



**SUNCHASER VACATION VILLAS  
FAIRMONT RESORT  
FAIRMONT HOT SPRINGS, BC**

**PROGRESS DRAW 17**

**June 17<sup>th</sup>, 2016**

**LTA Consultants Inc.**

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**Prepared for:**

Mr. Douglas S Frey

Vice President

**Northwynd Resort Properties Ltd.**

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Calgary, Alberta T2H 1K1

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## 1. PROGRESS DRAW 17

### 1.1 Site Inspection

A site inspection of the project was conducted by our Mr. Brent Armstrong on June 15<sup>th</sup>, 2016. The temperature on site during our inspection was approximately 20° Celsius, it was sunny, and the ground was dry. There were six workers observed on site during our inspection.

Equipment at the site included a boom-style forklift/man-lift.

Progress photographs have been included in Schedule 'C' of this report.

#### 1.1.1 Site Development Work

No site development work has been undertaken. Landscaping work around the perimeter of building 500 has been recently updated.

#### 1.1.2 Building Renovations

##### Building 500

Interior demolition work is now complete, and all of the existing floor tile has been removed. The new interior partitions have been framed, and patching of the concrete floor topping is now complete. Insulating of the units on the west half of the building is generally complete, and the placing of insulation on the east half of the building is now underway. Drywall boarding has now been completed in Unit 501A/B, and adjacent Unit 502A/B is approximately 65% complete. Drywall board and taping/mudding materials have been loaded into the remaining units on the west half of the building.

Plumbing rough-in work is well advanced. The new sanitary plumbing has been routed. Replacement of the existing Poly B water lines is generally complete on the west half of the building, and now progressing on the east half of the building. The new boiler and hot water tanks have been placed in the mechanical room. Installation of the new copper water lines between the boiler and hot water tanks is well underway. The air conditioning units have been delivered to the site.

Electrical rough-in work is generally complete throughout the units. The new light fixtures have been delivered to the site and are currently being stored in the contractor's site office.

##### Building 600

Construction work has not yet commenced on building 600.

#### 1.1.3 General Comments

Construction appears to be of good quality and workmanship. The construction appears to be progressing in general conformity with the plans and specifications. WCB site safety measures appear to be enforced.

**1.1.4 Consultant Field Reports**

We have not yet been provided with copies of any consultant field reports. Upon receipt of the reports we will review and advise of any concerns in a future progress draw report. We will continue to follow up with the contractor for copies of any consultant field reports as they become available.

**1.2 Contingency**

The project contingency remains unchanged in the total sum of \$1,000,000.

**1.3 GST**

We note that the project budget currently excludes GST, therefore no GST will be certified in this or any subsequent draws.

**1.4 Builders' Lien Holdback**

We note that under the BC Builders' Lien Holdback Legislation, the Owner will be required to retain holdback, and these monies are normally included in the value recommended for payment, so that the Owner can set up holdback accounts in accordance with the lien legislation. A total of \$15,865.00 has been deducted from the contractor's current invoice for the builder's lien holdback.

**1.5 Details of Progress Draw**

**1.5.1 Building 500**

This Progress Draw Number 17 is based on actual hard cost construction work and project soft costs invoiced to May 31<sup>st</sup>, 2016. Please refer to the Progress Draw Certificate on page 6 of this report for a detailed summary of the current progress draw values.

VVI Construction Ltd. Invoice #1851 dated May 31<sup>st</sup>, 2016, has been submitted for our review and analysis, and develops a total claim value of \$142,784.99 (excluding GST). We have not included GST in our calculation of the current claim value, as GST does not form part of the project budget. A copy of the invoice has been included in Schedule 'B' of this report.

The invoices submitted to date by VVI Construction Ltd. are summarized as follows:

<b>Summary of VVI Construction Ltd. Invoices - Building 500</b>					
<b>Date</b>	<b>Invoice #</b>	<b>Net Amount (Excluding Holdback)</b>	<b>GST</b>	<b>Total (Excluding Holdback)</b>	<b>Comments</b>
30-Apr-16	1825	\$110,705.60	\$5,535.28	\$116,240.88	None
31-May-16	1851	\$142,784.99	\$7,139.25	\$149,924.24	None
<b>Total to Date</b>		<b>\$253,490.59</b>	<b>\$12,674.53</b>	<b>\$266,165.12</b>	

***Based on the current progress invoice we recommend the payment of \$149,924.24 (including GST) to VVI Construction Ltd. in this Progress Draw 17.***

1.5.2 Building 600

This Progress Draw Number 17 includes the costs associated with the payment of a preorder deposit for the building 600 hot water heater (boiler). A copy of the VVI Construction Ltd. Invoice #1852, dated May 31<sup>st</sup>, 2016, has been included in Schedule 'B' of this report, and develops the total sum of \$11,585.00 (excluding GST). We have not included GST in our calculation of the current claim value, as GST does not form part of the project budget. Please refer to the Progress Draw Certificate on page 8 of this report for a summary of the current progress draw values.

The invoices submitted to date by VVI Construction Ltd. are summarized as follows:

Summary of VVI Construction Ltd. Invoices - Building 600					
Date	Invoice #	Net Amount (Excluding Holdback)	GST	Total (Excluding Holdback)	Comments
31-May-16	1852	\$11,585.00	\$579.25	\$12,164.25	Prepayment/Deposit
<b>Total to Date</b>		<b>\$11,585.00</b>	<b>\$579.25</b>	<b>\$12,164.25</b>	

***Based on the current progress invoice we recommend the payment of \$12,164.25 (including GST) to VVI Construction Ltd. in this Progress Draw 17***

1.5.3 Resort Villa Management Ltd. (RVM) Costs

No RVM costs have been included in the current progress draw.

**1.6 Statutory Declaration & WCB Letter**

Enclosed in Schedule 'B' of this report is a copy of the statutory declaration for building 500, dated May 26<sup>th</sup>, 2016, as provided by VVI Construction Ltd.

A copy of the WCB Clearance Certificate for VVI Construction Ltd. dated June 8<sup>th</sup>, 2016, has been included under Schedule 'B' of this report. The certificate indicates that the account is currently active and in good standing.

**2. SCHEDULE**

**2.1 Construction Schedule**

We have not yet been provided with a construction schedule for Buildings 500 and 600. We will continue to follow up with the Owner and/or Contractor for a construction schedule or milestone completion dates. Comments regarding our opinion of the schedule will be provided with each progress draw report.

**3. OUTSTANDING INFORMATION**

The following information is outstanding at this time:

- Construction schedule.

**PROGRESS DRAW NUMBER 17 – BUILDING 500**

<b>PROGRESS DRAW CERTIFICATE - BUILDING 500</b>	
<b>Original Project Budget (Excluding GST &amp; PST)</b>	<b>\$1,141,926.00</b>
Changes to Budget	\$197,374.00
<b>Revised Project Budget (Excluding GST)</b>	<b>\$1,339,300.00</b>
Less: Remaining Available Budget (Variance)	<b>(\$1,057,643.79)</b>
<b>Total Work Completed to Date (Excluding GST)</b>	<b>\$281,656.21</b>
Less: Previous Value Recommended for Payment	<b>(\$123,006.22)</b>
Less: Deficiency Retention	\$0.00
<b>Current Work Completed (Excluding GST)</b>	<b>\$158,649.99</b>
Less: Builder's Lien Holdback @ 10%	<b>(\$15,865.00)</b>
<b>Current Value Recommended for Payment (Excluding GST)</b>	<b>\$142,784.99</b>

**Notes:**

1. The above value excludes GST;
2. Builders' Lien Holdback has been deducted from the current value recommended for payment as noted above;
3. Refer to Schedule 'A' for details regarding the Project Master Summary;
4. Refer to Schedule 'B' for a copy of the contractor's invoice and specific details regarding the project budget and current claim for the building.



**Lyndon P. Thomas, PQS, MRICS**

**June 17<sup>th</sup>, 2016**

**DRAW SUMMARY – BUILDING 500**

<b>DRAW SUMMARY - BUILDING 500</b>	
<b>Total Project Budget</b>	<b>\$1,339,300.00</b>
Progress Draw Number 1 through 15	\$0.00
Progress Draw Number 16	\$123,006.22
Progress Draw Number 17	\$158,649.99
<b>Total Progress to Date (Including Holdback, Excluding GST)</b>	<b>\$281,656.21</b>
<b>Remaining Budget Available (Including Holdback, Excluding GST)</b>	<b>\$1,057,643.79</b>

**PROGRESS DRAW NUMBER 17 – BUILDING 600**

<b>PROGRESS DRAW CERTIFICATE - BUILDING 600</b>	
<b>Original Project Budget (Excluding GST &amp; PST)</b>	<b>\$1,167,408.00</b>
Changes to Budget	\$0.00
<b>Revised Project Budget (Excluding GST)</b>	<b>\$1,167,408.00</b>
Less: Remaining Available Budget (Variance)	<b>(\$1,155,823.00)</b>
<b>Total Work Completed to Date (Excluding GST)</b>	<b>\$11,585.00</b>
<hr/>	
Less: Previous Value Recommended for Payment	\$0.00
Less: Deficiency Retention	\$0.00
<b>Current Work Completed (Excluding GST)</b>	<b>\$11,585.00</b>
Less: Builder's Lien Holdback @ 10%	\$0.00
<hr/>	
<b>Current Value Recommended for Payment (Excluding GST)</b>	<b>\$11,585.00</b>

**Notes:**

1. The above value excludes GST;
2. Builders' Lien Holdback has been deducted from the current value recommended for payment as noted above;
3. Refer to Schedule 'A' for details regarding the Project Master Summary;
4. Refer to Schedule 'B' for a copy of the contractor's invoice and specific details regarding the project budget and current claim for the building.



**Lyndon P. Thomas, PQS, MRICS**

**June 17<sup>th</sup>, 2016**

**DRAW SUMMARY – BUILDING 600**

<b>DRAW SUMMARY - BUILDING 600</b>	
<b>Total Project Budget</b>	<b>\$1,167,408.00</b>
Progress Draw Number 1 through 16	\$0.00
Progress Draw Number 17	\$11,585.00
<b>Total Progress to Date (Including Holdback, Excluding GST)</b>	<b>\$11,585.00</b>
<b>Remaining Budget Available (Including Holdback, Excluding GST)</b>	<b>\$1,155,823.00</b>

**SCHEDULE – ‘A’  
MASTER BUDGET SUMMARY**

Description	Original Budget	Changes to Budget	Revised Budget	Work Completed to Date		Remaining Budget (Variance)	Construction Schedule		General Comments
				\$	%		Start Date	Finish Date	
<b>100 Series Buildings</b>									
Building 100	\$1,151,406.00	\$0.00	\$1,151,406.00	\$0.00	0%	\$1,151,406.00	T.B.D.	T.B.D.	
Building 200	\$2,147,297.00	\$0.00	\$2,147,297.00	\$0.00	0%	\$2,147,297.00	T.B.D.	T.B.D.	
Building 300	\$1,964,566.00	\$235,761.00	\$2,200,327.00	\$1,917,408.57	87%	\$282,918.43	November 2013	August 2014	Building 300 is complete.
Building 400	\$2,091,164.00	\$0.00	\$2,091,164.00	\$1,555,481.99	74%	\$535,682.01	March 2013	July 2014	Building 400 is complete.
Building 500	\$1,141,926.00	\$197,374.00	\$1,339,300.00	\$281,656.21	21%	\$1,057,643.79	T.B.D.	T.B.D.	
Building 600	\$1,167,408.00	\$0.00	\$1,167,408.00	\$11,585.00	1%	\$1,155,823.00	T.B.D.	T.B.D.	
Building 700	\$1,261,943.00	\$0.00	\$1,261,943.00	\$0.00	0%	\$1,261,943.00	T.B.D.	T.B.D.	
Building 800	\$1,320,875.00	\$0.00	\$1,320,875.00	\$1,257,911.91	95%	\$62,963.08	April 2013	October 2013	Building 800 is complete.
<b>1000 Series Buildings</b>									
Building 1000	\$2,041,208.00	\$0.00	\$2,041,208.00	\$0.00	0%	\$2,041,208.00	T.B.D.	T.B.D.	
Building 2000	\$2,085,899.00	\$0.00	\$2,085,899.00	\$0.00	0%	\$2,085,899.00	T.B.D.	T.B.D.	
Building 3000	\$2,219,457.00	\$0.00	\$2,219,457.00	\$0.00	0%	\$2,219,457.00	T.B.D.	T.B.D.	
Building 4000	\$2,125,257.00	\$0.00	\$2,125,257.00	\$0.00	0%	\$2,125,257.00	T.B.D.	T.B.D.	
Building 5000	\$1,945,374.00	\$0.00	\$1,945,374.00	\$0.00	0%	\$1,945,374.00	T.B.D.	T.B.D.	
Building 6000	\$2,428,897.00	\$0.00	\$2,428,897.00	\$0.00	0%	\$2,428,897.00	T.B.D.	T.B.D.	
Building 7000 (Upper Levels)	\$2,495,456.00	\$0.00	\$2,495,456.00	\$0.00	0%	\$2,495,456.00	T.B.D.	T.B.D.	
Building 7000 (Basement)	\$733,936.00	\$0.00	\$733,936.00	\$0.00	0%	\$733,936.00	T.B.D.	T.B.D.	
Building 8000	\$2,315,323.00	\$0.00	\$2,315,323.00	\$0.00	0%	\$2,315,323.00	T.B.D.	T.B.D.	
Building 8100	\$353,917.00	\$0.00	\$353,917.00	\$0.00	0%	\$353,917.00	T.B.D.	T.B.D.	
Building 8100 Canopy/Ext.	\$221,183.00	\$9,217.00	\$230,400.00	\$50,197.98	22%	\$221,183.00	01-Nov-14	T.B.D.	
<b>Contingency</b>									
Material Price Contingency	\$1,000,000.00	\$0.00	\$1,000,000.00	\$0.00	0%	\$1,000,000.00	T.B.D.	T.B.D.	
<b>Building Sub-total</b>	<b>\$32,212,492.00</b>	<b>\$442,352.00</b>	<b>\$32,654,844.00</b>	<b>\$5,074,241.66</b>	<b>16%</b>	<b>\$27,621,583.31</b>			
<b>Civil Work</b>									
Sunchaser	\$540,558.00	\$0.00	\$540,558.00	\$0.00	0%	\$540,558.00	T.B.D.	T.B.D.	
Hillside	\$1,642,090.00	\$0.00	\$1,642,090.00	\$0.00	0%	\$1,642,090.00	T.B.D.	T.B.D.	
Riverside	\$146,933.00	\$0.00	\$146,933.00	\$0.00	0%	\$146,933.00	T.B.D.	T.B.D.	
<b>Civil Work - Sub-total</b>	<b>\$2,329,581.00</b>	<b>\$0.00</b>	<b>\$2,329,581.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$2,329,581.00</b>			
<b>Total Project Budget</b>	<b>\$34,542,073.00</b>	<b>\$442,352.00</b>	<b>\$34,984,425.00</b>	<b>\$5,074,241.66</b>	<b>15%</b>	<b>\$29,951,164.31</b>			

**SCHEDULE – ‘B’  
SUPPORTING DOCUMENTATION**



# VVI Construction Ltd.

Invoice Date 05/31/2016

From 04/01/2016 To #####

## Sunchaser Vacation Villas BLDG 500

Page : 1 of 1

### Billing Report

		Budget	Value Work Done	Previously Claimed	This Progress	Variance
1	DIVISION 1	108,500.00	46,115.08	16,417.10	29,697.98	62,384.92
	DIVISION 1 Contingency Exterior	4,000.00	0.00	0.00	0.00	4,000.00
	DIVISION 1 Contingency Interior	30,000.00	0.00	0.00	0.00	30,000.00
	DIVISION 1 Overhead & Fee @%9	108,000.00	23,256.03	10,156.48	13,099.55	84,743.97
2	DIVISION 2 - SITEWORK	36,000.00	24,774.79	16,577.01	8,197.78	11,225.21
6	DIVISION 6 - WOOD & PLASTICS	310,000.00	21,973.65	6,433.35	15,540.30	288,026.35
7	DIVISION 7 - THERMAL MOISTURE PROT	19,000.00	38.34	0.00	38.34	18,961.66
8	DIVISION 8 - DOORS & WINDOWS	88,500.00	954.76	95.48	859.28	87,545.24
9	DIVISION 9 - FINISHES	351,800.00	54,241.80	54,241.80	0.00	297,558.20
10	DIVISION 10 - SPECIALTIES	9,500.00	0.00	0.00	0.00	9,500.00
15	DIVISION 15 - MECHANICAL	164,500.00	64,775.00	11,585.00	53,190.00	99,725.00
16	DIVISION 16 - ELECTRICAL	109,500.00	45,526.76	7,500.00	38,026.76	63,973.24
<b>Grand Total :</b>		<u>1,339,300.00</u>	<u>281,656.21</u>	<u>123,006.22</u>	<u>158,649.99</u>	<u>1,057,643.79</u>

<b>Sub Total:</b>	158,649.99
<b>Holdback @ 10% on Subtotal:</b>	15,865.00
<b>Sub Total:</b>	<u>142,784.99</u>
<b>GST @ 5%:</b>	7,139.25
<b>Invoice Total :</b>	<u><u>\$ 149,924.24</u></u>

# VVI Construction Ltd.

From ##### To 05/31/2016

## Sunchaser Vacation Villas BLDG 500

Application 2

Invoice Date 05/31/2016

### Cost Plus Billing Report

Class		Budget	Value Work Done	Previously Claimed	This Progress	Variance
Class 1	DIVISION 1					
1	BIDDING & GENERAL REQUIREMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
24	DESIGN FEES	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
35	AUTOMOBILES - LEASING	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
36	AUTOMOBILE - FUEL	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00
65	STAT HOLIDAY PAY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110	INSURANCE	\$1,200.00	\$0.00	\$0.00	\$0.00	\$1,200.00
114	INSURANCE - EQUIPMENT	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
127	BUILDING PERMITS	\$6,000.00	\$5,695.00	\$5,695.00	\$0.00	\$305.00
240	TRAVEL/HOTELS/ACCOMODATIONS	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
242	MEAL ALLOWANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
244	ACCOMODATION ALLOWANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1010	CONTINGENCY - Interior	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00
1010	CONTINGENCY EXTERIOR	\$4,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00
1020	CASH ALLOWANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1041	CONSTRUCTION MANAGEMENT	\$48,000.00	\$10,336.01	\$4,513.99	\$5,822.02	\$37,663.99
1042	PROJECT MANAGEMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1043	SUPERVISION	\$30,000.00	\$10,423.75	\$5,580.00	\$4,843.75	\$19,576.25
1048	CONTRACTORS FEE	\$60,000.00	\$12,920.02	\$5,642.49	\$7,277.53	\$47,079.98
1300	SUBMITTALS	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
1500	TEMPORARY FACILITIES & CONTROLS	\$0.00	\$159.60	\$159.60	\$0.00	(\$159.60)
1515	TEMPORARY LIGHTING	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
1517	TEMPORARY TELEPHONE	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
1521	FIELD OFFICE & SHEDS & TRAILERS	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
1522	FIRST AID SUPPLIES & LABOUR	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
1530	TEMPORARY CONTRUCTION & HOARDING	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
1540	CONSTRUCTION AIDS	\$15,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00
1564	SITE FENCING	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
1651	COURIER	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
1741	FINAL CLEANING	\$6,000.00	\$0.00	\$0.00	\$0.00	\$6,000.00
1742	PROGRESS CLEANING/DAILY	\$8,000.00	\$8,160.00	\$4,982.50	\$3,177.50	(\$160.00)
1745	GARBAGE AND DUMP FEES	\$24,000.00	\$21,676.73	\$0.00	\$21,676.73	\$2,323.27
1790	DE-MOBILIZATION	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
1831	WARRANTY	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
1	DIVISION 1	250,500.00	69,371.11	26,573.58	42,797.53	181,128.89
Class 2	DIVISION 2 - SITEWORK					
2220	SITE DEMOLITION	\$36,000.00	\$24,774.79	\$16,577.01	\$8,197.78	\$11,225.21
2	DIVISION 2 - SITEWORK	36,000.00	24,774.79	16,577.01	8,197.78	11,225.21
Class 6	DIVISION 6 - WOOD & PLASTICS					
6100	ROUGH CARPENTRY	\$40,000.00	\$21,973.65	\$6,433.35	\$15,540.30	\$18,026.35
6200	FINISH CARPENTRY	\$58,000.00	\$0.00	\$0.00	\$0.00	\$58,000.00
6400	ARCHITCTURAL WOODWORK	\$212,000.00	\$0.00	\$0.00	\$0.00	\$212,000.00
6	DIVISION 6 - WOOD & PLASTICS	310,000.00	21,973.65	6,433.35	15,540.30	288,026.35
Class 7	DIVISION 7 - THERMAL MOISTURE PROTECTION					
7213	BATT INSULATION	\$17,000.00	\$38.34	\$0.00	\$38.34	\$16,961.66
7800	FIRE & SMOKE PROTECTION	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
7	DIVISION 7 - THERMAL MOISTURE PROT	19,000.00	38.34	0.00	38.34	18,961.66

# VVI Construction Ltd.

From ##### To 05/31/2016

## Sunchaser Vacation Villas BLDG 500

Application 2

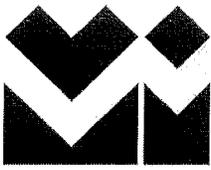
Invoice Date 05/31/2016

### Cost Plus Billing Report

			Value	Previously	This	
		Budget	Work Done	Claimed	Progress	Variance
Class 8	DIVISION 8 - DOORS & WINDOWS					
8100	METAL DOORS & FRAMES	\$15,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00
8200	WOOD & PLASTIC DOORS	\$32,000.00	\$954.76	\$95.48	\$859.28	\$31,045.24
8700	HARDWARE	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00
8740	ELECTRO MECHANICAL HARDWARE	\$10,500.00	\$0.00	\$0.00	\$0.00	\$10,500.00
8800	GLAZING	\$6,000.00	\$0.00	\$0.00	\$0.00	\$6,000.00
8	DIVISION 8 - DOORS & WINDOWS	88,500.00	954.76	95.48	859.28	87,545.24
Class 9	DIVISION 9 - FINISHES					
9220	EXTERIOR REPAIRS	\$28,800.00	\$0.00	\$0.00	\$0.00	\$28,800.00
9250	GYPSUM BOARD	\$97,700.00	\$0.00	\$0.00	\$0.00	\$97,700.00
9250	TEXTURED CEILINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9300	TILE	\$43,000.00	\$21,414.33	\$21,414.33	\$0.00	\$21,585.67
9600	FLOORING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9650	RESILIENT FLOORING	\$48,900.00	\$24,224.49	\$24,224.49	\$0.00	\$24,675.51
9680	CARPET	\$17,400.00	\$8,602.98	\$8,602.98	\$0.00	\$8,797.02
9900	PAINTS & COATINGS	\$101,400.00	\$0.00	\$0.00	\$0.00	\$101,400.00
9920	SURFACE PREPARATION	\$4,600.00	\$0.00	\$0.00	\$0.00	\$4,600.00
9950	Wall Coverings	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00
9	DIVISION 9 - FINISHES	351,800.00	54,241.80	54,241.80	0.00	297,558.20
Class 10	DIVISION 10 - SPECIALTIES					
10300	FIREPLACES & STOVES	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00
10800	TOILET, BATH & LAUNDRY ACCESSORIES	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
10822	SHOWER AND TUB DOORS	\$4,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00
10	DIVISION 10 - SPECIALTIES	9,500.00	0.00	0.00	0.00	9,500.00
Class 15	DIVISION 15 - MECHANICAL					
15000	MECHANICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15100	BUILDING SERVICES PIPING	\$1,600.00	\$225.00	\$0.00	\$225.00	\$1,375.00
15200	PROCESS PIPING	\$2,600.00	\$0.00	\$0.00	\$0.00	\$2,600.00
15401	REPLACE POLY 'B' PIPING	\$127,900.00	\$52,965.00	\$0.00	\$52,965.00	\$74,935.00
15510	HEATING BOILERS AND ACCESSORIES	\$15,400.00	\$11,585.00	\$11,585.00	\$0.00	\$3,815.00
15700	HEATING, VENTILATING, & A/C EQUIPMENTS	\$17,000.00	\$0.00	\$0.00	\$0.00	\$17,000.00
15	DIVISION 15 - MECHANICAL	164,500.00	64,775.00	11,585.00	53,190.00	99,725.00
Class 16	DIVISION 16 - ELECTRICAL					
16000	ELECTRICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16100	WIRING METHODS	\$53,500.00	\$30,500.00	\$7,500.00	\$23,000.00	\$23,000.00
16101	FINISHING, OUTLETS/SWITCHES, BB HEAT	\$33,150.00	\$0.00	\$0.00	\$0.00	\$33,150.00
16200	ELECTRICAL POWER	\$850.00	\$0.00	\$0.00	\$0.00	\$850.00
16500	LIGHTING	\$17,000.00	\$15,026.76	\$0.00	\$15,026.76	\$1,973.24
16501	LIGHT FIXTURES EXTERIOR	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00
16	DIVISION 16 - ELECTRICAL	109,500.00	45,526.76	7,500.00	38,026.76	63,973.24
Grand Total :		1,339,300.00	281,656.21	123,006.22	158,649.99	1,057,643.79

<b>Sub Total:</b>	158,649.99
<b>Holdback @ 10% on Subtotal:</b>	15,865.00
<b>Sub Total:</b>	142,784.99
<b>GST @ 5%:</b>	7,139.25

<b>Invoice Total :</b>	\$ 149,924.24
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DATE : May 31, 2016  
 INVOICE : CP-2  
 REGISTRATION #: 863236402RP0001  
 CLIENT: 0000011532

# INVOICE

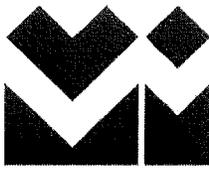
VVI Construction Ltd.  
 PO Box 2988  
 Revelstoke, BC V0E 2S0  
 Canada  
 Phone : 250-837-2919 Fax : 250-837-6145

Sold To :  
 Northwynd Resort Properties Ltd.  
 5799-3rd Street SE  
 Calgary, AB T2H 1K1  
 Phone : 403-451-1151

Ship To :  
 Phone : Fax

Fax : 403-450-0495

Ref. Date	Supplier/Employee/Description	Ref/Trade	Hrs/Qt	Type Description	Rate	Extended Amt.	
Job :	<b>13523-500</b>	<b>Sunchaser Vacation Villas BLDG 500</b>					
Cost Type :	<b>GENERAL OVERHEAD</b>						
#####	Southeast Disposal Ltd	126862		April Bin rental and landfill fees		12,327.88	
#####	Southeast Disposal Ltd	128468		may Waste Service & landfill fees		9,348.85	
#####	VVICON	VICVAN	1.00	Construction Management Fee @ 4% c		5,822.02	
#####	VVICON	VICVAN	1.00	Contractor's Fee @ 5% on subtotal of \$		7,277.53	
Total :	<b>GENERAL OVERHEAD</b>						<b>\$34,776.28</b>
Cost Type :	<b>LABOUR</b>						
#####	Charbonneau, Olivier	Labourer	60.00	REGULAR HOURS (JOBS)	30.27	1,816.20	
#####	HUOLT, SCOTTIE	Superintendent	3.00	REGULAR HOURS	77.50	232.50	
#####	HUOLT, SCOTTIE	Superintendent	12.50	REGULAR HOURS	77.50	968.75	
#####	HUOLT, SCOTTIE	Superintendent	24.00	REGULAR HOURS	77.50	1,860.00	
#####	HUOLT, SCOTTIE	Superintendent	33.50	SALARY (JOBS)	77.50	2,596.25	
#####	KAPPLER, RYLAN S.	Carpenter	20.00	REGULAR HOURS (JOBS)	39.90	798.00	
#####	KAPPLER, RYLAN S.	Carpenter	55.00	REGULAR HOURS (JOBS)	39.90	2,194.50	
#####	Key, Justin	Labourer	72.00	REGULAR HOURS (JOBS)	30.27	2,179.44	
#####	ROBERTS, JIM	Superintendent	80.00	REGULAR HOURS (JOBS)	48.08	3,846.40	
#####	Tallman, Aaron	Labourer	64.00	REGULAR HOURS (JOBS)	30.27	1,937.28	
#####	HUOLT, SCOTTIE	Superintendent	17.00	REGULAR HOURS	77.50	1,317.50	
#####	HUOLT, SCOTTIE	Superintendent	16.00	REGULAR HOURS	77.50	1,240.00	
#####	HUOLT, SCOTTIE	Superintendent	29.00	SALARY (JOBS)	77.50	2,247.50	
#####	KAPPLER, RYLAN S.	Carpenter	72.00	REGULAR HOURS (JOBS)	39.90	2,872.80	
#####	Key, Justin	Labourer	40.00	REGULAR HOURS (JOBS)	30.27	1,210.80	
#####	ROBERTS, JIM	Superintendent	72.00	REGULAR HOURS (JOBS)	48.08	3,461.76	
Total :	<b>LABOUR</b>						<b>\$30,779.68</b>



DATE : May 31, 2016  
 INVOICE : CP-2  
 REGISTRATION #: 863236402RP0001  
 CLIENT: 0000011532

# INVOICE

VVI Construction Ltd.  
 PO Box 2988  
 Revelstoke, BC V0E 2S0  
 Canada  
 Phone : 250-837-2919 Fax : 250-837-6145

**Sold To :**

Northwynd Resort Properties Ltd.  
 5799-3rd Street SE  
 Calgary, AB T2H 1K1  
 Phone : 403-451-1151

**Ship To :**

Fax : 403-450-0495

Phone :

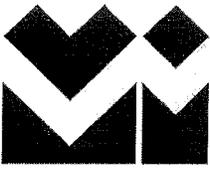
Fax

Ref. Date	Supplier/Employee/Description	Ref/Trade	Hrs/Qt	Type Description	Rate	Extended Amt.
Job :	13523-500	Sunchaser Vacation Villas BLDG 500				
Cost Type :	MATERIALS					
#####	Sun Dial Lighting Ltd.	368564		For the SUPPLY ONLY of:Section 1650		14,043.70
#####	Sun Dial Lighting Ltd.	368564		For the SUPPLY ONLY of:Section 1650		983.06
#####	Invermere Hardware & Bldg Supp Ltd.	568084		PST		0.00
#####	Invermere Hardware & Bldg Supp Ltd.	568084		small tools - no charge to owner		0.00
#####	Invermere Hardware & Bldg Supp Ltd.	569885		PST		2.43
#####	Invermere Hardware & Bldg Supp Ltd.	569885		staples & air hose		34.69
#####	Invermere Hardware & Bldg Supp Ltd.	570615		hardware & frame - pocket doors		803.07
#####	Invermere Hardware & Bldg Supp Ltd.	570615		PST		56.21
#####	Invermere Hardware & Bldg Supp Ltd.	572323		PST		4.56
#####	Invermere Hardware & Bldg Supp Ltd.	572323		screws etc		65.16
#####	Invermere Hardware & Bldg Supp Ltd.	576123		PST		3.08
#####	Invermere Hardware & Bldg Supp Ltd.	576123		recip blades		44.00
#####	Invermere Hardware & Bldg Supp Ltd.	576316		diamond blades		22.02
#####	Invermere Hardware & Bldg Supp Ltd.	576316		PST		1.54
#####	Invermere Hardware & Bldg Supp Ltd.	576816		poly & nails		65.17
#####	Invermere Hardware & Bldg Supp Ltd.	576816		PST		4.56
#####	Invermere Hardware & Bldg Supp Ltd.	577266		PST		2.16
#####	Invermere Hardware & Bldg Supp Ltd.	577266		spruce ply		30.84
#####	Invermere Hardware & Bldg Supp Ltd.	579650		nails		30.29
#####	Invermere Hardware & Bldg Supp Ltd.	579650		PST		2.12
#####	Invermere Hardware & Bldg Supp Ltd.	579876		poly & seal		35.83
#####	Invermere Hardware & Bldg Supp Ltd.	579876		PST		2.51
#####	Invermere Hardware & Bldg Supp Ltd.	580526		misc materials		387.92
#####	Invermere Hardware & Bldg Supp Ltd.	580526		PST		25.61
#####	Invermere Hardware & Bldg Supp Ltd.	581721		framing nails		60.57
#####	Invermere Hardware & Bldg Supp Ltd.	581721		PST		4.24
#####	RONA BUILDING CENTRE (GLACIER	938622	5.00	3-1/4" stick nails		111.19
#####	RONA BUILDING CENTRE (GLACIER	938622		3-1/4" stick nails		7.78
#####	Invermere Hardware & Bldg Supp Ltd.	587163		PST		4.56
#####	Invermere Hardware & Bldg Supp Ltd.	587163		screws, staples & bushings		65.16
Total :	MATERIALS					\$16,904.03

**Cost Type :**

**SUBCONTRACTOR**

#####	Tara Plumbing & Heating Ltd	20160405		For the Supply and Installation of Secti		20,668.50
#####	Tara Plumbing & Heating Ltd	20160405		For the Supply and Installation of Secti		2,296.50
#####	KA Gas Fitting	304920		Air testing gas lines		225.00
#####	Tara Plumbing & Heating Ltd	20160502		For the Supply and Installation of Secti		27,000.00
#####	Tara Plumbing & Heating Ltd	20160502		For the Supply and Installation of Secti		3,000.00
#####	DAPROCIDA ELECTRICAL & LIGHTII	2009		For the Supply and Installtion of Sectio		20,700.00



DATE : May 31, 2016  
 INVOICE : CP-2  
 REGISTRATION #: 863236402RP0001  
 CLIENT: 0000011532

**INVOICE**

VVI Construction Ltd.  
 PO Box 2988  
 Revelstoke, BC V0E 2S0  
 Canada  
 Phone : 250-837-2919 Fax : 250-837-6145

Sold To :  
 Northwynd Resort Properties Ltd.  
 5799-3rd Street SE  
 Calgary, AB T2H 1K1  
 Phone : 403-451-1151

Ship To :  
  
 Phone : Fax

Fax : 403-450-0495

Ref. Date	Supplier/Employee/Description	Ref/Trade	Hrs/Qt	Type Description	Rate	Extended Amt.
Job :	13523-500	Sunchaser Vacation Villas BLDG 500				
#####	DAPROCIDA ELECTRICAL & LIGHTII	2009		For the Supply and Installtion of Sectio		2,300.00
Total :	SUBCONTRACTOR					\$76,190.00
<b>Sub Total:</b>						\$158,649.99
<b>Holdback @ 10% on Subtotal:</b>						15,865.00
<b>Sub Total:</b>						142,784.99
<b>GST @ 5%:</b>						7,139.25
<b>Invoice Total :</b>						<u>\$ 149,924.24</u>
Total :	13523-500	Sunchaser Vacation Villas BLDG 500				

# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2001

To be made by the Contractor **prior to payment** when required as a condition for either:

- second and subsequent progress payments; or  
 release of holdback.

The last application for progress payment for which the Declarant has received payment is No. 1825  
dated the 30 day of April,  
in the year 2016.

## Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Sun Chaser Vacation Villas - Building '500'  
Fairmont Hot Springs, BC

Date of Contract: 10 April 2016  
Day Month Year

Name of Owner

Resort Villa Management Ltd

Name of Contractor

VVI CONSTRUCTION

## Identification of Declarant

Name of Declarant

Lewis Hendrickson

Position or Title (of office held with Contractor)

President

## Declaration

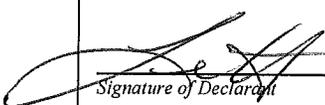
I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

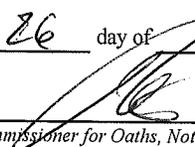
- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in REVELSTOKE, BC  
City/Town and Province

this 26 day of MAY, in the year 2016.

  
Signature of Declarant

  
ROBERT A. LUNDBERG  
BARRISTER & SOLICITOR  
(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)  
9 Campbell Avenue  
Revelstoke, BC V0E 2S0  
Telephone: 250-837-5196

**The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.**

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 - 2001 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC  
9  
2001

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A - 2001.

CCDC

Copyright 2001

Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

**Assessment Department**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

**Location**

6951 Westminster Highway  
Richmond BC  
V7C 1C6  
www.worksafebc.com

**Clearance Section**

Telephone 604 244 6380  
Toll Free within Canada  
1 888 922 2768  
Fax 604 244 6390

VVI Construction  
96 Cartier St  
REVELSTOKE, BC V0E 2S0

June 08, 2016

**Person/Business : VVI CONSTRUCTION LTD.  
817749 AQ(061)**

This letter provides clearance information for the purposes of Section 51 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **July 01, 2016**.

This firm has had continuous coverage with us since January 01, 2009.

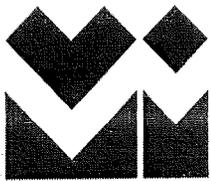
Employer Service Centre  
Assessment Department

**Clearance Reference # : C128983248**  
CLRAAA

**For more information about Section 51 and clearance letters visit [WorkSafeBC.com](http://WorkSafeBC.com)**

*Please refer to your account number in your correspondence or when contacting the Assessment Department.*

**To alter this document constitutes fraud.**



# INVOICE

Page : 1  
Date : May 31, 2016  
Invoice No. 1852

VVI Construction Ltd.  
PO Box 2988  
Revelstoke, BC V0E 2S0  
Canada

Phone : 250-837-2919  
Fax : 250-837-6145

Client Ref : Northwynd Resort Properties Ltd.  
Job Name: Sunchaser Vacation Villas Building 600

Bill To : Northwynd Resort Properties Ltd.  
5799 3rd ST

Ship To :

Calgary, AB T2H 1K1  
Canada

Phone : 4034511151

Fax : 4034500495

Phone :

Fax :

Salesperson

Project Manager  
DAVID

Tax Exempt No. 1

Tax Exempt No. 2

Registration Number

863236402RP0001

Terms

Ship Date  
05/31/2016

Ship Via

Reference Number

Deposit

Extended Amt.

Job	Description	Extended Amt.
	To invoice for:	
13523-600	Fairmont Sunchaser Vacation Villas Building 600 Costs from May 1 through May 31, 2016.	\$0.00
13523-600	Prepayment for Boilers	\$11,585.00

Total : 11,585.00

Sub Total : 11,585.00

GST \$579.25

Invoice Due : \$12,164.25

Waybill Number :

# TARA PLUMBING & HEATING LTD.

2213 5th St N.  
CRANBROOK, B. C. V1C 5B7

PHONE: 250-426-5940 Cell # (Glenn) 250-426-9774 (Rita) 250-417-6900  
e-mail: taraplbg@gmail.com OR gtarasoff13@gmail.com

---

TO:  
VVI Construction

DATE: 20-Apr-16

INVOICE # 20160408

RE: Fairmont Vacation Villas  
Boilers

GST # 123758195

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-	1 AWL286 LP boiler for 600 Building	11,585.00
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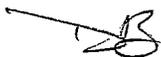
11,585.00

G.S.T. @ 5% 579.25

Total \$12,164.25

Amount due end of month following invoice date. Overdue accounts subject to 2% past 30 days.

13523 - 600. 15510. S-C.



**SCHEDULE – ‘C’  
PROGRESS PHOTOGRAPHS**



**Views of the south (front) elevation of building 500.**



**View of the west elevation of building 500.**

**View of the east elevation of building 500.**



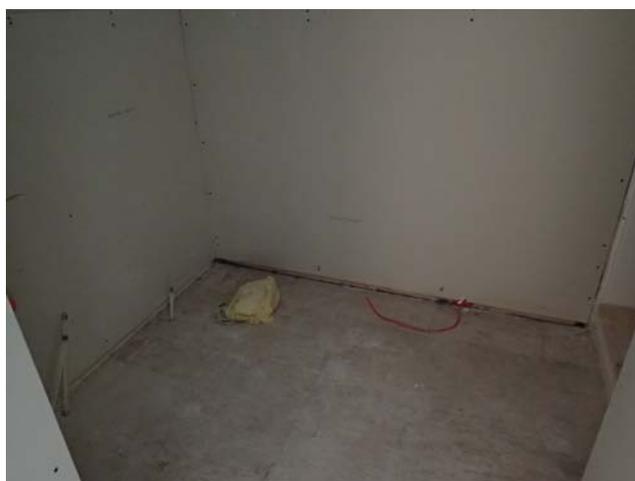
**Views of the south (rear) elevation of building 500.**



Building 500 – Views of the main living area in Unit 501A. Drywall boarding is complete.



Building 500 – View of the bedroom and bathroom in Unit 501A. Drywall boarding is complete.



Building 500 – Views of the living area and bathroom in Unit 501B. Drywall boarding is complete.



Building 500 – Views of the living area in Unit 506A. The new drywall has been loaded into the unit.



Building 500 – Views of the concrete floor patching completed in Unit 506A and B.



Building 500 – Installation of the new boiler and HWT's is underway. The a/c units have been delivered.