



VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

November 16, 2007

MEMO TO: Owners & Residents of Rosario Gardens
Strata Plan LMS-2461

FROM: Vancouver Condominium Services Ltd.

RE: **Plane Crash Status Update**

This bulletin is to update you on the progress to date:

1. On Side Restoration and other contractors are hard at work to get you back to your suites as soon as possible.
2. All mechanical systems such as the water, sewer, electrical, elevators and the fire alarm system must be in full working condition before the City of Richmond will issue an occupancy permit. At this time we do not have a firm date when this will happen.
3. The plumbing and mechanical systems involving water and sewer are one of the main focuses. As you are aware, when the plane crashed, it severed the water/sewer plumbing stacks at the ninth floor. In order for occupancy to be approved by the City of Richmond, the plumbing system must be in working order.

The water supply system was contaminated by water from roof drains, the fire sprinkler system and the sewer system. As a result, extensive work is required to fully sanitize the water supply system. On Side Restoration advises that the sewer and drain line repairs are nearing completion and then the water lines will be addressed.

4. The insurance adjuster is working very closely with On Side Restoration for the emergency work which is almost complete. The adjuster is preparing a scope of work now required for the repairs to the building. It is expected that the scope of work will be available by Friday, November 30th. Once the scope of work is

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finalized, several restoration companies will be asked by the adjuster to bid on the repairs. There is no doubt that the contractors preparing the bids will need some time and this will take several weeks. Following receipt of the bids, the insurance adjuster will need time to analyze the quotations and proposals.

Realistically, this means that the contract award for the reconstruction of the project will not occur until at least the 2nd week in December. The contractor will then need to organize their crews and sub trades.

5. Please remember that there are many parties involved in the repair of your building; The City of Richmond building inspectors, structural and mechanical engineers, elevator contractor, fire alarm technicians, plumbers, drywallers, flooring installers, etc. There is also a matter of obtaining the needed parts from suppliers. Due to the construction boom in the lower mainland, a simple thing such as sourcing new doors for the suites has been a challenge.
6. We are working very closely with the insurance adjuster to ensure you are back in your suite as soon as possible and will do our utmost to keep you updated on the repairs.

A second information meeting will be held on Thursday, December 6th at 7:00 p.m. at the Best Western Richmond Hotel & Convention Centre, 7551 Westminster Hwy.

Owners and residents are reminded of the website that has been established to post information www.vancondo.com/rosariogardens.

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