

# MEMORANDUM

THE OWNERS, STRATA PLAN VIS 40

STRATA NAME SHANGRI-LA

Dated: January 3, 2022

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## **FIRE UPGRADE PROJECT UPDATE**

Happy New Year!

RJC is aware of the Council changes for this year. Council had a very positive discussion with RJC and Farmer Construction on the Fire Upgrade/Pigtailing project that needed to be done to our building this new year.

Notice of Award was officially given to Farmer by RJC and was accepted on November 12, 2021 and contract was signed by Council on December 17, 2021. The project will start on January 17, 2022 and projected close date on June 6, 2022. Due to the holiday, the Council is still waiting for the final sign contract as part of formality. If you would like to receive a copy of the contract, please let us know. Building Permit was already issued and a copy will remain on site when the project starts.

RJC and Farmer both have extensive knowledge of our building for they were assigned to our balcony remediation years ago and Angus was the superintendent on site, he is now the senior superintendent. He introduced Sean to us who will be the superintendent on site during this project.

Before the holiday, RJC, Farmer and Mazzie did their walkthrough for our building to discuss the extensive work to be done on the Fire Upgrade project.

This is what they told us to expect. Farmer will need to run a conduit on each level around the building along the wall then go into the unit and come around outside into the tower. They will run the conduit through the wall for moderate risk than going through the ceilings which is high risk. Ceiling is high risk because the overhead work creates a higher risk of debris falling onto workers as they perform the installation and is a higher risk of breathing in, or fragments

settling on the workers. The conduit will be visible throughout the building and in the unit. On every level of the unit a device will be mounted on the wall by the entrance and one by the hallway near the bedroom close to the tower. Farmer will show us the material of what they will be using and I hope this week or early next week, they can send them to us so we can share them to all owners.

Farmer require staging and storage areas where they can have their office, and a place to put their tools and lock up their things. A perfect place for this is our shed area, similar to what they had last time during the balcony remediation. They will also need power from the electrical room. The electrician will be working on their van and they will need to have a designated parking space while they work around the building.

Our building has asbestos and they will be drilling into our building and signage will be in place for residents who won't be going to areas that they shouldn't be. Farmer will be boarding some work areas for safety and will not have public access. They will have Environmental Consulting around and make sure they are practicing safe work practices and keeping everybody safe. When Farmer will be working on the stairwells, owners on the upper level may not be able to get up to their unit for the area will be corridor on certain hours ie. 8AM - 12PM. Farmers will share work practice with the Council so we know what it looks like and the Council will share this to everyone.

Council will be sending out 48hrs Entry Notice to owners when Farmer needs to come into your unit to survey the area. Farmer prefers if someone would be home at the time, as they may need to ask you to move furniture out of their working area before workers are scheduled to arrive. Additionally, items in the bedroom hallway room need to be removed for they need to run a conduit through and from the tower stairwells.

If you have any questions, please send an email to Council at [council@strata40.ca](mailto:council@strata40.ca)

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\*A copy will be posted to our Breezeway