

**855 Vancouver Roof Budget**

**Invoices paid**

**Budget plus changes**

|                                 |                     |  |
|---------------------------------|---------------------|--|
| Original Quote /Agreement       | \$147,427           |  |
| Remove Solar collectors         | 6,416               | Verbal quote from Vincent  |
| Extra Hoarding Quote 09/09/25   | 2,380               | Required by Worksafe BC to protect Residents at entrance                           |
| Falt Roof Change Quote 10/22/24 | 3,125               | Extra required for flat roof area.   |
| Extra Tear-off                  | 30,064              | Removing extra two layers of old roof.Calculated in accordance with original quote |
| Plywood Base                    | 15,736              | Required due to ship lap on old building \$3.16PSF as per original quote formula   |
|                                 | <u>\$205,147.85</u> |  |

**Total Project Cost**

| <b>Invoice #</b> |                     | <b>Invoice Date</b> |                      |
|------------------|---------------------|---------------------|----------------------|
| 192771           | 1,015.09            | 5/11/2024           |                      |
| 192840           | 23,000.00           | 9/18/2024           |                      |
| 192862           | 50,000.00           | 10/22/2024          |                      |
| 192888           | 97,895.42           | 11/29/2024          |                      |
| 192907           | 10,040.79           | 4/25/2024           |                      |
| 192918           | 19,316.60           | 6/4/2025            | <b>Final Invoice</b> |
| Total Cost       | <u>\$201,267.90</u> |                     |                      |



## RR Roof Rider Ltd

2372 Church Road | Sooke BC V9Z 0W2  
250 686-1758 | office@roofrider.ca | www.roofrider.ca

**RECIPIENT:**

**Burdette Apartment Holdings Ltd.**

13764 18th Avenue  
Surrey, BC V4A 1W4  
Phone: 604-506-0047

**SERVICE ADDRESS:**

855 Vancouver Street  
Victoria, British Columbia V8V 3V5

### Quote #32600

|             |             |
|-------------|-------------|
| Sent on     | 2024-05-11  |
| Liability   | Insured     |
| WorkSafe BC | 87008       |
| Account No  | Burdette001 |

**Total** **\$147,427.27**



# ROOF RIDER

## RR Roof Rider Ltd

2372 Church Road | Sooke BC V9Z 0W2  
 250 686-1758 | office@roofrider.ca | www.roofrider.ca

| Product/Service                               | Description  | Total       |
|---|--|-------------|
| Re-Roof with GAF Golden Pledge Roofing System | <p><b>PRE-INSTALL:</b> Where required protect, house, deck, plants and garden space with plywood and tarps.</p> <p><b>TEAR-OFF:</b> Remove and dispose of existing shingle roof. This quote is based on a single layer tear-off. IF required, each additional layer costs \$3.16 / per sq foot for tear-off labour and disposal. (For the 15/12 pitch portions).<br/>           This quote is based on the passive solar heating panels being removed before we arrive.</p> <p><b>ROOF SHEATHING:</b></p> <p>Remove and replace any rotten deck sheathing. IF required the cost is \$150 for each installed sheet of 1/2" fir plywood. It will be documented with photos before we proceed.</p> <p><b>NEW ROOF INSTALL:</b><br/>           *This quote is based on the assumption that there is a plywood or OSB roof deck to install over. IF the deck is shiplap, planking etc we would need to re-sheet. This cost is not included in the current quote.</p> <ul style="list-style-type: none"> <li>- GAF Premium Timberline HDZ asphalt architecturally designed shingles.</li> <li>- Ridges and hips capped with GAF TimberTex®.</li> <li>- GAF Weatherwatch® Mat Self-Sealing Ice &amp; Water Barrier in valleys and on eave edges.</li> <li>- GAF Feltbuster® synthetic underlayment on remaining deck.</li> <li>- GAF ProStart Starter strip along eaves and gables.</li> <li>- Metal drip edge along eaves and gables.</li> </ul> <p>These are premium roofing products proven suitable for our West Coast environment.</p> <p><b>INCLUDED:</b></p> <ul style="list-style-type: none"> <li>- Install metal valleys, new plumbing boots, exhaust fan vents</li> <li>- Roof and attic venting better than code and optimised.</li> <li>- Install 6 permanent hidden stainless steel roof anchors - Roof Rider use.</li> </ul> <p><b>POST INSTALLATION:</b> Remove garden protection. Remove debris, including a magnetic nail sweep.</p> <p><b>NOTE:</b> A Senior Foreman will supervise and work on this installation.</p> | \$71,355.00 |



## RR Roof Rider Ltd

2372 Church Road | Sooke BC V9Z 0W2  
 250 686-1758 | office@roofrider.ca | www.roofrider.ca

| Product/Service                                      | Description   | Total       |
|--|---|-------------|
| GAF Golden Pledge Warranty                           | <p>NOTE: Roof Rider is a GAF Master Elite® Factory Certified roofing contractor, one of only two in Victoria. This distinction is one of which we are very proud, and indicates to you that we're highly trained, have excellent customer service and have mastered the proper installation techniques for the GAF roofing system.</p> <p>We are proud to install GAF Weather Stopper® roofing systems, featuring a complete structural system that ties together all your roofing elements into a cohesive unit so you get the best protection for your home and family.</p> <p>GAF Golden Pledge Warranty:<br/>           The proposed roofing system comes with a 50 year GAF Golden Pledge non-prorated warranty (registered with GAF). This warranty is one-time transferable within the first 20 years provided the new owner informs GAF of the transfer in writing within 60 days after the property transfer. Labour is covered for 25 years by GAF and 30 years for Timberline UHDZ shingles.</p> | \$0.00      |
| Shingle Re-Roof with 2 Ply- Bitumen Roofing Membrane | <p>PRE-INSTALL: Where required protect, house, deck, plants and garden space with plywood and tarps.</p> <p>TEAR-OFF: Remove and dispose of existing membrane roof. This quote is based on a single layer tear-off. Each additional layer costs \$1.91 / sq foot for tear-off labour and disposal.<br/>           **We will need to take a core sample before we can give you exact pricing.</p> <p>Inspect condition of roof deck.</p> <p>Install 2 Ply membrane system</p> <hr/> <p>Install IKO 2 Ply Bitumen Flat Roof<br/>           Install IKO Fast N Stick mechanically fastened base system<br/>           Install IKO armourbond on perimeters (wraps over top of roof edges)<br/>           Install IKO 250 Cap layer on field.<br/>           Perimeter stripped 6" onto field.<br/>           Install all new exhaust vent, new plumbing stacks, a scupper and new copper 2" drains.</p> <p>All work to be done by a certified Red Seal Roofer</p>  | \$29,533.00 |



## RR Roof Rider Ltd

2372 Church Road | Sooke BC V9Z 0W2  
250 686-1758 | office@roofrider.ca | www.roofrider.ca

| Product/Service               | Description  | Total       |
|-------------------------------|--|-------------|
| Scaffolding                   | <p>Supply and install garbage chute to protect the building and keep the project professional, tidy and safe.<br/>There is no way to do a quality job on the back side of the roof safely without scaffolding.</p> <p>Supply and install the platform on the backside for (1 month) along with the moving it once and set up on the side (2 weeks each).</p> <p>Supply and install scaffolding.</p> <p>Breakdown:<br/>Delivery- Set up- Rental- Tear down- Pick up</p>   | \$10,333.33 |
| Skylights - for Shingle Roofs | <p>Remove and dispose of existing skylight on the flat roof.<br/>Provide and install a Velux 3x4 low E skylight.</p> <p>**I don't remember whether we wanted to replace the opening skylight on the solar heater side of the building. Let me know, thanks!</p>  | \$1,050.00  |
| Stucco                        | <p>There will be, as we discussed, stucco work required to get our flashings under the siding for a positive lap. This allows us to offer the Golden Pledge warranty as well.<br/>I have not included any stucco work in this. I have a stucco contractor but I think you said you had your own contractor.<br/>The stucco work on the backside needs to be done while the scaffolding is still in position. So this would require some coordination with your contractor.</p> <p>I have not included any costing in here associated with mitigating hazardous materials. Those would be additional to this quote.</p> | \$0.00      |



## RR Roof Rider Ltd

2372 Church Road | Sooke BC V9Z 0W2  
 250 686-1758 | office@roofrider.ca | www.roofrider.ca

| Product/Service                                      | Description   | Total       |
|--|---|-------------|
| Crane & Traffic Services                             | <p>We will need to lift the materials to both sides of the building part we can do with the small crane but because of how far back the building is set we will need to load the center with the bigger crane truck.</p> <p>90 tm Crane - Hourly<br/>           Hourly rate for crane to lift material at 855 Vancouver St, timing depends on quantity of material<br/>           4 hrs (estimated)<br/>           14 tm Crane - Hourly<br/>           Small crane for material delivery if needed, hourly.<br/>           May require 2 trips depending on quantity.<br/>           Material MUST be delivered before big crane arrives, in a specific spot<br/>           4 hrs estimated<br/>           Permits<br/>           City of Victoria permit, up to \$300<br/>           Traffic Control - Traffic Control Truck<br/>           Traffic Control Truck and one LCT, on a 4 hr minimum (estimated)<br/>           Please note, we will require driveway parking spots on North side clear.<br/>           Your invoice will include travel time to and from our location in Langford.<br/>           This is an estimate, not a quote. Many factors outside our control can affect timing, as well as the price of outside services. Thank you</p> | \$2,837.25  |
| Shingle Roof - Standard Fir Roof Sheathing - Shiplap | <p>Your roof surface is 'Shiplap planking'. This is an interlocking plank that was used in the 60's &amp; 70's. Great product but by now thousands of nails have been driven in to it and the wood has dried up, shrinking which leave many gaps + knot holes, etc. This is not a suitable surface to roof on and I highly recommend that you re-sheet your roof . We will supply and install Standard 3/8" Fir Sheathing over your existing Shiplap roof to form an ideal roofing deck.</p>  | \$15,735.68 |
| Shingle Roof - Gutters and Downspouts                | <p>Supply and installation of gutter</p> <ul style="list-style-type: none"> <li>• Seamless aluminum, 5" K-Style (as existing)</li> <li>• Colour: to be confirmed</li> <li>• Corners hand-tabbed for a tight long-lasting seal and clean appearance</li> <li>• Thermoplastic sealant</li> </ul> <p>Supply and installation of downpipe</p> <ul style="list-style-type: none"> <li>• 2 5/8" square aluminum</li> <li>• Colour: to be confirmed</li> <li>• 2 3/8" metal downpipe outlets – do not degrade</li> <li>• Stainless steel fasteners – no rusty screws or rust stains on downpipes, straps or walls.</li> </ul> <p>This estimate does not include unforeseen problems such as gutters attached to the roof, gutters attached to stucco, inadequate flashing, excessive flashing, fascia.</p> <p>The payment for the gutters, downspouts, and guards can be deferred from the final invoice, until this component is completed.</p>   | \$6,882.66  |



# RR Roof Rider Ltd

2372 Church Road | Sooke BC V9Z 0W2  
250 686-1758 | office@roofrider.ca | www.roofrider.ca

| Product/Service                          | Description   | Total      |
|--|---|------------|
| Shingle Roof - Gutter Guards - Deciduous | Supply and installation of leaf guard/continuous hanger - deciduous debris<br><br><ul style="list-style-type: none"> <li>• Alurex T-Rex gutter guard and hanging system</li> <li>• All corners to have separate removable piece</li> <li>• 40 year no clog warranty, lifetime warranty on gutter structure</li> </ul>   | \$2,680.00 |
| Customer Deposits - Shingle Roofs        | Upon approval of the quote, we require a \$2,000.00 deposit (as listed below).<br><br>Upon ordering materials we will need a deposit of \$15,000<br><br>Upon finishing the flat roof we will require a deposit of \$20,000<br><br>We will invoice you for 90% of the roof upon substantial completion.<br><br>The balance will be billed only after both the Building Owner and Roof Rider are satisfied that the project is completed. | \$0.00     |

**An initial deposit of \$2,000.00 is required. E-transfers to office@roofrider.ca, cheque payable to RR Roof Rider Ltd. Balance due upon job completion. Late fees of 2% / month on overdue accounts.**

|                   |                     |
|-------------------|---------------------|
| <b>Subtotal</b>   | \$140,406.92        |
| <b>GST (5.0%)</b> | \$7,020.35          |
| <b>Total</b>      | <b>\$147,427.27</b> |

Quote is valid for the next 30 days, except when noted above.

PLEASE CLICK ON THE LINK IN THE EMAIL and then click APPROVE to give us the GO-AHEAD. The customer-signed quote is your contract.

FINANCING available. Low Monthly Payments.

We reserve the right to use photos of your roof in promotional material.

2024-07-15  
Date

*Bruce Robinson*  
Client Signature



# RR Roof Rider Ltd

2372 Church Road | Sooke BC V9Z 0W2  
250 686-1758 | Office@roofrider.ca | www.roofrider.ca

EXTRA

**RECIPIENT:**

**Bruce Robinson**  
13764 18th Avenue  
Surrey, BC V4A 1W4  
Phone: 604-506-0047

**SERVICE ADDRESS:**

855 Vancouver Street  
Victoria, British Columbia V8V 3V5

| Quote #32804 |                   |
|--------------|-------------------|
| Sent on      | 2024-10-22        |
| Liability    | Insured           |
| WorkSafe BC  | 87008             |
| Account No   | Burdette001       |
| <b>Total</b> | <b>\$3,281.25</b> |

| Product/Service                  | Description   | Total      |
|----------------------------------|---|------------|
| Flat Roof - Change Order Details | Supply and Install Recovery board over original planking. | \$3,125.00 |

Quote is valid for the next 30 days, except when noted above.

PLEASE CLICK ON THE LINK IN THE EMAIL and then click APPROVE to give us the GO-AHEAD. The customer-signed quote is your contract.

FINANCING available. Low Monthly Payments.

We reserve the right to use photos of your roof in promotional material.

|                   |                   |
|-------------------|-------------------|
| <b>Subtotal</b>   | \$3,125.00        |
| <b>GST (5.0%)</b> | \$156.25          |
| <b>Total</b>      | <b>\$3,281.25</b> |

Signature:  Date: 10/23/24

EXTRA



# RR Roof Rider Ltd

2372 Church Road | Sooke BC V9Z 0W2  
250 686-1758 | Office@roofrider.ca | www.roofrider.ca

**RECIPIENT:**

**Bruce Robinson**

13764 18th Avenue  
Surrey, BC V4A 1W4  
Phone: 604-506-0047

**SERVICE ADDRESS:**

855 Vancouver Street  
Victoria, British Columbia V8V 3V5

**Quote #32770**

|             |             |
|-------------|-------------|
| Sent on     | 2024-09-09  |
| RR Ref #    | 24-090      |
| Liability   | Insured     |
| WorkSafe BC | 87008       |
| Account No  | Burdette001 |

**Total \$2,380.00**

| Product/Service                   | Description  | Total      |
|-----------------------------------|--|------------|
| Scaffolding                       | Supply and install large entrance way hoarding, to protect the building occupants that are coming and going. This will also help keep the project professional, tidy and safe.<br><br>We will be asking tenants to exit from the front of the building and this will provide them with a safe way to do so.<br><br>Supply and install scaffolding.<br><br>Breakdown:<br>Delivery- Set up- Rental- Tear down- Pick up | \$2,266.67 |
| Customer Deposits - Shingle Roofs | Upon installation of the hoarding this line item will be invoiced in full, payment due up issuing.   | \$0.00*    |

|                   |                   |
|-------------------|-------------------|
| <b>Subtotal</b>   | \$2,266.67        |
| <b>GST (5.0%)</b> | \$113.33          |
| <b>Total</b>      | <b>\$2,380.00</b> |

Quote from Boyd:

Agreement for Roof Rider  
855 Vancouver Street, Victoria, BC

Any damage, loss, or theft of the items listed above while on the property noted for the period of use agreed upon are the responsibility of the owner or contractor and therefore will inherit any costs to repair or replace such items.

Proposed Term- 4 weeks  
Set up- \$750  
Material- \$400  
Rental- \$300



# RR Roof Rider Ltd

2372 Church Road | Sooke BC V9Z 0W2  
250 686-1758 | Office@roofrider.ca | www.roofrider.ca

### Notes Continued...

Tear Down- \$250

Total Cost- \$1,700.00 (+gst)

Signed this day 9<sup>th</sup> of Sept, 2024.

x *Benjamin*

\$1,700(.75) = \$2,266.67

Quote is valid for the next 30 days, except when noted above.

PLEASE CLICK ON THE LINK IN THE EMAIL and then click APPROVE to give us the GO-AHEAD. The customer-signed quote is your contract.

FINANCING available. Low Monthly Payments.

We reserve the right to use photos of your roof in promotional material.

\* Non-taxable

Signature: \_\_\_\_\_ Date \_\_\_\_\_