



404 VERNON STREET
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Via e-mail to darrinalbo@rossland.ca

February 27, 2013

Mr. Darrin Albo
Manager of Public Works
City of Rossland
PO Box 1179
1899 Columbia Avenue
Rossland, B.C. V0G 1Y0

Dear Darrin: 1301 1.1

**Re: Rossland Arena Complex
Rossland, B.C.**

Fairbank Architect Ltd. encloses our draft summaries of the Rossland Arena Improvements, which are subdivided into nine (9) projects as follows:

1. Roof Upgrade
2. Mechanical Upgrade
3. Curling Rink Interior Structural Upgrades
4. Curling Rink Electrical and Lighting
5. Fire and Life Safety Upgrades
6. Exterior Painting
7. Arena Shower Rehabilitation
8. Arena Lounge Upgrading
9. Safety Authority Upgrades

I have provided comments on all projects but wish to bring to your attention the following.

The Roof Upgrading, Mechanical Upgrade and Exterior Painting are considered fairly straightforward, complete with relevant documentation as to the contracted work. We note that the Mechanical Contractor DAHL Mechanical provided Additional Services after the completion of the Basic HVAC Upgrade for the improvements to the Arena Showers and Arena Lounge Upgrading. There was an additional \$50,083.00 of expenditures which were not apparently provided by a public tendering process. It may have been by the convenience of the City, to maintain the same Contractor, who was familiar with the site. For the Mechanical Upgrade, the City should verify that the Gas Inspection has been undertaken for the Mechanical Installation.

Contract 3, to undertake the Curling Rink Interior Structural Upgrades, the successful Contractor, JK Pols Contracting notes that his bid was based on "Specs provided by Jason Ward". Previously, Fairbank Architects Ltd. had provided the City with a Bracing Sketch, which is not necessarily considered a Construction Drawing to be issued solitarily. Nevertheless, the Framing Upgrade does not represent Fairbank Architects Ltd.'s Drawing A-4, dated August 8, 2007 and the Contractor should be requested to produce the Specifications issued by Mr. Ward, if the City cannot find such Specifications in their own filing system.

We would further recommend that a Structural Engineer review the installed installation to confirm its validity. We have both noted that the braced Curling Structure is not tied back to the Arena Structure, as indicated on Fairbank Architects Ltd.'s Drawing A-4.

Project 4, Curling Rink Electrical and Lighting Upgrade includes a Stipulated Price Contract signed by both the City and the Contractor. Fairbank Architects Ltd. has tracked three invoices by ADA Co. Inc. (ADA), based on their Project Number 1006-03. Invoice 003 includes a Change Order. Fairbank Architects Ltd. would recommend that the City seek out a copy of the Change Order within the project files to determine the validity of the work.

Project 5 is for Fire and Safety Upgrades contracted to ADA. There is no evidence of a Contract but ADA's invoicing references a COR 2010-04, which implies that a Contract may exist with the City. Invoice #1006-04-005 includes a Change Order, giving more credence to a formal agreement. Invoice #1006-04-007 talks about a Punch List, as per a Walk Through. (I am not sure what a Punch List is but it might be a list to complete the work.) The Punch List should be sought from the City's files.

Mr. Jason Ward's Financial Report, dated September 23, 2010 also states that there is a Change Order for a Service Door.

Project 7 for the Arena Shower Rehabilitation was also undertaken by ADA. There is no evidence provided to Fairbank Architects Ltd. that a contract does exist. We note that ADA provides invoices referencing Contract COR 2010-07 and refers to Change Orders. Fairbank Architects Ltd. recommends that the City research these Contracts and Change Orders within the City's filing system.

It is our observation that on October 20, 2010, Mr. Ward provided a Memorandum to Victor Kumar and yourself, Darrin Albo noting that the rehabilitation to the showers within five change rooms has an estimated price of \$69,000.00.

Including ADA's work and DAHL Mechanical, the costs are interpolated to be approximately \$112,620.00.

Project 8, Arena Lounge Upgrading, also undertaken by ADA at a recorded of \$7,621.44, without Invoice #002 being provided. DAHL Mechanical has also invoiced for this work in the amount of \$8,361.27.

General Observations:

The CCDC Contracts utilized by the City of Rossland are not provided with a copyright decal by the Canadian Document Association to endorse the copyright requirements of utilizing a pre-printed document. This is a violation with the intent of using CCDC Documents. Each decal costs approximately \$9.50.

There are approximately 23 invoices received from Maglio Building Supply for building materials and 57 invoices from Gescan of Trail for electrical supplies that have not been tabulated by Fairbank Architects Ltd.

We note that the City of Rossland's General Ledger provided to Fairbank Architects Ltd. notes that there is \$57,223.65 listed for materials and supplies for the Arena Roof Replacement and Upgrades, in 2010. In 2011, the General Ledger indicates that the Arena Mechanical Upgrades, Arena Complex Upgrades and Arena Lounge Upgrades includes materials and labour in the amount of \$41,310.80. These numbers should be confirmed by the City.

ADA's theoretical contracts with the City for the Arena Shower Rehabilitation, Arena Lounge Upgrade and Safety Authority Upgrades are not currently known to Fairbank Architects Ltd. as to who is to provide the materials. ADA's invoices do indicate the supply of labour and materials but do not give a classification or an amount for the materials. Cross-referencing materials consumed for each subcomponent of the Rossland Arena and Curling Facility would be difficult and time-consuming and not currently considered in our Terms of Reference. If there is no clear definition of the work between ADA and the City in respect to the supply of materials, there would be no need to justify the materials purchased by the City.

The City of Rossland's Purchasing, Consulting and Public Tendering Contracts Policy No. 0856 defines the requirements for acquiring definitive pricing for Capital Projects. For work over \$1,001.00, the City is to obtain three written quotations by the Department Manager or Assistant Manager. From the information provided to Fairbank Architects Ltd. by the City of Rossland, the work performed by ADA, it appears that the City did not seek competitive pricing.

Through the course of construction, it has become known to the City of Rossland that the Principal of ADA is the same as the Building Inspector, Jason Ward. This relationship has been reported to Fairbank Architects Ltd. Upon discovery, Fairbank Architects Ltd. understands that Mr. Ward resigned from his position with the City.

The City's Purchasing, Consulting and Public Tendering Contract Policy also states procedures within General Information, Principles: "Staff shall not use their authority or office for personal gain and shall seek to uphold the enhanced position and reputation of the City by maintaining a standard of integrity in all their business relationships, both inside and outside the City that is above reproach and by optimizing the use of resources for which they are responsible so as to provide the maximum benefit to the City."

From the information provided by the City of Rossland, it is Fairbank Architects Ltd.'s opinion that Mr. Ward did not uphold the recognized policy and was in conflict of interest awarding projects to ADA.

City employees, including Building Inspectors in other jurisdictions have been known to engage in free lance work. Such free lance work should be disclosed to their employer and Fairbank Architects Ltd. is unaware of this procedure happening for the Arena Projects. It is considered a conflict of interest if ADA and the Building Inspector both are contracting and inspecting the same work.

Value of Work:

Where competitive bids have been acquired, the value of work is not necessarily in question. The issuance of Change Orders and the authority of Change Orders are still unconfirmed.

The value of work undertaken by ADA requires further analysis, with a more detailed inspection. On face value, the Dressing Room Modifications having an interpolated cost of approximately \$124,000.00, based on previous estimates of \$69,000.00, the value of work is questionable. (There are separate suppliers' invoices included for paint and stainless steel paneling, which give rise to the cost of the Change Room Rehabilitation.)

Single Source Contracts, without bidding could have an inflation factor as high as 15%. Other qualified contractors within the Community do not have an opportunity to provide service or gain employment in order to remain viable.

The Electrical Safety Officer has provided commentary on failed aspects of the electrical work. ADA should have known to provide qualified staff to install work contracted with the City. The corrective procedures now required by the City, devalue the work performed by ADA.

Fairbank Architects Ltd. recommends that City Officials further review the Project Files before Fairbank Architects Ltd. submits their final report. Does the City wish for Fairbank Architects Ltd. to arrange for a review of the Structural Framing for the Curling Rink Roof? Mr. Ely Kazakoff, P. Eng. of Wicke Herfst Maver Consulting Inc. has previously provided design information to Fairbank Architects Ltd. for this site and I would recommend their employment. Please call me if you have any questions.

Sincerely,



Christopher J. Fairbank, Architect AIBC

Attachments

CJF/rw
1301 Albo.13Feb27 eletter



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Rossland Arena Improvements

Project #1301

File: 1.0

February 27, 2013

1 Roofing Upgrade

1. Description of Work:

Roofing Upgrade

Budget Amount (Report by Jason Ward on September 23, 2010): \$556,474.00

A detailed description of the work has not been provided to Fairbank Architects Ltd. (FAL)

2. Invitation to Tender:

Unknown – not provided to FAL.

Tenders received February 11, 2010.

3. Quotation:

| | |
|--------------------|--------------|
| Flynn Canada: | \$529,975.00 |
| Raven Roofing: | \$586,370.00 |
| Homan Contractors: | \$624,249.00 |
| Western Roofing: | \$667,500.00 |
| Tomtar Roofing: | \$783,000.00 |
| Trail Roofing: | \$895,081.00 |
| Metro Roofing: | \$914,000.00 |

(Plus GST on all bids)

4. Contract:

Date: February 22, 2010

Written Contract unknown – not provided to FAL

Council Resolution: To award the tender to Flynn Canada, subject to the successful completion of the Alternative Approval Process and upon receipt of the Grant Funding for the Arena Roof Project.

5. Invoicing:

| | | |
|---------------|---------------------|---------------------------------------|
| Progress #1: | Work to April 30/10 | \$200,000.00 |
| Progress #2A: | Work to May 31/10 | \$ 29,820.00 |
| Progress #2B: | Work to May 31/10 | \$118,444.44 (with extra \$70,962.00) |
| Progress #3: | Work to June 30/10 | \$150,000.00 |
| Progress #4: | Work to July 31/10 | \$ 90,000.00 |
| Progress #5: | Work to Aug 31/10 | <u>\$ 10,936.00</u> |
| Total: | | \$599,200.44 + Taxes |

Expenditures (as reported by Jason Ward, September 23, 2010): 100% at \$633,836.00

6. **Changes:**

The following changes are noted on Jason Ward's September 23, 2010 Report:

#1: \$47,113.00
#2: \$23,849.00
#3: \$ 6,400.00
Total: \$77,360.00

7. **Comments:**

There is no reason stated for the extra contract amount, invoiced at \$70,962.00.

The Roofing Contractor has provided Maintenance Information to the City.

The installed Roofing Product was not inspected or observed during our site tour, due to the snow coverage and snow barrier on the ground.

Per:



Christopher J. Fairbank, Architect AIBC

CJF/rw

1301 Rossland Arena Improvements – Roofing Upgrade Project. 13Feb27

Rossland Arena Improvements

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2. Mechanical Upgrade

1. Description of Work:

Mechanical Upgrade

Budget Amount (Report by Jason Ward on September 23, 2010): \$180,000.00

The project included, but was not limited to:

- Remove the 3 boiler units, storage tanks & related piping assemblies
- Replace the 3 boilers with 2 high efficient direct vent boiler units to meet or exceed the specifications herein including all piping and electrical as required.
- Replace the 2 storage tanks with 2 high efficient electric units to meet or exceed the specifications herein including all piping and electrical as required.
- Supply and install 3 hydronic air handlers into the existing duct system within the change rooms to meet or exceed the specifications herein including all piping and electrical as required.

2. Invitation to Tender:

Provided by the City of Rossland (undated), with Project Description included.

Tenders to be received June 20, 2010.

3. Quotation:

DAHL Mechanical \$157,062.32
KOOLTECH Refrigeration: \$160,222.00 + HST

4. Contract:

DAHL Mechanical Ltd., Rossland, BC

CCDC 2/2008 Stipulated Price Contract (without copyright seal)

Date: June 23, 2010

Reference: CO 2010-02 Arena Complex Mechanical Upgrade Tender
Documents and Specifications

Amount: \$157,062.32

Consultants Named: Jason Ward, AScT, Chief Building and Plumbing Inspector

5. Invoicing:

| | | | |
|----|---------------|--|---------------------|
| 1 | June 30/10 | #105 Advance on Contract | \$ 65,492.26 |
| 2. | July 20/10 | #112 Initial plywood on walls for boiler system | \$ 210.00 |
| 3. | Aug 05/10 | Progress Draw #2 | \$ 38,168.87 |
| 4. | Aug 20/10 | Remainder of Contract | <u>\$ 53,401.19</u> |
| | Subtotal 1-4: | | \$157,272.32 |

5. **Invoicing, continued:**

| | | | |
|-----|-----------------|--|-------------|
| 5. | Sept 23/10 | Duct Sensor | \$ 680.00 |
| 6. | Oct 06/10 | Mixing Valve At Zamboni | \$ 601.01 |
| 7. | Oct 14/10 | PRV | \$ 497.00 |
| 8. | Jan 12/11 | Arena Showers | \$12,147.25 |
| 9. | Jan 21/11 | Showers in Arena | \$ 2,030.84 |
| 10. | April 20/11 | (Shower Materials) | \$16,217.14 |
| 11. | April 20/11 | (Labour) | \$ 2,641.25 |
| 12. | April 27/11 | (Shower Materials) | \$ 2,033.04 |
| 13. | May 05/11 | Labour | \$ 1,688.75 |
| 14. | May 26/11 | Plumbing North End | \$ 2,997.46 |
| 15. | May 26/11 | Arena Showers to Date | \$ 4,311.31 |
| 16. | June 07/11 | Install fixtures north end for bathrooms | \$ 1,052.50 |
| 17. | Nov 28/11 | Pressure reducer for Change Rooms | \$ 3,116.72 |
| 18. | Dec 06/11 | Install mixing valve | \$ 69.02 |
| | Subtotal 5 -18: | | \$50,083.30 |

6. **Changes:**

Thirteen invoices issued after contract work was completed to a total of \$50,083.30 (32% of original contract).

7. **Comments:**

Additional work was not publicly tendered and undertaken on "as required" basis.

The Mechanical Contractor has provided a Warranty and Maintenance Information to be utilized by the City.

At the conclusion of the Mechanical Upgrade, the City installed return air louvers in the Dressing Rooms and a second Mechanical Contractor was employed by the City to undertake modifications to the originally installed material, which included but is not limited to:

- .1 The suspended bracing for the Change Room Air Handler Units; and
- .2 Shower Mixing Valve.

Fairbank Architects Ltd. has undertaken a cursory review of the Mechanical Installation and finds everything in order, based on the assumption that the system has been performing successfully over two heating systems, except as modified as previously noted. Verification of the Gas Inspection should be undertaken by the City.

Per. 

Christopher J. Fairbank, Architect AIBC

CJF/rw

1301 Rossland Arena Improvements – Mechanical Upgrade.13Feb27



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Rossland Arena Improvements

Project #1301

File: 1.0

February 27, 2013

3. Curling Rink Interior Structural Upgrades

1. Description of Work:

Curling Rink Interior Structural Upgrades

Budget Amount (Report by Jason Ward on September 23, 2010): \$86,000.00

A description of the work has not been provided to Fairbank Architects Ltd. (FAL)

2. Invitation to Tender:

Unknown – not provided to FAL.

3. Quotation:

| | |
|---------------------------|--|
| JK Pols Contracting | \$51,894.47 with HST (w/insulation of ceiling) |
| | "Specs provided by Jason Ward" |
| Seven Summits Contracting | \$50,203.12 + taxes |
| K2 Contracting | \$46,573.45 + taxes |

4. Contract:

JK Pols Contracting, Rossland, BC

CCDC 2/2008 Stipulated Price Contract (without copyright seal)

Date: June 30, 2010

Reference: Project COR #2010-03 Curling Rink Improvements

Amount: \$46,334.35

Consultants Named: Jason Ward, ASCT

5. Invoicing:

JK Pols Contracting

| | | |
|------------|---------------------------|----------------------------|
| July 20/10 | Extra for Plywood Walls | \$ 2,002.56 w/HST |
| Aug 10/10 | Reshoring roof in curling | |
| | As to Spec provided by | |
| | Jason Ward | \$51,894.47 w/HST |
| Aug 18/10 | Extras Curling Arena | \$ 3,937.44 w/o HST |
| | | <u>[\$ 4,409.93 w/HST]</u> |

Total: \$52,059.79 wo/HST \$58,306.96 w/HST

Expenditures (reported by Jason Ward to September 23, 2010): 100% at \$83,813.00

6. **Changes:**
Not listed. Extra work for plywood walls at \$2002.56 noted on July 20, 2010 Invoice and extra work of \$3,937.44 noted on August 18, 2010 invoice with no description being provided.

7. **Comments:**
FAL letter to Jason Ward, dated February 9, 2010, noting requirement to provide timber braces and plywood sheathing and attaching Drawing A-4, dated August 8, 2007.

Actual installation differs from Drawing A-4. A Structural Engineer should review installation.

JK Pols Tender and invoices refer to "Specs provided by Jason Ward". No specifications have been provided to FAL to review their content.

Per: 
Christopher J. Fairbank, Architect AIBC

CJF/rw
1301 Rossland Arena Improvements – Curling Rink Interior Structural Upgrades. 13Feb27



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Rossland Arena Improvements

Project #1301

File: 1.0

February 27, 2013

4. Curling Rink Electrical and Lighting

1. Description of Work:

Curling Rink Electrical and Lighting

Budget Amount (Report by Jason Ward on September 23, 2010): \$30,000.00

2. Invitation to Tender:

Unknown – not provided to Fairbank Architects Ltd. (FAL).

3. Quotation:

Unknown – not provided to FAL.

4. Contract:

ADA Co Inc.

CCDC 2/2008 Stipulated Price Contract (without copyright seal)

Date: June 30, 2010

Reference: COR #2010-03 Curling Rink Improvements (Electrical)

Amount: \$25,487.44 + 12% Tax

Consultant Name: Jason Ward ASCT – Chief Building and Plumbing Inspector

5. Invoicing:

Reference ADA Project #1006-03

06/28/2010 Invoice 1006-03-001 – Curling Ceiling Lights: \$8,884.00

06/28/2010 Invoice 1006-03-002 – Curling Ceiling Lights: \$6,731.00

06/28/2010 Invoice 1006-03-003 – CO #1 Reroute/

Upgrade Electrical Supply: \$2,572.65

Total: \$18,187.65 + Taxes

Expenditures reported by Jason Ward on September 23, 2010: 100% at \$28,711.00.

6. Changes:

Change Order noted on Invoice #3.

7. **Comments:**

There is no evidence of Competitive Price Tendering.

Cannot reconcile contract amount with invoicing and expenditure report to September 23, 2010 by Jason Ward.

If materials are purchased by the City for this project, it would be contrary to the Stipulated Price Contract.

Electrical issues reported by the Electrical Safety Officer as noted in Project #5, Fire & Life Safety Upgrade.

Per: 
Christopher J. Fairbank, Architect AIBC

CJF/rw
1301 Rossland Arena Improvements – Curling Rink Electrical and Lighting.13Feb27



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Rossland Arena Improvements

Project #1301

File: 1.0

February 27, 2013

5. Fire & Life Safety Upgrades

1. Description of Work:

Fire & Life Safety Upgrades

Budget Amount (Report by Jason Ward on September 23, 2010): \$55,000.00

2. Invitation to Tender:

Unknown – none provided to Fairbank Architects Ltd. (FAL)

3. Quotation:

Unknown – none provided to FAL

4. Contract:

Unknown – non provided to FAL

5. Invoicing:

Reference ADA Project 1006-04

| | | |
|------------|---|-------------------|
| 06/28/2010 | #1006-04-001 Reference COR 2010-04 Plus payment for works and materials to 10/07/14 | \$17,823.00 + HST |
| 06/28/2010 | #1006-04-002 Reference COR 2010-04 Payment works and materials to 10/07/20 | \$ 9,893.00 |
| 06/28/2010 | #1006-04-003 Arena Reference COR 2010-04 Payment works and materials to 10/7/20 | \$ 8,446.00 |
| 06/28/2010 | #1006-04-005 Reference COR 2010-04 Works and material | \$ 5,111.50 |
| 06/28/2010 | #1006-04-005 CO #1 Additional run of Emergency Lighting West Corridor (Labour only – component materials supplied) | \$ 2,188.00 |

5. **Invoicing, continued:**

| | | |
|----------|---|--------------------|
| 07/28/10 | #1006-04-006 Arena Siding, Electrical Change Out Curling Concourse Lighting | \$ 1,122.00 |
| 08/28/10 | #1006-04-007 Arena & Curling Punch list per walk through. All material and labour provided by ADA | \$ 6,525.00 |
| 08/28/10 | #1006-04-005-1 Arena Siding Arena Lighting Curling Service for Heater Unit | <u>\$ 2,828.00</u> |
| Total: | | \$53,936.50 |

6. **Changes:**

Replace Service Door \$4,200.00 (Report September 23, 2010)
Invoice #1006-04-005 states CO #1 at \$2,188.00

7. **Comments:**

Invoicing references a Contract # COR 2010-04 (same number as Exterior Painting) but no contract has been provided. There is a reference to a Change Order, which supports the existence of a Contract but no Change Order has been provided.

There is no evidence of competitive pricing.

Electrical Inspection:

Permit #3913 and 3916

Electrical Inspection Certificate

Dated January 10, 2013

On compliance to be rectified by February 28, 2013

Safety Officer Harold Rezansoff, Electrical Safety Officer of Nelson, British Columbia

The Inspection was requested by Municipal Staff knowing that the work was completed by persons not qualified to perform regulated electric work, and without supervision by a qualified individual.

Permit #3913 Notations: Examples of inappropriate work include but are not limited to:

1. Gas-fired heating equipment does not have suitable disconnect means installed.
2. Exit Lighting is supplied by circuits utilized by other loads.
3. Exit/Emergency Lighting is supplied from convenience receptacle branch wiring not associated with the lighting in the room or the Emergency Lighting supports.
4. Lack of bonding to new luminaire equipment.
5. 240 Volt De-Icing Loads operated on 120 Volt supplies.

7. **Comments, continued:**
Electrical Inspection, continued:

This Inspection Report notes that the Municipality is to obtain the services of a Licensed Electrical Contractor or the services of a qualified person named on the Annual Operating Permit, to survey the lighting and heating upgrading installations

Permit #3916 Notations:

- .1 The failure for qualified persons undertaking the electrical work.
- .2 Fixtures and Fitting – fail for recessed T-Bar Style Luminaires.

This inspection notes the unqualified personnel undertaking the work but does not reference the recessed T-Bar Style Luminaires.



Per:
Christopher J. Fairbank, Architect AIBC

CJF/rw
1301 Rossland Arena Improvements – Fire and Life Safety Upgrades.13Feb27



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Rossland Arena Improvements

Project #1301

File: 1.0

February 27, 2013

6. Exterior Painting

1. Description of Work:

Exterior Painting Project Number COR2010-04
Budget Amount (Report by Jason Ward, September 23, 2010): \$19,000.00
A detailed description of the work has not been provided to Fairbank Architects Ltd. (FAL)

2. Invitation to Tender:

Provided by the City of Rossland (undated) with a detailed Project Description included.
Tenders to be received August 13, 2010.

3. Quotation:

| | |
|--|---------------------------------|
| Rob Burrus, KWS Professional Painting: | \$18,500.00 + HST |
| Precise Painting: | \$18,000.00 + Tax + Lift Rental |
| Summit Painting: | \$46,750.00 + HST |

4. Contract: Unknown – not provided to FAL.

5. Invoicing:

| | | | |
|------------------|------------|-------------------------|-------------------|
| KWS Professional | | | |
| Painting: | 17/Sept/10 | Painting and Power Wash | \$12,000.00 + HST |

6. Changes:

None received by FAL

7. Comments:

Unable to reconcile quotation with one invoice provided. There should be another invoice(s) of \$6,500.00.

On the date of the inspection, lower portions of the exterior walls were covered in snow. The visible areas were considered of good coverage quality.

Per: 
Christopher J. Fairbank, Architect AIBC

Rosland Arena Improvements
Project #1301
File: 1.0
February 27, 2013



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7. Arena Shower Rehabilitation

1. Description of Work:

Arena Shower Rehabilitation

Memo from Jason Ward to Victor Kumar and Darrin Albo, dated October 20, 2010 noting:

1. Reconstruction of the shower stall in Change Room #5 (Warriors Room) and install metered shower valves in all nine showers for an estimated cost of \$33,000.00.
2. Budget considerations for completed reconstruction of the remaining showers serving Change Rooms 1 to 4 for an estimated price of \$30,000.00 + 20% to be done in the Spring of 2011.

2. Invitation to Tender:

Unknown – not provided to Fairbank Architects Ltd. (FAL)

3. Quotation:

Unknown – none provided to FAL

4. Contract:

Unknown – not provided to FAL

5. Invoicing:

Reference ADA Project 1010-01 and 1103-01

| | | |
|-----------|--|-------------|
| 28/10/10 | #1010--01-001 Arena Shower Rehab | \$19,294.00 |
| 28/10/10 | #1010-01-002 Arena Shower Rehab Change Order Referees Room and Warriors' Bathroom | \$14,906.00 |
| 17/1/2011 | #1010-01-003 Arena Shower Rehab References COR 2010-07 per Oct 21, 2010(*) (adjusting previous billing) Final billing on Contract COR 2010-07 | \$12,368.35 |
| | Change Orders for Structural repairs, wall replacement And re-piping | |
| 03/17/11 | #1103-01-001 Arena Shower's Change room as per Tender 1010-01 With adjustment for 2011 budget COR 2011-08-01 Partial material acquisition, pre-build/planning and Upgrades to Change Rooms 1-4 and Warriors Room, Dehumidifier assessment | \$16,229.44 |

5. **Invoicing, continued:**

| | | | |
|----------|-------------|--|--------------------|
| 04/12/11 | 1103-01-002 | Arena Shower and Change Room Rehab As per tender 1010-01 – with adjustment For 2011 budget. COR 6011-03-01 Material and labour bathroom | \$ 8,960.25 |
| 05/13/11 | 1103-01-003 | Materials acquisition and Labour | <u>\$ 4,106.52</u> |
| Total: | | | \$75,864.56 |

6. **Changes:**

Work done and invoiced as required.

7. **Comments:**

Material supplied may have been invoiced directly to the City (type of Construction Agreement is not stated).

ADA references 2011 invoices Tender 1010-01 with adjustment for 2011 Budget. No tender has been provided to FAL.

ADA refers to Contract COR 2010-7 and Change Order. No Contract or Change Orders have been provided to FAL to review.

Refer to invoicing of \$36,758.27 by DAHL Mechanical, listed under Mechanical Improvements. The total probable cost is \$112,620.00 compared to the October 2010 estimate provided by Jason Ward of \$69,000.00.

There is no evidence of Competitive Price Tendering.

(*) Referenced contract date is one day after budget memo to Victor Kumar, therefore there is no duration for providing an Invitation to Tender, Tendering and Contract Review.

Per: 
Christopher J. Fairbank, Architect AIBC

CJF/rw
1301 Rossland Arena Improvements – Arena Shower Rehabilitation.13Feb27



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Rossland Arena Improvements

Project #1301

File: 1.0

February 27, 2013

8. Arena Lounge Upgrading

1. Description of Work:

Arena Lounge Upgrading

2. Invitation to Tender:

Unknown – none provided to Fairbank Architects Ltd. (FAL)

3. Quotation:

Unknown – none provided to FAL

4. Contract:

Unknown – not provided to FAL

5. Invoicing:

Reference ADA Co. Inc. Project #1105-02

| | | |
|---------|---|--------------------|
| 5/16/11 | 1105-02-001 Arena Lounge Upgrade Labour to 11/05/13 COR 2011-05-01 | \$ 3,725.04 |
| 6/20/11 | 1105-02-003 Reference to Contract Arena Lounge Upgrade Additional Work (COR-2011-05-01) Ceilings in bathroom and lounge, painting and Concealing piping | <u>\$ 3,896.40</u> |

Total: \$ 7,621.44

(Invoice #1105-02-002 is missing and not included)

6. **Changes:**

Work done and invoiced as required.

7. **Comments:**

Material supplied may have been invoiced directly to the City (type of Construction Contract is not stated).

Refer to invoicing by DAHL Mechanical listed under the Mechanical Improvements.

There is no evidence of Competitive Price Tendering.

Electrical issues reported by the Electrical Safety Officer as noted in Project #5, Fire & Life Safety Upgrade.



Per:

Christopher J. Fairbank, Architect AIBC

CJF/rw

1301 Rossland Arena Improvements – Arena Lounge Upgrading.13Feb27

Rossland Arena Improvements

Project #1301

File: 1.0

February 27, 2013



404 VERNON STREET
NELSON, BC V1L 4E5

office@fairbankarchitects.com
TEL: 250 - 352 - 5371
FAX: 250 - 352 - 6542

9. Safety Authority Upgrades

1. Description of Work:

Safety Authority Upgrades

2. Invitation to Tender:

Unknown – none provided to Fairbank Architects Ltd. (FAL)

3. Quotation:

Unknown – none provided to FAL

4. Contract:

Unknown – not provided to FAL

5. Invoicing:

Reference ADA Co. Inc. Project #1108-010

| | | |
|----------|--|--------------------|
| 29/08/11 | 1108-010 Safety Authority Upgrades Fire Stop, Cleaning | \$ 3,968.73 |
| 29/08/11 | 1108-010-002 Safety Authority Upgrades Fire Door/Emergency Lighting Paint – intumescent | <u>\$ 2,134.30</u> |
| Total: | | \$ 6,103.03 |

6. Changes:

Work done and invoiced as required.

7. Comments:

Material supplied may have been invoiced directly to the City.

Per:

Christopher J. Fairbank, Architect AIBC

CJF/rw

1301 Rossland Arena Improvements – Safety Authority Upgrades. 13Feb27



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10. Miscellaneous Invoices

Maglio's Invoices: 2010 – 15 entries, 2011 – 8 entries = 23 entries

Gescan, Trail Invoices: 2010 – 45 entries, 2011 – 12 entries = 57 entries

M & L Plumbing & Heating:

04/04/2011 Urinal \$ 694.20

King Door & Exteriors:

08/17/10 Door to Arena \$3,645.00

ICI Painting:

2010-08-25 \$3,852.58

2010-09-27 \$ 891.00

2010-11-0 \$ 300.18

SpeedPro:

09/13/10 Cut Vinyl Signs \$ 850.00

Columbia Steel:

May 3/11 Stainless Steel Panels \$4,872.76

May 24/11 Stainless Steel Panels \$ 772.63

Nov 10/11 Stainless Steel Plate and Flashing \$ 230.00

Dulux Paint:

2011/06/30 \$ 326.20

2011/08/31 \$1,591.45

Selkirk Security:

09/12/11 #14975 Arena

Automatic Fire Suppression System

Supply and Install \$8,878.50

Norlock Refrigeration

Nov 4/11 #11411

Motors, base, belts and pulleys \$9,700.00

Martech Motor Winding Ltd.
30/11/11

\$ 545.00

N.B. All invoices are stated without Value Added Taxes



Per:
Christopher J. Fairbank, Architect AIBC

CJF/rw
1301 Rossland Arena Improvements – Miscellaneous Invoices.13Feb27