

## **Update from Council - Parkade Membrane Project**

First, Council would like to apologize for being late with this communication.

### **Work completed to date:**

Mobilization began on August 11, 2025. This mainly involved cordoning off parking spots for Prostar, the primary contractor, and the setup of a sea can--a large container used as a field office/supply site, in the central courtyard.

Due to a delay in the acquisition of a permit from the City of New Westminster, actual work did not begin until August 28, 2025.

The membrane project covers the area between the 244 and 248 buildings, and the area behind the 244 building (the west side). Patios adjoining the west and north side of the 244 building are also affected.

Since work began, Prostar and its contractors have:

- Removed all sod, soil and gravel from the work site.
- Removed all Allan blocks and paving stones from the affected sidewalks and planters.
- Stripped away the existing membrane from the concrete slab and affected patios.
- Power-washed and further stripped membrane material to leave the concrete slab in a near-pristine state, so the new membrane can be applied.
- Installed wood forms for a small concrete curb that will extend along the retaining wall behind the 244 building.
- Drilled and cored new drains in multiple locations that feed into the pipes in the underground parkade, to provide better drainage. Existing drains will be plugged.

### **Work still to be done:**

- Installation of the concrete curb mentioned above.
- Application of the new membrane material and the foam layer (slope package) that will sit on top of it as a buffer.
- Application of the new membrane material on the affected patios.
- Re-installation of existing paving stones and Allan blocks/planters.
- Adding soil to planters and behind the 244 building to make them "plant/grass ready."
- Final fit and finish work (re-assembly of the staircase leading up to the hospital lane, etc.)

There have been a few complications and unforeseen conditions that have in some cases required new designs from the engineering firm. Some of this occurred because of conditions that were unknown until work began:

- Some drains were drilled/cored in suboptimal locations. These are being re-drilled in more appropriate spots. Prostar is covering the cost of this.
- Exposure of the area around the ventilation shaft adjacent to the 244 building revealed substandard original work, requiring a redesign of the type and application of the membrane material.
- After removal of the existing membrane, gaps around an air duct behind the 244 building were allowing a large amount of water to pour through it, potentially leading to damage in the fan/heater it connects to in the underground parkade. A mastic (tar-like coating) was applied around the duct as a temporary fix until the new membrane is in place.
- Removal of the existing membrane exposed multiple cracks in the concrete slab, necessitating repairs that will add further delay to completion of the project.

Changes to the original scope of work on the project that did not have a negative impact:

- Original scope of work required removal of the lowest tier of the retaining wall. A redesign eliminates the need for this, at a savings to Copperstone.
- Original scope of work called for complete removal of the staircase connecting to the hospital pathway while work was done. This ended up being unneeded.

### **Things to know as work continues:**

As noted above, with the old membrane gone, there may be some additional water ingress into the underground parkade—this is normal and to be expected. Any owner who is concerned about possible damage to a vehicle should contact council at [copperstonecouncil@gmail.com](mailto:copperstonecouncil@gmail.com). Council has already worked to have vehicles relocated temporarily as needed.

Work has been progressing steadily, but is taking longer than the original 2-3 month estimate. Prostar has released a schedule and said that work should be complete by December 18, 2025. However, due to further issues since the schedule was provided, such as the discovery of cracking in the concrete slab, the schedule may change further. We will keep owners updated..

Council will continue to provide notices if and when vehicles need to be moved, or if any work may have a larger impact outside of the immediate work area.

**Please note:** The contractors have asked council to pass along to owners to not approach workers onsite with questions, as it may interfere with the work and raises safety concerns. If you have any questions or concerns, please reach out to Council or Quay Pacific directly.

### **Further updates:**

Site meetings take place every two weeks between council, the property management company, Prostar and Strata Engineering. Council Vice-President Jeff Franchuk attends all meetings (other council members attend when available) and going forward we will update all

owners and residents a few days after these meetings take place. The next meeting is scheduled for November 17, 2025. Thanks to Jeff for his leadership on the project.

More information on a recommendation for phase 2 (the remainder of the courtyard) will be coming to owners from Council shortly.