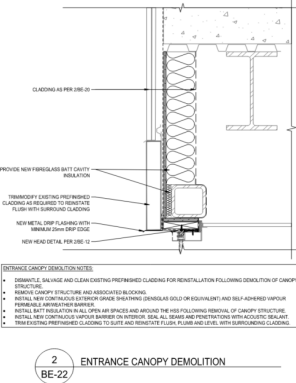





Concept	General Photo <i>(Ref: Jans Awnings, Mapes Awnings)</i>	Description	Premium to Base Scope (Rough Order of Magnitude Estimate)	Advantages/Benefits	Disadvantages/Risks
1		<b>Existing Base Scope of Work:</b> <ul style="list-style-type: none"> <li>- Demolish the two existing canopy structures</li> <li>- Install new continuous exterior grade sheathing and self adhered vapour permeable air and weather barrier</li> <li>- New insulation</li> <li>- Trim and modify existing cladding and reinstate flush and plumb with surrounding cladding.</li> <li>- No work would be done to address the snow/ice fall hazards at the Radio Station</li> </ul>	\$ -	<ul style="list-style-type: none"> <li>- Least costly</li> <li>- Eliminates the need to re-waterproof, including the fascia walls and re-roofing work.</li> <li>- Mitigates risks for condensation (no more thermal bridging)</li> </ul>	<ul style="list-style-type: none"> <li>- Aesthetic change</li> <li>- Risk for complaints with ice or snow fall hazards or rain exposure at the entrances work.</li> </ul>
2		<b>Base Scope + Install New Fabric Canopies</b> <ul style="list-style-type: none"> <li>- Complete the base cope of work as outlined in Concept 1.</li> <li>- Install new triangular light-framed fabric canopies at the two existing entrances and at the Radio Station</li> </ul>	\$ 15,000.00	<ul style="list-style-type: none"> <li>- Same at Concept 1, but...</li> <li>- Second least costly</li> <li>- Addresses snow /ice fall hazard concerns at the main building entrances and radio station entrance</li> </ul>	<ul style="list-style-type: none"> <li>- Requires on-going cleaning and maintenance to reach its full service life of 10 to 15 years.</li> <li>- Likely need to replace the fabric before the 10 to 15 year service life, given the building's exposure to wind and dust.</li> <li>- Change in building aesthetic</li> </ul>
3		<b>Base Scope + Install New Pre-fabricated Aluminum Canopies</b> <ul style="list-style-type: none"> <li>- Complete the base cope of work as outlined above.</li> <li>- Install new custom pre-fabricated/pre-engineered aluminum canopies.</li> <li>- Further design would be required, but, the systems may need to connect to the steel lintel or interior floor framing</li> </ul>	\$ 80,000.00	<ul style="list-style-type: none"> <li>- Modern aesthetic and consistent appearance</li> <li>- Does not require a roofer or work by Lor-Issa or Sense, since the work is outsourced to one supplier and installer</li> </ul>	<ul style="list-style-type: none"> <li>- Most costly</li> <li>- Long lead times, especially if ordering product from the US (6 to 8 week)</li> <li>- Additional time for prefabricator to pre-engineer the custom design (min. 5 to 6 weeks).</li> <li>- Does not reduce condensation risks.</li> <li>- Building envelope tie-ins and coordination required</li> <li>- Disruption to the Radio Station</li> </ul>

4		<p><b>Restore Existing Canopies + Install A Closely Matching System at Radio Station</b></p> <ul style="list-style-type: none"> <li>- Structurally reinforce the existing canopy structures, with additional wood framing and metal strapping, to ensure the canopies resist wind uplift.</li> <li>- Replace all sheathing and install a new self adhered vapour permeable air weather barrier.</li> <li>- Provide improved environmental separation including sealing all framing penetrations to mitigate air leakage condensation and provide new exterior insulation</li> <li>- Provide New Radio Station canopy mimicing the asthetic of the existing entrance canopies (i.e., red aluminum panel fascia and matching soffit. New structural conenction will need to secure the canopy to the building wall and floor framing. Inteior work is required.</li> </ul>	\$ 45,000.00	<ul style="list-style-type: none"> <li>- Keeps the existing canopies and asthetics</li> <li>- Addresses snow /ice fall hazard concerns at the entrances and radio station entrance.</li> <li>- Addresses concerns with the original structural canopy connections.</li> <li>- Addresses leakage issues by re-waterproofing and all tie-ins.</li> <li>- Insulation continuity will be improved</li> <li>- Can be designed and corrected quickly by Sense and Lor-Issa, versus the pre-eng/pre-fab system.</li> </ul>	<ul style="list-style-type: none"> <li>- Increased costs.</li> <li>- The new radio station canopy is more costly, representing about \$20K, since one does not currently exist to restore.</li> <li>-Disruption to the Radio Station</li> </ul>
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