

Roof Condition Report



Metchosin Fire Hall

30 January 2013

Metchosin Fire Hall

4440 Happy Valley Road

Victoria, BC V9C 3Z3

Attn: Chief Dunlop

Roof Condition – Metchosin Fire Hall

Refs: a. Herold Engineering Report (enclosed)

b. Aerial Roofing Quote (enclosed)

c. Universal Roofing (enclosed)

Chief Dunlop,

Due to the ongoing water leaks and damage to the interior of Metchosin Fire hall lounge area, I am obligated to forward this report to you. Enclosed in this report is an engineering report as well as two roofing quotes. Several attempts have been made to repair the existing roof which has been sufficient for a period of times, however these are bandage repairs. The problems have been increasing and are becoming a hazard.

According to ref a, the subject building was constructed in the 1960s with additions added during the same time frame. There was a significant repair done in the late 1990s with the siren blew off from its perch and on the roof. The age of the whole roof cannot be exactly determined due to the many repairs done in sections according to previous employees. Metchosin Fire Hall is a resourceful asset of Metchosin, the situation behoves us to take some kind of action, failure to act will have negative impact on this establishment and the community as a whole.

Roof Condition

The following will be pictures of my findings and descriptions:

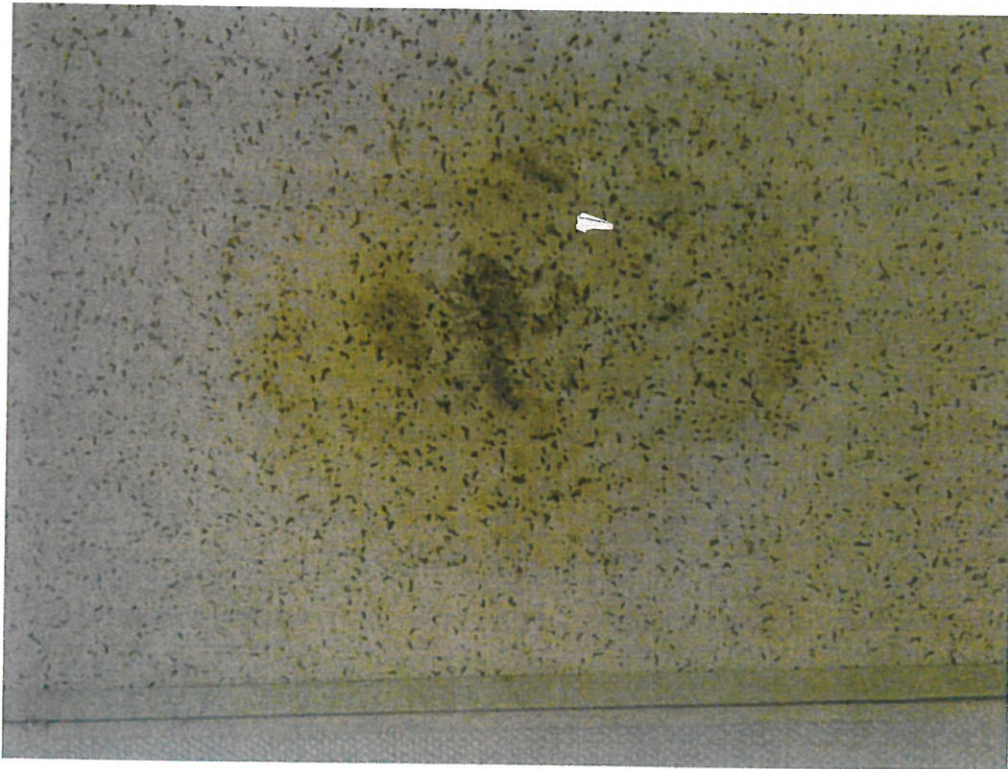
Interior



Above is a picture in the lounge by the back entrance, as our facility is not only occupied with volunteer firefighters, the scouts, the seniors, SAR and EOC personal and other local municipal and Westshore organizations. Many events such as Halloween, School Expo, Auto Ex Competitions and many forms of training, the public perception portrays a negative effect on our hall and community.



Interior hallway towards offices.



Roof interior inside the Fire Support personnel's office.

Exterior:



The pooling you see here is called "pondling", location here is outside the upper training room classroom. One of the issues here is the added weight of water on our structure, also improper location of drains.



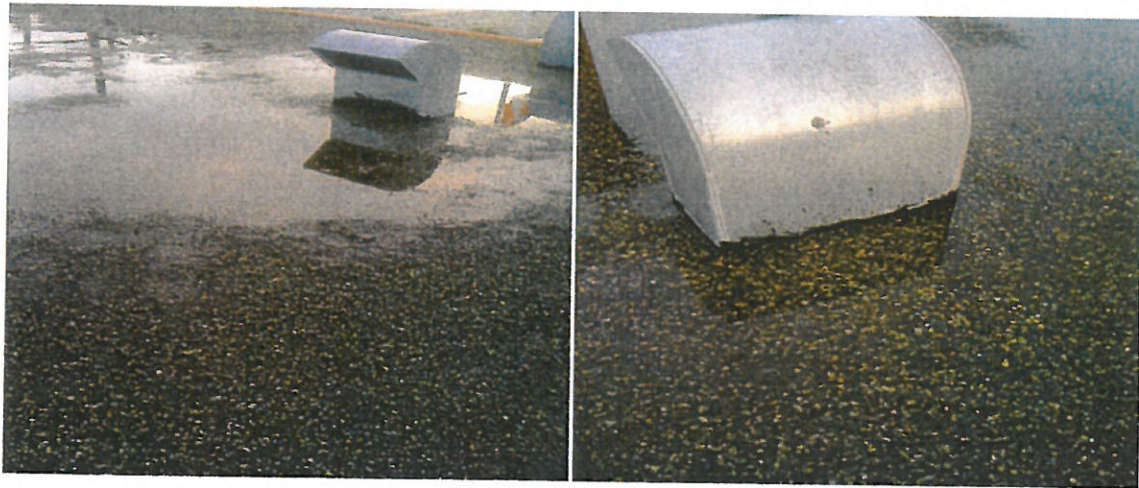
From the last photo, turning 90 degrees, facing flag pole, more pondling, added weight and improper drainage.



Location upper training room door, part of cinderblock is missing, and flashing not adhere to building.



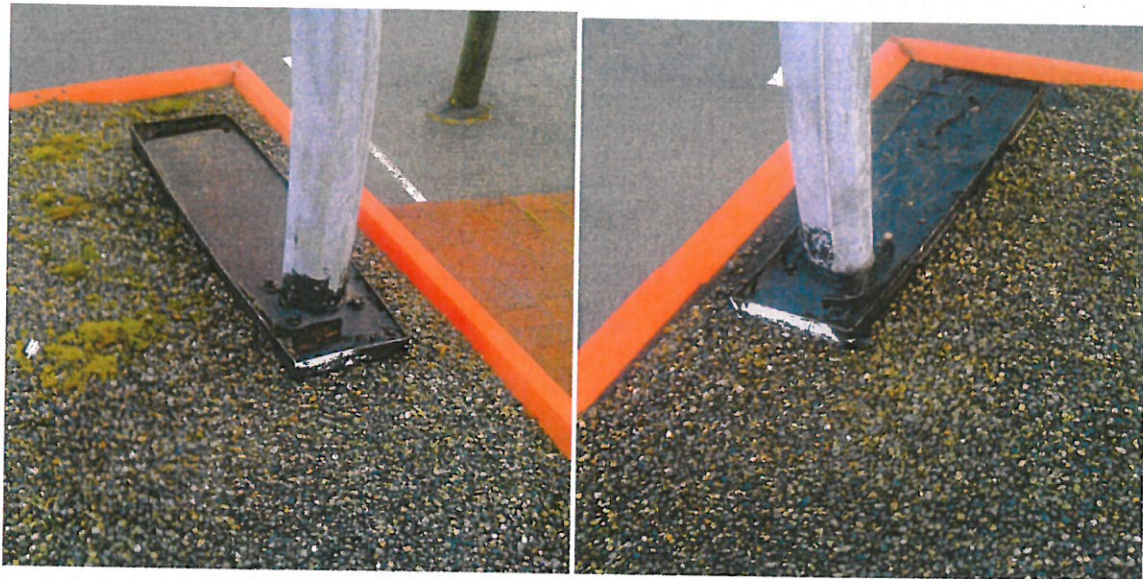
Roof adjoining old hose tower, more ponding, weight, ponding at seem of structure.



More ponding, the issue here the ponding is around HVAC outlets, which has possible egress to interior.



Pondling at old hose tower structure front side at roof.



Light standards mounted front of hall on roof, improper installion, pan had been inadequately filled with tar, thus pans are filled with water. Should be filled and with concave topping to allow water to run off.



Exposed tar, no gravel to protect, cracks which make good egress of water to interior.



Roof venting, there are many fixes here with different types of methods, due to age, birds are making egress easily for nesting, etc..



Some roof vents are need of repair or replacement.

Quotes:

After my inspection and observation of the Metchosin Fire Hall roof, also due to the amount of genuine concerns I had, I called three subject matter experts for their recommendations and quotes. All roofing reps displayed a genuine concern of the weight of the material of the roof (gravel and tar) not including added weight of water or snow load. All roof reps recommended we replace the roof with a torch on membrane vice the gravel and tar. Due to the above pictures and shortcomings of our roof, it also recommends replace than repair. One of the roofing companies walked away from our situation. As previously mentioned, enclosed are two existing quotes. After spending a considerable time with the two roofing reps separately, I am leaning toward Universal Sheet metal. My reasoning is the rep's experience, reputation and customer service feedback. Also he is willing to educate myself with our other Metchosin assets in care and maintenance, especially moss removal.

Conclusion:

As your employee, I am forwarding this report to you. Roof systems can deteriorate from normal wear, severe weather, improper design, construction and maintenance. Any roof repairs not dealt with after signs of failure can and will result in increased damage to this Metchosin asset as in building interiors, loss of occupant occupancy, interruption of services and possibly endanger occupant safety.

Eric Meredith

Fire Support and Maintenance

250-478-1307

2-6820 VEYANESS ROAD
VICTORIA, B.C.
V8M 2A8



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TELEPHONE: (250) 652-6771

FAX: (250) 652-5514

January 29, 2013

Metchosin Fire Department
4440 Happy Valley Road
Victoria, BC V9C 3Z3

Phone: 250-478-1307

E-Mail: emeredit@metchosinfire.ca

Attention: Eric Meredith, Captain

Re: Upper and Lower Roof – Volunteer Roof Facility

Please accept this confirmation of price for the following:

First we will machine spud off the existing roof down to the smooth surface. To this smooth surface we will supply and install:

1. 180 Gram Base Sheet (entire surface)
2. 180 Gram Base Sheet (to all protrusions & up & over all perimeter edges)
3. 250 Gram Granular Cap Sheet (entire surface)
4. 250 Gram Granular Cap Sheet (stripping ply)
5. All new lead flashing, roof vents and roof drains
6. New metal flashing in some areas and reuse on outside perimeter

All debris will be removed from site. Work will be carried out in a workman-like manner. All SBS Products to RCABC requirements. General liability insurance will be in place while work is performed. All fire and safety procedures will be according to WCB requirements. There will be 2 Journeymen with Q.T. Tickets on site at all times.

Colour samples of sheet metal flashing and membrane available at your request.

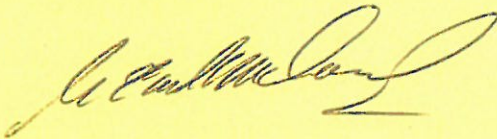
We will require access in the parking lot for cranes, bins and trucks.

This work comes with a Ten (10) Year Manufacturers Standard Limited Material Warranty and a Ten (10) Year Company Standard Limited Guarantee.

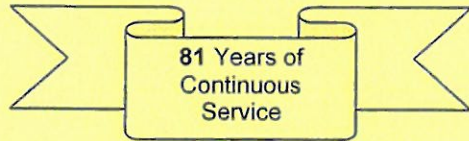
This work can be completed for the sum of Twenty five thousand nine hundred and seventy-seven Dollars (\$25,977.00) plus HST.

Accepted By: _____

Yours truly,
UNIVERSAL SHEET METAL LTD.
Estimated by,



Earl McDormand



Payments made by Credit Card will be subject to a 2.56% surcharge



AERIAL ROOFING

Subs, Inc.
2000 2000

Office: 250-474-1519

Fax: 250-474-1514

Email: aerial@telus.net

Website: www.aerialroofing.ca

To:	Metabesin Fire Department	Date:	January 24, 2013.
Address:	4440 Happy Valley Rd. Victoria BC. V9C-3Z3	Phone:	250-478-1307
Email:		Fax:	250-478-1309

Attn: Eric,

Thank you for calling Aerial Roofing. We are pleased to quote you a price to remove the existing roof off of the 2 flat roofs (not including the upper old hose tower roof) and install a new 2 ply 250 gram polyester torch on membrane roof. Our roofing package includes supplying all the material and performing all the labour required to complete the following work:

- Remove existing roofing material, place in bin and haul away.
- Check roof substrate and allow 5% replacement if required.
- Re-nail substrate as required.
- Install 1 ply 15lb. tar paper.
- Install mechanically fastened 1 ply IKO Protecto Board.
- Install 180 gram polyester base sheet.
- Install new copper drains and new plumbing leads.
- Install 180 gram polyester base sheet for stripping in drains, leads, vents, and perimeter.
- Install granulated 250 gram polyester torch on membrane cap sheet.
- Install new perimeter metal cap flashing.

Clean up includes hauling away all roofing debris, sweeping of steps, sidewalks and driveways and removal of the left over materials. Also doing a magnetic nail sweep around the house and work areas.

All of the above work to be completed in a timely and professional manner. All work to comply with building code standards and manufacturer's specifications.

Continue on page 2

All work to include 10 year labour warranty

2 ply 250 gram torch on membrane roof

Price: \$ 26,344.00 + HST

Note: Aerial Roofing is an established member of the Canadian Home Builder's Association and the Victoria Better Business Bureau and is well known in both the commercial and residential roofing industries.

Note: Aerial Roofing is a WCB conforming company and also carries \$2,000,000 Liability Insurance accompanied by Hot Works Insurance for Torch On Roofing.

Note: It is here by agreed that this contractor shall not be held responsible for damage or repairs to the property as a result of hidden defects, deterioration, rot or any non-compliance with the BC building codes not included in the above job description. Aerial Roofing shall not be responsible for any damage beyond the control of Aerial Roofing, including inherent defects in the structure.

Accepted: _____

Accepted: _____

Date

Accepted: _____

Tom Williams