



Memo

TO: Chair, Committee of the Whole

SUBJECT: Municipal Hall Progress Report – May 2023

DATE: June 9, 2023

FROM: Chief Administrative Officer

The scheduled completion date for the hall renovations is still projected to be the end of June of this year.

Current Status

- Exterior concrete flatwork complete
- Civil works completed.
- Main entry storefront and doors installed.
- HVAC underway – 95%
- Flooring installed;
- Painting – 95%;
- Exterior cladding and flashing underway;
- Interior door frames installed;
- T-bar ceiling installed;
- Window trims installed, caulked and painted;
- Acoustic panel ceiling in Council Chambers being installed;
- Lights installed in T-bar and GWB;
- Floor preparation not yet started in Council Chamber; and
- Millwork and plumbing fixtures not yet installed.

Staff are still co-ordinating the installation of services by Telus and computer hardware firms. T

Attached is the last Change Order detail beyond what was reported in my last report. This explains the issue with the cladding which was the result of an engineering correction on the strapping spacing and the requirement for closer spacing to resolve flexing issues, as stated by the Herold Engineering. Could have left it as is with the Town taking responsibility for structural failure.

Joseph A. Fernandez



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www.copcan.ca



May 9, 2023

BJK Architecture Inc. c/o Brian Kapuscinski – Architect AIBC
 2122 Brandon Road,
 Shawnigan Lake, BC V0R 2W3
Attention: Brian Kapuscinski

**Re: Lake Cowichan Municipal Hall – Addition and Renovation (the “Project”)
 Contract dated December 9, 2021 (the “Contract”) between Town of Lake Cowichan
 (“Cowichan”) and Copcan Civil Limited Partnership (“Copcan”)
 C-041 BE Changes Rev 1**

Hi Brian,

As requested in CCN 31, Copcan Civil LP in conjunction with our siding sub-contractor Westwood Metals has prepared a quote for the work associated with the revised Building envelope requirements.

Westwood has provided options for two different screw types and their associated costs, Copcan in turn has provided two pricing options for the owner’s consideration. One option for GRK screws and another for Master Lok Fasteners.

Westwood has also provided **three** options for the work required on the CMU wall section, Copcan has provided two pricing options for same.

Herold Engineering in conjunction with yourself will need to pick which option you would like to proceed with. The total cost will be the option for the screw type, and strapping option on the CMU wall.

Costs associated with additional support screws are as follows:

Sub-Contractor Westwood Metals Option 1	
GRK fasteners on 12” Centers	\$14,220.00
Copcan 20% M/U	\$2,844.00
Copcan Labour (see below)	\$620
Total	\$17,684.00

Sub-Contractor Westwood Metals Option 2	
Master Lok Fasteners on 12” Centers	\$11,970.00
Copcan 20% M/U	\$2,394.00
Copcan Labour (see below)	\$620
Total	\$14,984.00

Herold Eng. Selected Option 5/9/23
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Costs associated with revised strapping additional work are as follows:

Sub-Contractor Westwood Metals Option 1	
CMU Wall 2x4 on 24" Centers	\$5,800.00
Copcan 20% M/U	\$1,160.00
Copcan Labour (Included above)	\$0
Total	\$6,960.00

Sub-Contractor Westwood Metals Option 2	
CMU Wall 2x4 on 36" Centers	\$6,955.00
Copcan 20% M/U	\$1,391
Copcan Labour (Included above)	\$0
Total	\$8,346.00

Sub-Contractor Westwood Metals Option 3 (May 9 th)	
CMU Wall 2x4 on 48" Centers 1x3 PT on 8" centers	\$5,230.00
Copcan 20% M/U	\$1,046
Copcan Labour (Included above)	\$0
Total	\$6,276.00

Herold Eng. Selected Option 5/9/23
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Please refer to Westwood Metals quotation and emails for supporting documentation and clarifications.

Copcan Labour cost breakdown is as follows:

Project Manager	
2 x \$120 =	\$240.00
Supervisor	
4 Hours x \$95.00 =	\$380.00
Carpenter 0 hours x \$90.00 =	\$0.00
Additional Cabinet Blocking	
Copcan Total	\$620.00



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Total cost to provide the revised Building Envelope changes is the addition of the screw option 1 or 2 and the Strapping option 1, 2 or 3, plus GST Extra.

Please accept this as our formal request for a change order to cover the associated costs. See attachments for supporting documentation.

Should you have any questions regarding this change, please contact me in our office.

Yours truly,
Copcan Civil LP.

Mark Allen
Project Manager, Structures



WESTWOOD METALS LTD

1710 FLEET PLACE, NANAIMO. B.C. V9S 5M2 PHONE: (250) 758.1158 FAX:(250) 758-1134

Name: Copcan
Address:
Fax number:
Email:
Contact: Mark Allen

Date: April 28, 2023
Quote Number:
Project: CCN #31 Revision to Cladding Attachment

We are pleased to quote on the following building products subject to conditions hereinafter set (and overleaf). Our quotation is based on plans and specifications listed below.

Dwg. Nos. Revised Drawings BE 01,03, 04, 10, 11

Dated

Addenda Included

Designer HEL

Item	Description	Price
	Add fasteners to existing 1x4 strapping on 12" centers 6" GRK Fasteners - \$14,220.00 5.5" Master Lok Fasteners - \$11,970.00	
	CMU Wall - 2x4 on 2' centers and verticals on 16" centers - \$5,800.00	
	CMU Wall - 2x4 on 3' centers and verticals on 12" centers - \$6,955.00	
	CMU Wall - 2x4 on 4' centers and verticals on 8" centers - \$5,230.00	
	***CMU Wall pricing excludes the original scope; this is pricing for the additional work and materials only.	
	NOT INCLUDED:	
	Any work in our scope not indicated on architectural drawings	
	All engineering design related to our scope of work, including but not limited to field reviews, shop drawings, material testing, or letters of assurance. All costs and procurement involved in building envelope inspection and testing and general inspection and testing. Any details issued post-tender.	

Freight: **Included**
Federal Sales Tax: **Not Included**
Provincial Tax: **Included**

All jobs C.O.D. unless prior arrangements have been made.
Net 2% (24% per annum) is charged on all overdue accounts.
Respectfully submitted by:
Westwood Metals Ltd.

ACCEPTANCE: the above quotation is hereby accepted according to the terms and conditions herein set out.

Date Signed by

