



**Community Association
Sustainability Fund - MAJOR
2014 Grant Application**

Registered Name of Association: Entwistle Community League


Alberta Registry Number: 5000010640 Date of Incorporation: 07/10/1942

Primary Mailing Address for Community Association: Box 462
Entwistle, Alberta T0E 0S0

DECLARATION OF OFFICERS

In making this application, we, the undersigned Officers of the applicant, hereby represent to Parkland County and declare that, to the best of our knowledge and belief,

- The information provided is truthful and accurate, and
- The application is made on behalf of the organization name on page one with the Officer's full knowledge and consent and
- The funding request is for \$ 32,892.38.


Signature of President / Chair

Dan Harris
Print Name

President 12/10/2014
Title Date


Signature of Second Officer / Director

Donna Bray
Print Name

Treasurer 12/10/2014
Title Date

GRANT APPLICATION CONTACT

Primary Contact

Name: Donna Bray Position: Treasurer

Mailing Address: Box 462 City: Entwistle Postal Code: T0E 0S0

Phone #: (780) 727-6644 Fax : _____ Email: braydmarie@gmail.com

Alternate Contact

Name: Cheryl Harris Position: Secretary

Mailing Address: Box 462 City: Entwistle Postal Code: T0E 0S0

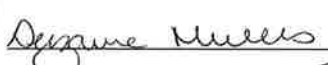

Phone #: (780) 727-6671 Fax : _____ Email: _____

DEADLINE FOR APPLICATION: June 15, December 15

The personal information provided by you is being collected under the authority of the *Municipal Government Act* and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.

Community Association Sustainability Fund - MAJOR 2014 Grant Application

PROJECT INFORMATION

| | |
|--|---|
| Proposed Project: | Roof Repair & Interior Remediation |
| Type of Project | <input checked="" type="radio"/> Replacement <input type="radio"/> New development <input checked="" type="radio"/> Renovation |
| Construction Start/Completion Dates: | 2015 |
| Total Proposed Project Costs: | \$110,584.75 |
| Total Funding secured to date: | \$20,000.00 |
| Attachment Checklist | <input checked="" type="radio"/> Program Statement (samples and assistance available through Community Development Coordinator) <input checked="" type="radio"/> Site plan or Design plan <input checked="" type="radio"/> Project Financials N/A Public Information Plan (new developments) N/A Needs Assessment Summary <input checked="" type="radio"/> Permissions required by Parkland County <input type="radio"/> Copies of Community Association Motions approving funding for the project N/A If planning to use Gaming funds (bingo, casino, raffles), attach approval letter from AGLC. |
| Signatures for Support of Funding Application | <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;">  Community Development Coordinator  Manager Community & Protective Services </div> <div style="width: 35%; text-align: right;"> Jan 26, 2015 date Jan 26/15 date </div> </div> |

PROGRAM STATEMENT INSTRUCTION PAGE

| | |
|---------------------------------|---|
| Project Title | Roof Repair & Interior Remediation |
| Introduction | <p>The Entwistle Community League owns and maintains the Entwistle Community Hall. The hall is used for weekly bingos, monthly jamborees, community events, funerals and meetings. The various functions held in the Community Hall are a very important source of revenue for the Entwistle Community League.</p> <p>Unfortunately, over the last few years, the metal roof has deteriorated and during snow melts leakage comes through loose fasteners and around roof penetrations. Water is causing damage to insulation, drywall, flooring and possibly the roof rafters/trusses. This leakage has created the need for large pans to collect water coming through the ceiling into the hall and there is a fire safety concern regarding leakage around light fixtures. The hall is unusable during heavy leakage. A priority has been placed on repairing the roof the associated damage in order to minimize future damage to the hall and loss of revenue from rentals.</p> |
| The Project | <p>Based on the report provided by the structural engineer, we are proposing the following work be completed</p> <p><u>Exterior</u> Repair the roof to prevent any further water penetration from occurring and repair the eaves through to ensure that all water is flowing away from the building.</p> <p><u>Interior</u> Remove and repair/replace all damaged drywall, insulation, electrical and carpet from the interior of the building</p> |
| The Project Justification | <p>This project will address a few health and safety concerns and improve the energy efficiency of the hall.</p> <p>Health and Safety concerns being addressed</p> <ul style="list-style-type: none"> - Water penetration into the building - Compromised electrical system due to water damage - Ice problem around the exterior of the building due to the eavestroughs. <p>This project will also address any issues with the interior aesthetics of the hall making it a more desirable rental facility for the community.</p> |
| Program Requirements | <p>Phase 1: Repair the roof and prevent further water from entering the facility</p> <p>Phase 2: Repair any damage to the hall structure and interior finishings caused by the leaks in the roof</p> |
| Site Factors/ Considerations | An engineer study has been conducted and is attached to this application outlying no major cause for concern and some recommendation on the repairs required to alleviate the problems. |
| Financial Resources | <p>Entwistle Community Association has committed \$20,000 in addition to in kind donations of labor</p> <p>Once approval from Parkland County is received matching funds will be applied for through CFEP</p> |
| Approvals Required | Permits – Building electrical, plumbing will be required. Permits will be applied for once funding sources are secured. |
| Implementation Responsibilities | Dan Harris, President of Entwistle Community Hall |
| Proposed Schedule | Project will commence as soon as funding is secured. |

| | |
|---------------------|--|
| Sustainability Plan | No additional plan is required it will be rolled into our current building |
| Committee Members | Entwistle Community Hall Board |
| List of Attachments | - Engineers report |



**Community Association
Sustainability Fund - MAJOR
2014 Grant Application**

COMMUNITY &
PROTECTIVE SERVICES

BUDGET

PROJECT: Roof Repair & Interior Remediation

| PROJECT REVENUE | | | | | | |
|---------------------------------|-----------------------------------|--|------------------------|--------------------|----------------------|----------------------|
| Requested Grant Amount | \$32,892.38 | Maximum Parkland County funding including grant request cannot exceed 50% of the total project | | | | |
| Cash Contributions | \$20,000.00 | Please note: This represents your matching amount. Attach copies of bank statements, letters of commitment and a list of other funding that has been applied for or approved for this project. | | | | |
| Donated in-kind | \$2,400.00 | | | | | |
| Other Funding | \$55,292.38 | | | | | |
| TOTAL REVENUE | \$110,584.75 | Attach a detailed list | | | | |
| CASH EXPENSES | | | DONATED IN-KIND | | | |
| <i>Item description</i> | <i>Quotes/ source of estimate</i> | <i>Cash Cost (A)</i> | <i>Unskilled (B)</i> | <i>Skilled (C)</i> | <i>Equipment (D)</i> | <i>Materials (E)</i> |
| Roof repair and interior repair | Pioneer Builder Group | \$107,934.75 | | | | |
| - repair roof and insulation | | | | | | |
| - repair lights | | | | | | |
| - replace flooring | | | | | | |
| - repair attic access | | | | | | |
| - repair cavesthrough | | | | | | |
| (see quote for all details) | | | | | | |
| Demolition/ Prep for repairs | Volunteers | | \$2,400.00 | | | |
| Permits/ Approvals | | \$250.00 | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| SUBTOTALS | | | | | | |

TOTAL PROJECT COSTS = \$110,584.75 (SUM OF A, B, C, D & E) This figure must equal TOTAL REVENUE above

- A Include quotes. If not included, indicate the source of estimates
- B Unskilled labour up to maximum of \$15/hr.
- C Skilled labour up to a maximum of \$30/hr. (Certified tradesman,
- D Equipment up to a maximum of \$60/hr. for heavy duty equipment and operator
- E Materials donated at fair market value

Entwistle Community League
Minutes
December 11, 2014

Present: Cheryl Harris, Dan Harris, Isabella Brown, Frances Sullivan, Karen Lindsay, Donna Bray, Verna Burke, Dianne Benz

Call To Order: 7:25

Isabella Accepts Minutes as Presented

Dianne Accepts Agenda As Presented

Anna-Belle Hoople – Creating Bank Account for Outdoor Skating Rink – Erma Miller has made a contribution to the community for an outdoor skating rink. They have \$1,400.00 now and are currently looking for a location for the rink but need a place to store the money and to have the money added to this from Parkland County.

Verna moves to create a bank account for the skate rink fund. Isabella seconded. Carried

Reports:

Treasurer Report: Donna

| | |
|-----------------------|---------------------|
| General Account | \$ 15,638.72 |
| July 1 Account | \$ 3,428.02 |
| Bingo Account | \$ 6,595.69 |
| Nevada Account | \$ 8,161.25 |
| <u>Term Accounts</u> | <u>\$ 17,333.56</u> |
| <u>Total Accounts</u> | <u>\$ 51,157.24</u> |

Dianne accept Report as presented.

Bingo Report: Isabella

Bingo People Count : 129

Revenue:

| | |
|------------|-----------|
| Bingo | \$ 658.00 |
| Nevada | \$ 874.50 |
| Concession | \$ 155.85 |

Total: \$ 1,860.69

There will be no bingos on December 24 or December 31. Next Bingo will be on January 7, 2015

Donna accepts Report as presented.

Jamboree Report: Verna

| | |
|---------------------|-----------|
| Guests | 50 |
| <u>Entertainers</u> | <u>22</u> |
| <u>Total</u> | <u>72</u> |

| | |
|-----------|-----------|
| Revenue | |
| Door | \$ 350.00 |
| 50/50 | 101.00 |
| Sub Total | 451.00 |
| Expenses | 162.26 |
| Profit | \$ 162.26 |

Isabella accepts Report as presented

Janitor Report: Karen

Bathroom Toilets in Ladies room needs replacement

There was cold air coming through the vents.

Did some cleaning of sidewalk and decorations

Grants Report: Donna

Roof repairs and carpet replacement will cost approximately \$50,000.00. These need to be completed and need to be done.

Dianne moves to use \$20,000.000 from Term and General Accounts for the repairs and/or replacement of roof, carpet, insulation etc. Isabella Seconded. Carried

New Business:

Snow Removal Person – Place ad in Local Papers

Cheryl and Karen have worked on this. Shirley will think about doing the full removal.

Karen moves to put an ad in the paper for a snow removal person. Isabella Seconded. Carried.

Fire Certification from Edmonton - \$650.00 plus any Servicing

Cheryl moves to have Amptec Fire and Service to come out for inspection and certification of out fire suppression system in the kitchen and fire extinguishers.

Old Business:

Carpet Cleaning Update

Carpets were cleaned. Cost at a cost of \$982.33

Adjournment: 8:20






January 5, 2015

Scope of Work:

Exterior:

- Remove Metal
- Install 7/16 OSB (Option for 3/8 Plywood + \$2,500)
- Install membrane & ice and weather shield around perimeter
- Check & replace Insulation that is wet – check for soffit ventilation
- Add Blow-in insulation to R40 through-out
- Re-install existing metal, change flashing as necessary. Replace screws.
- Remove debris upon completion
- Includes equipment rental
- Material and Labour included

Interior:

- Mud/tape/prime/stipple on new drywall
- Repair cracks in old drywall
- Blend new stipple with existing (be aware that it is very likely that the texture of repaired stipple will differ from existing. Attempts will be made to match it.)
- Stains will be treated with stain blocking primer.
- 2200 sq. ft. to be re-painted
- Remove debris upon completion
- Material/Labour included
- Flooring: Replace existing 240 sq. ft. of VC tile, Install and supply new 28oz commercial carpet. Exterior baseboard will remain the same.

Not Included:

- Metal replacement (if necessary)
 - Engineering (if required)
 - Mould Remediation
 - 3rd party Inspections
 - Permits
 - Hazardous/toxic material handling/remediation
 - Costs of bonding (if required, this will be an additional cost)
 - Washroom facilities
 - Electricity
 - New drywall if required
 - The repair of wood rot that compromises the building structure (ie: truss replacement)
-

**Pioneer Builder Group**

Box 87
Evansburg, Ab
TOE OTD
Lucas Fausak - 780.966.7029
Floyd Fausak - 780.542.9867
Max Hill - 780.920.1691
Leigh Manzer - 780.727.2964

Quote

Date: 12/31/2014
Quote No.: 10096
Salesperson: Lucas

Bill To:
Entwistle Community Hall

| Qty | Description | Unit Price | Total |
|-----|---|-------------|--------------|
| 1 | REMOVE METAL | | |
| 1 | INSTALL 3/8 OSB MATERIALS AND LABOUR (ADD \$2000 FOR 3/8 FIR PLY) | | |
| 1 | INSTALL MEMBRANE ON OSB OR PLY | | |
| 1 | CHECK FOR WET INSULATION, REPLACE IF NECESSARY MATERIALS AND LABOUR | | |
| 1 | ADD BLOW-IN INSULATION TO R40 LEVEL, CHECK FOR EAVE VENTILATION MATERIALS AND LABOUR | | |
| 1 | REINSTALL ROOF METAL, REPLACE PLUMING FLASHINGS, SCREWS, CAULKING WHERE NECESSARY, VENTED RIDGE CAP AND CLOSURES | \$54,945.00 | \$54,945.00 |
| 1 | REPLACE LIGHTING FIXTURES WITH FLOURECENT LIGHTING(STAGE, KITCHEN, HALL, BATHROOMS) NEW EXIT SIGNS, EXAUST FAN (AS PER QUOTE RICK BECK) | \$8,850.00 | \$8,850.00 |
| 1 | FLOORING, REPLACE CARPET, VCT TILE IN STORAGE ROOM | \$14,280.00 | \$14,280.00 |
| 1 | PLUMBING AS PER QUOTE, JEFFS PLUMBING | | |
| 1 | REPAIR AND STIPPLE NEW DRYWALL AND PAINT 2200 SQ FT | \$12,100.00 | \$12,100.00 |
| 1 | CUT AND INSTALL FLASHING ON STUCCO ON FRONT WEST SIDE MATERIALS AND LABOUR | \$2,450.00 | \$2,450.00 |
| 1 | REPAIR AND REBUILD ATTIC ACCESS, CONTINGENCY FOR ROT AND REINFORCEMENT ON LEAKAGE AREAS | \$7,750.00 | \$7,750.00 |
| 1 | EAVESTROUGH AND DOWN PIPE ON NORTH SIDE,EAVESTROUGH AND DOWN PIPE AND FASCIA REPAIR ON EAST SIDE | \$2,420.00 | \$2,420.00 |
| | | Subtotal | \$102,795.00 |
| | | GST | \$5,139.75 |
| | | Total Amt | \$107,934.75 |

Please contact us for more information about payment options.

Thank you for your business.

1

Guy W. Blood, M.Sc., P.Eng. Structural Engineer

October 2, 2014

To Whom It May Concern:

Re: Entwistle Community Hall
4921 – 51 Street
Entwistle, Alberta
Lots 13,14,15 Block 6 Plan 7471V

Inspection Report

On September 25th, at the request of Lenny Richer of Parkland County, I visited the above hall to examine structural components and conditions of concern to the County and the Entwistle Community League.

The foundation, walls and roof all appear to be stable, with no obvious signs of movement, except on the basement walls. Most of the building has a crawl space under the floor, but the part of the building under the stage has a basement, where the foundation walls are visible. Some time ago, the south basement wall had cracked and moved inwards (at the top) and was then stabilized with two abutment walls. The west wall has cracked and it may at some time be prudent to support this wall in a similar manner.

The usual practice is to build a floor above grade to protect the floor edge boards and wall sill plates from moisture induced rot. At some locations on this building, the floor is level with grade, and is subject to wood rot. It's not an obvious problem yet, but it can be expected to develop sometime.

It is apparent that the building was built in at least three stages with a lot of time in between each stage. In support of this conclusion, I note that the roof consists of a central portion with visible interior lateral tie rods, and wood chip insulation. The north portion was built over top of the original roof with an on-site rafter construction and vermiculite insulation, and the south portion with manufactured trusses, fiberglass insulation, and a layer of fibre fill over the fiberglass. All of these connected roof systems appear to be functioning well. There may be deterioration (wood rot) at points where water has entered. This could be determined if or when the trusses are exposed.

The main issue of concern to the users is water coming through the roof, onto the floor, in large quantities, at several locations. I did not actually see this water, but Dan Harris reported it to me. Dan mentioned that over the last three years water has come in during the spring. This condition is of course untenable, and must be stopped. Besides the mess created, and the unusable time at the hall, water causes damage to insulation, drywall, flooring, and possibly the roof rafter/trusses themselves. It's also a starter condition for mold growth.

181, St Andrews Dr, Stony Plain, Alberta, T7Z 1K9

Telephone: 780 916-9558

e-mail: gwblood@telus.net

Business Number: 87067 4405 RT0001

Roofing is outside my expertise. However, with my construction and practical background experience, as well as consulting with a roofing specialist, and checking an Internet source, http://inspectapedia.com/ventilation/Attic_Condensation_Ice_Dams.htm I would like to offer my observations, analysis, and recommendations.

Observations and Reported Issues:

1. The water problems have been mainly in the late winter and early spring.
2. The water quantities have been large, requiring buckets to collect.
3. Water has enter at several locations: one big one on the south side lower roof level, and at locations where there is a change in the roof shape, i.e. at flashing and capping locations.
4. The wood chip insulation is minimal, over the oldest and highest portion of the ceiling, and a vapour barrier was not detected.
5. The vapour barrier in other locations is of minimal thickness.
6. Water has come through the ceiling.
7. Some roof penetrations have inadequate flashing and deteriorated caulking.
8. The roof ridge cap seal is loose and/or has moved out of position.
9. Some flashing at roof slope change locations is inadequate.
10. Roof to wall flashing is inadequate.
11. Some roof fasteners are loose and/or missing their seals.
12. Most roof fasteners are not placed in the recommended location, i.e. next to a rib.
13. Ceiling insulation extends right to the outside edges of the roof, blocking any air that might come from the outside, through the perforated soffit on the eaves.

Analysis:

The water coming through loose fasteners and around roof penetrations, although problematic, would not be the major problem. In my opinion, the large quantity of water comes from snowmelt, mostly held back by ice dams. The water then runs through the seams in the metal roof. On the main roof sloped portions, these seams are simply between metal sheets. At roof slope changes, and at roof to wall connections, the flashing to roof metal provides an opening. This particular metal roof construction does not protect against standing water over about 1" deep.

Recommendations:

1. Prevent the build up of ice dams. This can be done by keeping the roof clear of snow all winter, by using heat tape, or by preventing the attic space from getting warm. It would be labour intensive, on an ongoing basis, to keep snow off the roof, so that solution is not a good one. Heat tape should be considered a temporary solution. The preferred remedy is to keep the attic at outside ambient temperature.
2. Replace inadequate flashings and re-seal where necessary with a thermo plastic caulking (normal silicone, tar, and latex not recommended).

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Explanation of Ice Dam Formation and Prevention:

To form, ice dams need a warm roof, with freezing temperatures at the edges. Heat to warm the roof comes from the interior of the building, through the ceiling and into the attic. On cold days, that interior heat changes the roof snow to water, which runs down the roof to the cold edge where it freezes, forming a barrier to any more water flowing down. The ice barrier keeps getting bigger until the dammed up water finds a place to go, that is, into the building.

To prevent ice dams from forming:

- a) Insulation is used to keep heat flow to a minimum, from the interior to the attic, and
- b) Attic ventilation is required to take that heat to the outside.

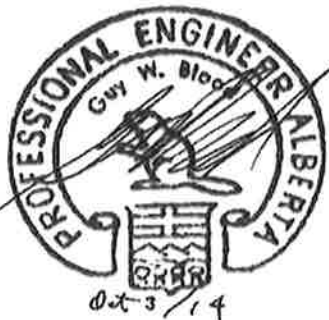
On this building, there is a problem with both: insulation and ventilation.

Work Recommendations:

1. To provide some protection this winter, install and use heat tape on all eaves and above all locations where water came through the roof in previous years. Over the winter, examine eaves periodically to check on and remove any ice dams that may have formed.
2. Replace the ridge cap seal.
3. Re-flash and caulk, according to the metal roofing manufacturer's recommendations, all roof joints at slope changes.
4. Properly apply flashing and caulking for all roof penetrations.
5. Replace any roof fasteners that are missing or have deteriorated seals.
6. Tighten or replace loose fasteners.
7. On the inside, remove ceiling sheeting from around the perimeter, and from areas where water has come through.
8. Remove any insulation, and other obstructions, that are blocking eave ventilation openings.
9. Remove and replace all wet insulation.
10. Install eave vent protection so that new insulation will not block airflow.
11. Apply a vapour barrier; meeting the requirements of the Alberta Building Code 2006, (ABC) article 9.25.4 to exposed ceiling joists, and all other ceiling areas where there is no vapour barrier.
12. Rebuild the attic access openings so that when closed, they are insulated and sealed against airflow.
13. Apply drywall to the ceiling, where necessary.
14. Apply blown-in insulation on top of the existing insulation, such that an R40 rating, or the ABC requirement, whichever is greater, is achieved.
15. Provide roof ventilation as required by 9.19.1 of the ABC.

Conclusions:

1. There is potential for deterioration, but the building structure is currently functioning well.
2. In my opinion, the roof leaking can be remedied by completing the work recommendations, listed above.



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Guy W. Blood, M.Sc., P.Eng.

Structural Engineer

Entwistle Community Hall
4921 - 51 Street
Entwistle, Alberta
Lots 13,14,15 Block 6 Plan 7471V

Addendum to the Inspection Report

The Three Quotes:

I have reviewed the three work proposals submitted for consideration. The least costly one had no detail, so it is very difficult to ascertain what would be done.

The most expensive one is unconvincing. There is an incomplete plan to handle the ice dam problem: 1) installing a new metal roof, 2) the addition of some insulation. There is nothing about attic ventilation. The provision of an underlayment roof membrane may work where there is a solid roof surface, but would not have adequate support on top of the strapping already in place. The majority of the existing metal roof is still in good shape, and in my opinion, there is no need to remove and replace it.

The middle estimate comes closest to understanding and fixing the leakage, but it has not addressed the flashing or ventilation issues. With an adjustment to include a plan for those two, more detail would still be needed to determine if that proposed work would solve the problem.

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Telephone: 780 916-9558
e-mail: gwblood@telus.net
Business Number: 87067 4405 RT0001



Phone: 780-504-6859 • Email: sean@thegreenovator.ca
Website: thegreenovator.ca • Site 410, Comp 39 RR 4, Stony Plain, AB T7Z 1X4

JOB ESTIMATE

TO:
Entwhistle community Hall
Dan Harris
Address
City, State Zip

780-515-1756

| JOB DESCRIPTION |
|---------------------------|
| Entwhistle community Hall |

| ITEMIZED ESTIMATE: TIME AND MATERIALS | AMOUNT |
|---|---------------------|
| Insulation for approx 4142 R 20 Blow in would be the best fit for this application | \$5,600.00 |
| Approx 420sqft of tear out and reinstall drywall | 3,800.00 |
| Commercial grade tile carpet for easy maintenance and section replacement | 13,750.00 |
| Roofing system complete replacement | 97,070.00 |
| Roofing patching repair Not Recommended This is a minimum and would be subject to change | 20,250.00 |
| Do to the fact that scope of work is not certain untill the opening of cielings all prices are subject to change and additional work would be a cost plus | |
| Subtotal | 140,470.00 |
| 5% GST | 7,023.50 |
| TOTAL ESTIMATED JOB COST | \$147,493.50 |

This is an estimate only, not a contract. This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise. This estimate will be honoured for 60 days from signed date.

PREPARED BY

DATE



| Customer |
|----------|
| |

| Date | Estimate No. |
|--------|--------------|
| May 20 | 14050 |

| Project/Address | Project Description |
|----------------------------|---------------------------------|
| Entwistle Community Center | standing seam metal roof system |

| Estimate Expiration Date |
|--------------------------|
| June 20, 2014. |

| Activity | |
|---|--|
| Remove and dispose of existing metal roofing and sub roof shingle roofing | |
| Perform some minor deck reconstruction to help level the roof substrate with like material hat channel and z girt flashings | |
| Install a synthetic surface ice and water barrier at all ice damming, valley and thermal expansion detail areas requiring additional waterproofing | |
| Install a breathable synthetic underlay membrane to the roof field areas | |
| Install new continuous 20" mechanically locked standing seam roof panels system with thermal expansion clips, This is a concealed fastening system. All panels detailed onsite with steel closures, hooked and hemmed at detailed locations | |
| Install new custom flashings. Flashings will be joined with built in S-lock and standing seam joints as required by the detail. | |
| Provide detail shop drawings | |
| | |
| Includes a 7 year Polar Seal Workmanship Warranty | |
| | |

Estimate Prepared By: Derrick Wilsher, General Manager

Polar Seal Roofing Ltd.
 Comp 15, Site 410
 RR#4
 Stony Plain, AB T7Z 1X4
www.polarsealroofing.ca

Entwistle Community Hall

Inspection for repair of metal roof.

Prepared by: Derrick Wilsher Polar Seal Roofing Ltd. 587-873-8279

It is not recommended to try to repair this roof.

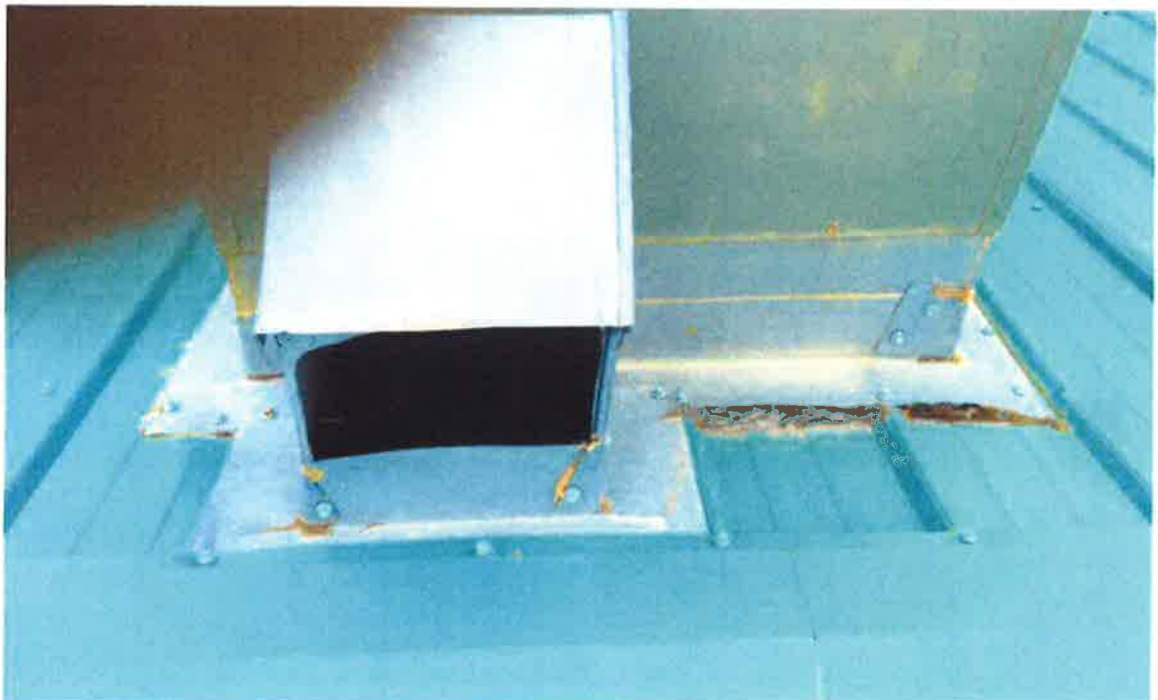
This would cover several new flashings installed correctly, new fasteners to replace the loose ones that can be replaced and a lot of sealant, **no guarantee** of stopping all the leaks. The problems will be ongoing. It is a waste of your time and money to repair this roof.

Several areas of concern have been identified as obvious water egress in this metal roof system.

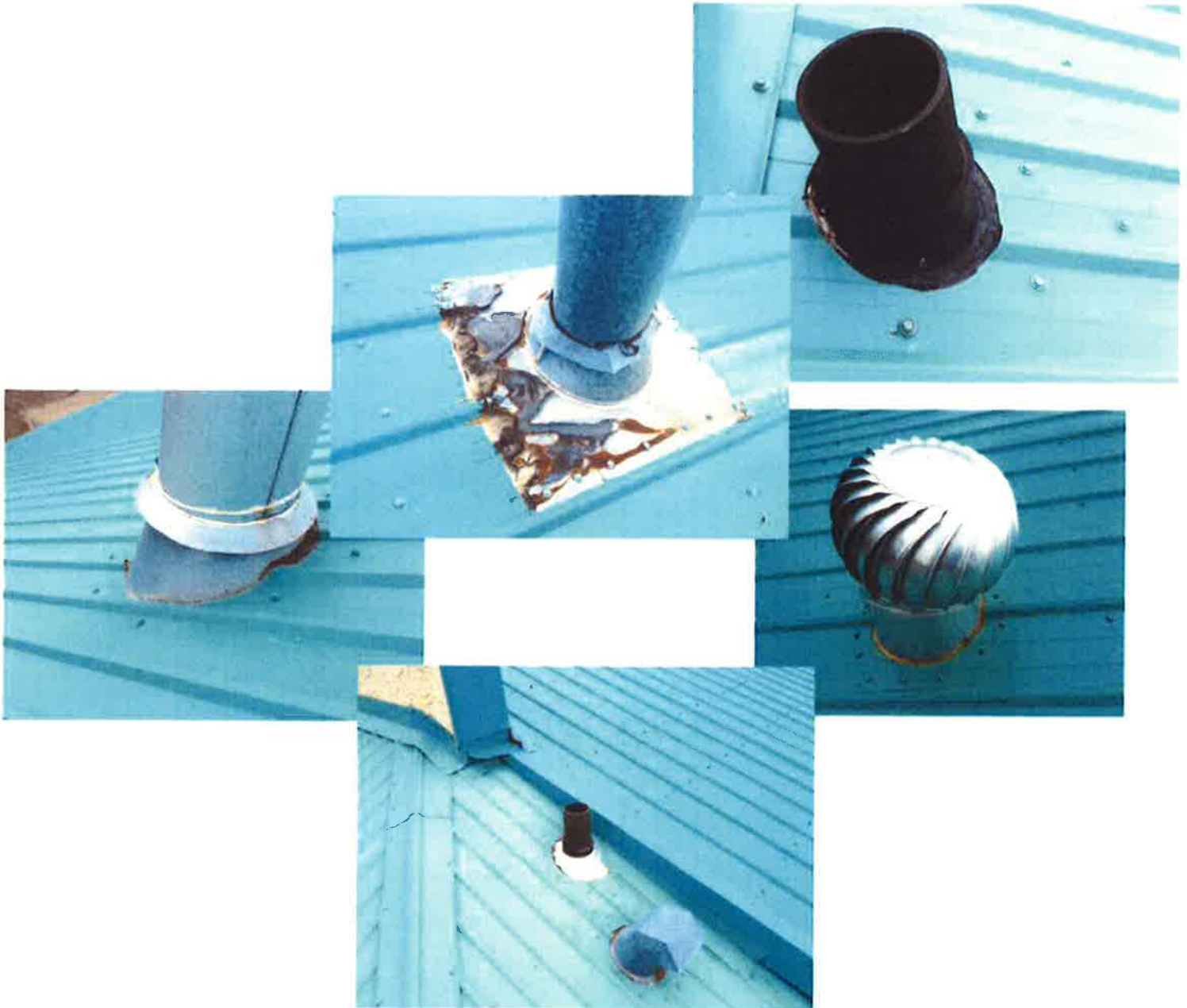
***The entire roof system is missing the roof underlayment.** This is a very important part of a roof system. The metal roofing is screwed directly to the supporting wood structure with no underlay roof membrane. This causes condensation and mold and rot to the structural integrity of the entire roof system at the locations that hold the roof together. The result is rotting wood framing and loose compression bolts, these bolts cannot be replaced again because the maximum size bolts have been used. This exposed bolting system is only expected to last 15-20 years in optimal conditions when installed correctly. These systems also require a lot of maintenance to achieve this life expectancy.



The following are only a few photographs of some of some areas of concern. These areas are definitely leaking very badly and require immediate attention. An onsite walk through would be the best way to view the severity of the water egress. There is plenty of water damage and mold growing in the attic already.



All of the roof penetrations are installed incorrectly. Water is forced directly into the lower side of the improperly lapped panels. They rely on caulking to create a water tight seal and can never be repaired. Caulking as a sealant has a maximum life expectancy of 1 year for this application before it starts to fail. These have been temporarily repaired several times already.



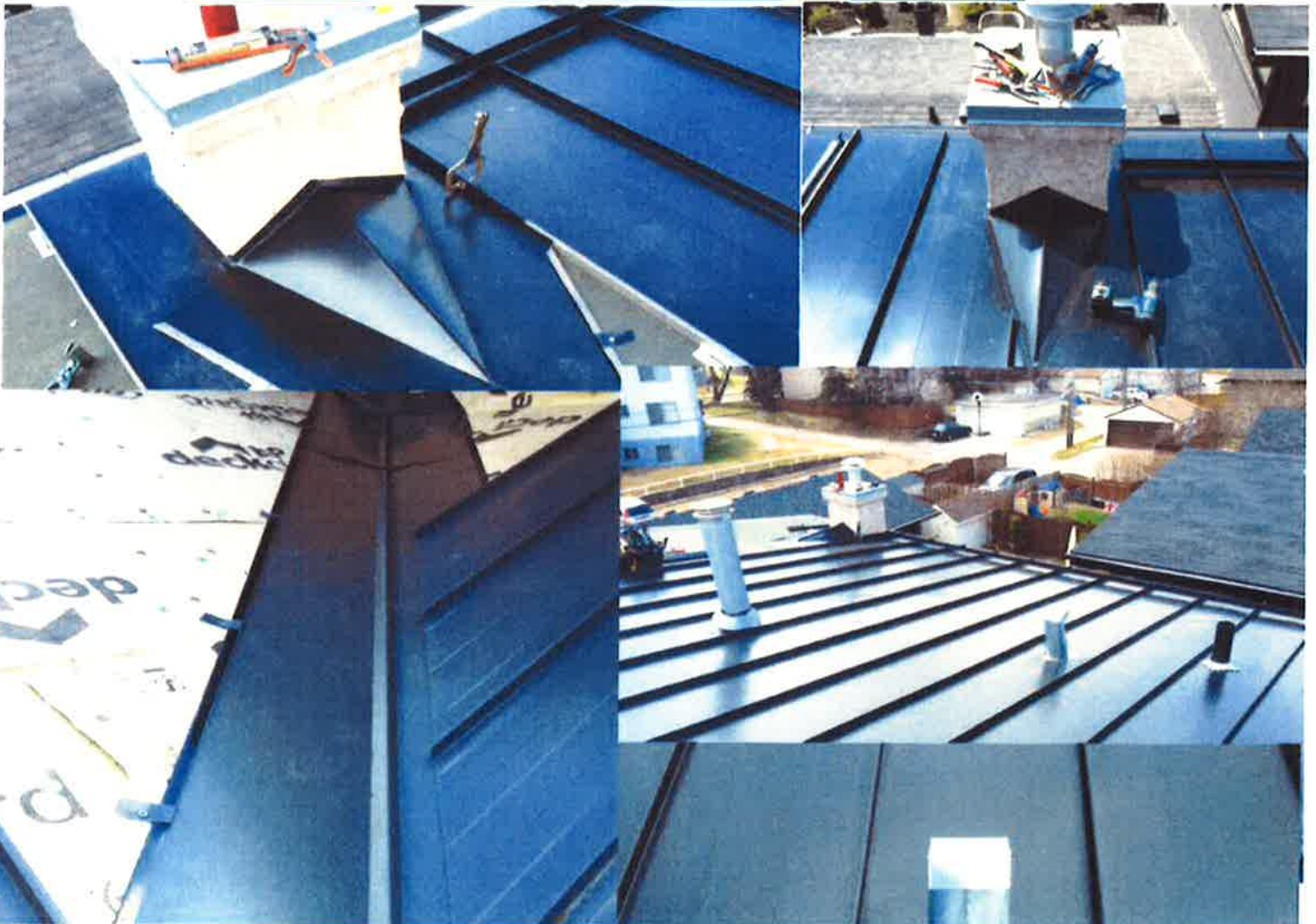
This is the current upper valley detail on the front entrance of the building. The detail was never completed and we can see that they used grinders and zip discs to cut the panels creating jagged sharp edges. Again, it was installed very poorly. And it is far from the worst detail issue.



Flashings and metal roof in the front entrance area is installed on top of another shingle roof. The flashings on the stucco wall areas are fastened with compression bolts only. They cannot hold to a stucco wall without anchor plugs and so are completely useless installed this way, additionally there is no sealant or membrane to create a water tight seal. Some flashings are already blowing off.



Here are some example of recent projects of mine with similar details using the proposed new system. They were designed to last 50+ years. No exposed fasteners, 24" lapped panels and thermal expansion high wind clip system with custom flashings. A system that does not rely on sealant and is fabricated onsite with the correct tools. It is a structural system and by all accounts the best option for your re roof.



Alan Goetz Contracting
 Box 337 Tomahawk Ariz.
 Tel. 2140
 Ph - 780.575-0870

Quote 2

Job Name Entwistle community Hall Est.

Closing Date May 15/2014

| QTY | MATERIAL | EACH | TOTAL |
|--|---|-----------|-----------|
| | | | |
| | 72' x 100' Building | | |
| | Roofline | | |
| | Roofing 70 sheet of metal to left and right. | | 7500.00 |
| | 4000 Replacement screws | | 600.00 |
| | 300 tubes of silicone | | 3000.00 |
| | R-20-23 to replace any wet insulation | | 1500.00 |
| | Raf Edge | | 2000.00 |
| | 70 - Untreated foam closures for under Ridge cap | | 1500.00 |
| | up grade to R-40 Insulation in ceiling | | 3500.00 |
| | finish ceiling with stipling { E-ther concrete } { E-ther concrete } | | 1000.00 |
| | Rip out old carpet | | |
| | Install new carpet { Price may vary on the day of install } { Price may vary on the day of install } | | 11,000.00 |
| { This is an estimate which may vary according to the unforeseen issues } | | | |
| | | 30,300.00 | |
| | CST. | 1525.00 | |
| | Total = | 31,825.00 | |

Quote 3

Northwest Custom Homes

ESTIMATE 1001

5036 44St
Drayton Valley, AB
T7A 1B9

780-514-9639

SOLD TO:
ENTWISTLE COMMUNITY HALL

INVOICE NUMBER 1001
INVOICE DATE December 11, 2014

Sales Tax Rate: 5.00%

GST#: 828963173RT0001

| QUANTITY | DESCRIPTION | UNIT PRICE | AMOUNT |
|---|---|------------|--------------------|
| | ROOF AND DAMAGE REPAIR WITH LABOUR AND MATERIALS | 65.00 HR | 10,500.00 |
| ESTIMATE SUBJECT TO CHANGE WITH AGREED UPON WORK. | | SUBTOTAL | 10,500.00 |
| | | TAX | 525.00 |
| | | FREIGHT | |
| | | | \$11,025.00 |
| | | | PAY THIS AMOUNT |

DIRECT ALL INQUIRIES TO:
JOE WATSON
780-514-9639
northwestcustomhomes@live.ca

MAKE ALL CHECKS PAYABLE TO:
Northwest Custom Homes
Attn: Accounts Receivable
5036 44ST
Drayton Valley, AB

THANK YOU FOR YOUR BUSINESS!