Building Envelope Renewal — Owner Information

Special General Meeting, 10 November 2026 · The Owners, Strata Plan VR2613 (1000 Beach)

What you are being asked to decide

Resolution 1 — bylaw amendment (¾ vote of residential lots and, separately, ¾ vote of commercial lots). Removes two clauses from Bylaw 10 that say owners are responsible for window glazing and thermal seals, and that owner-replaced windows are "exempt from future window levies". The strata has legal advice that these clauses are unenforceable. Removing them brings the bylaws into line with the Strata Property Act.

Resolution 2 — additional special levy of $2,500,000 (¾ vote). Funds the replacement of the insulating glass units (IGUs, or sealed units) in the exterior windows and glazed doors of every strata lot and the Health Club, as part of the envelope project owners approved at the SGM in December 2025. It is payable in three instalments, on 1 July 2027, 2028 and 2029. Your existing February instalments do not change.

If Resolution 2 fails, the wall and window-frame work still goes ahead in full within the approved budget. Every window still gets new gaskets and hardware, and the frame corners are sealed. Only the IGUs that testing shows have failed or are at high risk of failure will be replaced (council is confirming this with the strata's lawyer).

Council is not unanimous on whether all IGUs should be replaced now. The levy needs owners' approval in any case. Council's split is noted so that owners know this is a finely balanced decision and weigh it carefully (section 13).

1. Where the project stands today

At the special general meeting on 15 December 2025, owners approved Resolution B by 118 votes to 20 (full text in Appendix A). It raised a special levy of $13,338,700.95, payable in five February instalments from 2026 to 2030, and approved $2,000,000 from the Contingency Reserve Fund (CRF). That gave the project $15,338,700.95. The information pack and town halls before that vote told owners that the project would renew the envelope of every building and replace all the glass panes.

Since then:

- The emergency work on the east walls of 988 and 990 is complete, under a separate fixed-price contract capped at $191,200 plus GST, approved by the previous council as emergency repairs.
- The rest of the non-glass envelope work at 988 and 990 is under way. It is a fixed-price CCDC 2 contract with Alumni Restorations for $1,799,000 plus GST, signed in June 2026, with completion scheduled for May 2027.
- Alumni have asked council to sign the non-glass work at 1000 Beach and 1006–1012 Beach (about $5.2 million) now, so it can lock in material prices and keep its crews on site. That contract has not been signed yet. It would fall within the budget owners approved in December 2025, and the same work is needed whether or not the IGUs are replaced.
- In September 2026, Busque Engineering frost-tested 234 IGUs in 51 suites to measure how many sealed units have failed (section 10).

2. How we got here

2.1 Why the project was not tendered before the December 2025 vote

A contractor can only give a firm price against a detailed project specification: the drawings, scope of work and technical requirements that every bidder prices. An engineer has to write that specification, and it is a substantial piece of paid work. Council could not reasonably commit owners' money to a full tender specification without first knowing whether owners supported the project at all. Earlier envelope proposals had been voted down.

So the December 2025 vote was held on an estimate, and owners were told the work would be tendered after the vote (information pack, FAQ F1 and F2). That is what happened. The tender results are set out below.

2.2 Where the $15 million estimate came from, and why it was too low

The $15 million figure was extrapolated from the cost of the emergency work on the east wall of 990 Beach, the first work done under Busque's method. That wall turned out to be a poor model for the complex as a whole. It has proportionally more EIFS (the painted cladding) and less glass than most of the buildings.

That matters because glass is by far the most expensive part of the work. Replacing IGUs costs about $130 per square foot of glass installed, while coating and sealing the walls costs about $15–40 per square foot. An estimate scaled from a wall with little glass therefore under-counted the glass across the complex.

2.3 The tender

Busque Engineering prepared the specification (project 2025-038) and issued it for a competitive fixed-price tender in March 2026. The tender covered 988 Beach, 990 Beach and the sports-centre wall, and it asked bidders to price the glass separately. Six firms were invited: Alumni Group, WCP Building Renewal, Renewal Construction, West Coast Building Ltd., Peerless Coatings and Black Brothers. Five bids were received (excluding GST):

Bidder	Total bid (988 + 990 + sports-centre wall)	Difference from lowest
Alumni Restorations	$6,690,000	—
Peerless Coatings	$7,317,925	+$627,925
Black Brothers Painting & Restorations	$7,640,600	+$950,600
WCP Building Renewal	$8,330,490	+$1,640,490
West Coast Building Ltd.	$8,645,423	+$1,955,423

The glass prices were consistent across bidders. For 990, Black Bros. (glazier A1) bid $2.70 million, Alumni (glazier Naya Seal) $3.00 million and West Coast (glazier North West) $3.29 million, which is roughly $115–140 per square foot. Scaling these tendered rates across all eight buildings put full replacement of the whole complex at about $22–25 million. That was well above the $15.34 million approved.

2.4 How the cost came down

Council did three things:

- **Separated the glass from the rest of the work.** The non-glass work at 988 and 990 went ahead at the tendered rates (section 1), so the weather window was not lost while the glass question was worked out.
- **Changed how the glass is bought.** Instead of buying IGUs through a Canadian glazier, Alumni will buy them through Glass 3 Enterprises of Richmond, BC. Glass 3 has the units made at its partner factory in Jinan, China, which removes a layer of supplier markup. The factory is IGCC/IGMA certified, meaning its units are tested to ASTM E2190 for seal durability and gas retention, and the glass meets CAN/CGSB standards. The proposed unit exceeds the specification: triple-silver low-e glass, a warm-edge thermoplastic spacer and 90% argon fill, giving a centre-of-glass U-value of 1.34 W/m²K and a solar heat gain coefficient of 0.25. It carries a 10-year manufacturer's warranty (see FAQ 14).
- **Obtained a single fixed price for the balance of the project.** On 19 August 2026, Alumni proposed $12,500,000 plus GST for the rest of the work on every building: all remaining envelope work at 1000 and 1006–1012, and IGUs throughout. On 26 August it priced the areas that proposal left out. Council has added the ones that affect owners: windows under covered balconies $667,000, the penthouse $349,000, 1018 Beach $198,000, the Health Club $138,000, and the two commercial units on the lower level $78,000. That brings construction to complete the project to $13,930,000 plus GST. Alumni confirmed these prices and terms in writing on 28 September 2026.

Two items are not in the price. The first is the common-property glazing at the 990 and 1000 lobbies and the 1006–1012 west-side walkways (about $339,500), which will be dealt with separately. The second is the roof decks, which have always been a separate future project.

3. The numbers

	Amount
Approved in December 2025 (levy $13,338,701 + CRF $2,000,000)	$15,338,701
Spent or committed at 988 and 990 (east walls + base contract, incl. GST)	$2,089,710
Construction to complete (Alumni fixed price)	$13,930,000
Engineering (Busque, fixed $8,000/month, 44 months)	$352,000
GST and PST	$721,492
Other fees payable from the 2025 levy	$39,323
Total cost of the project	**$17,132,525**
Shortfall against the approved budget	$1,793,824
Contingency (about 5.1% of remaining construction)	$706,176
Additional levy sought (Resolution 2)	**$2,500,000**
Total project funding if Resolution 2 passes	**$17,838,701**

Why a contingency, and why this size. The project currently carries no contingency, and a strata corporation cannot borrow. If an unforeseen cost arises, the only other source of money is the CRF, which has already contributed $2 million and is needed for the deferred common-property glass and for emergencies. The $706,176 is named as a contingency so it is clear what it is for. If it is not needed, it is returned to owners at the end of the project, unless owners vote by ¾ at a general meeting to move it to the CRF, as they did with the 2019 membrane levy surplus in December 2025.

A fee that will not be paid. The December 2025 budget included $260,000 (2%) for a project-management fee to FirstService Residential. Because council is managing the project directly, it did not agree to the fee, so the $260,000 has been applied to the work instead. This is already reflected in the figures above.

What Resolution 2 costs you

Each lot pays in proportion to its unit entitlement, which is shown on your levy schedule and is roughly the floor area in square feet for residential lots. The new levy works out to about $7.25 per unit of entitlement, paid in three equal instalments over three years. Commercial lots also pay 5% GST on their share, as they did for the 2025 levy. The examples below use the same sample sizes as the December 2025 information pack. Figures are rounded; for your exact amounts, scale by your own unit entitlement.

Per unit: the new levy

Unit size (sq ft)	New levy, total	Each July payment (2027, 2028, 2029)	Increase on your 2025 levy
700	$5,077	$1,692	about +19%
1,400	$10,154	$3,385	about +19%
1,800	$13,055	$4,352	about +19%

Per unit: year by year, both levies

Unit size (sq ft)	2026	2027	2028	2029	2030	Total
700 — approved	$5,403	$5,403	$5,403	$5,403	$5,403	$27,015
700 — with Res. 2	**$5,403**	**$7,095**	**$7,095**	**$7,095**	**$5,403**	**$32,092**
1,400 — approved	$10,806	$10,806	$10,806	$10,806	$10,806	$54,030
1,400 — with Res. 2	**$10,806**	**$14,191**	**$14,191**	**$14,191**	**$10,806**	**$64,184**
1,800 — approved	$13,893	$13,893	$13,893	$13,893	$13,893	$69,467
1,800 — with Res. 2	**$13,893**	**$18,245**	**$18,245**	**$18,245**	**$13,893**	**$82,523**

The 2026 instalment has already been paid. In 2027–2029 each year has two payments: the February instalment of the 2025 levy and the July instalment of the new levy. The December 2025 information pack estimated $26,000, $52,000 and $70,000 for these sizes; the approved schedule came to $27,015, $54,030 and $69,467.

Project totals, all owners

	Approved (Dec 2025)	With Resolution 2
2025 special levy (five February instalments, 2026–2030)	$13,338,701	$13,338,701

	Approved (Dec 2025)	With Resolution 2
Contingency Reserve Fund contribution	$2,000,000	$2,000,000
New special levy (three July instalments, 2027–2029)	—	$2,500,000
Total project funding	**$15,338,701**	**$17,838,701**
Of which: still to be collected from owners after the 2026 instalment	$10,670,961	$13,170,961

Collected from all owners	2027	2028	2029	2030
Approved schedule	$2,667,740	$2,667,740	$2,667,740	$2,667,740
With Resolution 2	$3,501,073	$3,501,073	$3,501,074	$2,667,740

You may pay your share in full at any time. If you sell, the seller pays the instalments due before the sale completes and the buyer pays the rest.

Why July. The payments are set six months away from the February instalments, so owners are not paying both at once. The timing also matches when the work is drawn down: the contractor is paid monthly for work done, and the strata can only spend money it has already collected.

4. The contract: CCDC 2 stipulated price

CCDC 2 is the standard Canadian construction contract, published by the Canadian Construction Documents Committee. It is used on most commercial and institutional projects in the country. "Stipulated price" means the contractor agrees to do a defined scope of work for a fixed price.

Why it is the right contract for this project

- The price is fixed. If the contractor's own costs rise, including materials, labour, productivity or estimating errors, the contractor carries that risk, not owners.
- The price can change only through a written change order that the strata approves. The contractor cannot simply bill more.
- It is administered by an independent consultant engineer, who works for the strata (section 5).

Controls it gives owners

- **Payment only for work done.** The contractor invoices monthly for the percentage of work completed. Busque reviews and certifies each invoice before the strata pays it.
- **10% holdback.** Ten percent of every payment is held back as the Builders Lien Act requires. By the end of the project, about $1.5 million will be held. It is released only after Busque issues a certificate of completion, and twice the value of any outstanding deficiencies is held back until they are fixed.
- **Hold points and credits.** The specification assumed worst-case conditions, with hold points where Busque inspects before work proceeds. Where conditions turn out better than assumed, the strata receives a credit.
- **Warranties.** The contractor warrants its work for two years from Ready-for-Takeover. That is double the standard CCDC 2 term, and it covers restoring any finishes disturbed while fixing a defect. Once notified, the contractor must start correcting a defect within 10 working days. Subcontractor and supplier warranties are assigned to the strata, so the strata can enforce them directly. The Dow AllGuard coating has a 10-year material warranty, conditional on Dow's inspections, and the IGUs have a 10-year manufacturer's warranty. These terms are from the signed 988/990 contract. The balance-of-project contract will use the same amended form.
- **Bonds, insurance and safety.** Alumni must provide a 50% performance bond and a 50% labour-and-material payment bond. The performance bond runs until two years after substantial performance. Alumni carries $5 million liability insurance, with the strata named as an additional insured, and full WorkSafeBC coverage.
- **Limits on extras.** The contract contains no hidden contingency allowance. Markup on materials and subcontracts in any change order is capped at 5%. Repairs to damaged substrate found once walls are opened, such as EIFS, stucco or concrete, are priced at the tendered labour rates and certified by Busque.

Fixed price compared with time and materials

Under time and materials, the owner pays for every hour and every item, and all the risk of cost overruns sits with the owner. Some owners have obtained cheaper-looking quotes on that basis, or for a narrower scope (FAQ 2 and 13). A fixed price costs a little more on paper, because the contractor prices its own risk. In return, owners know what they will pay. The exceptions are repairs to damaged substrate found once walls are opened, which cannot be known in advance. These are paid at the labour rates fixed in the tender, and only after Busque has confirmed and certified them.

5. Who does what

Party	Role
The Owners (strata corporation)	The client. Owners fund the work; council signs contracts and approves any change orders.
Busque Engineering Ltd. (Pierre Busque, P.Eng.)	The strata's consultant. Wrote the specification, ran the tender, reviews the work on site, certifies payments, and decides whether work meets the specification. Busque is engaged and paid by the strata, not by the contractor, on a fixed fee of $8,000 a month, not a percentage of the cost. A typical envelope engineering fee is 8–10% of construction, or about $1.3–1.6 million on this project.
Alumni Restorations Ltd.	The contractor. Does the work to Busque's specification for the fixed price, and employs the glazing and other trades.
BER Committee / Council	Represents owners on the project: attends site meetings, receives field reports, and brings decisions to council.
Property manager (Melvin Sanders)	Administers levy billing and the strata's accounts.

6. Who Alumni Restorations is

Alumni Restorations Ltd. is a building-restoration contractor based in West Vancouver. Its reference list covers high-rise restoration work in Greater Vancouver going back more than 30 years. It is a member in good standing of the International Concrete Repair Institute and carries $5 million liability insurance and full WorkSafeBC coverage.

- It won the March 2026 tender as the lowest of five bidders, by between $628,000 and $1.96 million.
- It carried out the emergency east-wall work at 988 and 990, and is now doing the base envelope contract, under Busque's field review.
- **Same systems, other towers.** Alumni has applied the Dow 1-2-3 silicone strips and AllGuard coating on other Vancouver buildings, including Jardine's Lookout (867 Hamilton), 1155 Homer, 1438 Richards and Icon.
- **IGU and window work.** 1415 West Georgia (2024, LDR Engineering): complete window redetailing, slab bands, 1-2-3 tape, AllGuard and significant IGU replacement. Hycroft Towers (2018, RDH Building Science): window redetailing and glass replacement. 2128 West 43rd (2016): window redetailing, IGU replacement, 1-2-3 and AllGuard. Lions Gate Hospital south wall (2018): window redetailing and slab bands.
- **Glazing subcontractor.** The IGUs are installed by Naya Seal, a Richmond glazing firm. It has worked as a subcontractor to Siber Facade Group since 2013, does ongoing IGU and glass replacement for Toro Aluminum and Starline Windows, and has worked on Epic Tower and Tower Green. Written references are on file.
- **Bonding.** The contract requires 50% performance and 50% labour-and-material bonds (section 4).

Full reference lists, with contact names and numbers, are in the owner documents folder (folder 04). Alumni's references include three earlier projects engineered by Busque, the Lions, the Sterling and Wedgewood Terrace. Contractors and envelope engineers working together on more than one project is common in this field. Alumni won this project through an open tender as the lowest of five bidders.

7. Why not hire a glass company separately?

This has been examined closely. The reasons are practical and regulatory:

- **WorkSafeBC requires one prime contractor** when two contractors work in the same area at the same time. A separate glazier working alongside Alumni would mean one of them being designated prime contractor, which puts us back to one main contractor anyway.
- **Glass companies do not act as general contractors on projects like this.** Busque: "Many GCs are capable of doing glass. I do not know any company who specializes in glass that can be GCs."
- **The glass was already priced by specialist glaziers.** Each tender bidder named its glazier, and the glass prices were close together (section 2.3). The only possible saving from going direct is the general contractor's markup on the glass, and buying IGUs direct from the manufacturer has already removed a supplier markup.
- **Doing the glass separately costs more.** Alumni's price is based on doing the IGUs at the same time as the rest of the work. If the IGUs are contracted separately, Alumni will add a mobilization and access charge. Access would have to be set up twice (swing stages, booms and rope access), and there would be two sets of warranties meeting at the same window joint.

8. Why award everything now rather than piecemeal

- **One mobilization, one set of access.** The swing stages, boom lifts and rope-access set-ups are already in place for the wall work. Doing the glass from the same drops avoids paying for access again later.
- **A fixed price today.** Alumni's price is fixed on its own programme, so escalation is its risk. Deferring about $12.9 million of work by two years would add an estimated $0.9–1.0 million in escalation, before counting a second mobilization.
- **The direct-sourcing price.** The lower glass price depends on buying in bulk for one campaign. Glass 3's quote is for about 100,000 sq ft of glass, shipped in 13 containers over three years.
- **Less disruption.** Each suite is disturbed once, not repeatedly over the following decade.
- **No damage to new work.** Replacing an IGU later means cutting into new sealant, gaskets and coating, and possibly affecting the new warranties.

9. How confident are we that we won't ask for more money?

No one can promise that. What can be said is where the remaining risk lies and what is in place to contain it:

- The construction price is fixed. Contractor cost overruns and escalation are the contractor's risk.
- The engineering fee is fixed per month, so it rises only if the programme runs long.
- The remaining risk is concealed conditions: damage found once walls and frames are opened. Under any fixed-price contract, that is the owner's risk. It is dealt with through change orders certified by Busque, and it is what the $706,176 contingency is for.
- The specification already assumed worst-case conditions in several areas, with credits back where conditions are better.

An honest caveat on cash flow. Because the strata cannot borrow, spending is limited to money already collected. With payments on the dates proposed, the lowest point in the project account is in January 2030, just before the last February instalment. At that point the balance is projected to be positive, but

only by about $160,000–$400,000, depending on how the work is phased. Most of the contingency is therefore available only once the final instalment is collected. If a large unforeseen cost arose before then, the work would have to be paced to match the money coming in.

10. The choice: replace all IGUs, or only those that have failed

10.1 What testing found

An IGU is two panes of glass sealed together around the edge. When the seal fails, moisture gets in, the unit fogs, and the insulating value is lost. Failure is not always visible. Frost-point testing finds failed units that still look clear. In September 2026, Busque tested 234 IGUs in 51 suites:

Location	Visibly Failed (not tested)	# Tested	# Failed	Test Failure Rate	Overall Failure Rate	Notes
1000 tower — exposed	18	64	44	69%	~75%	Rises with height: floors 3–7 57%, 9–15 66%, 16–24 81%
990 — all faces	12	37	17	46%	~70%	East and south worst; visual surveys under-count
988 townhouses	4	34	9	26%	~30%	Concentrated in south stair tower
1006–1012 — exposed	13	55	10	18%	~30%	Large living-room picture windows fail most
Covered balconies (all buildings)	0	29	0	0%	0–5%	Sheltered units are largely sound

Testing identifies units that have already failed. It does not identify sound units that will fail in the next few years. The glass is original, about 35 years old, and past its expected service life. Whatever rate is measured today, more units will fail each year.

What leaving failed units in place costs

Most failed IGUs in the complex have simply been left in place; only a small number of owners have replaced their own. A fogged IGU is not just a cosmetic problem. The conditions that break the seal, water sitting in the glazing pocket and leaking frame corners, also let water into the wall beside and below the window, where it stays hidden behind the drywall.

In September 2026 Busque inspected a unit where the owners had reported a leaking window. Busque found substantial corrosion of the metal corner beads in the ceiling and in the wall below the windows, and mould on the interior finishes, and advised the owners not to use the room. Its report concludes that the window system is leaking, that the drywall must be removed so the structure behind it can be checked, and that the IGUs will need to be removed and replaced to stop leakage through the window frames. Council has approved opening up the interior this fall, at a cost of about $3,500; the window repair will follow when work on that building begins.

This is what late replacement looks like: the cost is no longer just the glass, but the wall, the finishes and possibly the structure behind them.

10.2 What a partial replacement would look like

If only failed and high-risk IGUs were replaced, there would be no unit-by-unit list in advance. The complex has more than 300 suites, and testing every IGU in every suite would take about six months.

Instead, Busque would set the scope from the measured failure rates by building, elevation and height (section 10.1), then test units as each area is worked on.

On that basis, a partial scope would replace the IGUs on the exposed faces of the tower and 990, where about 70–75% have failed, and the large picture windows in the low-rises, where 61% have failed. It would leave in place the IGUs under covered balconies, where testing found little failure, and IGUs that can be reached later from a boom lift, roughly the 6th floor and below, unless testing shows they have failed. The low-reach units are left because they are cheaper to reach later. In the tower, 57% of the units tested on floors 3–7 had failed.

What every window gets either way: new gaskets, new operable hardware, and sealing of the frame corners (mitre joints). Where the IGU is replaced, the corners are sealed under the new unit. Where it is not, they are sealed from the outside. All the wall work, including coating, sealants, 1-2-3 strips, slab bands and flashings, goes ahead on every building regardless.

Sealing the frame corners: with a new IGU and without

Each aluminum window frame is made of separate pieces joined at the corners. The IGU sits in a channel in the frame, the glazing pocket, held in place by gaskets. Some rain always gets past the outer gasket into that pocket; it is meant to collect at the bottom and drain back outside through small weep holes. The weak points are the bottom corners, where the frame pieces meet at a 45° mitre joint. After 35 years the factory sealant in those joints has dried out and cracked. Water sitting in the pocket can then leak through the corner joint into the wall behind the window instead of draining outside.

Where the IGU is replaced. The old unit is removed, which opens the glazing pocket. The crew cleans the pocket, seals the corner joints from the inside, where the water actually sits, checks that the weep holes drain, and inspects the frame for damage. The new IGU then goes in on new gaskets. This fixes the leak at its source, and the seal sits inside the frame, out of the sun and weather, so it lasts longer.

Where the IGU is kept. The pocket cannot be opened without taking the glass out. The corner joints are instead sealed on the outside face of the frame, and the gaskets and hardware are still replaced. This stops rain getting into the joint from outside, but any water that gets past the gaskets into the pocket can still reach the inner side of the old corner joint. The outside seal is also exposed to sun and weather, so it will need renewing sooner, and nobody can see what condition the inside of the frame is in. When that IGU is eventually replaced, the corners can be resealed from the inside at that time.

This matters most on the EIFS walls of the tower and 990, where water that gets behind a window soaks into the gypsum sheathing the cladding is attached to. On the concrete walls of 988 and 1006–1012 the same leak does less harm. That is part of why a partial scope would favour replacing glass on the tower and 990.

10.3 Pros and cons

Replacing all IGUs now	Replacing only failed / high-risk IGUs
+ Thermal performance and comfort for every suite, not only the worst-exposed	+ Spends less now: construction of about $13.5 million against about $15.9 million, a saving of roughly $2.4 million (about $2.5 million with GST), with no additional levy
+ Fair: every owner pays the levy and every owner gets new glass	+ Replaces what has measurably failed, on engineering evidence
+ Not really a saving to defer, only a deferred cost. Units left in place will fail and be replaced later at higher cost, as a common expense for all owners	− Leaves 35-year-old units in place that will keep failing; the cost returns later

Replacing all IGUs now	Replacing only failed / high-risk IGUs
+ Uses today's access and pricing; one disruption per suite	– Later replacements need new access and cut into the new sealant and coating
+ Every frame is opened, inspected and sealed from inside, which is best for waterproofing	– Frames behind retained units cannot be inspected or sealed from inside
– Spends more than is strictly required today; needs the $2.5M levy	– Owners whose glass is left in place, after paying the same levy, may bring a Civil Resolution Tribunal claim for significant unfairness

10.4 Savings now compared with future cost

Replacing only failed and high-risk units would bring total construction to about $13.5 million, compared with about $15.9 million for full replacement. That saves roughly $2.4 million now, about $2.5 million with GST, which is almost exactly the levy being sought. The project would then fit within the approved budget, with about $0.75 million left as a buffer. The final figure depends on exactly which units Busque recommends for replacement.

The units left in place would still have to be replaced as they fail. Replacing them later means new access, smaller batches and future prices. The committee's estimate is about 1.5 times today's cost, or about $3.5–4 million. The saving is real in the short term, but over the life of the building most of it is deferred rather than avoided.

10.5 Could we leave the IGUs out entirely?

Not responsibly:

- Failed IGUs let moisture into the glazing pocket and frame. They are one of the water paths the envelope project is meant to close.
- The glass is at the end of its life. Under the Act the strata, not the individual owner, is responsible for repairing exterior windows, so the cost would come back to all owners as repeated repair bills.
- Later replacement would disturb the new coating and sealants.
- Owners were told in December 2025 that the glass would be replaced (information pack, P3, P7 and V3). That document said an option to exclude the glass was not being offered.

11. What happens if a resolution fails

If this fails...	What happens
Resolution 1 (bylaw)	Nothing changes in practice. On the strata's legal advice, the clauses are already unenforceable and the strata is responsible for exterior windows. The clauses stay in the bylaws and may continue to cause confusion or be cited in disputes.
Resolution 2 (levy)	The project continues within the approved $15.34 million. All wall work goes ahead on every building. Every window gets gaskets, hardware and sealed frame corners. IGUs are replaced only where Busque's testing shows they have failed or are at high risk. Construction would total about $13.5 million, leaving roughly $0.75 million of the approved budget as a buffer after engineering fees. Units left in place become future repair costs for all owners.

12. Quality assurance on the project

- **Engineer's field reviews.** Busque reviews the work on site every week and issues a numbered written report each time. The reviews are carried out by Nathan Quan, EIT, under Pierre Busque, P.Eng. Eleven reports have been issued on the 988/990 contract since July 2026.
- **Hold points.** Defined stages where work cannot proceed until Busque has inspected it.
- **Manufacturer inspections.** Dow's technical representative inspects the coating and 1-2-3 strips. This is a condition of the 10-year material warranty. On 29 July 2026 Dow carried out a pull test of the AllGuard coating, witnessed by Busque, and it passed.
- **Independent paint inspection.** The painting is also inspected independently by MPDA Specification Services, the Master Painters and Decorators Association's Paint Quality Assurance program, which is separate from Busque and Alumni. Its inspector reviews surface preparation and each coat as the work proceeds. Inspections at 988 and 990 on 19 August and 23 September 2026 found the power-washed surfaces clean and ready for paint, and the finished coats on the 990 soffits uniform and consistent.
- **Mock-ups and testing.** Mock-up repairs were reviewed and approved by Busque in July 2026 before production work began. Frost-point testing of IGUs defines and verifies the glass scope. Missing weepholes in the window frames are being restored to match the original shop drawings.
- **Glass quality control.** Glass 3's independent inspector checks the IGUs at the factory. Each shipment comes with a QC checklist, photographs and measurements, and Busque reviews the product data before any glass is ordered.
- **Payment certification.** No invoice is paid until Busque certifies the work.
- **Deficiency review and holdback.** There is a deficiency walk-through before completion, and the 10% holdback is released only after completion.
- **Owner representation.** The BER Committee attends site meetings and receives all field reports. Owners can raise concerns at 1000beachber@gmail.com.

13. Council's position

Council is not unanimous. Some council members believe all IGUs should be replaced now. They point to fairness, thermal efficiency, what owners were told in 2025, and the lower lifetime cost of doing it once. Others believe the strata should replace only what testing shows has failed and should not raise more money than is strictly needed now. Both positions are reasonable. The levy needs a ¾ vote of owners whatever council thinks. Council's split is stated here so that owners understand this is a finely balanced decision and weigh it carefully. The information in this document is intended to help you decide which option best serves the strata.

14. Timeline

When	What
2026–2027	988 and 990: complete the base envelope work (scheduled for May 2027) and the IGUs.
2027–2028	1000 tower, north and east walls first.
2029	1006, 1008, 1010, 1012, 1018 and the Health Club.
Early 2030	Substantial completion. Holdback released about 55 days later.

Residents will be notified at least four weeks before work starts on their building.

15. Frequently asked questions

1. The 1-2-3 strips on the east wall of 990 look wrinkled. Is that poor workmanship?

No. Busque reviewed it and found no peeling, and the seal of the strips is solid. The wrinkles come from the uneven EIFS surface and old sealant lines underneath (new product on an old building). On 29 July 2026 Dow's technical representative, Chris Gagan, inspected the strips on site. He confirmed in writing that they were applied correctly and that the wrinkles and dimples have no effect on how they perform. His letter is attached to Busque's field review report of that date.

2. How are costs controlled?

The contract is a fixed (stipulated) price. The contractor carries the risk of its own costs, and the price changes only through a change order the strata approves. On time and materials, by contrast, the owner pays for every hour and carries all the risk of overruns (section 4).

3. What if the work is poor quality?

Busque reviews the work and will not certify payment for work that does not meet the specification. The painting is also inspected independently under the Master Painters and Decorators Association's Paint Quality Assurance program. Ten percent of every payment is held back until after completion, and the contractor must correct deficiencies before it is released. The BER Committee represents owners on site (section 12).

4. Who does the engineer work for?

The strata. Busque is engaged and paid by the Owners, on a fixed monthly fee, and administers the contract on the strata's behalf. Alumni does not pay or employ Busque (section 5).

5. Why have updates been so sporadic?

FirstService Residential asked for a 2% project-management fee to support this project. Because council is managing the project directly, it did not agree to pay it, so FirstService is not providing project support. As a result, the project has had no official channel for communicating with owners. From now on, project updates and documents will be posted in the owner documents folder and attached to council meeting minutes (https://drive.google.com/drive/folders/1nfUHpfRKl0RfFYF7YYZ1GduzTf9T922u), and questions can be sent to 1000beachber@gmail.com.

6. How many IGUs have failed?

See section 10.1. Testing found about 69% of tested tower units on exposed faces had failed, 46% at 990, 26% at 988, 18% on the exposed faces of the low-rises, and almost none under covered balconies. Testing finds units that have already failed. More will fail each year.

7. Have there been any change orders so far?

Two, both on the 988/990 contract and both certified by Busque. Change Order 1 removed the balcony waterproofing from the scope, a credit of $129,000. Once the metal covers were removed, Busque inspected the existing balcony membranes and their tie-in to the envelope. He found them applied and functioning as intended, with no evidence that they needed replacing. Change Order 2 added $119,000 to replace the metal corner panels at the windows with new DensGlass sheathing and a SopraVapr membrane, and to paint the corner panels and slab covers. That is about 880 feet at $125 per foot including access, plus $9,000 of painting. The net effect is a $10,000 reduction in the contract price.

8. What quality-assurance measures are in place?

See section 12.

9. When will my building be done?

See section 14.

10. If only failed units are replaced, which IGUs would be left?

There is no unit-by-unit list, because testing every IGU in more than 300 suites would take about six months. The scope would be set from the measured failure rates by building, elevation and height. Broadly, IGUs under covered balconies and IGUs within boom-lift reach (roughly the 6th floor and below) would be left in place unless testing shows they have failed (section 10.2).

11. I replaced my IGUs recently. Can I keep them?

Yes, with conditions. Council may agree to leave them in place if you ask in writing before the glass for your building is ordered. You must give the date of installation and/or fabrication. Busque must also confirm in writing, unit by unit, that each IGU has been tested and has not failed, is compatible with the new work, and will not affect the building's performance or warranties. Busque's decision is final. Your share of the levy is not reduced, the units you keep are not covered by the project warranties, and any liability you took on for them when you replaced them stays with you.

12. Is Busque connected to FirstService? How was Busque chosen?

Busque Engineering has no affiliation with FirstService or with Alumni. Ingrid Kurilova, the strata's previous manager at FirstService, introduced Busque to council. She was working with Busque on another strata she managed. Council engaged Busque in 2025 because it had experience with envelope renewal by silicone coating and resealing. That offered an alternative to the full recladding proposed before, which owners had voted down. As noted in section 6, Busque and Alumni have worked on other three previous projects together, which is common in this field.

13. I heard an owner obtained a cheaper quote. Why not use it?

A quote is comparable only if it prices the same scope on the same terms. The alternative painting quote obtained for 988/990 was not fixed cost and left out pieces of the scope such as the slab band repair. Comparing equal scopes, the quote was more expensive than we received from Alumni. Worse, it had no engineer oversight or bonding, no lien hold back, required a 35% deposit, removed our ability to sue, defined the owners as responsible for setting the scope and made repairs to deficiencies our responsibility unless reported within 10 days of a product being applied.

14. Is glass made in China of lower quality?

The IGUs must meet Busque's specification wherever they are made. The supplier, Glass 3 Enterprises, is based in Richmond, BC. Its partner factory in Jinan, China holds current IGCC/IGMA certification, which tests the units to ASTM E2190 for seal durability and gas retention, and the glass meets CAN/CGSB standards. The proposed unit exceeds the specified performance. Glass 3's own inspector checks the glass before it ships, with a photo and measurement record, and Glass 3 keeps local stock for quick replacements. A building-science engineer from RDH has visited the factory.

The IGUs carry a 10-year manufacturer's warranty. Glass 3's standard warranty runs from the date of manufacture and is given to the purchaser, which is Alumni. The contract will require that warranty to be assigned to the strata, as the 988/990 contract does for all supplier warranties. Alumni's warranty to us will run 10 years from substantial completion of the project. Under the fixed price, supply risks such as shipping delays or tariffs are Alumni's, not the strata's.

15. Why can't the Contingency Reserve Fund cover the $2.5 million?

The CRF has already contributed $2 million to this project, and its remaining balance is low. It is also needed for emergencies. The $2 million it has already contributed is part of the project budget and fully

committed to the work in the price. The lobby and walkway glazing (about $340,000) is not in the price. It will be brought forward separately and funded from the CRF, with owner approval if required. If Resolution 2 fails, part of the roughly $0.75 million left in the budget could cover it (council is confirming this with the strata's lawyer).

16. Will there be another levy for the roof decks?

The roof decks have always been outside this project. They are a separate system with a separate life cycle and will be planned and presented separately. Roof-deck membranes are the strata's responsibility to repair and maintain, so they will come back to owners as a separate future project.

17. Why weren't owners asked before the $1.8 million contract for 988/990 was signed?

That work was part of the envelope repairs owners approved in December 2025 and within the approved budget, so no new vote was needed. It was the tendered, lowest-priced work, and signing it kept the 2026 weather window. It does not commit the strata to any particular glass scope.

18. What if I don't want work done in my suite, or can't give access?

Access is needed for the window work, which is the strata's responsibility under the Act and the bylaws. You will receive at least four weeks' notice, and the crews will work with you on timing. IGUs are replaced from the outside, usually in a day.

19. Are the window frames being replaced?

No. The frames are aluminum and remain serviceable. Their wearing parts (gaskets, hardware, rollers and seals) are replaced, and the frame corners are sealed. Replacing frames would effectively mean recladding the buildings.

20. Does any council member have a connection to Alumni or Busque?

No. No council member has a financial or personal interest in Alumni Restorations or Busque Engineering, and neither does FirstService.

21. What happens to money that isn't spent?

Unspent levy money is returned to owners in proportion to their contributions at the end of the project. If no owner would receive more than $100, it is deposited in the CRF. This is the same rule as the 2025 levy.

22. Will strata fees go up because the strata is responsible for windows?

Under the Strata Property Act the strata is already responsible for exterior windows, and our legal advice is that the bylaw clauses saying otherwise are unenforceable. Until now, most failed IGUs have simply been left in place; a small number of owners have replaced their own. Once Resolution 1 removes those clauses, future IGU failures will be replaced by the strata as a common expense, shared by unit entitlement through the operating budget or the Contingency Reserve Fund. That is likely to mean some increase in strata fees or CRF contributions over time. The longer failed units stay in place, the more hidden damage of the kind described in section 10.1 the strata will pay for as well.

How much depends on Resolution 2. If all IGUs are replaced now, the new units carry a 10-year warranty and failures should be few for many years. If only failed and high-risk units are replaced, the units left in place will keep failing over the next decade, at an estimated $3.5–4 million in total, or roughly $350,000–400,000 a year. That is about $1.00–1.15 per unit of entitlement a year, or roughly $1,300–1,450 a year for a 1,252 sq ft suite.

23. The information pack said $15 million. Why should we trust the new number?

The $15 million was an estimate made before any tender, and it was wrong for the reason explained in section 2.2. The new number is a contractor's fixed price, supported by a five-bidder tender whose glass prices were close together. The remaining uncertainty is concealed conditions, which the named contingency covers.

16. Where to find the documents

Key project documents for owners are in the "1000 Beach BER – Owner Documents" folder: https://drive.google.com/drive/folders/1nfUHpfRKl0RfFYF7YYZ1GduzTf9T922u. Start with the index in the "00 Start here" folder.

The folder holds the minutes and information pack from the 15 December 2025 SGM; Busque's engineering reports and the tender specification; a summary of the tender bids; the signed Alumni contract and change orders; references for Alumni and Naya Seal; the Glass 3 product data, certification and warranty; Busque's field review reports; and a summary of the IGU test results by building. Documents that name individual owners or units have been left out. Questions can be sent to 1000beachber@gmail.com before the meeting. A town hall will be held on 27 October 2026 (time and place to be confirmed in the meeting notice). The SGM on 10 November will be held electronically at 6:00 pm.

Appendix A — Resolution B as passed, 15 December 2025

The text below is copied word for word from the minutes of the special general meeting held on 15 December 2025. Resolution B carried 118 in favour, 20 opposed, 0 abstained. Schedule "B" (each strata lot's share) is in the minutes, available in the owner documents folder.

¾ VOTE RESOLUTION "B" – SPECIAL LEVY

WHEREAS s. . 72 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") requires a strata corporation to repair and maintain common property;

AND WHEREAS the Strata Corporation is comprised of seven buildings located at 988 Beach Avenue, 990 Beach Avenue, 1000 Beach Avenue, 1006 Beach Avenue, 1008 Beach Avenue, 1010 Beach Avenue and 1012 Beach Avenue, Vancouver British Columbia (the "Buildings");

AND WHEREAS the Strata Corporation's community includes a common property building envelope (the "Envelope");

AND WHEREAS the Strata Corporation has received engineering recommendations to remediate the Envelope for all Buildings (the "Envelope Repairs");

AND WHEREAS the estimated total cost of the Envelope Repairs is $15,338,700.95;

AND WHEREAS the Strata Corporation proposes to raises a special levy of $13,338,700.95 and use $2,000.000.00 from the Contingency Reserve Fund ("CRF") to pay for the Envelope Repairs;

AND WHEREAS the Strata Corporation considers it necessary and in the best interest of the owners to proceed with the recommended Envelope Repairs to ensure the continued safe use, structural integrity, and proper maintenance of the Buildings and surrounding common property;

AND WHEREAS sections 108 and 109 of the Strata Property Act permit a strata corporation to raise and collect money from the owners by means of a special levy if the levy is approved by a resolution passed by a ¾ vote at an Annual or Special General Meeting;

AND WHEREAS the Strata Corporation's Bylaws and sections 96 and 98 of the Strata Property Act limit the amount of funds that the Strata Council can expend from the CRF absent obtaining the prior ¾ vote approval of the owners at a General Meeting;

THEREFORE BE IT RESOLVED by a 3/4 vote of the Strata Corporation that, in compliance with sections 108 and 109 and the whole of the Strata Property Act, that the Strata Corporation proceed with funding for the repair of the Envelope Repairs in the total authorized amount of $13,338,700.95. The purpose of the special levy is to pay for repairs to the Envelope Repairs, and all related professional costs, legal costs, administrative fees and taxes. Unless already paid, each strata lot's share of the special levy shall be payable in five (5) equal installments paid by or on the following dates: February 1, 2026, February 1, 2027, February 1, 2028, February 1, 2029, and February 1, 2030. Each strata lot's share of the special levy is calculated based on the unit entitlement of each strata lot and the amount of each strata lot's share of the levy as well as the payments for each strata lot are set out in the appended Schedule "B" to this resolution and forming part of this resolution. If a strata lot is sold after this special levy is approved then the seller owes the Strata Corporation the portion of the levy that is payable before the date the strata lot is conveyed and the purchaser owes the Strata Corporation the portion of the levy that is payable on or after the date the strata lot is conveyed. The funds raised by this special levy will only be used to pay for repairs to the Envelope Repairs and all related professional costs, legal costs, administrative fees and taxes. If the amount collected exceeds that required, or for any other reason is not fully used for the purpose set out in the resolution, the Strata Corporation must return the money to the owners in an amount proportional to their contributions, except that if no owner is entitled to

receive more than $100.00 in total, the Strata Council may deposit the excess in the Contingency Reserve Fund. In the event of a sale, strata lot owners are responsible for making their own private arrangements with the purchaser regarding the disposition of any special levy surplus refund, as refunds will be paid to the owner(s) of the strata lot at the time the refund is made. Pursuant to section 96 of the Strata Property Act, in the event an owner fails to pay the special levy when due and payable, the Strata Corporation is authorized to withdraw funds from the Contingency Reserve Fund in order to meet any shortfall in funding the special levy due to special levy arrears. Any funds withdrawn to pay special levy arrears will be repaid to the Contingency Reserve Fund as the special levy arrears are collected by the Strata Corporation. An owner who does not make a special levy payment within the required time period may be charged interest at the rate of 10% per annum compounded annually until the payment is made.

BE IT FURTHER RESOLVED by a 3/4 vote of the Strata Corporation that pursuant to section 171 of the Strata Property Act, the Strata Council, on behalf of the Strata Corporation and in the Strata Council's discretion, may commence a legal proceeding against an owner or other person to collect money owing to the Strata Corporation from the special levy for repairs to the Envelope Repairs without further authorization from the Strata Corporation and the Strata Council has full authority to negotiate a settlement or discontinue or dismiss the legal proceeding without further authorization from the Strata Corporation.

BE IT FURTHER RESOLVED by a 3/4 vote of the Strata Corporation that, in compliance with sections 96 and 98 and the whole of the Strata Property Act, the Strata Corporation hereby approves the one-time expenditure of up to $2,000,000.00 from the Contingency Reserve Fund to pay for repairs to the Envelope Repairs, and all related professional costs, legal costs, administrative fees and taxes.