



February 17, 2010

Gayle Uthoff, President
Ingrid Tymm
Renfrew Park Community Association
c/o 2929 East 22nd Avenue
Vancouver, BC V5M 2Y3

Dear Gayle and Ingrid:

**RE: Renfrew Park Community Association Letter dated January 8, 2010
Renfrew Construction**

Thank you very much for your letter dated January 8, 2010. We understand your concerns and appreciate your patience, while we are at the final stage of this complex project.

Project scope includes two separate but interconnected projects:

Boiler Replacement:

- boiler replacement
- heating and ventilation upgrades
- pool ventilation heat recovery
- required structural seismic in basement

Change room and Entry Upgrades:

- pool change rooms/washrooms retrofit: replacement of the existing non-compliant change rooms and washrooms with the new accessible male, female and family change rooms/washrooms
- construction of the new entry and expansion of the lobby
- relocation of the pool reception
- woman's gym change room retrofit
- construction of a new staff area office with change rooms and washrooms
- retrofit of storage and chemical rooms
- required structural seismic in above noted areas
- required asbestos removal in above noted areas

We acknowledge that the construction and disruption of Renfrew CC has gone on for a much longer time than planned. Renovations prove to be a moving target and the process of discovery of unknown conditions proved to be painful in that they significantly impact both the target schedule and construction costs. Unfortunately there are no short cuts in delivering a project that hopes to meet the expectations of the community and staff.

It is not unusual to have "surprises" while working in existing building. Construction projects we are currently undertaking are quite complex from a couple of angles: we are dealing with the existing old building (built in 1962), where lot's of things need code upgrades; record drawings for mechanical and electrical systems are not always accurate (I should say "are never accurate"); the rest of the building is still operational, which means it needs ongoing services like heat, electricity, water, fire alarm,

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internet, telephones and so on to be provided at all times (which is not an easy task, since we are upgrading almost all of those services through these projects).

Phased construction was not possible as all parts of this renovation are interrelated and sequential. Subsequently we experienced the domino effect: creating a family change area meant relocating women's, men's, staff change rooms and pool reception; and then modifying women's gym change room to allow for the desired new reception/office area, as well as enlarging lobby and eastern entry to fitness centre; moving pool chemical rooms downstairs meant finding a new home for the gardener; and then rebuilding the gardener's room for pool chemicals. The discovery of concealed asbestos added five weeks to the construction schedule.

The duration of disruption to the Dojo room was not anticipated: the planned boiler replacement required the partial demolition of the wall between boiler room and dojo room to remove the old boiler and install flues and piping. Despite the added complications of the boiler project a unified effort by Contractors, Consultants, Park Board Trades and Staff have now restored the dojo room for community use.

I hope these details will give you more understanding of the construction undertaken at Renfrew. We appreciate that some patrons and Park Board staff have to deal with the short term inconveniences, but we trust that these two projects will give a huge benefit to public in the long run. This facility will be handicap and family accessible throughout, it will get much needed additional space, it will be structurally upgraded and mechanical systems replaced which will give us great operational savings in the future.

As we get closer to the finish line, our realistic schedule shows completion of the construction in early April, and we are hopeful to have all required health and occupancy permits in place by the end of April.

I assure you that we are trying everything in our power to push contractor and consultants forward, but at the same time note that our priority is the quality of the work being done, making sure that the long term legacy to community is of the most importance.

We are pleased to continue working together with you to provide a better community pool facility. Your support in communicating project updates to the greater Renfrew community would be much appreciated.

Yours truly,



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