



June 2nd, 2011

LANGLEY LODGE

people caring for people

A LANGLEY CARE SOCIETY FACILITY

5451 – 204th Street. Langley, BC V3A 5M9

Phone: 604-530-2305

Fax: 604-532-4205

Website: www.langleylodge.org

VanMar Constructors Inc.
Mr. Art Van Maren
Principle
9110 – 196A Street
Langley, BC V1M 3B4

Dear Art,

Re: Reference for VanMar Constructors Inc.

I am pleased to provide a reference for your firm.

Introduction:

The Langley Lodge Construction and Renovations Project commenced in the fall of 2008. Langley Lodge, established in 1974, is a residential care facility, located in the Fraser Valley. The facility has undergone various cosmetic changes since the original facility was built, however the recent project was the most comprehensive, involving new construction and renovations. The design plan involved a sizeable increase in square footage for conversion from double to single room occupancy. Furthermore, the new design was intended to conform with the 2009 provincial requirements for “neighborhood concept” for all residential care facilities.

The project comprised 2 phases; Phase I: construction of a new 6 storey tower with 72 residential care rooms, adjoining the existing facility; Phase II: total renovations of the existing 35 year old facility. The groundbreaking occurred in September 2008, and the schedule provided for completion in May 2011. Both phases completed on time and under budget.

Phase I

In 2009, I assumed the role of Executive Director of Langley Lodge, one year after Phase I implementation. I became involved in the project immediately upon assuming my new duties, and started preparations for the imminent Facilities Licensing process for the new West Tower. Health Authority Inspectors performed a substantive review of physical, environmental and functional requirements, all required under provincial regulation. Due to the quality of work performed by VanMar Constructors Inc., the building met all of these requirements and passed inspection. The results of Phase I are evidence of VanMar Constructors Inc's ability to complete a “new build” project on time and under budget while meeting all of the requirements for the design, occupancy and licensing for the permitted use.

Phase II

In January 2010, Phase II renovations started. Renovations were conducted floor-by-floor in a phased approach. Over the next 8 months, we relocated approximately 125 residents into the new West Tower in accordance with the renovations schedule. By April 2011, renovations were substantially complete, occupancy was granted and licensing approvals were in hand. We successfully moved residents back into the finished East Tower, in phases, in order to return them to single private rooms at the earliest possible date.

Phase II was the most challenging. In addition to working around an occupied care facility, many of our primary operations were interrupted for varying lengths of time. Our Main kitchen was closed for 8 months and our laundry for 3 months. There were many discoveries during demolition of structural and mechanical defects; for example asbestos was found in most of the building materials throughout, requiring specialized abatement protocols. Our solarium and a portion of our Main Kitchen required complete reconstruction, when it was discovered that those structures were severely worn and inadequate. Worn out electrical and mechanical systems required renewal. New systems were rebuilt while maintaining heat, electrical services, hot water, air quality, security, and safety for our residents. This onerous responsibility was accomplished due to a very positive working relationship with VanMar's team, led by the Site Superintendent, Martin Mahoney. There was a steady flow of communication from the Site Superintendent to ourselves. The Langley Lodge team was always invited to provide input to evaluate the impact of interruptions and to plan "work arounds" to ensure minimal disruption to our operations and resident care.

It is a significant achievement that the renovations were completed on time and under budget, while being undertaken in a 35 year old fully occupied residential care facility. I have knowledge that this condition was precedent setting in our region, as the experience in other care facilities has been to move residents out to a satellite site for the duration of re-construction. Throughout the renovations schedule our licensing inspectors frequently visited, and we were able to maintain licensing standards, due to the communication and acknowledgement of VanMar personnel of our operational requirements for resident safety and security, and worker safety for our employees.

The completed project is impressive and we are extremely satisfied with the results. Our building is well designed and built to last. With 100,000 s.f. of new space, Langley Lodge is now a preferred care home in our region. VanMar worked with our Project Consultants on recommendations that created the most value within our budget while providing for durability and longevity of our facility. We are confident that we have a quality facility that appeals to our client base and will generate revenue for us for the long term.

I highly recommend VanMar Constructors Inc. for a construction project of this size and scope. Please contact me if a prospective client(s) would like more information or a tour of our facility.

Regards,



Debra Hauptman, MBA
CEO
Langley Care Society
dhauptman@langleylodge.org
604-532-4216