

CITY OF PRINCE ALBERT

SPECIAL CITY COUNCIL MEETING

A G E N D A



THURSDAY,
AUGUST 23, 2007

12:00 P.M.

COUNCIL CHAMBER
CITY HALL

Items that are being presented in the supplementary package at this meeting are indicated with a symbol(▶) at the beginning of each number.

1. **CALL TO ORDER:**
2. **PRAYER:**
3. **CORRESPONDENCE:**

Page No.

- ▶3.1 Farmers Market – Extension of Closure of Central Avenue.

24

4. REPORTS OF ADMINISTRATION & COMMITTEES:

4.1 Report from Mechanical and Building Maintenance Manager dated August 22, 2007, with respect to **Prince Albert Golf and Curling Club Roofing Options Report.**

1

- Report from Mechanical and Building Maintenance Manager dated March 15, 2007, which was considered at the March 19, 2007 Special City Council meeting, is attached for reference purposes.

5. ADJOURNMENT:



City of Prince Albert

REPORT APPROVAL FORM

Report Title:	Prince Albert Golf and Curling Club Roofing Option Report	Date:	August 22, 2007
Prepared By:	Brian Klashinsky - Mechanical & Bldg. Maintenance Mgr.		
Prepared For:	City Council		
Approval Required By:		Report Type:	
		Routine <input checked="" type="checkbox"/>	
		Substantive <input type="checkbox"/>	
		Financial <input checked="" type="checkbox"/>	
City Manager	<input checked="" type="checkbox"/>	<u><i>[Signature]</i></u>	
Director of Financial Services	<input checked="" type="checkbox"/>	<u><i>[Signature]</i></u>	
Director of Public Works	<input type="checkbox"/>		
Director of Community Services	<input checked="" type="checkbox"/>	<u><i>[Signature]</i></u>	
Director of Ec.Dev& Planning	<input type="checkbox"/>		
Fire Chief & Dir. of Emerg. Services	<input type="checkbox"/>		
Chief of Police	<input type="checkbox"/>		
City Solicitor	<input type="checkbox"/>		
Human Resources Manager	<input type="checkbox"/>		

Report Type ~ Definitions:

Routine	Matters that are routine in nature and/or follow existing Council policy require Department Head approval only
Substantive	Matters that require the concurrence of more than one department and/or are complex in nature and require the approval of the City Manager prior to being provided to elected officials
Financial	Matters that have substantial or unusual financial implications require the approval of the Director of Financial Services



City of Prince Albert

REPORT

Report Title: Prince Albert Golf and Curling Club Roofing Options Report

Date: August 22nd, 2007

Prepared By: Brian Klashinsky – Mechanical & Bldg. Maint. Mgr.

Prepared For: City Council

RECOMMENDATION:

That the quote from Thermo-Plus Coatings, in the amount of \$65,680.00 plus GST, be accepted and a formal CCDC 2 contract be prepared for signature by both the Contractor and the City with the City Clerk authorized to notarize the documents on behalf of the City.

JUSTIFICATION FOR INCAMERA:

N/A

BACKGROUND:

A report was previously provided to Council on March 15th, 2007 discussing the options that had been provided by the Prince Albert Golf and Curling Club (PAGCC) as it related to re-roofing a portion of the roof over the kitchen/dining room areas. After reviewing the details provided by the PAGCC, Council directed that a consultant is engaged and the re-roofing project be completed utilizing current City policy. A budget of \$70,430.00 was confirmed for the project.

Tremco Canada, who had worked for the City previous, was engaged to produce a tender package. The roof was reviewed in depth, available budget monies were fully disclosed and the tender was distributed on March 30th, 2007. The results, following the tender close of April 19th, 2007, yielded two quotes from out of town firms that far exceeded the budget with the low tender at \$168,607.00. Further, considerable feedback was fielded from local firms suggesting that a specialized roofing system was specified that eliminated the local roofing firms from even tendering the project. Needless to say, the entire tender package c/w quotes was rejected.

Frank Moore, from Moore Architecture Consulting Group, was engaged to prepare a conventional roof tender package. This package was distributed in July and the tender closed on August 8th, 2007. Three local firms tendered the project with pricing

ranging from \$95,610.00 to \$127,992.00. The low tender identified that the project would be completed within 8 weeks from the commencement of the work. Again, the low tender exceeded the available budget by \$25,180.00 and in my opinion these tender should be rejected but that step has not formally been taken at this time and these costs have been held in abeyance pending discussion on the recent tendering of a third alternative.

Given that all tendering efforts to date have not been able to secure available roofing firms within budget constraints, a third option was developed that would provide not only the removal of the existing failed roofing system but the installation of new sprayed on polyurethane foam insulation with a very resilient and protective top coating.

DISCUSSION:

Three firms were approached to provide tenders on the sprayed on polyurethane foam insulation solution. The three firms are all from Saskatoon and the results are as follows:

Thermo-Plus Coatings Ltd. offers a tender value of \$65,680.00 (GST extra). This value includes not only the removal but offers to mobilize within 3 days and complete the work within 3 weeks of commencement. What is significant about this strategy offered is the fact that they intend to fully contain the roof with a 'balloon' type of cover that will allow staff to work independent of the weather. This also provides several other positive considerations, the first being that overspray is well contained and secondly, the roof stops leaking the day the containment 'balloon' is in place. Note that this is the only firm that includes the removal of the existing foam roof system.

Superior Spray Foam's tender value is \$35,200.00. This quote requires that the existing room is removed by other forces and that plumbing modifications are also completed by others. Both of these conditions are untenable for this department and therefore the quote does not represent a solution that can be accepted or recommended.

Western Urethane (1995) Ltd. has also viewed the roof and advises they will provide a quote for the foam application only. Time does not permit the inclusion of this quote at this time but the terms of this quote will be similar to Superior's quote and again this is not an option that we are interested in pursuing at this time.

OPTIONS:

Several options are offered for consideration...

OPTION 1: Is to award to Thermal Plus Coatings Ltd. for \$65,680.00 (GST extra). This quote is all inclusive and can satisfy the PAGCC's concerns almost immediately.

OPTION 2: Is to reconsider the tender tabulation for the built-up roof option and award to a local roofing contractor accepting the \$95,440.00 option. The consequences to this option are the requirement to provide an extra \$25,180.00 to the budget and an extrapolated completion timeline that would be impacted by the weather.

FINANCIAL IMPLICATIONS:

The selection of Option 1 fits nicely into the budget and provides almost immediate relief to the facility.

COMMUNICATIONS:

N/A

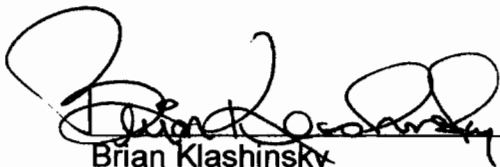
ATTACHMENTS:

Tender tabulation from April 19, 2007 Tender Closing
Tender tabulation from August 8, 2007 Tender Closing
Quote from Thermal-Plus Coatings dated August 21, 2007
Quote from Superior Spray Foam dated August 22, 2007
Quote from Western Urethane (1995 Ltd.) dated August 22, 2007

CONCLUSION:

The award to Thermal-Plus Coatings provides an affordable solution, an almost immediate start and a reasonable timeline to completion. The 'dome' containment is a contributor to a controlled finished product that minimizes potential problems that can manifest themselves with spray on applications and provides relief as soon as it is in place.

Respectfully Submitted,



Brian Klashinsky
Mechanical and Building Maintenance Manager
City of Prince Albert



CITY OF PRINCE ALBERT PURCHASING DEPARTMENT

TENDER/QUOTATION TABULATION

TENDER NO. 46/07

PRODUCT SERVICE: P.A. GOLF & CURLING CLUB ROOF REPLACEMENT

OPENED: 2:30 P.M., THURSDAY, APRIL 19, 2007



BIDDER	TOTAL
HAID ROOFING LTD. 153 JESSOP AVENUE SASKATOON, SK S7N 1Y3	\$168,607.00 PLUS GST
CENTURY ROOFING & SHEET METAL LTD. 518 AVENUE K SOUTH SASKATOON, SK S7M 2E2	\$174,646.00 PLUS GST



CITY OF PRINCE ALBERT PURCHASING DEPARTMENT

TENDER TABULATION



TENDER NO. 126/07

PRODUCT SERVICE: ROOF REPLACEMENT - P. A. GOLF & CURLING CLUB

OPENED: 2:30 P.M., WEDNESDAY, AUGUST 8, 2007

BIDDER	TOTAL
RACCO INDUSTRIAL ROOFING # 13 - 184 SOUTH INDUSTRIAL DRIVE PRINCE ALBERT, SK S6V 7L8	ALTERNATE # 1 - \$97,860.00 PLUS GST ALTERNATE # 2 - \$95,440.00 PLUS GST ALTERNATE # 3 - \$95,610.00 PLUS GST
J.L. DePEEL ROOFING & CONTRACTING LTD. 25 -17TH STREET EAST PRINCE ALBERT, SK S6V 1G6	\$98,760.00 PLUS GST
THORPE BROTHERS LIMITED BOX 130 PRINCE ALBERT, SK S6V 5R4	ALTERNATE # 1 - \$124,681.00 PLUS GST ALTERNATE # 2 - \$127,992.00 PLUS GST

From: Thermal-Plus Coatings

August 21, 2007

Prince Albert Golf & Curling Club
900 – 22nd St. East
Prince Albert, SK

Project No. 126-07

Attn, Brian Klashinsky:

Dear Sir,

We appreciate the chance to supply our price on the RFQ on the Curling Rink Roof. If we are successful with this bid we would wish to assure the City of Prince Albert of our intention and commitment to put this project as top priority. As stated in the tender it has been requested for the bidders to supply a schedule of activities and a time frame for mobilization and completion. Our intention is to begin mobilization within 3 days of award and begin work on site within the first week of notification. Anticipated schedule of completion should be within 3 weeks of startup.

In order to facilitate this contract and to minimize the impact of our activities on the normal operations of this facility it will be necessary to provide full containment over the roof. Another major advantage of this will also allow our crew to work un-interrupted during times of inclement weather; protect the existing roof deck from rain. The containment dome will be environmentally controlled to provide a greatly enhanced quality of the spray foam lining and eliminate any risks associated with property damage.

Upon the successful short listing of our bid we are prepared and expecting to enter into direct discussions with the City of Prince Albert to meet and exceed post tender requirements. At this time we will also provide your office with a detailed scope of work schedule which will include the requirements as set forth in the RFQ.

Time is critical on this project and as a result we will focus all of our efforts towards this contract.

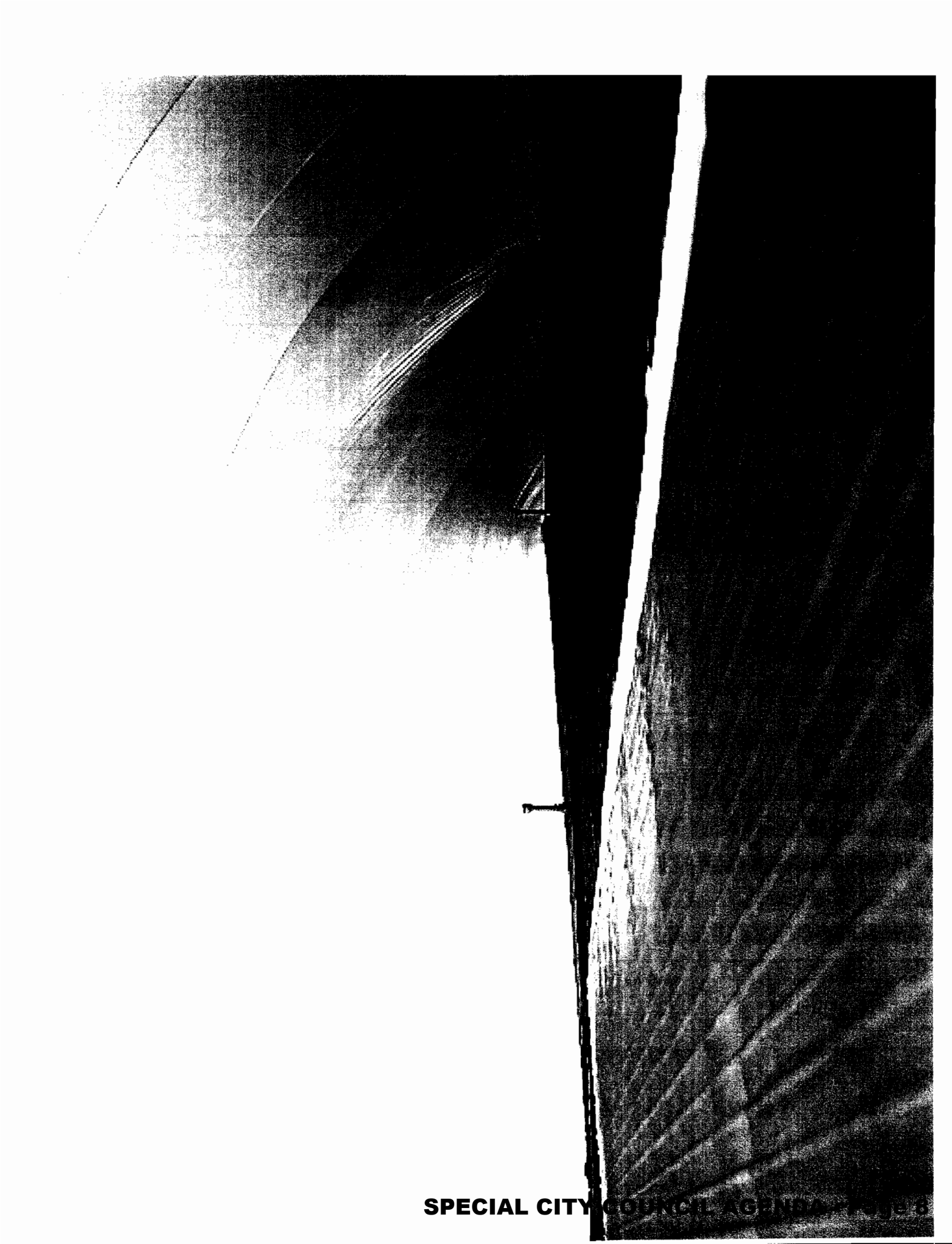
As discussed with your office we have only had possession of the RFQ for less than 24 hours prior to bid closing. As a result we have not had the time to prepare our submission entirely on the format as you have requested. If we are successful however we will work within your guideline to prepare all contracts in accordance to the City of Prince Albert's RFQ.

In addition to the RFQ we are, as stated, including the addition of full containment systems to protect property and control the environmental conditions during spray activities. We are also supplying the sandblasting activities under our own forces via our sister company, (NSI). All conditions will be met and exceeded as per the RFQ. On site will be a qualified foreman and crew personal, cleanup of site will be a daily activity and care and attention will be directed towards all adjacent property.

Our price as tendered PST included.	\$ 65,680.00
GST	\$ 3,940.80

Sincerely,

Calvin Sawatsky
President



Brian Klashinsky

From: Thermo-Plus Coatings Ltd [csawatsky@thermopluscoatings.com]
Sent: Tuesday, August 21, 2007 10:04 AM
To: Brian Klashinsky
Subject: Golf and Curling Club

Hi Brian,
I hope this is satisfactory as time was very short, I have also sent you a sample of our dome system. This project was the Prairieland Park in Saskatoon, and was a dome of 20,000/sq.ft.

Spraying out of the elements is by far the best route especially at this time of year; weather can be a huge issue.

Any questions, please feel free to give me a call.

Regards,

Calvin Sawatsky
President
Thermo-Plus Coatings Ltd.
Saskatoon, SK S7K 0Z6
Ph (306) 221-9761
Fax (306) 978-7935

8/21/2007



Superior Spray Foam
2318 Faithfull Avenue
Saskatoon, SK S7K 1V1
(306) 244-4644 Fax: (306) 242-4415

August 22, 2007

Ph (306) 981-2868; Fax (306)

Attention: Brian

RE: SPF Roofing System for Prince Albert Golf and Curling Club

Thank you for contacting Superior Spray Foam. Below are our quoted costs for insulation and coating of your rooftop.

Superior spray foam could not complete the tear off on the existing roof system this year. We are prepared to supply a roof quote on the application of primer, foam and specified topcoat but could not commit to completing this job this year.

Your roof has a total square footage of 6,400 sq. ft. The costs below are for 1 inch, 1.5 inches and 2 inches of Sprayed Polyurethane Foam, all with 50 mils DFT of Polyurethane dual component coating. One inch of foam is equal to an R7 of insulation.

The following are prices for the roofing system, which includes 3lb roofing foam and PS3075UV silver topcoat at 50 mils DFT:

Foam Average	sq. ft cost	Square Footage	Total Cost
1"	\$ 4.50	6,400	\$ 28,800.00
1.5"	\$ 5.00	6,400	\$ 32,000.00
2"	\$ 5.50	6,400	\$ 35,200.00

If additional insulation is required just add \$.50/ sq. ft for each additional ½ inch of foam. Additional cost for drains and vents, if necessary at time of application. All Prices are subject to raw material price increases, plus applicable taxes on the above quote. Also to advise you further, our complete roof systems come with a **ten-year warranty**.

Should you have any questions or concerns on the above-mentioned, please do not hesitate to contact me at your convenience.

Yours truly,

Superior Spray Foam

Per:

Bruce Spafford
Manager

By signing this, I give confirmation for the work to be performed as stated in the estimate supplied to me by Superior Spray Foam for ____ inch(es) of foam.



NORTH CORMAN INDUSTRIAL PARK
P.O. BOX 26034 • SASKATOON, SK • S7K 8C1
TEL: (306) 931-4422 • FAX: (306) 931-8885

August 22, 2007

City of Prince Albert
1084 Central Avenue
Prince Albert, SK
S6V 7P3

ATT: Brian Klashinsky
Mechanical & Bldg Maint. Manager

Brian,

Re: Roof Repair to Prince Albert Golf & Curling Club (7,040 sq.ft.)

We are pleased to quote on applying Spray Polyurethane Foam and Coating to your roof. First all existing Foam and Coating will be removed by the customer. Next we will apply approximately R16 Spray Polyurethane Foam and 40 mils of WU-327 Coating to the metal roof.

Our price will be \$48,765.00 plus GST and includes a supervisor for the removal of existing Foam and Coating. Price also includes mob/demobilization and a Five (5) Year Warranty.

We hope you find this satisfactory and look forward to hearing from you.

Sincerely,

R.B. (Randy) Kendel

- 3.1 Report from Mechanical and Building Maintenance Manager dated March 15, 2007, with respect to Golf and Curling Club Partial Roof Replacement Project.

0161.

Moved by Councillor S. Williams, Seconded by
Councillor M. Ring, AND RESOLVED:

That the Report from Mechanical and Building Maintenance Manager dated March 15, 2007, with respect to Golf and Curling Club Partial Roof Replacement Project be received; and, that the following recommendation of the Mechanical and Building Maintenance Manager, as contained therein, be approved:

“That City Council approve to engage a roofing consultant to prepare drawings and specifications that will be used to tender the replacement of the roof at the Golf and Curling Club as indicated in Option No. 2 in the Report from the Mechanical and Building Maintenance Manager dated March 15, 2007.”

SPECIAL CITY COUNCIL - MARCH 19, 2007



City of Prince Albert

REPORT APPROVAL FORM

Report Title:	Golf and Curling Club Partial Roof Replacement Project	Date:	March 15, 2007
Prepared By:	Brian Klashinsky, Mechanical & Building Maintenance Mgr.		
Prepared For:	City Council		
Approval Required By:		Report Type:	
		Routine	<input checked="" type="checkbox"/>
		Substantive	<input type="checkbox"/>
		Financial	<input type="checkbox"/>
City Manager	<input checked="" type="checkbox"/>	<i>A. Martiniuk</i>	
Director of Financial Services	<input checked="" type="checkbox"/>	<i>Johnny McKay</i> OR	
Director of Public Works	<input type="checkbox"/>		
Director of Community Services	<input checked="" type="checkbox"/>	<i>Gawna Wele</i>	
Director of Ec.Dev & Planning	<input type="checkbox"/>		
Director of Fire & Emerg. Services	<input type="checkbox"/>		
Director of Corporate Services	<input type="checkbox"/>		
City Solicitor	<input type="checkbox"/>		
Chief of Police	<input type="checkbox"/>		
	<input type="checkbox"/>		

Report Type ~ Definitions:

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City of Prince Albert

REPORT

Report Title: Golf and Curling Club Partial Roof Replacement Project

Date: March 15, 2007

Prepared By: Brian Klashinsky, Mechanical & Building Maint. Mgr.

Prepared For: City Council

RECOMMENDATION:

That Council approve the recommendation to engage a roofing consultant to prepare drawings and specifications that will be used to tender the replacement of the roof at the Golf and Curling Club as identified in Option 2 below.

JUSTIFICATION FOR INCAMERA:

N/A

BACKGROUND:

The Lease Renewal and Amending Agreement dated December 21st, 1999 – hereinafter referred to as the 'Agreement' - qualifies that a Capital Reserve Fund will be put in place, to manage the ongoing upkeep requirements of the Prince Albert Golf and Curling Club, and that both the City and the Club will contribute to the fund. The application of these funds is intended to not be maintenance specific but to manage upkeep costs to the structural component of the building that would include the roof, structural components of the walls and exterior finishes as well as the replacement of major electrical, plumbing, water and sewer services to the facility should that particular replacement be deemed as required.

The Agreement further states, in item 12, that all proposed expenditures from the Capital Reserve Fund would be compiled by the City and the Club in the format of a five year Capital Program to be reviewed annually by both parties. Further, all expenditures from the Capital Reserve Fund would require approval from City Council and the Board of Directors of the Prince Albert Golf and Curling Club.

Item 13, of the Agreement, discusses that the Capital Reserve Fund will form the basis of all future development and building programs and expenditures for improvements to the Club Facility and so on but also that neither party would proceed with any improvements or expenditures from the Fund without the written approval of the other party.

In preparation for the 2006 budget, a brief discussion was had with Golf and Curling Club executive wherein the writer was advised that an intended upgrade was being considered to manage the required upgrades to the facility and that program would be shared with Council once it was available. To date the intended strategy has not been provided.

While this facility certainly has more than a few problems, without question the roof replacement is the number one priority. The performance of the roof deteriorated significantly in 2006 to the point where a temporary repair was completed by Thorpe Brothers Ltd., at the direction of the PA Golf and Curling Club, to cover the worst area over the Lounge and Kitchen area with a weighted plastic barrier.

We have been provided documentation that confirms Thorpe Brothers Ltd. had provided a quote to the Club on June 21, 2006 in the amount of \$56,930.00. Note the value does not include the costs for the disconnection or the reconnection of the mechanical items on the roof that would have to be removed to facilitate the re-roofing project. These costs were projected by Thorpe's at \$3,500.00. Further note that GST is not included but the costs for the temporary repairs were included.

DISCUSSION:

The writer was contacted by the Club recently to discuss the ongoing deterioration of the roof and the need to proceed with the repairs at the earliest opportunity. The Club was advised that the City has a tendering policy and the roof replacement needs to be managed inside the current tendering policy. Further, any deviations from the tendering policy could only be considered by Council if a written request was provided to have the item included in a Council agenda.

The Club has had Thorpe Brothers re-submit their quote to do work but changed the date to January 23, 2007. In addition, the Club has included a second quote from J.L. DePeel Roofing & Contracting Ltd. that identifies a value of \$64,360.00 plus GST.

The cover, attached by the Club, suggests that a portion of the work could be completed with Penitentiary work crews and that there is sufficient money in the Reserve to complete the work.

To speak to the former point, it needs to be noted that the recommendation would be to not engage demolition services outside of the roof replacement. Experience continues to endorse that the most likely strategy for success would be to have all the responsibility for the project rest with that of the contractor. Also, it is noted that the additional costs for the removal and re-installation of the roof equipment remains unchanged. In speaking to the latter point, the expenditure of the roofing project from the Reserve fund would require the endorsement of both parties prior to proceeding.

The roof has been problematic for a long time and while Thorpe's suggested solution may be valid and their price may be fair, the tendering policy has not been applied. The appropriate strategy would be to engage a firm that is qualified to prepare roof replacement drawings as well as specifications, tender the project and award to the successful contractor.

OPTIONS:

Note that the current available information suggests the following budget calculation:

• Consultant project drawings, specifications and Inspections	-	\$ 5,000
• Projected Tender Costs	-	\$56,930
• Disconnection/Reconnection of Mechanical Components	-	\$ 3,500
• Contingency Fund	-	<u>\$ 5,000</u>
Projected Total Project Costs		\$70,430

Option 1: Award the roof replacement to Thorpe's for the tendered value of \$56,930 and include the disconnection/reconnection costs of \$3,500. This option does not endorse the option to use penitentiary work crews nor does it provide for quality control as inspection services are not included. Further, while the most cost-effective solution, this option is not in compliance with City tendering policy. Note the GST costs are extra.

Option 2: Engage consultant services to prepare the roof replacement drawings and specifications, tender the same, award to the successful contractor and ensure that roofing inspection services are provided over the course of the project. This solution is not the most cost-effective option but it is in compliance with City tendering policy and provides for a 'level playing field' for all bidders. The projected costs of this option would be \$70,430 plus GST. This is the recommended option.

FINANCIAL IMPLICATIONS:

Finance confirms that the monies in the Reserve/Trust fund at December 31st, 2006 are \$53,225.70 and that, as per the terms of the agreement, another \$10,000 will be available in 2007 making the Reserve/Trust fund total at \$63,225.70.

As it does not appear that the Club has contributed any monies into this account to date, it may be a reasonable request that any shortfall to the actual roof replacement project costs be managed by the Prince Albert Golf and Curling Club.

A final note, as it relates to not only these roof repairs but the balance of the roof repairs as well as the status of the Club facility specifically related to other repairs required, is that dialogue regarding a funding strategy to manage other upgrade and infrastructure projects will have to be developed with the Club.

PUBLIC NOTICE/COMMUNICATIONS:

N/A

ATTACHMENTS:

Correspondence from the PA Golf & Curling Club dated February 27, 2007
Quote from Thorpe Brothers Ltd. dated January 23, 2007
Quote from J.L. DePeel Roofing & Contracting dated February 6, 2007
Quote from Thorpe Brothers Ltd. dated June 21, 2006

CONCLUSION:

The roof repair that is identified as a priority in this report is only a section of the roof that will ultimately require replacement. The balance of the roof needs to be investigated and discussed as a separate report. In the interim, this roof repair is valid and needs to proceed at the earliest opportunity employing one of the options identified above.

Respectfully Submitted,



Brian Klashinsky
Mechanical and Building Maintenance Manager

RECEIVED

FEB 27 2007

CITY CLERK

To City Of Prince Albert
Feb. 27, 2007

To The Mayor and City Council Members of the City Of Prince Albert

Re: Prince Albert Golf and Curling Club Building.

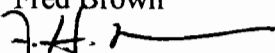
The roof over the lounge area of the PAGCC building is in need of repairs. This area is approximately 7600 sq. feet and there is presently temporary Emergency repair of weighed down poly to prevent leaks.

Attached are two invitational bids and we would like to proceed with the low bid from Thorpe Brothers @ a price of \$48,910.00 plus GST.

We have arranged to use the work crew from the Penitentiary to assist in the removal of the existing spray foam material from the roof. There will be additional costs for tools, disposal and landfill costs.

There is sufficient money in our Reserve to proceed with this project.

We are requesting City Council approval to proceed with this project as per The Lease Renewal and Amending Agreement Dated Dec. 21,1999.

Yours Truly,
Fred Brown 764-0930

Prince Albert Golf and Curling Club
900 - 22 Street East
Prince Albert, Saskatchewan
S6V 1P1

COMMUNICATION
Referred to:

Community Services
For Review And
Report.



cc: Director of Community
Services.

Specs

PRINCE ALBERT GOLF AND CURLING CLUB

Install a new insulated roof membrane over the Club house section
(approx. 7600 sq ft.)

Please give a separate price for removal of existing spray foam materials
Since club may do this work with volunteer labor.

Install 1.5 inches of polystyrene(EPS) deck infill.
Install 1.5 inches of ridged polysio insulation mechanically fastened.
Install wood framing as required.
Install a hot air welded TPO membrane to manufactures specifications.

J.L. DePeel Roofing & Contracting Ltd. (Bondex)

P.O. Box 1984 • Prince Albert, SK. • S6V 6K1
(Bus) 306-763-6754 • (Fax) 306-763-8987 • (Cell) 306-961-8915

QUOTE

February 6, 2007

P.A. Golf & Curling Club

ATTENTION: Mr. Brown

RE: 4,000 sq ft Re-Roof

Remove spray urethane foam from existing metal roofing. Install pre-cut Plasti-Fab foam insulation between ribs of metal deck. Over this install 3" roofmate insulation for a total R value of R-18. Mechanically fasten to deck, install EPDM white membrane roofing over insulation, complete with flashing and perimeter blocking work under and around unit lift gas line were required, complete with clean up.

	\$ 64,360.00
	GST <u>3,861.60</u>
	<u>TOTAL \$68,221.60</u>

Due to insurance and compensation we would not complete project with someone else removing the old roof insulation.

Thank you,

per [Signature]
John DePeel
JD:nl

THORPE BROTHERS LTD

MECHANICAL CONTRACTORS SINCE 1946
SPECIALIZING IN
PLUMBING, HEATING, VENTILATION, ROOFING
AIR CONDITIONING & REFRIGERATION

January 23, 2007

Prince Albert Golf and Curling Club
900 - 22 Street East
Prince Albert, SK, S6V 1P1
Fax: 922-4422

ATTENTION: FRED BROWN

RE: ROOF REPLACEMENT ON CLUBHOUSE SECTION

Dear Sir:

We assessed the existing roof covering and discovered it is beyond repair. There is severe blistering between layers of foam and splitting occurring. The existing foam has to be removed given the moisture in the system and irregularity (see photos attached).

Please find below our proposal to supply and install a new insulated roof membrane over clubhouse section (7600 sq ft) and minor maintenance work over rink area.

SCOPE OF WORK:

- Remove the 2 existing spray-foam roof coatings and dispose.
- Install 1 ½" polystyrene (EPS) metal deck infill and 1 ½" rigid polysio insulation mechanically fastened (thermal value = R18).
- Install wood framing as required.
- Install a mechanically fastened/hot air welded TPO membrane to manufacturers specifications.
- Fabricate and install new prefinished metal flashings.
- Wire brush 4 rusted areas on metal roof on curling rink and coat with Galvacon paint.

BREAKDOWN

- Supply and install new roof assembly	\$ 48,910.00
- Removal of existing spray foam roof to metal deck	\$ 6,220.00
- Tools, Disposal and landfill fees	\$ 1,800.00
TOTAL QUOTE	<u>\$ 56,930.00</u>

Prince Albert Golf and Curling Club
January 23, 2007

Page 2 of 2

NOTE:

- PST is included.
- GST is extra.
- All workmanship to CRCA and manufacturers specifications.
- Includes manufacturers 10 year membrane warranty.
- A copy of company liability insurance available upon request.
- Includes an emergency temporary measure of covering with poly and weighting down. .
- To supply and install an insulated TPO membrane as outlined above over the curling rink area, a budget figure of \$5.50 sq ft should be allowed. A firm quote available upon request.

Please call if you have any questions.

Yours Truly,
THORPE BROTHERS LIMITED



Barry Baldrey
BB/pf



MECHANICAL CONTRACTORS SINCE 1946
SPECIALIZING IN
PLUMBING, HEATING, VENTILATION, ROOFING
AIR CONDITIONING & REFRIGERATION

June 21, 2006

Prince Albert Golf and Curling Club
900 - 22 Street East
Prince Albert, SK, S6V 1P1
Fax: 922-4422

ATTENTION: JACK ARMITAGE

Post-It™ brand fax transmittal memo 7671 # of pages 1

To	From
Co.	Co.
Dept.	Phone #
Fax #	Fax #

RE: ROOF REPLACEMENT ON CLUBHOUSE SECTION

Dear Sir:

We assessed the existing roof covering and discovered it is beyond repair. There is severe blistering between layers of foam and splitting occurring. The existing foam has to be removed given the moisture in the system and irregularity (see photos attached).

Please find below our proposal to supply and install a new insulated roof membrane over clubhouse section (7600 sq.ft.) and minor maintenance work over rink area.

SCOPE OF WORK:

- Remove the 2 existing spray-foam roof coatings and dispose.
 - Install 1 1/2" polystyrene metal clad deck infill and 1 1/2" rigid polysio insulation mechanically fastened (thermal value = R18).
 - Install wood framing as required.
 - Install a mechanically fastened/hot air welded TPO membrane to manufacturers specifications.
 - Fabricate and install new prefinished metal flashings.
 - Wire brush 4 rusted areas on metal roof on curling rink and coat with Galvacon paint.
- QUOTE \$ 56,930.00

NOTE:

- The disconnection/reconnection of mechanical items required to perform re-roofing is not included. A budget figure of \$ 3,500.00 should be allowed to cover cost.
- PST is included.
- GST is extra.
- All workmanship to CRCA and manufacturers specifications.
- Includes manufacturers 10 year membrane warranty.
- A copy of company liability insurance available upon request.
- Includes an emergency temporary measure of covering with poly and weighting down.

Please call if you have any questions.

Yours Truly,
THORPE BROTHERS LIMITED

[Signature]
Barry Baldrey
BB/lb
c.c. City of Prince Albert

Executive Comm. To deal with this repair including quote, financing, timing, etc.

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Mayor Scarrow and City Council
1084 Central Avenue
Prince Albert SK, S6V 7P3

August 23, 2007

Re: Extension of Farmer's Market use of Central Avenue for September 5-October 3
(Wednesday's from 7am to 2pm)

Dear Mayor Scarrow:

On behalf of the Prince Albert Farmer's Market and the Downtown Business Improvement District, I would like to request an extension of the use of Central Avenue from 11th Street to 10th Street from 7am – 2pm on Wednesday's for the Prince Albert Farmer's Market. This event has become very popular and the September season is the busiest for the market as all produce is in good supply and demand. Please note that this does not include Memorial Square as that event has now concluded. We appreciate the support and assistance of the City of Prince Albert in this regard. Please note that the downtown businesses also support this request.

Sincerely,

D Burnett

per

Jayne Remenda
Downtown Business Improvement District Association

RECEIVED

AUG 23 2007

CITY CLERK

Council

COMMUNICATION

Referred to:

Approval
recommended