Mobilization and Demobilization	\$8,506.00		_	6,379.50	\$	6,379.50	\$0.00
	Site Protection	\$3,385.00		\$	2,877.25	\$	2,877.25	\$0.00
	Other Overhead	\$2,000.00			1,500.00	\$	1,500.00	\$0.00
	Demolition and Surface Prep.	\$27,480.00			20,610.00	\$	20,610.00	\$0.00
	Traffic coating and all required sealant	\$103,440.00			27,577.30	\$	27,577.30	\$0.00
3.1	Labour and materials for minor concrete repairs	\$103,440.00	20.00%	Ş	27,577.30	Ş	27,577.30	\$0.00
4.4	I	640,000,00	100.000/	4	10 000 00	,	10 000 00	¢0.00
4.1	(top side - horizontal)	\$10,800.00	100.00%	\$	10,800.00	\$	10,800.00	\$0.00
	Labour and materials for Major concrete repairs	4		_		_		4
4.2	(top side - horizontal)	\$5,400.00	100.00%	\$	5,400.00	\$	5,400.00	\$0.00
	Labour and materials for minor concrete repairs (bottom side -	4				١.		
4.3	horizontal)	\$19,800.00	100.00%	\$	19,800.00	\$	19,800.00	\$0.00
	Labour and materials for Major concrete repairs			١.		١.		
	(bottom side - horizontal)	\$19,800.00			19,800.00	\$	19,800.00	\$0.00
	Labour and materials for rebar replacement	\$7,200.00			7,200.00	\$	7,200.00	\$0.00
	Slab edge repair	\$4,500.00			4,500.00	\$	4,500.00	\$0.00
	Labour and materials for minor concrete repairs (vertical)	\$2,400.00			2,400.00	\$	2,400.00	\$0.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	100.00%	\$	2,400.00	\$	2,400.00	\$0.00
4.9	Labour and materials for drain installation (including scanning,	\$10,080.00	100.00%	\$	10,080.00	\$	-	\$10,080.00
	Labour and materials for drain pipe installation (including							
4.10	connection to existing drain pipe)	\$46,440.00	53.33%	\$	24,768.00	\$	21,672.00	\$3,096.00
	Labour and materials for concrete crack repairs under 1/16"							
4.11	(including detailing and sealing)	\$8,280.00	100.00%	\$	8,280.00	\$	8,280.00	\$0.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	100.00%	\$	6,480.00	\$	6,480.00	\$0.00
5.1	Gutters and rainwater leaders	\$10,800.00	0.00%	\$	-	\$	-	\$0.00
6.1	Material Allowance	\$10,000.00	0.00%	\$	-	\$	-	\$0.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$	-	\$	-	\$0.00
	Sub Total	\$314,191.00		\$	180,852.06	\$	167,676.05	\$13,176.00
Changes	Change Description	, ,			,		,	, ,
	Labour and materials for minor concrete repairs							
C1.4.01	(top side - horizontal) - Beyond base item 4.01	\$ 45,631.08	100.00%	\$	45,631.08	\$	45,631.08	\$0.00
	Labour and materials for Major concrete repairs	, ,,,,,			-,	Ė	-,	
C1.4.02	(top side - horizontal) - Beyond base item 4.02	\$ 12,544.20	100.00%	\$	12,544.20	\$	12,544.20	\$0.00
	Labour and materials for minor concrete repairs (bottom side -	7 ==/5 :=5		-		-	==,0 :=0	70.00
C1 4 03	horizontal) - Removal of unused quantity	-\$ 17,688.00	100.00%	-\$	17,688.00	-\$	17,688.00	\$0.00
	Labour and materials for Major concrete repairs	Ψ 27,000.00	200.0070	Υ	17,000.00	~	17,000.00	φο.σο
C1 / 0/	(bottom side - horizontal) - Beyond base item 4.04	\$ 36,006.96	100.00%	\$	36,006.96	\$	36,006.96	\$0.00
C1.4.04	Labour and materials for rebar replacement - Removal of	30,000.30	100.0070	7	30,000.30	Y	30,000.30	70.00
C1 4 05	unused quantity	-\$ 7,200.00	100.00%	_¢	7,200.00	-\$	7,200.00	\$0.00
	Slab edge repair - Beyond base item 4.06	\$ 14,986.80	60.00%		8,992.08	\$	8,992.08	\$0.00
C1.4.00	Labour and materials for minor concrete repairs (vertical)	3 14,380.80	00.0076	۲	8,332.08	ڔ	8,332.08	\$0.00
C1 4 07	- Removal of unused quantity	-\$ 2,160.00	100.00%	۲.	2,160.00	۸	2.160.00	\$0.00
C1.4.07	Labour and materials for Major concrete repairs (vertical) -	-\$ 2,160.00	100.00%	- <b>&gt;</b>	2,160.00	-ఫ	2,160.00	\$0.00
64.4.00	, , , ,	4 504.00	100.000/		4.504.00	_	4.504.00	40.00
C1.4.08	Removal of unused quantity	-\$ 1,584.00	100.00%	-\$	1,584.00	-\$	1,584.00	\$0.00
	Labour and materials for drain pipe installation (including							
	connection to existing drain pipe) Removal of unused	4						4
C1.4.10	quantity	-\$ 21,672.00	100.00%	-\$	21,672.00	-\$	21,672.00	\$0.00
	Labour and materials for concrete crack repairs under 1/16"	_				١.		
C1.4.11	(including detailing and sealing) - Beyond base item 4.11	\$ 24,325.54	100.00%	\$	24,325.54	\$	24,325.54	\$0.00
	Labour and materials for parging on topside of the podium -			l .				
C1.4.12	Beyond base item 4.12	\$ 1,177.42	100.00%		1,177.42	\$	1,177.42	\$0.00
	Total Approved Changes	\$ 84,367.99		\$	78,373.28	\$	78,373.28	\$ -

Original Contract Amount	\$ 314,191.00
Approved Change Orders	\$ 84,367.99
Revised Contract Amount	\$ 398,558.99
Progress to Date	\$ 259,225.33
Minus: Previously Billed	\$ 246,049.33
Subtotal	\$ 13,176.00
Minus: 10% Holdback	\$ 1,317.60
Subtotal	\$ 11,858.40
5% GST	\$ 592.92
Payment This Month	\$ 12,451.32



6976 Palm Avenue Burnaby, BC V5J 4M3 Phone: 604-423-5383 **Customer:** CAPREIT Limited Partnersip

**Job #:** 24-009

**Job Name:** 12184 224th St. (Queen Anne) - Parkade Repair

Application #: 5.0 Dec Dec

From Date: Dec 1, 2024 To Date: Mar 31, 2025

## **PROGRESS BILLING APPLICATION**

#### **C**ONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	75.00	0.00	75.00	6,379.50	0.00	6,379.50
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	85.00	0.00	85.00	2,877.25	0.00	2,877.25
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	75.00	0.00	75.00	1,500.00	0.00	1,500.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	75.00	0.00	75.00	20,610.00	0.00	20,610.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	26.66	0.00	26.66	27,577.30	0.00	27,577.30
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	100.00	0.00	100.00	100.00	0.00	100.00	7,200.00	0.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00

	concrete repairs (vertical)													
4.00	Labour and materials for Major	<del>-</del>	F0 00	40.00	2 400 00	F0 00	0.00	F0 00	100.00	0.00	100.00	2 400 00	0.00	2 400 00
4.08	concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
	Labour and materials for drain													
	installation (including scanning,													
4.09	coring, drain body supply, pipe	Ea	6.00	1,680.00	10,080.00	0.00	6.00	6.00	0.00	100.00	100.00	0.00	10,080.00	10,080.00
	supply and installation, pipe													
	connection and waterproofing)													
	Labour and materials for drain													
4.10	pipe installation (including	lin.ft	300.00	154.80	46,440.00	140.00	20.00	160.00	46.67	6.67	53.33	21,672.00	3,096.00	24,768.00
4.10	connection to existing drain	1111.11	300.00	134.80	40,440.00	140.00	20.00	100.00	40.07	0.07	33.33	21,072.00	3,090.00	24,708.00
	pipe)													
	Labour and materials for													
4.11	concrete crack repairs under	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
7.11	1/16" (including detailing and		300.00	27.00	0,200.00	300.00	0.00	300.00	100.00	0.00	100.00	0,200.00	0.00	0,200.00
	sealing)													
	Labour and materials for													
4.12	parging on topside of the	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
	podium													
5.1	Gutters and rainwater leaders	LS -	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.1	dutters and raniwater leaders	LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							167,676.05	13,176.00	180,852.05

## CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous	Current	Total	Prev	Current	Total	Previous	Current	Total
iteiii#	Description	Oilit	Qty	Offic Price	Scheduled Value	Units	Units	Units	%	%	%	Value	Value	Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	918.50	0.00	918.50	100.00	0.00	100.00	45,631.08	0.00	45,631.08
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	252.50	0.00	252.50	100.00	0.00	100.00	12,544.20	0.00	12,544.20
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	-268.00	0.00	-268.00	100.00	0.00	100.00	(17,688.00)	0.00	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	593.00	0.00	593.00	100.00	0.00	100.00	36,006.96	0.00	36,006.96
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	-100.00	0.00	-100.00	100.00	0.00	100.00	(7,200.00)	0.00	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	108.60	0.00	108.60	60.00	0.00	60.00	8,992.08	0.00	8,992.08
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	-45.00	0.00	-45.00	100.00	0.00	100.00	(2,160.00)	0.00	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	-33.00	0.00	-33.00	100.00	0.00	100.00	(1,584.00)	0.00	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	-140.00	0.00	-140.00	100.00	0.00	100.00	(21,672.00)	0.00	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	958.0756	0.00	958.0756	100.00	0.00	100.00	24,325.54	0.00	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	118.572	0.00	118.572	100.00	0.00	100.00	1,177.42	0.00	1,177.42
					84,368.00							78,373.28	0.00	78,373.28

## **CONTRACT + CHANGE ORDERS**

Total Contract Value	Previously Completed	Current Application	Completed to Date
398,559.00	246,049.33	13,176.00	259,225.33
Evoke: 0 contract \$ 398,55	amount is		

## **PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Value \$314,191.00

**Authorized Changes To Date** \$84,368.00

Contract Sum To Date \$398,559.00

Work Completed to Date \$259,225.33

**Total Holdback to Date** \$25,922.53

Work Completed Less Holdback \$233,302.80

**Total Work Completed from Previous Applications** \$221,444.40

Amount Payable This Application \$11,858.40

**Balance To Finish Including Holdback** \$165,256.20



#### Assessment Department Location Mailing Address

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Edge Group West Ltd. 14 Meteor Drive ETOBICOKE, ON M9W 1A4 March 07, 2025

Person/Business: EDGE GROUP WEST LTD.

Account number: 200380614

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2026.

This firm has had continuous coverage with us since July 27, 2020.

**Employer Service Centre** Assessment Department

Clearance Reference #: C135540990 **CLRAAA** 

# **Statutory Declaration of Progress Payment Distribution by Contractor**

To be made by the Contractor as a condition for either

**Standard Construction Document** 

Application for payment number

**CCDC 9A - 2018** 

<ul><li>✓ second and subsequent progress payments; or release of holdback.</li></ul>	dated November 30 2024 is the last
Information Appearing in the Contract Documents	application for payment for which the Contractor has received payment.
Name of Project	
Parkade Concrete Repairs and Coating Queen Anne Apartments, 12184 224th Street, Maple	e Ridge BC
Date of Contract: August 8 2024	
Name of Owner	Name of Contractor
CAPREIT Limited Partnership	Edge Group West Ltd.
Contractor, and as such have authority to bind the Contractor labour, subcontracts, products, services, and construction ma	m an authorized signing officer, partner or sole proprietor of the or, and have personal knowledge of the fact that all accounts for chinery and equipment which have been incurred directly by the
responsible, have been paid in full as required by the Contra identified above, except for: 1) holdback monies properly retained, 2) payments deferred by agreement, or	ne Contract, and for which the Owner might in any way be held act up to and including the latest progress payment received, as a has been identified to the party or parties from whom payment
I make this solemn declaration conscientiously believing it to made under oath.	be true, and knowing that it is of the same force and effect as if
Declared before me in Toronto, ON this _	21 day of April in the year 2025
Daniel Piacampo  Name Assistant Controller  Title	Tania Olivia Stalteri, a Commissioner, etc., Province of Ontario, for Edge Group Ltd. Expires May 11, 2026
Signature ()	A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)
	This agreement is protected by

including fines or imprisonment.

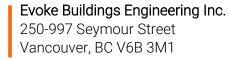
The making of a false or fraudulent declaration is a contravention of the

Criminal Code of Canada, and could carry, upon conviction, penalties

copyright and is intended by the parties to be an unaltered version of

CCDC 9 - 2018 except to the extent

that any alterations, additions or modifications are set forth in





## **CERTIFICATE OF PAYMENT No.6**

PROJECT: Queen Anne Apartment – Podium Membrane Payment No.: 6

Renewal

Project No.: 24-00179 PO #: 8502895

TO: Adam Sharkawy, Andrew Ross - CAPREIT DATE: 2025-06-27

Evoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim #6. This submission is for the 6<sup>th</sup> Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal.** Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 6	This certificate indicates the amount to be paid to the
		Contractor, with the money associated with the Builders Lien
		Holdback to be deposited into an established Trust Account.
1	Invoice No. 314	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.'s current account status and statutory declaration of progress payment distribution.

<sup>&</sup>quot;The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is \$43,021.93 (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is \$4,552.59 (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.

Erfan Attar, EIT

Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

**Project:** Queen Anne Apartments, Maple Ridge, BC

Invoice #: Progress Draw #6 (Invoice #314)

Date: 2025-06-27



1.1   Mobilization and Demobilization   \$8,906.00   \$0,00%   \$ 7,655.40   \$ 6,379.50   \$1,275.00   \$1.2   Time Protection   \$3,385.00   \$0,00%   \$ 3,046.60   \$ 2,287.73   \$169.25   \$1.2   \$1.2   Time Protection   \$3,385.00   \$0,00%   \$ 1,800.00   \$1,500.00   \$3,000.00   \$2.2   \$2.2   Demotion and Surface Pep.   \$97,480.00   \$0,00%   \$ 1,800.00   \$1,500.00   \$300.00   \$3,000							L		-1
1.2   Site Protection	Item#	Description	Contract Amount						This Period
1.3 Other Overhead							•		
2.1   Demoliticin and Surface Prep.   \$7,280.00   \$90.00%   \$ 24,732.00   \$90,000   \$41,22.00   \$1,000.00   \$31,000.00								,	·
331 Traffic coating and all required sealant   \$103,440.00   65.00%   \$ 67,236.00   \$ 27,577.30   \$39,658.70									
Labour and materials for minor concrete repairs   \$10,800.00   \$10,800.00   \$10,800.00   \$0.00   \$0.00   \$1.00.00%   \$1.00.0		•						,	
A 1   (top side - horizontal)   \$10,800.00   \$10,800.00   \$ 10,800.00   \$ 0.000	3.1		\$103,440.00	65.00%	\$	67,236.00	\$	27,577.30	\$39,658.70
Labour and materials for Major concrete repairs		·							
4.2   (top side - horizontal)   55,400.00   100.00%   5 ,5400.00   5 ,5400.00   5 ,000	4.1		\$10,800.00	100.00%	\$	10,800.00	\$	10,800.00	\$0.00
Labour and materials for minor concrete repairs (bottom side		I							
A3	4.2		\$5,400.00	100.00%	\$	5,400.00	\$	5,400.00	\$0.00
Labour and materials for Major concrete repairs   \$19,800.00   \$19,800.00   \$1,980.00   \$0.00		' '							
4.4   (bottom side - horizontal)	4.3		\$19,800.00	100.00%	\$	19,800.00	\$	19,800.00	\$0.00
4.5   Labour and materials for rebar replacement   \$7,200.00   \$1,200.00   \$7,200.00   \$0.00   4.6   Slab edge repair   \$4,500.00   100.00%   \$1,400.00   \$1,400.00   \$0.00   4.7   Labour and materials for Minior concrete repairs (vertical)   \$2,400.00   100.00%   \$2,400.00   \$2,400.00   \$0.00   4.8   Labour and materials for drain installation (including scaning, scanin		,							
4.6 Slab edge repair 4.7 Labour and materials for minor concrete repairs (vertical) 4.7 Labour and materials for Major concrete repairs (vertical) 4.8 Labour and materials for Major concrete repairs (vertical) 5.2,400.00 100.00% 5.2,400.00 5.2,400.00 5.2,400.00 5.00 4.9 Labour and materials for Major concrete repairs (vertical) Labour and materials for drain pipe installation (including scanning, standard) Labour and materials for drain pipe installation (including canning, connection to existing drain pipe) Labour and materials for concrete crack repairs under 1/16" 4.11 (including detailing and sealing) 4.12 Labour and materials for concrete crack repairs under 1/16" 4.13 (including detailing and sealing) 5.15 (suffers and rainwaterials for parging on topside of the podium 56,480.00 6.1 Material Allowance 510,000.00 6.2 Concrete Scanning Allowance 510,000.00 6.2 Concrete Scanning Allowance 510,000.00 6.3 Dis Total 510 Strotal									
4.7 Labour and materials for minor concrete repairs (vertical) 4.8 Labour and materials for Major concrete repairs (vertical) 5.2,400.00 5.2,400.00 5.2,400.00 5.2,400.00 5.2,400.00 5.2,400.00 5.2,400.00 5.0,00 6.00 6.00 6.00 6.00 6.00 6.00 6.00	4.5	Labour and materials for rebar replacement	\$7,200.00	100.00%	\$	7,200.00	\$	7,200.00	\$0.00
4.8 labour and materials for Major concrete repairs (vertical) \$2,400.00   100.00% \$ 2,400.00 \$ 2,400.00 \$ 5.00	4.6	Slab edge repair			\$		\$		
4.9   Jabour and materials for drain installation (including scanning)   \$10,080.00   \$10,080.00   \$10,080.00   \$0.00	4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	100.00%	\$	2,400.00	\$	2,400.00	\$0.00
Labour and materials for drain pipe installation (including 4.10 connection to existing drain pipe)  4.11 (including detailing and sealing)  4.12 Labour and materials for concrete crack repairs under 1/16"  4.11 (including detailing and sealing)  5.13 (atters and rainwater leaders  5.10,000.00  6.11 Material Allowance  5.10,000.00  6.2 Concrete Scanning Allowance  6.2 Concrete Scanning Allowance  6.3 Concrete Scanning Allowance  6.3 Concrete Scanning Allowance  6.4 Concrete Scanning Allowance  6.5 Concrete Scanning Allowance  6.6 Concrete Scanning Allowance  6.5 Concrete Scanning Allowance	4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	100.00%	\$	2,400.00	\$	2,400.00	\$0.00
4.10 connection to existing drain pipe) Labour and materials for concrete crack repairs under 1/16" 4.11 (Including detailing and sealing) \$8,280.00 100.00% \$8,280.00 \$8,280.00 \$0.00 4.12 labour and materials for parging on topside of the podium \$56,480.00 100.00% \$6,480.00 \$6,480.00 \$0.00 5.1 Gutters and rainwater leaders \$10,000.00 6.2 Concrete Scanning Allowance \$510,000.00 6.2 Concrete Scanning Allowance \$50,000.00 6.2 Concrete Scanning Allowance \$50,000.00 0.00% \$7 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	4.9	Labour and materials for drain installation (including scanning,	\$10,080.00	100.00%	\$	10,080.00	\$	10,080.00	\$0.00
Labour and materials for concrete crack repairs under 1/16" 4.11 (including detailing and sealing) 58,280.00 100.00% \$ 8,280.00 \$ 8,280.00 \$0.00 4.12 Labour and materials for parging on topside of the podium 56,480.00 100.00% \$ 6,480.00 \$ 6,480.00 \$0.00 5.1 Gutters and rainwater leaders \$10,800.00 0.00% \$ - \$ - \$ - \$0.00 6.2 Concrete Scanning Allowance \$50,000 0.00% \$ - \$ - \$ - \$0.00 6.2 Concrete Scanning Allowance \$50,000 0.00% \$ - \$ - \$ - \$0.00 5.2 Concrete Scanning Allowance \$50,000 0.00% \$ - \$ - \$ - \$0.00 5.2 Concrete Scanning Allowance \$50,000 0.00% \$ - \$ - \$ - \$0.00 5.2 Concrete Scanning Allowance \$50,000 0.00% \$ - \$ - \$ - \$0.00 5.2 Concrete Scanning Allowance \$50,000 0.00% \$ - \$ - \$ - \$0.00 5.2 Concrete Scanning Allowance  \$50,000 0.00% \$ - \$ - \$ - \$0.00 5.2 Concrete Scanning Allowance \$50,000 0.00% \$ - \$ - \$ - \$0.00 5.2 Concrete Scanning Allowance  \$50,000 0.00% \$ - \$ - \$ - \$0.00 0.00% \$ - \$ - \$ -		Labour and materials for drain pipe installation (including							
4.11 (including detailing and sealing) \$8,280.00 100.00% \$ 8,280.00 \$ 6,480.00 \$ 50.00 \$ 4.12 labour and materials for parging on topside of the podium \$56,480.00 100.00% \$ 6,480.00 \$ 6,480.00 \$ 50.00 \$ 5.1	4.10	connection to existing drain pipe)	\$46,440.00	53.33%	\$	24,768.00	\$	24,768.00	\$0.00
4.12 Labour and materials for parging on topside of the podium  5.1 Gutters and rainwater leaders  5.10,000.00  6.2 Utters and rainwater leaders  5.10,000.00  6.2 Concrete Scanning Allowance  5.10,000.00  6.2 Concrete Scanning Allowance  5.10,000.00  5.1 Material Allowance  5.10,000.00  6.2 Concrete Scanning Allowance  5.10,000.00  5.1 Sub Total  5.1 Material Allowance  5.10,000.00  5.2 Concrete Scanning Allowance  5.10,000.00  6.2 Concrete Scanning Allowance  5.10,000.00  5.2 Concrete Scanning Allowance  5.10,000.00  6.2 Concrete Scanning Allowance  5.10,000.00  5.1 Sub Total  5.1 Material Allowance  5.1 Many Total  5.1 Material Allowance  5.1 Many Total  5.2 Labour and materials for minor concrete repairs  6.1 Labour and materials for minor concrete repairs  6.1 Labour and materials for minor concrete repairs (bottom side Labour and materials for minor concrete repairs (bottom side Labour and materials for Major concrete repairs  6.1 Labour and materials for major concrete repairs (vertical)  6.1 Labour and materials for minor concrete repairs (vertical)  6.1 Labour and materials for minor concrete repairs (vertical)  6.1 Labour and materials for minor concrete repairs (vertical)  6.1 Labour and materials for Major concrete repairs (vertical)  6.1 Labour and materials for Major concrete repairs (vertical)  6.1 Labour and materials for for minor concrete repairs (vertical)  6.1 Labour and materials for for for pipe installation (including connection to existing drain pipe) Removal of unused  6.1 Labour and materials for concrete repairs (vertical)  6.1 Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused  6.1 Labour and materials for parging on topside of the podium - Labour and mate		Labour and materials for concrete crack repairs under 1/16"							
5.1 Gutters and rainwater leaders	4.11	(including detailing and sealing)	\$8,280.00	100.00%	\$	8,280.00	\$	8,280.00	\$0.00
6.1 Material Allowance \$10,000.00 0.00% \$ - \$ - \$ . \$0.00 6.2 Concrete Scanning Allowance \$55,000.00 0.00% \$ - \$ - \$ . \$0.00 Sub Total \$55,000.00 0.00% \$ - \$ - \$ . \$0.00 Sub Total \$514,000.00 0.00% \$ - \$ - \$ . \$0.00 Sub Total \$514,000.00 0.00% \$ - \$ - \$ . \$0.00 Sub Total \$514,000.00 0.00% \$ - \$ . \$ - \$ . \$0.00 Sub Total \$50,000.00 0.00% \$ - \$ . \$ - \$ . \$0.00 Sub Total \$50,000.00 0.00% \$ - \$ . \$ - \$ . \$0.00 Sub Total \$50,000.00 0.00% \$ - \$ . \$ . \$ . \$ . \$ . \$ . \$ . \$ . \$ .	4.12	Labour and materials for parging on topside of the podium	\$6,480.00	100.00%	\$	6,480.00	\$	6,480.00	\$0.00
Sub Total   Sub	5.1	Gutters and rainwater leaders	\$10,800.00	0.00%	\$	-	\$	-	\$0.00
Sub Total   \$314,191.00   72.05% \$ 226,377.90 \$ 180,852.06 \$45,525.85	6.1	Material Allowance	\$10,000.00	0.00%	\$	-	\$	-	\$0.00
Change   Change   Description   Labour and materials for minor concrete repairs   C1.4.01   (top side - horizontal) - Beyond base item 4.01   \$ 45,631.08   100.00% \$ 45,631.08 \$ 45,631.08 \$ 0.00	6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$	-	\$	-	\$0.00
Labour and materials for minor concrete repairs  C1.4.01 (top side - horizontal) - Beyond base item 4.01 \$ 45,631.08 \$ 100.00% \$ 45,631.08 \$ 45,631.08 \$ 0.00  Labour and materials for Major concrete repairs  C1.4.02 (top side - horizontal) - Beyond base item 4.02 \$ 12,544.20 \$ 100.00% \$ 12,544.20 \$ 12,544.20 \$ 0.00  Labour and materials for minor concrete repairs (bottom side c1.4.03 horizontal) - Removal of unused quantity \$ 17,688.00 \$ 100.00% \$ 17,688.00 \$ 17,688.00 \$ 0.00  Labour and materials for Major concrete repairs  C1.4.04 (bottom side - horizontal) - Beyond base item 4.04 \$ 36,006.96 \$ 100.00% \$ 36,006.96 \$ 36,006.96 \$ 0.00  Labour and materials for rebar replacement - Removal of  C1.4.05 labour and materials for rebar replacement - Removal of  Labour and materials for minor concrete repairs (vertical)  C1.4.06 Slab edge repair - Beyond base item 4.06 \$ 14,986.80 \$ 60.00% \$ 8,992.08 \$ 8,992.08 \$ 0.00  C1.4.06 Slab edge repair - Beyond base item 4.06 \$ 14,986.80 \$ 60.00% \$ 8,992.08 \$ 8,992.08 \$ 0.00  C1.4.07 - Removal of unused quantity \$ 2,160.00 \$ 100.00% \$ 2,160.00 \$ 2,160.00 \$ 0.00  Labour and materials for Major concrete repairs (vertical) - \$ 1,584.00 \$ 100.00% \$ 1,584.00 \$ 1,584.00 \$ 0.00  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused quantity \$ 1,584.00 \$ 100.00% \$ 2,1672.00 \$ 2,1672.00 \$ 0.00  Labour and materials for concrete crack repairs under 1/16" \$ 21,672.00 \$ 24,325.54 \$ 24,325.54 \$ 0.00  Labour and materials for parging on topside of the podium - C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 100.00% \$ 1,177.42 \$ 1,177.42 \$ 0.00		Sub Total	\$314,191.00	72.05%	\$	226,377.90	\$	180,852.06	\$45,525.85
C1.4.01 (top side - horizontal) - Beyond base item 4.01 \$ 45,631.08 \$ 100.00% \$ 45,631.08 \$ 45,631.08 \$ \$0.00    Labour and materials for Major concrete repairs   C1.4.02 (top side - horizontal) - Beyond base item 4.02 \$ 12,544.20 \$ 100.00% \$ 12,544.20 \$ 12,544.20 \$ \$0.00    Labour and materials for minor concrete repairs (bottom side horizontal) - Bernoval of unused quantity -\$ 17,688.00 \$ 100.00% \$ 36,006.96 \$ 36,006.96 \$ \$0.00    Labour and materials for Major concrete repairs   (bottom side - horizontal) - Beyond base item 4.04 \$ 36,006.96 \$ 100.00% \$ 36,006.96 \$ 36,006.96 \$ \$0.00    Labour and materials for rebar replacement - Removal of   C1.4.05 Unused quantity -\$ 7,200.00 \$ 7,200.00 \$ 7,200.00 \$ \$0.00    C1.4.05 Slab edge repair - Beyond base item 4.06 \$ 14,986.80 \$ 60.00% \$ 8,992.08 \$ 8,992.08 \$ \$0.00    Labour and materials for minor concrete repairs (vertical) -   C1.4.07 - Removal of unused quantity -\$ 2,160.00 \$ 100.00% -\$ 2,160.00 \$ \$0.00    Labour and materials for Major concrete repairs (vertical) -   C1.4.08 Removal of unused quantity -\$ 1,584.00 \$ 100.00% -\$ 1,584.00 \$ \$0.00    Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused C1.4.10 (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 \$ 100.00% \$ 24,325.54 \$ 24,325.54 \$ 0.00    C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 1,177.42 \$ 1,177.42 \$ 0.00	Changes	Change Description							
Labour and materials for Major concrete repairs  C1.4.02 (top side - horizontal) - Beyond base item 4.02 \$ 12,544.20 \$ 100.00% \$ 12,544.20 \$ 12,544.20 \$ 50.00  Labour and materials for minor concrete repairs (bottom side c1.4.03 horizontal) - Removal of unused quantity -\$ 17,688.00 \$ 100.00% -\$ 17,688.00 \$ 50.00  Labour and materials for Major concrete repairs  (bottom side - horizontal) - Beyond base item 4.04 \$ 36,006.96 \$ 100.00% \$ 36,006.96 \$ 36,006.96 \$ 50.00  Labour and materials for rebar replacement - Removal of Labour and materials for rebar replacement - Removal of Labour and materials for minor concrete repairs (vertical) - Labour and materials for minor concrete repairs (vertical) - Labour and materials for minor concrete repairs (vertical) - Removal of unused quantity -\$ 2,160.00 \$ 100.00% -\$ 2,160.00 \$ 50.00  Labour and materials for Major concrete repairs (vertical) - C1.4.08 Removal of unused quantity -\$ 1,584.00 \$ 100.00% -\$ 1,584.00 \$ 50.00  Labour and materials for drain pipe installation (including connection to existing drain pipe) - Removal of unused C1.4.10 quantity -\$ 2,1672.00 \$ 100.00% -\$ 21,672.00 \$ 50.00  Labour and materials for concrete crack repairs under 1/16" C1.4.11 (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 \$ 100.00% \$ 24,325.54 \$ 24,325.54 \$ 50.00  C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 1,177.42 \$ 1,177.42 \$ 0.00		Labour and materials for minor concrete repairs							
C1.4.02 (top side - horizontal) - Beyond base item 4.02 \$ 12,544.20 \$ 100.00% \$ 12,544.20 \$ 12,544.20 \$ 50.00    Labour and materials for minor concrete repairs (bottom side - C1.4.03 horizontal) - Removal of unused quantity -\$ 17,688.00 \$ 100.00% -\$ 17,688.00 -\$ 17,688.00 \$ 50.00    Labour and materials for Major concrete repairs (	C1.4.01	(top side - horizontal) - Beyond base item 4.01	\$ 45,631.08	100.00%	\$	45,631.08	\$	45,631.08	\$0.00
Labour and materials for minor concrete repairs (bottom side - C1.4.03 horizontal) - Removal of unused quantity		Labour and materials for Major concrete repairs							
C1.4.03 horizontal) - Removal of unused quantity	C1.4.02	(top side - horizontal) - Beyond base item 4.02	\$ 12,544.20	100.00%	\$	12,544.20	\$	12,544.20	\$0.00
Labour and materials for Major concrete repairs (bottom side - horizontal) - Beyond base item 4.04 \$ 36,006.96 \$ 36,006.96 \$ \$ 36,006.96 \$ \$ 36,006.96 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		Labour and materials for minor concrete repairs (bottom side -							
C1.4.04 (bottom side - horizontal) - Beyond base item 4.04 \$ 36,006.96   100.00% \$ 36,006.96 \$ 36,006.96 \$ \$0.00    Labour and materials for rebar replacement - Removal of unused quantity -\$ 7,200.00   100.00% -\$ 7,200.00 -\$ 7,200.00   \$0.00    C1.4.05 Slab edge repair - Beyond base item 4.06   \$ 14,986.80   60.00% \$ 8,992.08 \$ 8,992.08 \$ \$0.00    Labour and materials for minor concrete repairs (vertical) - \$ 2,160.00 -\$ 2,160.00 -\$ 2,160.00   \$0.00    Labour and materials for Major concrete repairs (vertical) - \$ 1,584.00 -\$ 1,584.00 -\$ 1,584.00   \$0.00    Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused connection to existing drain pipe) Removal of unused connection to existing drain pipe) Removal of unused connection to existing drain pipe and materials for concrete crack repairs under 1/16"   \$ 21,672.00   \$ 21,672.00 -\$ 21,672.00   \$ 0.00    C1.4.10 Quantity   \$ 21,672.00   \$ 22,325.54   \$ 24,325.54   \$ 24,325.54   \$ 0.00    Labour and materials for concrete crack repairs under 1/16"   \$ 24,325.54   \$ 100.00%   \$ 24,325.54   \$ 24,325.54   \$ 0.00    C1.4.12 Beyond base item 4.12   \$ 1,177.42   \$ 1,177.42   \$ 1,177.42   \$ 0.00	C1.4.03	horizontal) - Removal of unused quantity	-\$ 17,688.00	100.00%	-\$	17,688.00	-\$	17,688.00	\$0.00
Labour and materials for rebar replacement - Removal of unused quantity -\$ 7,200.00		Labour and materials for Major concrete repairs							
C1.4.05 unused quantity	C1.4.04	(bottom side - horizontal) - Beyond base item 4.04	\$ 36,006.96	100.00%	\$	36,006.96	\$	36,006.96	\$0.00
C1.4.06 Slab edge repair - Beyond base item 4.06 \$ 14,986.80 60.00% \$ 8,992.08 \$ 8,992.08 \$ \$0.00    Labour and materials for minor concrete repairs (vertical) - Removal of unused quantity -\$ 2,160.00 -\$ 2,160.00 -\$ 2,160.00 \$ \$0.00    Labour and materials for Major concrete repairs (vertical)\$ 1,584.00 -\$ 1,584.00 -\$ 1,584.00 \$ \$0.00    Labour and materials for drain pipe installation (including connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe installation (including connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe installation (including connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe and unused connection to existing drain pipe) - Removal of unused connection to existing drain pipe and unused connection to existing drain pi		Labour and materials for rebar replacement - Removal of				•		·	
Labour and materials for minor concrete repairs (vertical)  C1.4.07 - Removal of unused quantity  C1.4.08 Removal of unused quantity  Labour and materials for Major concrete repairs (vertical) -  C1.4.08 Removal of unused quantity  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused  C1.4.10 quantity  C1.4.10 [Labour and materials for concrete crack repairs under 1/16"]  C1.4.11 [(including detailing and sealing) - Beyond base item 4.11	C1.4.05	unused quantity	-\$ 7,200.00	100.00%	-\$	7,200.00	-\$	7,200.00	\$0.00
Labour and materials for minor concrete repairs (vertical)  C1.4.07 - Removal of unused quantity -\$ 2,160.00  Labour and materials for Major concrete repairs (vertical)\$ 1,584.00  Labour and materials for Major concrete repairs (vertical)\$ 1,584.00  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused  C1.4.10 quantity -\$ 21,672.00  Labour and materials for concrete crack repairs under 1/16"  C1.4.11 (including detailing and sealing) - Beyond base item 4.11  Labour and materials for parging on topside of the podium - Labour and materials for parging on topside of the podium -  C1.4.12 Beyond base item 4.12  \$ 1,177.42  Labour and materials for parging on topside of the podium -  \$ 1,177.42  \$ 1,00.00  \$ 2,160.00  \$ 2,160.00  \$ 1,584.00  \$ 2,160.00  \$ 2					_				
Labour and materials for Major concrete repairs (vertical) -  C1.4.08 Removal of unused quantity -\$ 1,584.00			,						,
Labour and materials for Major concrete repairs (vertical) -  C1.4.08 Removal of unused quantity -\$ 1,584.00 100.00% -\$ 1,584.00 -\$ 1,584.00 \$0.00  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused -\$ 21,672.00 100.00% -\$ 21,672.00 -\$ 21,672.00 \$0.00  Labour and materials for concrete crack repairs under 1/16"  C1.4.10 (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 100.00% \$ 24,325.54 \$ 24,325.54 \$0.00  Labour and materials for parging on topside of the podium -  C1.4.12 Beyond base item 4.12 \$ 1,177.42 100.00% \$ 1,177.42 \$ 1,177.42 \$ 0.00	C1.4.07	- Removal of unused quantity	-\$ 2.160.00	100.00%	-\$	2.160.00	-\$	2.160.00	\$0.00
C1.4.08 Removal of unused quantity -\$ 1,584.00 100.00% -\$ 1,584.00 -\$ 1,584.00 \$0.00  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused  C1.4.10 quantity -\$ 21,672.00 100.00% -\$ 21,672.00 -\$ 21,672.00 \$0.00  Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 100.00% \$ 24,325.54 \$ 24,325.54 \$0.00  Labour and materials for parging on topside of the podium - C1.4.12 Beyond base item 4.12 \$ 1,177.42 100.00% \$ 1,177.42 \$ 1,177.42 \$ 0.00		Labour and materials for Major concrete repairs (vertical) -	,			,		· · · · · · · · · · · · · · · · · · ·	
Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused  C1.4.10 quantity -\$ 21,672.00 100.00% -\$ 21,672.00 \$0.00  Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 100.00% \$ 24,325.54 \$ 24,325.54 \$0.00  Labour and materials for parging on topside of the podium -  C1.4.12 Beyond base item 4.12 \$ 1,177.42 100.00% \$ 1,177.42 \$ 1,177.42 \$ 0.00	C1.4.08	, , , , , , , , , , , , , , , , , , , ,	-\$ 1.584.00	100.00%	-\$	1.584.00	-\$	1.584.00	\$0.00
C1.4.10   quantity   -\$   21,672.00   100.00%   \$   21,672.00   \$   \$   \$   \$   \$   \$   \$   \$   \$		, ,	, , , , , , , , , , , , , , , , , , , ,		Ė	,	Ė	,	, 5.55
C1.4.10 quantity -\$ 21,672.00 100.00% -\$ 21,672.00 \$0.00  Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 \$ 100.00% \$ 24,325.54 \$ 24,325.54 \$ \$0.00  Labour and materials for parging on topside of the podium - C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 100.00% \$ 1,177.42 \$ 1,177.42 \$ 0.00		, , , , , , , , , , , , , , , , , , ,							
Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 \$ 100.00% \$ 24,325.54 \$ \$ 24,325.54 \$ \$ 0.00	C1.4.10		-\$ 21.672.00	100.00%	-\$	21,672,00	-\$	21.672.00	\$0.00
C1.4.11 (including detailing and sealing) - Beyond base item 4.11 \$ 24,325.54 \$ 100.00% \$ 24,325.54 \$ 24,325.54 \$ \$0.00    Labour and materials for parging on topside of the podium - C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 100.00% \$ 1,177.42 \$ 1,177.42 \$ \$0.00		. ,	,		Ė	, 5 : 2 : 30	Ė	,	<del>+ 2.100</del>
Labour and materials for parging on topside of the podium - C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 100.00% \$ 1,177.42 \$ 1,177.42 \$ \$0.00	C1.4.11	· · · · · · · · · · · · · · · · · · ·	\$ 24.325.54	100.00%	Ś	24,325.54	Ś	24,325,54	\$0.00
C1.4.12 Beyond base item 4.12 \$ 1,177.42 \$ 100.00% \$ 1,177.42 \$ 1,177.42 \$ \$0.00			,		_	,==:,0	Ť	,,	÷0.00
	C1.4.12	, , , , , , , , , , , , , , , , , , , ,	\$ 1.177.42	100.00%	Ś	1,177.42	Ś	1.177.42	\$0.00
		Total Approved Changes	\$ 84,367.99	222,0070	\$				

Original Contract Amount	\$ 314,191.00
Approved Change Orders	\$ 84,367.99
Revised Contract Amount	\$ 398,558.99
Progress to Date	\$ 304,751.18
Minus: Previously Billed	\$ 259,225.33
Subtotal	\$ 45,525.85
Minus: 10% Holdback	\$ 4,552.59
Subtotal	\$ 40,973.26
5% GST	\$ 2,048.67
Payment This Month	\$ 43,021.93



6976 Palm Avenue Burnaby, BC V5J 4M3 Phone: 604-423-5383

**CAPREIT Limited Partnersip** Customer:

**Job #:** 24-009

12184 224th St. (Queen Anne) - Parkade Repair Job Name:

Application #:
From Date:
To Date: Apr 1, 2025 May 31, 2025

## **PROGRESS BILLING APPLICATION**

## **C**ONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	75.00	15.00	90.00	6,379.50	1,275.90	7,655.40
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	85.00	5.00	90.00	2,877.25	169.25	3,046.50
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	75.00	15.00	90.00	1,500.00	300.00	1,800.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	75.00	15.00	90.00	20,610.00	4,122.00	24,732.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	26.66	38.34	65.00	27,577.30	39,658.70	67,236.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	100.00	0.00	100.00	100.00	0.00	100.00	7,200.00	0.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00

	concrete repairs (vertical)													
4.08	Labour and materials for Major	sq.ft	F0 00	40.00	2 400 00	F0.00	0.00	F0 00	100.00	0.00	100.00	2 400 00	0.00	2 400 00
4.08	concrete repairs (vertical)	sq.rt	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
	Labour and materials for drain													
	installation (including scanning,													
4.09	coring, drain body supply, pipe	Ea	6.00	1,680.00	10,080.00	6.00	0.00	6.00	100.00	0.00	100.00	10,080.00	0.00	10,080.00
	supply and installation, pipe													
	connection and waterproofing)													
	Labour and materials for drain													
4.10	pipe installation (including	lin.ft	300.00	154.80	46,440.00	160.00	0.00	160.00	53.33	0.00	53.33	24,768.00	0.00	24,768.00
4.10	connection to existing drain	1111.11	300.00	134.80	40,440.00	100.00	0.00	100.00	55.55	0.00	33.33	24,708.00	0.00	24,708.00
	pipe)													
	Labour and materials for													
4.11	concrete crack repairs under	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
4.11	1/16" (including detailing and	1111.11	300.00	27.00	0,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,260.00	0.00	8,280.00
	sealing)													
	Labour and materials for													
4.12	parging on topside of the	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
	podium													
5.1	Gutters and rainwater leaders	LS -	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.1	Gutters and ramwater leaders	LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							180,852.05	45,525.85	226,377.90

## CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous	Current	Total	Prev	Current	Total	Previous	Current	Total
iteiii#	Description	Oilit	Qty	Offic Price	Scheduled Value	Units	Units	Units	%	%	%	Value	Value	Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	918.50	0.00	918.50	100.00	0.00	100.00	45,631.08	0.00	45,631.08
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	252.50	0.00	252.50	100.00	0.00	100.00	12,544.20	0.00	12,544.20
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	-268.00	0.00	-268.00	100.00	0.00	100.00	(17,688.00)	0.00	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	593.00	0.00	593.00	100.00	0.00	100.00	36,006.96	0.00	36,006.96
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	-100.00	0.00	-100.00	100.00	0.00	100.00	(7,200.00)	0.00	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	108.60	0.00	108.60	60.00	0.00	60.00	8,992.08	0.00	8,992.08
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	-45.00	0.00	-45.00	100.00	0.00	100.00	(2,160.00)	0.00	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	-33.00	0.00	-33.00	100.00	0.00	100.00	(1,584.00)	0.00	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	-140.00	0.00	-140.00	100.00	0.00	100.00	(21,672.00)	0.00	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	958.0756	0.00	958.0756	100.00	0.00	100.00	24,325.54	0.00	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	118.572	0.00	118.572	100.00	0.00	100.00	1,177.42	0.00	1,177.42
					84,368.00							78,373.28	0.00	78,373.28

## **CONTRACT + CHANGE ORDERS**

Total Contract Value	Previously Completed	<b>Current Application</b>	Completed to Date
398,559.00	259,225.33	45,525.85	304,751.18

## **PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Value \$314,191.00

**Authorized Changes To Date** \$84,368.00

Contract Sum To Date \$398,559.00

Work Completed to Date \$304,751.18

**Total Holdback to Date** \$30,475.12

Work Completed Less Holdback \$274,276.06

**Total Work Completed from Previous Applications** \$233,302.80

Amount Payable This Application \$40,973.26

Balance To Finish Including Holdback \$124,282.94

# **Statutory Declaration of Progress Payment Distribution by Contractor**

Standard Construction Document

**CCDC 9A - 2018** 

Application for payment number5
dated May 31 2025 is the last
application for payment for which the Contractor has
received payment.
Ridge BC
Name of Contractor
Edge Group West Ltd.
n an authorized signing officer, partner or sole proprietor of the r, and have personal knowledge of the fact that all accounts for hinery and equipment which have been incurred directly by the e Contract, and for which the Owner might in any way be held at up to and including the latest progress payment received, as that been identified to the party or parties from whom payment be true, and knowing that it is of the same force and effect as if
Tania Olivia Stalteri, a Commissioner, etc., Province of Ontario, for Edge Group Ltd. Expires May 11, 2026

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC

2018

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Canadian Construction Documents Committee



#### Assessment Department Location Mailing Address

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Edge Group West Ltd. 14 Meteor Drive ETOBICOKE, ON M9W 1A4 March 07, 2025

Person/Business: EDGE GROUP WEST LTD.

Account number: 200380614

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2026.

This firm has had continuous coverage with us since July 27, 2020.

**Employer Service Centre** Assessment Department

Clearance Reference #: C135540990 **CLRAAA** 





## **CERTIFICATE OF PAYMENT No.7**

PROJECT: Queen Anne Apartment – Podium Membrane Payment No.: 7

Renewal

Project No.: 24-00179 PO #: 8502895

TO: Adam Sharkawy, Andrew Ross - CAPREIT DATE: 2025-08-08

Evoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim #7. This submission is for the 7<sup>th</sup> Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 7	This certificate indicates the amount to be paid to the
		Contractor, with the money associated with the Builders Lien
		Holdback to be deposited into an established Trust Account.
1	Invoice No. 321	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.'s current account status and statutory declaration of progress payment distribution.

<sup>&</sup>quot;The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is \$76,132.13 (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is \$8,056.31 (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.

Erfan Attar, EIT

Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

 Project:
 Queen Anne Apartments, Maple Ridge, BC

 Invoice #:
 Progress Draw #7 (Invoice #321)

 Date:
 up to 2025-07-31



Item #	Description	Contract A	mount	% Complete	Pro	gress to Date	Prev	iously Billed	This Period
1.1	Mobilization and Demobilization	\$8	3,506.00	100.00%	\$	8,506.00	\$	7,655.40	\$850.60
1.2	Site Protection	\$3	3,385.00	100.00%	\$	3,385.00	\$	3,046.50	\$338.50
	Other Overhead		2,000.00			2,000.00	\$	1,800.00	\$200.00
2.1			7,480.00	100.00%	\$	27,480.00	\$	24,732.00	\$2,748.00
	Traffic coating and all required sealant		3,440.00		_	103,440.00	\$	67,236.00	\$36,204.00
3.1	Labour and materials for minor concrete repairs	Ģ103	,++0.00	100.0070	٧	103,440.00	Ų	07,230.00	\$30,204.00
4.1	I.	Ċ1(		100.000/	\$	10 000 00	ے ا	10 000 00	¢0.00
4.1		\$10	0,800.00	100.00%	Ş	10,800.00	\$	10,800.00	\$0.00
	Labour and materials for Major concrete repairs								4
4.2	(top side - horizontal)	ŞS	,400.00	100.00%	\$	5,400.00	\$	5,400.00	\$0.00
	Labour and materials for minor concrete repairs (bottom side -				١.		١.		
4.3	horizontal)	\$19	9,800.00	100.00%	\$	19,800.00	\$	19,800.00	\$0.00
	Labour and materials for Major concrete repairs								
4.4	(bottom side - horizontal)	\$19	9,800.00	100.00%		19,800.00	\$	19,800.00	\$0.00
4.5	Labour and materials for rebar replacement	\$7	7,200.00	100.00%	\$	7,200.00	\$	7,200.00	\$0.00
4.6	Slab edge repair	\$4	1,500.00	100.00%	\$	4,500.00	\$	4,500.00	\$0.00
4.7	Labour and materials for minor concrete repairs (vertical)	\$2	2,400.00	100.00%	\$	2,400.00	\$	2,400.00	\$0.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2	2,400.00	100.00%	\$	2,400.00	\$	2,400.00	\$0.00
	Labour and materials for drain installation (including scanning,		0,080.00		_	10,080.00		10,080.00	\$0.00
	Labour and materials for drain pipe installation (including	7.2	,	222.2070	É	2,222.30		3,222.30	7 1.00
4 10	connection to existing drain pipe)	\$46	5,440.00	100.00%	\$	46,440.00	\$	24,768.00	\$21,672.00
7.10	Labour and materials for concrete crack repairs under 1/16"	γ÷t	5,440.00	100.0070	7	40,440.00	7	24,700.00	\$21,072.00
4 11		٠,	200.00	100.000/	ے	0.200.00	Ś	0.200.00	¢0.00
4.11	(including detailing and sealing)	Şč	3,280.00	100.00%	\$	8,280.00	Ş	8,280.00	\$0.00
									4
	Labour and materials for parging on topside of the podium		5,480.00			6,480.00		6,480.00	\$0.00
	Gutters and rainwater leaders		0,800.00			10,800.00	\$	-	\$10,800.00
	Material Allowance		0,000.00		_	7,750.00	\$	-	\$7,750.00
6.2	Concrete Scanning Allowance	\$5	5,000.00	0.00%	\$	-	\$	-	\$0.00
	Sub Total	\$314	,191.00	97.69%	\$	306,941.00	\$	226,377.90	\$80,563.10
Changes	Change Description								
	Labour and materials for minor concrete repairs								
C1.4.01	(top side - horizontal) - Beyond base item 4.01	\$ 45	,631.08	100.00%	\$	45,631.08	\$	45,631.08	\$0.00
	Labour and materials for Major concrete repairs								
C1.4.02	(top side - horizontal) - Beyond base item 4.02	\$ 12	,544.20	100.00%	\$	12,544.20	\$	12,544.20	\$0.00
	(tep that the test test test test test test test	T	,		Ť		-		70.00
	Labour and materials for minor concrete repairs (bottom side -								
C1 /1 03	horizontal) - Removal of unused quantity	-\$ 17	,688.00	100.00%	خ.	17,688.00	-\$	17,688.00	\$0.00
C1.4.03	Labour and materials for Major concrete repairs	y 1/	,000.00	100.0070	7	17,000.00	7	17,000.00	\$0.00
C1.4.04	-	\$ 36	,006.96	100.00%	ے	36,006.96	\$	36,006.96	¢0.00
C1.4.04	(bottom side - horizontal) - Beyond base item 4.04	\$ 30	,006.96	100.00%	\$	36,006.96	Ş	36,006.96	\$0.00
	Labour and materials for rebar replacement - Removal of	١.			١.		١.		
	unused quantity		,200.00	100.00%		7,200.00	_	7,200.00	\$0.00
C1.4.06	Slab edge repair - Beyond base item 4.06	\$ 14	,986.80	60.00%	\$	8,992.08	\$	8,992.08	\$0.00
	Labour and materials for minor concrete repairs (vertical)								
C1.4.07	- Removal of unused quantity	-\$ 2	,160.00	100.00%	-\$	2,160.00	-\$	2,160.00	\$0.00
	I abaum and makerials for Major as assets remains (contine)								
	Labour and materials for Major concrete repairs (vertical) -							4 504 00	\$0.00
C1.4.08		-\$ 1	.584.00	100.00%	-Ś	1.584.00	-S	1.584.00	
C1.4.08	Removal of unused quantity	-\$ 1	,584.00	100.00%	-\$	1,584.00	-\$	1,584.00	\$0.00
C1.4.08	Removal of unused quantity  Labour and materials for drain pipe installation (including	-\$ 1	,584.00	100.00%	-\$	1,584.00	-\$	1,584.00	\$0.00
	Removal of unused quantity  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused							·	
	Removal of unused quantity  Labour and materials for drain pipe installation (including		,584.00 ,672.00	100.00%		21,672.00		21,672.00	\$0.00
	Removal of unused quantity  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused quantity							·	
C1.4.10	Removal of unused quantity  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused quantity  Labour and materials for concrete crack repairs under 1/16"	-\$ 21	,672.00	100.00%	-\$	21,672.00	-\$	21,672.00	\$0.00
C1.4.10	Removal of unused quantity  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused quantity  Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11	-\$ 21			-\$		-\$	·	
C1.4.10	Removal of unused quantity  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused quantity  Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11  Labour and materials for parging on topside of the podium -	-\$ 21 \$ 24	,672.00	100.00%	-\$ \$	21,672.00	-\$ \$	21,672.00	\$0.00 \$0.00
C1.4.10	Removal of unused quantity  Labour and materials for drain pipe installation (including connection to existing drain pipe) Removal of unused quantity  Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11	-\$ 21 \$ 24 \$ 1	,672.00	100.00%	-\$ \$	21,672.00	-\$ \$	21,672.00	\$0.00

Original Contract Amount	\$ 314,191.00
Approved Change Orders	\$ 84,367.99
Revised Contract Amount	\$ 398,558.99
Progress to Date	\$ 385,314.28
Minus: Previously Billed	\$ 304,751.18
Subtotal	\$ 80,563.10
Minus: 10% Holdback	\$ 8,056.31
Subtotal	\$ 72,506.79
5% GST	\$ 3,625.34
Payment This Month	\$ 76,132.13



6976 Palm Avenue Burnaby, BC V5J 4M3 Phone: 604-423-5383 **Customer:** CAPREIT Limited Partnersip

**Job #:** 24-009

Job Name: 12184 224th St. (Queen Anne) - Parkade Repair

Application #: 7.0 From Date: Jun

From Date: Jun 1, 2025 To Date: Jul 31, 2025

## **PROGRESS BILLING APPLICATION**

#### **C**ONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	90.00	10.00	100.00	7,655.40	850.60	8,506.00
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	90.00	10.00	100.00	3,046.50	338.50	3,385.00
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	90.00	10.00	100.00	1,800.00	200.00	2,000.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	90.00	10.00	100.00	24,732.00	2,748.00	27,480.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	65.00	35.00	100.00	67,236.00	36,204.00	103,440.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	100.00	0.00	100.00	100.00	0.00	100.00	7,200.00	0.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00

	concrete repairs (vertical)													
4.08	Labour and materials for Major	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
4.00	concrete repairs (vertical)	34.11	30.00	40.00	2,400.00	30.00	0.00	30.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
	Labour and materials for drain													
	installation (including scanning,													
4.09	coring, drain body supply, pipe	Ea	6.00	1,680.00	10,080.00	6.00	0.00	6.00	100.00	0.00	100.00	10,080.00	0.00	10,080.00
	supply and installation, pipe													
	connection and waterproofing)													
	Labour and materials for drain													
4.10	pipe installation (including	lin.ft	300.00	154.80	46,440.00	160.00	140.00	300.00	53.33	46.67	100.00	24,768.00	21,672.00	46,440.00
110	connection to existing drain		300.00	154.00	40,440.00	100.00	140.00	300.00	33.33	40.07	100.00	24,700.00	21,072.00	40,440.00
	pipe)													
	Labour and materials for													
4.11	concrete crack repairs under	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
1	1/16" (including detailing and		300.00	27.00	0,200.00	300.00	0.00	300.00	100.00	0.00	100.00	0,200.00	0.00	0,200.00
	sealing)													
	Labour and materials for													
4.12	parging on topside of the	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
	podium													
5.1	Gutters and rainwater leaders	LS -	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	100.00	100.00	0.00	10,800.00	10,800.00
J.1	Gutters and raniwater leaders	LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	100.00	100.00	0.00	10,000.00	10,000.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	77.50	77.50	0.00	7,750.00	7,750.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							226,377.90	80,563.10	306,941.00

## CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous	Current	Total	Prev	Current	Total	Previous	Current	Total
iteiii#	Description	Oilit	Qty	Offic Price	Scheduled Value	Units	Units	Units	%	%	%	Value	Value	Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	918.50	0.00	918.50	100.00	0.00	100.00	45,631.08	0.00	45,631.08
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	252.50	0.00	252.50	100.00	0.00	100.00	12,544.20	0.00	12,544.20
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	-268.00	0.00	-268.00	100.00	0.00	100.00	(17,688.00)	0.00	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	593.00	0.00	593.00	100.00	0.00	100.00	36,006.96	0.00	36,006.96
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	-100.00	0.00	-100.00	100.00	0.00	100.00	(7,200.00)	0.00	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	108.60	0.00	108.60	60.00	0.00	60.00	8,992.08	0.00	8,992.08
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	-45.00	0.00	-45.00	100.00	0.00	100.00	(2,160.00)	0.00	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	-33.00	0.00	-33.00	100.00	0.00	100.00	(1,584.00)	0.00	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	-140.00	0.00	-140.00	100.00	0.00	100.00	(21,672.00)	0.00	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	958.0756	0.00	958.0756	100.00	0.00	100.00	24,325.54	0.00	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	118.572	0.00	118.572	100.00	0.00	100.00	1,177.42	0.00	1,177.42
					84,368.00							78,373.28	0.00	78,373.28

## CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	<b>Current Application</b>	Completed to Date
398,559.00	304,751.18	80,563.10	385,314.28

## **PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Value \$314,191.00

**Authorized Changes To Date** \$84,368.00

Contract Sum To Date \$398,559.00

Work Completed to Date \$385,314.28

**Total Holdback to Date** \$38,531.43

Work Completed Less Holdback \$346,782.85

**Total Work Completed from Previous Applications** \$274,276.06

**Amount Payable This Application** \$72,506.79

**Balance To Finish Including Holdback** \$51,776.15

## **Statutory Declaration of Progress Payment Distribution by Contractor**

Standard Construction Document

**CCDC 9A - 2018** 

To be made by the Contractor as a condition for either  second and subsequent progress payments; or release of holdback.  Information Appearing in the Contract  Documents  Name of Project  Parkade Concrete Repairs and Coating  Queen Anne Apartments, 12184 224th Street, Maple For Date of Contract:  August 8 2024	Application for payment number5 dated March 31 2025 is the last application for payment for which the Contractor has received payment.
Name of Owner	Name of Contractor
CAPREIT Limited Partnership	Edge Group West Ltd.
responsible, have been paid in full as required by the Contraction identified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or	and have personal knowledge of the fact that all accounts for inery and equipment which have been incurred directly by the Contract, and for which the Owner might in any way be held up to and including the latest progress payment received, as as been identified to the party or parties from whom payment e true, and knowing that it is of the same force and effect as if
Signature (A C	ommissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.



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Canadian Construction Documents Committee



#### Assessment Department Location Mailing Address

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Edge Group West Ltd. 14 Meteor Drive ETOBICOKE, ON M9W 1A4 March 07, 2025

Person/Business: EDGE GROUP WEST LTD.

Account number: 200380614

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2026.

This firm has had continuous coverage with us since July 27, 2020.

**Employer Service Centre** Assessment Department

Clearance Reference #: C135540990 **CLRAAA** 





## **CERTIFICATE OF PAYMENT No.8**

PROJECT: Queen Anne Apartment – Podium Payment No.: 8

Membrane Renewal

Project No.: 24-00179 PO #: 8502895

TO: Adam Sharkawy, Andrew Ross - DATE: 2025-08-11

**CAPREIT** 

Evoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim. This submission is for the 8<sup>th</sup> Certificate of Payment for **Queen Anne Apartments – Podium Membrane**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	ltem	Description
1	Certificate of Payment No. 8	This certificate indicates the amount to be paid to the
		Contractor.
1	Progress Summary	Progress Summary of Project
1	Invoice No. 322	Invoice from Edge Group Ltd.
1	Statutory Declaration	Standard form letter from Edge Group indicating the last invoice paid in full, less the 10% holdback.
1	Letter of Good Standing	Standard form letter from WCB indicating Edge Group's current account status.

The 55-day holding period for lien holdback specified by the Builders Lien Act expires on **October 2, 2025**. Please arrange to have all searches in the Land Title Office and Court Registry done. "The holdback amount authorized by the certificate of payment for the holdback amount is due and payable on the day following the expiration of the holdback period. The owner may retain out of the holdback amount any sums required by law to satisfy any liens against the Work..." (CCDC-2 at GC 5.5.4).

#### The total payable for this Certificate of Payment is \$40,458.00

Should you require any further information or have any questions please do not hesitate to contact me.

EVOKE BUILDING ENGINEERING INC.

Erfan Attar, EIT

Building Envelope Engineer

Copy emailed to: Edge Group Ltd.



6976 Palm Avenue Burnaby, BC V5J 4M3 Phone: 604-423-5383 **Customer:** CAPREIT Limited Partnersip

**Job #:** 24-009

**Job Name:** 12184 224th St. (Queen Anne) - Parkade Repair

Application #: 8.0 From Date: Jul 3

From Date: Jul 31, 2025 To Date: Jul 31, 2025

## **PROGRESS BILLING APPLICATION**

## **C**ONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	100.00	0.00	100.00	8,506.00	0.00	8,506.00
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	100.00	0.00	100.00	3,385.00	0.00	3,385.00
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	100.00	0.00	100.00	2,000.00	0.00	2,000.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	100.00	0.00	100.00	27,480.00	0.00	27,480.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	100.00	0.00	100.00	103,440.00	0.00	103,440.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	100.00	0.00	100.00	100.00	0.00	100.00	7,200.00	0.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00

	concrete repairs (vertical)													
4.08	Labour and materials for Major concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
4.09	Labour and materials for drain installation (including scanning, coring, drain body supply, pipe	Ea	6.00	1,680.00	10,080.00	6.00	0.00	6.00	100.00	0.00	100.00	10,080.00	0.00	10,080.00
	supply and installation, pipe connection and waterproofing)													
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	lin.ft	300.00	154.80	46,440.00	300.00	0.00	300.00	100.00	0.00	100.00	46,440.00	0.00	46,440.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
4.12	Labour and materials for parging on topside of the podium	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
5.1	Gutters and rainwater leaders	LS - LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	77.50	0.00	77.50	7,750.00	0.00	7,750.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							306,941.00	0.00	306,941.00

## CHANGE ORDERS

14.0	Description	l l m i k	04	Unit Dries	Cabadulad Valua	Previous	Current	Total	Prev	Current	Total	Previous	Current	Total
Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Units	Units	Units	%	%	%	Value	Value	Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	918.50	0.00	918.50	100.00	0.00	100.00	45,631.08	0.00	45,631.08
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	252.50	0.00	252.50	100.00	0.00	100.00	12,544.20	0.00	12,544.20
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	-268.00	0.00	-268.00	100.00	0.00	100.00	(17,688.00)	0.00	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	593.00	0.00	593.00	100.00	0.00	100.00	36,006.96	0.00	36,006.96
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	-100.00	0.00	-100.00	100.00	0.00	100.00	(7,200.00)	0.00	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	108.60	0.00	108.60	60.00	0.00	60.00	8,992.08	0.00	8,992.08
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	-45.00	0.00	-45.00	100.00	0.00	100.00	(2,160.00)	0.00	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	-33.00	0.00	-33.00	100.00	0.00	100.00	(1,584.00)	0.00	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	-140.00	0.00	-140.00	100.00	0.00	100.00	(21,672.00)	0.00	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	958.0756	0.00	958.0756	100.00	0.00	100.00	24,325.54	0.00	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	118.572	0.00	118.572	100.00	0.00	100.00	1,177.42	0.00	1,177.42
					84,368.00							78,373.28	0.00	78,373.28

## **CONTRACT + CHANGE ORDERS**

Total Contract Value	Previously Completed	Current Application	Completed to Date
398,559.00	385,314.28	0.00	385,314.28

## **PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Value \$314,191.00

**Authorized Changes To Date** \$84,368.00

Contract Sum To Date \$398,559.00

Work Completed to Date \$385,314.28

Total Holdback to Date \$0.00

Work Completed Less Holdback \$385,314.28

**Total Work Completed from Previous Applications** \$346,782.85

Amount Payable This Application \$38,531.43

Balance To Finish Including Holdback \$13,244.72

# **Statutory Declaration of Progress Payment Distribution by Contractor**

Standard Construction Document

**CCDC 9A - 2018** 

To be made by the Contractor as a condition for either  second and subsequent progress payments; or release of holdback.  Information Appearing in the Contract  Documents  Name of Project  Parkade Concrete Repairs and Coating	Application for payment number5  dated March 31 2025 is the last application for payment for which the Contractor has received payment.						
Queen Anne Apartments, 12184 224th Street, Maple F	Ridge BC						
Date of Contract: August 8 2024							
Name of Owner	Name of Contractor						
CAPREIT Limited Partnership	Edge Group West Ltd.						
I solemnly declare that, as of the date of this declaration, I am Contractor, and as such have authority to bind the Contractor, labour, subcontracts, products, services, and construction mach Contractor in the performance of the work as required by the responsible, have been paid in full as required by the Contract identified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld.  I make this solemn declaration conscientiously believing it to be	and have personal knowledge of the fact that all accounts for inery and equipment which have been incurred directly by the Contract, and for which the Owner might in any way be held up to and including the latest progress payment received, as as been identified to the party or parties from whom payment						
made under oath.  Declared before me in Toronto, ON this							
Izabella Ferreira  Name Assistant to CFO  Title	Tania Olivia Stalteri a Commissioner, etc., Province of British Columbia, for Edge Group West Ltd Expires October 31 2023						

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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## Assessment Department Location Mailing Address 6951 West

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

#### 6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

Clearance Section
Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Edge Group West Ltd. 14 Meteor Drive ETOBICOKE, ON M9W 1A4 March 07, 2025

Person/Business: EDGE GROUP WEST LTD.

Account number: 200380614

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2026.

This firm has had continuous coverage with us since July 27, 2020.

Employer Service Centre Assessment Department

Clearance Reference # : C135540990 CLRAAA