

## THE COLUMBUS

### Project Details

Project No.	1001.00
Year of Completion	2008
Location	Vancouver, BC

### Project Team

Client	Residential Strata Corporation
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### RDH Services

- Reserve fund study
- Maintenance and renewals plan

### RDH Staff

Principal	David Albrice
Project Manager	David Albrice
Key Staff	Melissa Pressnail
	Mike Battistel
	Matt Branch

### Project Description

- Size: 292,000 sq ft
- Number of Suites: 119
- Use/Occupancy: Residential
- Constructed in 1998.
- The owners faced premature deck rehabilitation projects that needed to be prioritized in context with other building systems.
- Since the building was constructed prior to the HPO Act, the strata had not been provided with a maintenance plan by the developer.
- A team of consultants led by RDH prepared an inventory of the common property assets and provided a report on the remaining useful service life and future replacement costs for the assets.
- The owners called a special general meeting to raise funds for renewal of various decks on the high-rise tower.
- The strata council reviewed alternate funding models to determine an appropriate adjustment to the annual reserve fund contribution.
- The property manager implemented a maintenance program to allow for ongoing monitoring of the assets and activities to ensure that the asset can achieve their full-intended service life.



# Project Profile