

Sunchaser Vacation Villages, Fairmont Hotsprings, BC

LTA Consultants Inc. (LTA) is a firm of Professional Quantity Surveyors and Construction Cost Consultants.

We provide complete professional cost management services for construction projects, from early feasibility through to project completion, and beyond.

Based in Kelowna, BC, we provide cost planning, construction cost estimating, project monitoring and cost control during construction, value engineering and value analysis for construction projects to a wide range of clients throughout Western Canada.

Northwynd Resort Properties Ltd. Has retained the services of LTA to provide independent third party monitoring services, for the renovations and upgrades that are being planned to seventeen existing condominium buildings at the Sunchaser Vacations Villas Resort, Fairmont Hotsprings, BC.

The independent monitoring services we conduct fall into two categories:

1. Initial Report and Budget Review.

We will undertake an independent review of the architectural drawing documentation and consultant information for the planned construction work, to gain an understanding of the scope and extent of the renovation and upgrades. We will meet with the Project Manager and Contractor to review the planned work activities.

From the documentation and information provided, we will carry out a 'high level' review of the construction budget prepared by the Contractor (Vic Van Isle Construction Ltd). The high level review will include a detailed analysis of a typical building within a building series. Approximate quantities will be calculated from the drawing documents, and applicable unit rates will be applied based on the project location and market conditions. These values and quantities will then be compared with the Contractors values contained within the contract.

Sunchaser Vacation Villages, Fairmont Hotsprings, BC

Further 'high level' spot checks of the budgets for the other buildings within that series will be carried out, based on the detailed information derived from our detailed analysis.

Similar reviews will be undertaken for the other series of buildings located at the resort.

Our independent review will also include a high level look at the construction schedule prepared by the contractor. We will also review the regulatory documentation (permits and certificates) issued by the local authority having jurisdiction.

The main purpose of the review is to determine the sufficiency of the budget to undertake the planned construction work, and highlight any potential areas which could result in potential cost overruns

2. Project Monitoring and Review of Contractor Application for Payment

As construction work progresses, we will undertake an independent review of the Contractors monthly application for payment, and any other claims they may have for work undertaken.

For each application for payment submitted by the contractor, we will visit the site and review the construction work completed. The work in place will be compared and measured against the Contractors claim to ensure that the values are reasonable, based on the work completed to date.

Our report will include a review of any major budget changes resulting from changes in the project scope, or unforeseen building conditions. Our report will include a description of the work in place, a review of the schedule and comments on any current issues. An updated project budget will be included in each report, along with progress photographs and applicable supporting documentation and information.

Please refer to our corporate resume and personal resumes for additional information regarding LTA and the services we provide.