



Tenera is proudly affiliated with



Tue Jun 18 2024

Proposal for

130 Queen Quay East - Terrace and PG

Site Address

130 Queen Quay East



Prepared for:

130 Queen Quay East

Proposal number:

465

Proposal Summary

Group: Terrace Flow Area	\$13,012
Group: Parking Garage Inspection	\$2,470
Total Price	\$15,482

Work Types Used

Paver Removal	40 sq ft
Paver Resetting	40 sq ft
New Paver Installation	4 sq ft
Cold Joint	106 ft
Post/bollard adjustment	10 ft
Earth/Pebble Removal	144 sq ft
Epoxy Removal	144 sq ft
Grinding (General)	144 sq ft
Surface Coating Epoxy	144 sq ft
Surface Resloping	36 sq ft
Caulking	24 ft

Group: Terrace Flow Area

Cracked and Loose Pavers Issue



Issue Total: \$ 156

1. Paver Removal

L 2 W 2 4 sq ft

\$ 16 / sq ft Sub Total: \$ 64

2. Paver Resetting

L 2 W 2 4 sq ft

\$ 10 / sq ft Sub Total: \$ 40

3. New Paver Installation

L 2 W 2 4 sq ft

\$ 13 / sq ft Sub Total: \$ 52

Exterior Wall Cold Joint Issue on Western Wall



Issue Total: \$ 5,320

1. Cold Joint

L 56 56 ft

\$ 95 / ft Sub Total: \$ 5,320

Loose Light Bollards Issue



Issue Total: \$ 250

1. Post/bollard adjustment

Note: Need to fix 10 bollards

L 10 10 ft

\$ 25 / ft Sub Total: \$ 250

Cold Joint Issue in Conference Room



Issue Total: \$ 2,280

1. Cold Joint

L 24 24 ft

\$ 95 / ft Sub Total: \$ 2,280

Damaged Garden Membrane Issue



Issue Total: \$ 3,614

1. Earth/Pebble Removal

L 6 W 24 144 sq ft

\$ 4 / sq ft Sub Total: \$ 576

2. Epoxy Removal

L 6 W 24 144 sq ft

\$ 4.2 / sq ft Sub Total: \$ 605

3. Grinding (General)

L 6 W 24 144 sq ft

\$ 4.9 / sq ft Sub Total: \$ 706

4. Surface Coating Epoxy

L 6 W 24 144 sq ft

\$ 12 / sq ft Sub Total: \$ 1,728

Southeast Corner Water Pooling Issue



Issue Total: \$ 1,152

1. Paver Removal

L 6 W 6 36 sq ft

\$ 16 / sq ft Sub Total: \$ 576

2. Surface Resloping

L 6 W 6 36 sq ft

\$ 6 / sq ft Sub Total: \$ 216

3. Paver Resetting

L 6 W 6 36 sq ft

\$ 10 / sq ft Sub Total: \$ 360

Waterproofing Anchor Points



Issue Total: \$ 240

1. Caulking

L 24 24 ft

\$ 10 / ft Sub Total: \$ 240

Group: Parking Garage Inspection

Foundation Issue at Spot 368



Issue Total: \$ 570

1. Cold Joint

L 6 6 ft

\$ 95 / ft Sub Total: \$ 570

Foundation Crack Above Parking Spot 368



Issue Total: \$ 1,900

1. Cold Joint

L 20 20 ft

\$ 95 / ft Sub Total: \$ 1,900

Our Clients

We take pride in extending our comprehensive suite of services - from site inspection to job certification and reporting - to a diverse range of sectors, including medical facilities, governmental agencies, industrial enterprises and property management firms.

Some of our clients include the following:



Client References

In our customers' words.

April 27, 2024

To whom it may concern:

We have used Tena as a General Contractor for multiple repair projects across several years in Ontario hospitals. Their expertise spans inspections, repair specifications, and job supervision, ensuring adherence to strict health protocols.

Tena specialists provided their expertise in inspections, repair specifications, and job supervision, ensuring adherence to strict health protocols. Their work has withstood the test of time—no leaks have been reported in any of the waterproofed elevator pits.


Their recommended applications include cold joint repair, crack repair, resloping, and more. Properties like Princess Margaret Hospital and various residential buildings in Toronto and Scarborough are testaments to their quality work. Tena's cost-efficient and durable waterproofing solutions make them the go-to choice for future projects.

Tena is a trustworthy company that we can rely on every time, to ensure our repair and waterproofing projects are carried out in a timely manner and in adherence to the highest standards.

Do not hesitate to contact me should you have any questions.

Sincerely,

Brent Snoddon
Director, Facility Operations
Southlake Regional Health Centre



April 27, 2024

To whom it may concern:

Tena is our General Contractor and application spec provider for elevator pit waterproofing work done. We have hired them for multiple projects across several years in Ontario hospitals. Their expertise spans inspections, repair specifications, and job supervision, ensuring adherence to strict health protocols.

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Do not hesitate to contact me should you have any questions.

Regards,

J.R. Lewis
CEO, March Elevator



April 27, 2024

To whom it may concern:

Tena specialists had provided their services for various projects at air transportation facilities, including elevator pit and moving walkway repairs. Their thorough inspections, tailored repair recommendations, and diligent oversight of contractors ensure that the work aligns with the design specifications. The durability of their work is evident as none of the airport locations have required repeat repairs.

Tena's expertise in cold joint repair, crack repair, resloping, and waterproofing membranes is crucial for the smooth operation of these facilities, contributing to user comfort and uninterrupted service.

Their recommended applications include waterproofing membranes, among other applications. Properties like Princess Margaret Hospital and various residential buildings in Toronto and Scarborough are testaments to their quality work. Tena's cost-efficient and durable waterproofing solutions make them the go-to choice for future projects.

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Do not hesitate to contact me should you have any questions.

Hossana B. Ashagrie, BA, Arc
Manager, Infrastructure Planning and Environment
Ports Toronto



1. 1860 Woodbine Ave. #101
 2. 4196 Dundas St. W.
 3. 101 Erskine Ave.
 4. 1100 Sheppard Ave. E.
 5. 1390 Sheppard Ave. E.
 6. 1390 Sheppard Ave. E.
 7. 2220 Lakeshore Blvd. E.
 8. 7420 Bayview Ave.
 9. 5230 Dundas St. W.
 10. 5785 Yonge St.

It is important to have a general contractor who coordinates every step of the project. Our members maintain timely communication with us well (as is the case when access to a unit is required in a parking garage).

Tenera has been there for us every time we have needed them. They offer a complete service, handling everything from site inspections, recommending application solutions, finding contractors, overseeing work, and ensuring quality. Notably, repairs supervised by Tenera have proven durable over time.

Tenera has been instrumental in managing repair projects across various properties in the GTA. Their comprehensive service includes site inspections, recommending application solutions, finding contractors, overseeing work, and ensuring quality. Notably, repairs supervised by Tenera have proven durable over time.

Some places they've worked on include the following:

- 9390 Woodbine Ave.
- 8 Lee Centre Dr.
- 3525 Woodhurst Cres.

Unlike with previous contractors who were hired and supervised by Tenera. In their communication, they are always the most efficient and lasting solution.

Besides, it is always a pleasure to work with them. Please feel free to contact me in the future.

Regards,
 Justin K Erfin

Tenera has been our trusted General Contractor for concrete restoration and waterproofing projects. Their comprehensive service includes everything from inspections to job certification, with a focus on designing durable repair applications. Whether it's small or large-scale work, Tenera delivers results that withstand the test of time. Notably, they've successfully managed phased projects, ensuring quality over several months.

Properties like Maison Parc Crt., 4196 Dundas St. W, and 101 Erskine Ave. have benefited from their expertise. Reliable, professional, and excellent communication—Tenera remains our go-to choice for property management solutions.

CPO
 MANAGEMENT INC.

Vadym Koyen
 Vice President of Operations
 CPO Management

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They've successfully handled both large and small projects, adapting even to staged work. Notably, their team maintains open communication, listens to clients' needs, and provides efficient and lasting solutions for concrete repair and waterproofing work. The result? Reduced operational costs and a positive working experience.

R ROYALTON
 Property Management Inc

Justin K Erfin,
 OLCM, RCM, ACoM, LEED GA, CPM
 Vice President of Operations
 ROYALTON Property Management Inc

Full references available here:

[Southlake Regional Health Centre](#)

[March Elevators](#)

[Ports Toronto](#)

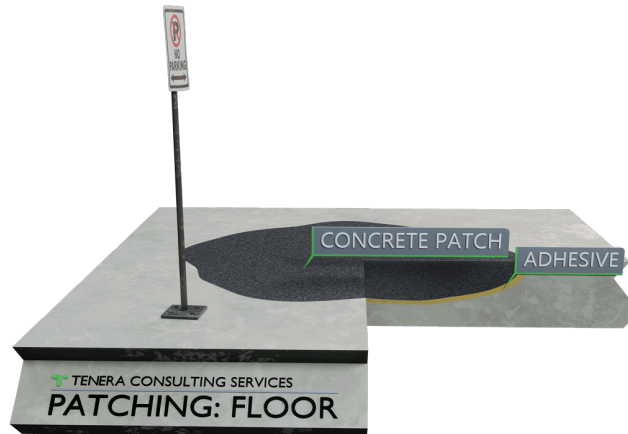
[CPO Property Management](#)

[Royalton Property Management](#)

Application Details

Below are the details on the work types used.

Patching - Floor



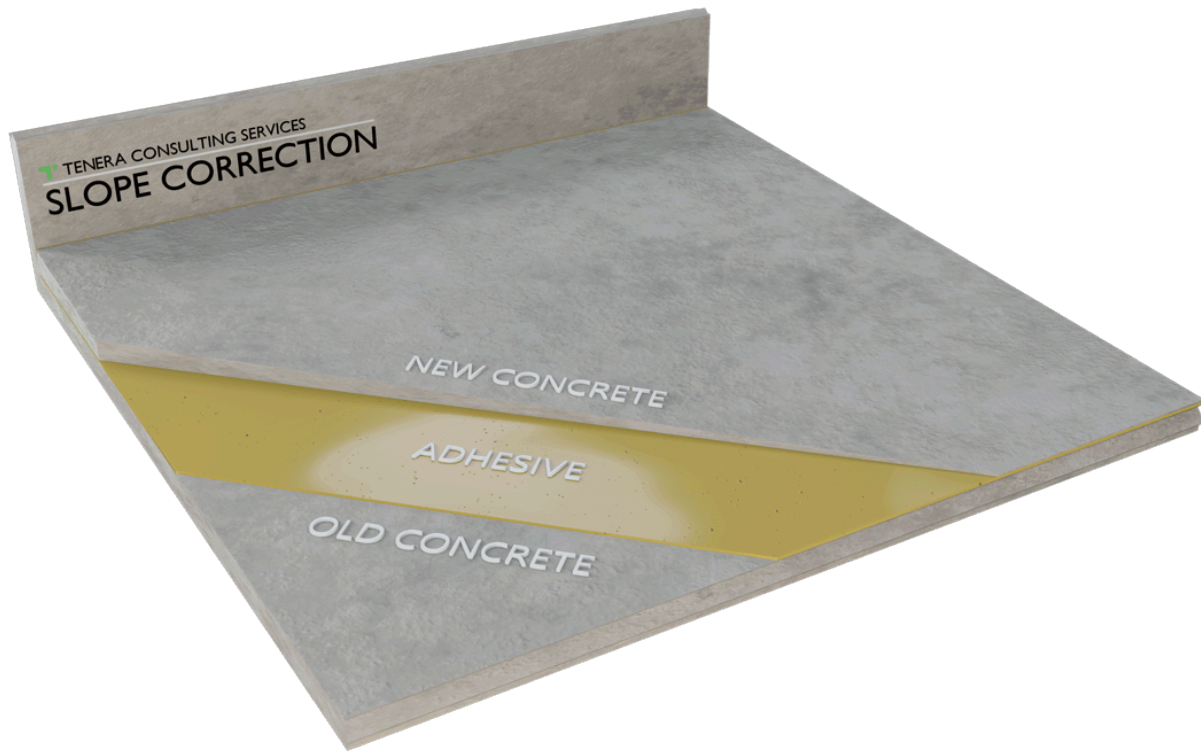
Patching with No Moisture

If there are no active leaks and the surface is dry, slight grinding is done to ensure proper patch installation. The prepared area is then coated with an industrial-strength adhesive, and the patch installed immediately afterwards (The product used provides monolithic adhesion which allows for patches as thin as 5 mm to be installed.). Some grinding is done, for a smoother surface finish.

Patching a Wet Surface

When there is active leakage, the water must be stopped and the surface dried. Polymer cement is used as a leak stop, followed by surface torching. The surface is then coated with a primer, followed by a waterproofing material, and an industrial-strength adhesive. Patching is done immediately afterward, and grinding is done, to smooth out the surface.

Surface Resloping

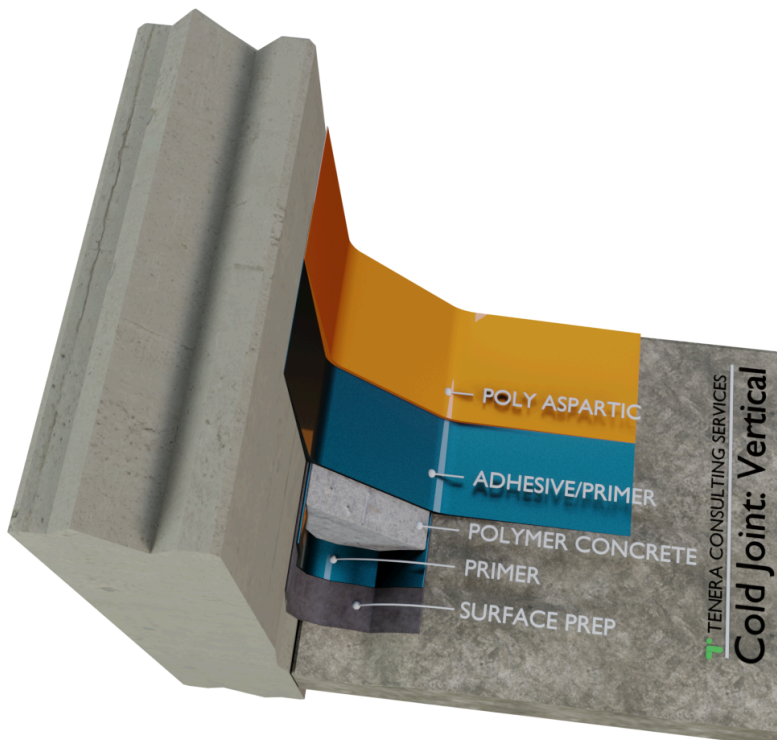


Slope correction, also known as resloping, is one of the repairs that can help preserve concrete structures. The need for slope correction can arise in various areas, such as balconies, elevator pits, and parking garage floors, where the existing slope may be insufficient or even inverted, leading to undesirable water flow patterns. For instance, improper slopes can cause water to accumulate towards the unit or garage walls, rather than draining away as intended.

Failing to address this issue promptly and effectively can have severe consequences, particularly for concrete structures. If surfaces remain damp due to inadequate drainage, this will lead to concrete degradation over time. As moisture seeps into the concrete, it weakens the material, compromising its durability and strength. Consequently, this deterioration can pose a significant risk of structural damage, potentially jeopardising the safety and longevity of the entire building or infrastructure.

To mitigate such risks, existing slopes must be assessed, and appropriate correction measures implemented. This entails taking correct measurements and calculating the required slope. By addressing slope correction properly, the service life of concrete surfaces can be extended, contributing to the overall safety and longevity of the building infrastructure.

Cold Joint Waterproofing



Floor / wall corners (cold joints) are a weaker area of any concrete structure, so they are more likely to leak.

For lasting waterproofing results, the joints are first chipped out to the depth of 1". If there is active leakage, polymer cement and torching are used, to stop water flow and allow for the repair. A waterproofing material is applied next, followed by an industrial-strength adhesive tested to MTO standards. A continuous patch, running along the entire joint, is then installed forming a 45° angle. It is then coated with a specialised primer, followed by another layer of a waterproofing material.

Coating - Waterproofing Membrane



Applying a waterproofing membrane in two layers, integrated with non-slip aggregates, offers a robust solution for enhancing surface durability and safety. The repair begins with surface preparation: grinding is done to eliminate any loose material and ensure proper adhesion of the membrane. The first membrane layer acts as a base, providing a resilient foundation for the subsequent application. Non-slip aggregates are then incorporated into the second layer to enhance traction and prevent slips and falls, followed by a second layer of the membrane.

This dual-layer approach not only reinforces the surface against wear and tear but also enhances safety by reducing the risk of accidents. Overall, the application of a waterproofing coating with non-slip aggregates, preceded by thorough surface grinding, results in a durable, high-traction surface suitable for various commercial, industrial, and residential settings.

Waterproofing membranes offer exceptional durability that provides a long-lasting protection against abrasions, impacts, and chemical exposure, allowing the floor surface to maintain its integrity and appearance even in high-traffic areas or harsh environments. Additionally, most membranes are highly resistant to UV radiation, preventing color fading and maintaining the aesthetic appeal of the floor over time. Their seamless application creates a smooth, easy-to-clean surface, reducing maintenance requirements and enhancing hygiene in commercial, industrial, and residential spaces.