

Clover Bar Pioneer Court is a three-story affordable condominium for residents who are at least 60 years of age. It is located at 6 Mission Street in Sherwood Park. The kitchen-café, basement workshop, library and laundry areas provide access to all residents, and the design of the building encourages social interactions while still providing privacy in the units. Residents raise funds for social events and for the Hope Mission and local charities by raffling quilts made in the building and other items.

Clover Bar Pioneer Court represents an important, but relatively unrecognized model in the continuum of affordable housing in Alberta. Functionally independent individuals who do not choose to maintain a single-family residence are able to live in a supportive and friendly setting for many years without serious erosion of their capital. Since most are living on a fixed income, it is essential to provide housing that is within their means. The age of the current residents ranges from 61 to 98 years. Some require walkers and some are visually impaired.

Clover Bar Pioneer Court was established in 1970 by the local United Church to provide affordable housing for local people who were reaching the age when maintaining a house was difficult, and for people whose property was being expropriated due to development. The 42-suite building was registered as a condominium under the Condominium Properties Act of Alberta. Residents of the building are at least 60 years of age, and are capable of independent living. When they are no longer able to manage their lives in a safe and appropriate manner, they move to facilities that provide the necessary level of care. Clover Bar Pioneer Court is managed by a non-profit volunteer board known as "The Friends of the Pioneers", incorporated under the Societies Act of Alberta, and the church has no financial or management role in it. The mission statement reads as follows: "The Friends of the Pioneers provide safe affordable housing for seniors. We provide a therapeutic environment that encourages socialization. We work in conjunction with an owners' board." The voluntary board members also contribute their time and effort to organize and conduct some fund-raising and social activities, and help with snow clearing and maintenance of the grounds. Transportation is currently provided to residents at a rate subsidized by the Friends of the Pioneers.

Contributions to the reserve fund have been kept to a limited amount in order to maintain the affordability of the units. This approach proved feasible and successful until it was necessary to replace the east portion of the roof in 2012, the west portion having been replaced in 2006. The cost of roof repairs (more than \$115,000 since 2005) depleted the reserve fund considerably but additional costs made the situation worse. The roofing company declared bankruptcy, thereby rendering the warranty null and void. Subsequent problems with the roof incurred costs of repairs, the services of a consulting engineer and an inspection in 2012.

In order to deal with the ongoing maintenance of the building as it approaches 50 years of age, the Friends of the Pioneers are seeking grants from various agencies so that the financial burden does not fall entirely on the residents, most of whom are on fixed

incomes. The three attached estimates indicate the costs associated with replacing 10 windows (\$2446.50), 8 miscellaneous windows (\$4620.22), and 118 windows that will eventually all have to be replaced (\$26,900.76).

Funding to replace the ten worst windows would provide a immediate solution to the problem of broken seals and fogging of the glass in them. Addressing this problem would constitute the first phase of replacing all of the problem windows over the coming years.

The proposed budget is equal to the attached estimate from Hartwell's Glass & Mirror Co. Ltd., which is \$2446.50. Estimates from two other companies have been attached as well.

PROPOSAL**HARTWELL'S GLASS & MIRROR CO. LTD.**

91 KASKA ROAD
 SHERWOOD PARK, AB T8A 4E7
 (780) 464-1552
 FAX: (780) 449-4200

SUBMITTED TO: **Cloverbar Pioneer Court**
 ATTN:
 STREET:
 CITY:
 PROVINCE:
 POSTAL CODE:

DATE:
 Phone Number:
 P.O.:

Oct 11/16

JOB LOCATION

DESCRIPTION	AMOUNT
We hereby submit specifications and estimate for:	
Supply and Install	
10 26 x 42 sealed units- Sungate400 Lowe glass (\$195.00 each)	\$1,950.00
Labour	\$380.00
GST	\$116.50
Total:	\$2,446.50

We Propose hereby to furnish material and labour- complete in accordance with above specifications, for the sum of 2,446.50 dollars.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delay beyond our control. Owner to carry fire, windstorm, and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance:

Signature:

C.R.C. GLASS INC

CUSTOM RESIDENTIAL & COMMERCIAL GLASS

QUOTE AND WARRANTY INFORMATION

WARRANTY INFORMATION:

All sealed unit replacements come with a 7 year warranty for seal failure if within the 7 years of the install date if the sealed unit fails we (c.r.c. glass) will replace and reinstall the same unit at no additional cost or deductible there is no extra labor cost or material cost to you (our valued customer) our warranty also covers pressure cracks for 1 year as mentioned above there is no additional cost (please note a pressure crack occurs when the sealed unit is too big or not properly installed this does not include impact by a foreign object)

Quote for; Pioneer Court (6 MISSION STREET Sherwood Park)

3MM CLEAR / 3MM LOW-E ARGON 37 1/8 x 41 5/8 \$277 plus g.st (\$13.85) = \$290.85 each
(20 units required)

3MM CLEAR / 3MM LOW-E ARGON 26 x 41 5/8 \$189.50 plus g.s.t. (\$9.48) = \$198.98 each
(22 units required)

3MM CLEAR / 3MM LOW-E ARGON 17 1/2 X 41 1/2 = \$118.13 plus g.s.t. (\$5.91) = \$124.04 each
(one unit required)

3MM CLEAR / 3MM LOW-E ARGON 37 1/8 x 41 5/8 \$221.60 plus g.st (\$11.08) = \$232.68 each
(42 units required)

3MM CLEAR / 3MM LOW-E ARGON 26 x 41 5/8 \$151.60 plus g.st (\$7.58) = \$159.18 each
(42 units required)

3MM CLEAR / 3MM LOW-E ARGON 17 1/2 X 41 1/2 = \$118.13 plus g.s.t. (\$5.91) = \$124.04 each
(one unit required)

ALL PRICES INCLUDE SUPPLY, INSTALL AND ALL MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THIS JOB SAFELY AND EFFICIENTLY. IF FOR ANY REASON ADDITIONAL MATERIALS ARE REQUIRED IT WILL BE THE RESPONSIBILITY OF C.R.C GLASS TO COVER ANY ADDITIONAL COSTS AS A REPRESENTATIVE OF OUR TEAM HAD COME OUT AND TOOK MEASUREMENTS AND TOOK A LOOK AT THE SCOPE OF WORK AND MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THIS JOB BEFORE IT WAS OFFICIALLY QUOTED IN THIS QUOTE.

IN ADDITION WE WOULD LIKE TO LET YOU (OUR VALUED CUSTOMERS) KNOW THAT OUR APPROXIMATE LEAD TIME IS 2 - 3 WEEKS AS OF ORDER DATE ONCE WE HAVE YOUR ORDER IN WE WILL DO OUR OWN QUALITY CHECK AND THEN SET UP A DAY AND TIME THAT WORKS BEST WITH YOUR SCHEDULE (WE ARE AVAILABLE EVENINGS AND WEEKENDS SOME EXCEPTIONS MAY APPLY FOR LONG WEEKENDS)