



CAMBIE ROOFING & DRAINAGE CONTRACTORS LTD.

1367 East Kent Avenue N.
Vancouver, B.C. V5X 4T6
Telephone: 874-4444 / Fax: 325-5580

STRATA VR1382
ATTN: JOANNE BERUBE
401-1232 HARWOOD STREET
VANCOUVER, BC V6E 1S2

JUNE 21, 2001

683-4073

683-4074 (FAX)

JOB SITE: 1232 HARWOOD STREET, VANCOUVER - VARIOUS DECK AREAS

SCOPE OF WORK: - SUPPLY AND INSTALL ROOFING SYSTEM COMPLETE WITH FLASHING

SPECIFICATIONS: - 3 PLY SBS MODIFIED BITUMEN TORCH ON ROOFING SYSTEM

APPLICATION:

- Remove existing flashing and roofing system
- Clean and prepare deck
- Check condition of deck surface for any deficiencies and advise owner if any necessary corrections are required
- 1 layer of dry sheet membrane, fully fastened
- 1 layer fully mopped roofing membrane or torched on
- 1 layer torch on roofing membrane cap sheet
- Double stripping around all curbs and perimeters
- New copper drains and lead plumbing vent flashing
- Metal flashing with interlocking seams
- Clean up and remove all debris

MATERIAL:

- Fibreglass base sheet
- 220 degree asphalt (if applicable)
- Elastophene P/S base ply (or equal)
- Sopralene flam 180 stripping ply (or equal)
- Sopralene flam 180 granular cap sheet (or equal)
- 26 guage baked enamel steel flashing _____ white _____ brown

TOTAL CONTRACT PRICE: 8 OPEN DECK AREAS
\$ 7,886.00

8 CLOSED DECK AREAS
\$ 7,280.00

15 YEAR GUARANTEE ON MATERIAL
5 YEAR GUARANTEE ON LABOUR

GST IS NOT INCLUDED IN PRICE



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PROJECT AT: 1232 HARWOOD STREET, VANCOUVER - VARIOUS DECK AREAS

PER ESTIMATE DETAILS ATTACHED

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15 YEAR GUARANTEE ON MATERIAL
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TO SUPPLY AND INSTALL NEW CAP FLASHING ON TOP WALLS OF DECK AREAS (16 DECKS IN TOTAL), ADD \$ 2,000.00 TO TOTAL

TO SUPPLY AND INSTALL NEW CHIMNEY CAP FLASHING FOR 2 DECK AREAS, ADD \$750.00 TO TOTAL

TO REPLACE OR INSTALL 7/16 INSULATION BOARD TO EXISTING ROOF DECK, PLEASE ADD .85/SQ. FT. IN ADDITION TO TOTAL

COMPLETE 5 MILLION LIABILITY INSURANCE & WCB COVERAGE: REGISTRATION # 175418
GST # R 100738913 - GST IS NOT INCLUDED IN PRICE
PAYMENT TERMS - 100% UPON COMPLETION UNLESS OTHERWISE AGREED

BONDED MEMBERS: ROOFING CONTRACTORS ASSOCIATION OF BC
AMALGAMATED CONSTRUCTION ASSOCIATION OF BC
CANADIAN ROOFING CONTRACTORS ASSOCIATION

This contract constitutes the entire understanding of the parties, and no other understanding, collateral or otherwise, shall be binding unless in writing. Receipt of a copy of this contract is hereby acknowledged.

ACCEPTED _____ 20__

SIGNED _____
PURCHASER
COLOUR REQUESTED _____

SIGNED _____
PER: PAUL SKUJINS
ESTIMATOR

5 1/2 Hrs paul@cambieroofing.com



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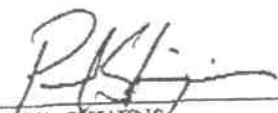
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E-MAIL: paul@cambieroofing.com

INVOICE

Invoice No.: A01617 -03044

Date: April 16, 2004

To: The Owners, Strata Plan VR 1382 (Harwood Terrace)
 c/o Suite 304 - 1232 Harwood Street
 Vancouver, BC V6E 1S2

Attention: Susan Olafson

PROJECT: Building Envelope Evaluation and Report
 1232 Harwood Street, Vancouver, BC

For Consulting Services Rendered:

Stage	Agreed Fee	% Complete	Total Billing To Date	Previous Billing	Current Billing
1 Evaluation and Report	\$5,300.00	100%	\$5,300.00	\$0.00	\$5,300.00
2 Disbursements - In-house Copying, Contractor Assistance, Travel	\$900.00	100%	\$900.00	\$0.00	\$900.00
Previously Billed Subtotal This Billing			\$6,200.00	\$0.00	\$6,200.00

ADDITIONAL DISBURSEMENTS

1 Courier			\$0.00		
2 Photographs - per page			\$0.00		
3 Plotting (in-house)	0 @	\$1.95	\$0.00		
4 Copies	0 @	\$0.20	\$0.00		
5 Printing-B/W Ledger	0 @	\$0.25	\$0.00		
6 Travel per Km	0 @	\$0.45	\$0.00		
7 Specifications	0 @	\$35.00	\$0.00		
8 Sub-contractor			\$0.00		
9 Extra copies of Report			\$152.93		
Disbursements Subtotal			\$152.93		\$152.93

SUBTOTAL \$6,352.93

7% GST (R1344252297) \$444.71

TOTAL THIS INVOICE \$6,797.64

This invoice is in respect of professional services and is due upon presentation.
 After 30 days, interest will be charged at 1.5% compound monthly on overdue accounts.

THANK YOU.



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CSA BUILDING SCIENCES		MORRISON HERSHFIELD	
Proposed Fees		Proposed Fees	
Design & Tender	34,300.00	Design & Tender	43,000.00
Construction Period	63,700.00	Construction Period *Adjusted	61,880.00
Maintenance Manual	3,500.00	Maintenance Manual	4,000.00
Total	101,500.00	Total	108,880.00
Architectural Services	\$4000 included in quote	Architectural Services	None Included in Quote
Insurance Cost	55,000.00	Insurance Cost	35,000.00
Length of Warranty	5 years	Length of Warranty	10 years
Total Cost for Comparison	156,500.00	Total Cost for Comparison	147,880.00
Allowing for Fee, Insurance & Architectural Services Included		Allowing for Fee, Insurance & \$4000 of Added Architectural	
Net Cost Difference	8,620.00	Net Cost Difference	(8,620.00)
Note - Construction Management not mentioned by CSA, thus, if it is offered as an option, it would be an add'l charge		Note - Construction Management would be an add'l charge	
Charge Out Rates		Charge Out Rates	
Senior Principal	\$100/hr	Senior Principal	\$200/hr
Project Consultant P. Eng	\$ 90/hr	Technical V	\$160/hr
Project Consultant Sr. Tech	\$ 80/hr	Technical IV	\$140/hr
Junior Technologist	\$ 65/hr	Technical III	\$115/hr
CAD	\$ 55/hr	Technical II	\$ 95/hr
		Technical I	\$ 80/hr
		Technical Support	\$ 65/hr
The significant difference in charge out rates between the two companies means that any overages, especially involving senior principals, would cost significantly more under MH. That said, it is also a function of how many hours are tracked and charged out, so this can be a difficult thing to analyze.			
Estimate of Probable Cost	1,357,700.00	Estimate of Probable Cost	1,243,000.00
Note - this is original quote amounts, including roof etc. Of course, in both cases, this is an estimate only		Note - this is original quote amounts, including roof etc. Of course, in both cases, this is an estimate only	
Other Factors to Consider		Other Factors to Consider	
Accessibility and Responsiveness of Key Contacts References - to discuss at meeting Professional Liability Coverage \$2 million		Accessibility and Responsiveness of Key Contacts References - to discuss at meeting Professional Liability Coverage \$2 million	

* Adjusted MH Construction Fee to eliminate 7% on \$66K roof replacement cost, which they had still included

Note - Building Permits - it appears that applying for City of Vancouver building permit is included in the CSA quote, but, that MH assumes that the contractor will apply for all permits. Likely several permits are involved, and only the City of Vancouver building permit varies between the two quotes.

STRATA VR 1382 BUDGET - 2004/2005

	2004/2005 BUDGET PROPOSAL	NOTES / ASSUMPTIONS
REVENUE		
Maintenance Assessments	39,264.00	As per 2003/2004
Laundry	3,180.00	As per 2003/2004
Other - Fines & Move In Fees	300.00	Assume additional move fees for rentals
TOTAL REVENUE	42,744.00	
EXPENSES		
Accounting	1,200.00	As per 2003/2004
Bank Charges and Interest	100.00	Reduced - Spent very little last year
Building Repairs - Exterior	-	Assume none due to bldg envelope work
Building Repairs - Interior	2,800.00	Reduced to 2003/2004 actual
Depreciation - Washer, Dryer, Enterphone	2,500.00	Increased due to Enterphone