

WESTSEA CONSTRUCTION LTD.

2108 - 1330 HARWOOD STREET VANCOUVER, B.C. V6E 1S8

Tel. 604-681-2727 Fax. 604-684-8075

July 8, 2026

By Mail

Orchard House Leaseholders and Residents
647 Michigan Street
Victoria, BC, V8V 1S9

Re: Orchard House Domestic Water Supply and Sanitary Drainage Re-Piping Project

We are the owner and manager of the Orchard House apartment building ("**Orchard House**") in which you are leaseholders or residents. As you were previously informed, Westsea's professional consultants recommended that the domestic water supply and sanitary drainage systems at Orchard House must be re-piped (the "**Re-Piping Project**").

Following a competitive tender bid process, Brighter Mechanical has been selected to undertake the Re-Piping Project. The estimated contract price, including GST, engineering costs and permitting and contingency fees is \$5,043,270.00. A separate letter will be delivered to leaseholders describing the special assessment for this Re-Piping Project and each leaseholder's proportionate share thereof in accordance with the Orchard House Lease (the "**Lease**").

Please keep in mind that this estimate may not be the final cost of the Re-Piping Project. In the event that a contractor and/or engineer is required to perform additional tasks, such work may increase the contract costs.

The Re-Piping Project is scheduled to commence in August 2026 when permits have been received from the City of Victoria. The duration of the Re-Piping Project is estimated to take approximately 52 weeks, but this estimate is subject to change depending on unknown conditions that may be discovered during construction.

The Re-Piping Project will include the following scope of work:

- Opening of walls or ceilings for access to piping in suites and common areas of the Orchard House property;
- Coring of holes as required for the installation of piping in new locations around the Orchard House property;
- Hazardous material abatement, where necessary;

- Installation of new domestic hot, cold and return water piping to all plumbing fixtures throughout the Orchard House building;
- Installation of new sanitary waste piping to existing fixtures and venting throughout the Orchard House building;
- Installation of new insulation, shut-off valves, water hammer arrestors, and frost-free hose bibs;
- Installation of heat tracing on all cold water piping in the parkade;
- Disconnection of any unauthorized dishwashers and clothes washers;
- Installation of pressure balanced shower/bathtub diverters, where necessary to comply with code;
- Replacement of plumbing fixtures, where necessary to comply with code;
- Closing of all holes and openings made during construction; and,
- Repairing and painting all construction areas to match the existing condition at Orchard House.

At various times during the Re-Piping Project access to your suite will be required. Notices to Enter will be delivered to suites when arrangements have been made and access is required. Notice will also be provided to Orchard House residents if a shutdown of the water supply to the building is necessary.

Further information about the Re-Piping Project will be provided to leaseholders when it is available.

If you have any questions about the Re-Piping Project, please email Westsea directly at info@westsea.ca.

Thank you for your cooperation.

Yours very truly,

WESTSEA CONSTRUCTION LTD.

Per:  _____