

Review of Roof Work to be Performed

Remove existing shake shingle roof
Check all decking and re-nail or replace with approval
Lay a 30lb felt on decking
Install Ice & Water shield in valleys
Install Ice & Water shield around penetrations
Install Ice & Water on eaves
Remove and replace attic vents – add as needed for ventilation
Install drip strip on eaves
Install new plumbing pipe jacks
Install new furnace bases, collars and caps on flu pipes
Install crickets/saddles on back of all roof heater/AC units
Install Permanent Roof Anchors for people on the roof to tie off for safety
Install new roofing material
Paint all furnace pipes, bases, caps and plumbing pipes to match roof
Seal all exposed nails
Clean up site

Product: Storm – Impact resistant, wind and possible lower insurance rates
Woodcrest – Looks more like Shake Shingles, wind

Color: Dark – Holds more heat, less noticeable wear as granules come off
Lighter – A little cooler, notice wear more as time goes

Warranty: Limited Lifetime – Average 40 years, pro-rated after 15 years

Life Expectancy: Storm – 25 to 30 years
Woodcrest – 25 to 30 years

All comparisons made here are using the Owens-Corning Duration Storm IR dimensional asphalt shingle. Additionally, all gutter prices are for complete replacement of existing and addition to provide complete gutters on all eaves. Gutters quoted are 6" with 3"x4" downspouts.

DESCRIPTION OF DETAIL	BEACON RESTORATION	D-7 ROOFING	MOUNTAIN STATES ROOFING
Project Cost with Gutters	\$777,000.00	\$679,879.43	\$762,000.00
Project Cost without Gutters	\$698,000.00	\$576,493.51	\$674,000.00
BREAK-OUT			
<i>Pre-Project & General</i>			
Permit Pick-up & Fees	Included	Included	Included
Crew Size	18 men (+10 if needed) Subcontractors	In-house Employees	20-30 men - In-house Employees
Crew Safety	OSHA regs or better	OSHA regs or better	OSHA regs or better
Crew Supervision	1 foreman: crew - 1-2 Supervisors onsite daily.		1 foreman: 10 laborers - 1 Project Manager onsite at all times.
Insurance Validated	Yes	Yes	Yes
Community Safety	Cones & caution tape used to isolate work zones. Ground supervisor at all times. Units will always be accessible. Special notices will be provided re: resident action to be taken.	Cones & caution tape used to isolate work zones. Ground supervisor at all times. Units will always be accessible. Special notices will be provided re: resident action to be taken.	Cones & caution tape used to isolate work zones. Ground supervisor at all times. Units will always be accessible. Special notices will be provided re: resident action to be taken.
Estimated Timeline to Completion (Based on 5-day week)	42 Working Days (8.5 weeks) - 5.5 weeks if second crew used	60 Working Days (12 weeks)	42 Working Days (8.5 weeks)
Workers Clearly Identified/Uniforms	Yes	Yes	Yes
<i>Project Related</i>			
Removal/Disposal of Old Roof	Yes, Included	Yes, Included	Yes, Included
Method of Removal	Hand-stripped into bins on high-lift forklifts where possible. Hand-carry of debris where forks cannot be used.	Hand-stripped into bins on high-lift forklifts. No debris thrown from roof.	Hand-stripped into bins on high-lift forklifts where possible. Hand-carry of debris where forks cannot be used.
Roll-Off or Trailer Disposal/ How Often	Company Trailers - Removed Daily, nothing left onsite when crew not present.	Company Trailers - Removed Daily	Roll-Off Dumpsters Used. Swapped/removed once full.
Replace/Repair Damaged Decking	Only with per-issue permissions - See pricing below	Only with per-issue permissions - See pricing below	Only with per-issue permissions - See pricing below

Roof Deck Inspection & Resecuring	Yes, Included	Yes, Included	Yes, Included
*Additional Cost - Roof Decking	\$45/sheet or \$1.40/ft ²	\$50.00/sheet	\$35.00/sheet
Underlayment Included in Bid	30-pound felt in field; Ice & Water @ Eaves	30-pound felt	30-pound felt in field; Ice & Water @ Eaves
*Additional Cost - Ice & Water Shield @ Eaves	n/a	\$12,548.71	Deduct \$20,000 if declined
Distance Ice & Water will come up from eaves / # of passes	36"	36"	108" (9') to get ≥24" inside perimeter walls
Ice & Water @ All Valleys and Penetrations Included	Yes	Yes	Yes
Type of Venting Included in Bid	Continuous Ridge	Box Vents	Continuous Ridge
*Additional Cost - Ridge Venting	n/a	\$15,707.32	n/a
Nailing Method	All hand nailed.	Mechanical	Mechanical
Number of Nails per Shingle	6 nail minimum - Additional as required my manufacturer.	6 nail minimum - Additional as required my manufacturer.	6 nail minimum - Additional as required my manufacturer.
<i>Flashings</i>			
Eave Drip Edge	New, Included	New, Included	New, Included.
Rake Drip Edge	No - Additional Cost	No - Additional Cost	New, Included
Step Flashing	New, Included	New, Included	New, Included
Head-wall/Back Plate Flashing	New, Included	New, Included	New, Included
Skylight Flashing (not light tubes)	New, Included	New, Included	New, Included. Velux skylights will have new proprietary system installed.
Light Tube Flashing	Re-use existing	Re-use existing	Re-use existing
Crickets / Saddles @ Chimneys	New, Included	New, Included	New, Included
B-Vent (Furnace/Water Heater Exhaust) Replacement	New Caps & Collars; new pipes as needed.	New Caps & Collars; replacement vents are extra cost as needed.	New Caps & Collars; replacement vents are extra cost as needed.
Pipe Jack Replacement	Yes, Included	Yes, Included	Yes, Included
Property Damage Protocol	All exterior photo- documented prior to work. Will Replace or Repair any exterior damage caused including landscaping.	Will Replace or Repair any exterior damage caused including landscaping.	Will Replace or Repair any exterior damage caused including landscaping.
<i>Miscellaneous</i>			
Workmanship Warranty	10 Years	5 Years	20 year Warranty -- Years 0-5: Warranty on roof leaks, as well as any internal repairs to structure (not contents); Years 5+-20 Warranty on roof leaks, no interior repairs.
Roof Safety Anchors	Included every 10'	No	Included every 10'
*Additional Cost - Roof Anchors	n/a	n/a	Deduct \$6,000.00 if moved out to every 25'
6" Gutter & Downspout Replacement	Yes	Yes	Yes, Included
*Additional Cost - Gutters/Downs	\$79,000	\$103,385.92	\$88,000.00