



River Place Roof Replacement Info Share

Why do we need new roofs?

- The current roofs are failing (leaks, wind/water damage)
- At end of usable life (18 years old)
- Uninsurable
- Potential danger to residents/guests
- Resale value
- Missing/damaged shingles
- Shingles fail brittle test
- Risk of catastrophic damage (flooding)

Can we afford new roofs?

- Not under current circumstances
- Roof reserves are underfunded and have been for years – better the last few years
- Need to have an assessment to get the roofs
- \$1,500 per unit

How did we get here?

- Acquired multiple competitive roof bids from contactors



Date: 02/03/21

Bette Hamilton

RE: 3613 Edgewood Ave – 25 Building Budget

Shingle Reroof:

1. Tear-off existing shingle roof to plywood deck and dispose in offsite landfill.
2. Inspect plywood decking and replace at \$3 per sqft (32sqft min).
3. Re-Nail deck to current building code
4. Supply and install shingle peel and stick underlayment to wood deck.
5. Supply and install 26ga ESP finished galvalume drip edge and 26ga mill finished galvalume roll valley metal. All roof to wall flashings will be cleaned and reused (Rotted wall flashings replaced with new stucco and paint supplied by homeowner at \$25.00LF with a minimum \$500).

Drip Edge Color: _____

6. Supply and install new plumbing vent stacks and HVAC vents as required.
7. Supply and install dimensional roofing shingles per manufacturer's recommendations.

Shingle Color: _____

8. Issue two-year Crown Roofing LLC Warranty.
9. Issue shingle manufacturer's limited lifetime product warranty.
10. This price includes Permit, Taxes, and all required insurances.

Budget Price: **\$225,000.00**

Peter Salaskey
Estimator
Crown Roofing LLC
239-299-5868

_____ Initial

TAMPA • SARASOTA • FORT MYERS • MIAMI • ORLANDO
CCC1332557

ESTIMATE

Epic Roofing (License# CCC1331242)
 9990 Coconut Rd
 Bonita Springs, FL 34135
 (239) 214-3445

Sales Representative
 Donald Clasby
 dclasby@epicroofs.com



River place Townhomes
3611 edgewood avenue
fort myers, FL 33916
Claim#

Estimate #	4766
Date	5/14/2021

Item	Description	Price	Amount
All Permits Included	Re-Roof County or City Permit	\$0.00	\$0.00
Tear off, haul away, deck prep	Includes property protection, shingle tear off, dispose of old material, clean up.	\$0.00	\$0.00
Plywood Replacement	We replace all damaged/rotted wood. First 3 sheets \$30, any plywood used after the 3 is \$75 each.	\$0.00	\$0.00
Drip Edge	Installed around whole perimeter of roof. Color options available (White,Brown,Black)	\$0.00	\$0.00
Re-nail roof deck to code	Deck re-nail up to current Florida building code	\$0.00	\$0.00
Peel & Stick Underlayment	Install self adhering shingle peel and stick underlayment. This serves as a secondary water barrier.	\$0.00	\$0.00
Lead pipe boots	Re-move and replace all lead boot penetrations.	\$0.00	\$0.00
Vents	Remove and replace all gooseneck vents on roof.	\$0.00	\$0.00
Vents	Labor	\$0.00	\$0.00
Valley Metal	Remove and Replace valley metal	\$0.00	\$0.00
Ventilation	Remove and replace current roof ventilation vents	\$0.00	\$0.00
shingles	Install Dimensional shingles: Atlas Prolam, Iko Cambridge, or Owens Corning Oakridge. Based on availability.	\$0.00	\$0.00
Total Cost	Total Cost including permitting, parts, labor and cleanup	\$203,625.00	\$203,625.00
Total Cost	Labor	\$0.00	\$0.00

Sub Total	\$203,625.00
Total	\$203,625.00

SPECIAL INSTRUCTIONS

Estimate

for
Mike Markocki
3639 Edgewood Ave
Fort Myers, FL 33916-1107
8475614329



Estimate No. 1858 issued on Wed Jun 2, 2021

Qty	Name	Description	Rate	Amount	Tax
1	Shingle	Shingle Reroof Asphalt	\$170,747.00	\$170,747.00	NON
	Reroof	25 units and pool house			
	Asphalt	1. Remove existing single-layer asphalt-shingle roof down to plywood deck; includes one layer of roofing and one layer of underlayment, (additional layers will be billed at \$.50/sq.ft.) 2. Should any plywood in sub-roofing need to be replaced, a cost of \$75/sheet will be added to final invoice. Dimensional lumber, i.e. damaged fascia boards, truss reinforcements, etc. will be billed at \$5 per linear foot or a minimum of \$100., time and materials. Any other unforeseen work or materials will be at an additional charge. 3. Re-nail decking, to Florida hurricane mitigation building code; 6" on center using 8d ring shank nails. This should qualify for a reduction in your insurance if not already met. 4. Install self-adhering, high temperature, underlayment on entire roof. This creates a non permeable secondary water barrier. 5. Install new 26ga galvalume drip-edge, Install 26ga galvalume valley metal for additional leak protection, Install 26ga galvalume HVAC vents, and install new lead plumbing boots. Replace ridge vents with new aluminum vents. All roof-to-wall flashing will be cleaned and re-used. 6. Install approximately 468 squares of new Architectural/Dimensional asphalt Dimensional/Architectural shingles. Manufacturers 20 year Limited Lifetime Warranty, fungus resistant, 130mph installation. 7. Clean work area. Utilize magnets to pick up nails. Haul away all debris and excess materials. 8. All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to Florida building practices & codes. 9. Phoenix Contracting of SWFL, LLC to supply all necessary permits, inspections and insurances. Insurances are required to keep license current and to pull permits with municipalities. 10. Phoenix Contracting of SWFL, LLC guarantees against defective workmanship and leaks for a period of 2 years. When doing flat roofs only, Phoenix Contracting of SWFL, LLC is not responsible for workmanship by other contractors resulting in			

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leaks coming from pitched area above.
11. 30% initial deposit, 40% at dry-in inspection completion, and 30% balance at final inspection completion. Once started, no work will proceed further if scheduled payments have not been received. Additionally, final payment is due within 2 days of passing the final inspection. After 2 days of final inspection, a \$150 late fee will be added, plus \$15/day thereafter and a lien shall be placed on the property. Customer will be liable for all fees listed here.
12. Price includes tax.

Quote valid for 30 days.

	tax	\$0.00
estimated total		\$170,747.00

Signature:

Signature Date:

THANK YOU

 for considering **Phoenix Contracting of SWFL, LLC**

If these items meet your approval, automatically [approve this estimate now!](#)

QUESTIONS? CONTACT US

PhoenixCSWFL@gmail.com
239-785-9315

TERMS & CONDITIONS

We accept payment by check, cash or money order. Please send checks to our main address or call to make prior arrangements.

NOTE:

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ESTIMATE

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 Bonita Springs, FL 34135
 (239) 214-3445

Sales Representative
 Donald Clasby
 dclasby@epicroofs.com



River place Townhomes
3611 edgewood avenue
fort myers, FL 33916

Estimate #	5040
Date	6/30/2021

Claim#

Item	Description	Qty	Price	Amount
All Permits Included	Re-Roof County or City Permit	1.00	\$0.00	\$0.00
Tear off, haul away, deck prep	Includes property protection, shingle tear off, dispose of old material, clean up.	1.00	\$0.00	\$0.00
Plywood Replacement	We replace all damaged/rotted wood. First 3 sheets \$30, any plywood used after the 3 is \$75 each.	1.00	\$2,750.00	\$2,750.00
Drip Edge	Installed around whole perimeter of roof. Color options available (White,Brown,Black)	1.00	\$0.00	\$0.00
Re-nail roof deck to code	Deck re-nail up to current Florida building code	1.00	\$0.00	\$0.00
Peel & Stick Underlayment	Install self adhering shingle peel and stick underlayment. This serves as a secondary water barrier.	1.00	\$0.00	\$0.00
Lead pipe boots	Re-move and replace all lead boot penetrations.	1.00	\$0.00	\$0.00
Vents	Remove and replace all gooseneck vents on roof.	1.00	\$0.00	\$0.00
Valley Metal	Remove and Replace valley metal	1.00	\$0.00	\$0.00
Ventilation	Remove and replace current roof ventilation vents	1.00	\$0.00	\$0.00
shingles	Install Dimensional shingles: Atlas Prolam, Iko Cambridge, or Owens Corning Oakridge. Based on availability.	1.00	\$0.00	\$0.00
Total Cost	Total Cost including permitting, parts, labor and cleanup	1.00	\$213,720.00	\$213,720.00

Sub Total	\$216,470.00
Total	\$216,470.00

Quick Bid Recap

Crown Roofing & Waterproofing

- \$225,000.00

Epic Roofing & Exteriors

- \$216,470.00

Phoenix Contracting of SWFL, LLC

- \$170,747.00 (-\$45,723) (-\$54,253)

****Does NOT include gutters or additional plywood****

Why is Phoenix so much cheaper?

- Low overhead
- Low advertising cost
- Does not mark up material
- Does not pay commission to subcontracted salesperson (storm chasers)
- Local roofing company

	EPIC ROOFING	PHOENIX ROOFING
SHINGLES		
TYPE	DIMENSIONAL	ARCHITECTURAL/DIMENSIONAL
MATERIAL	FIBERGLASS REINFORCED ASPHALT	FIBERGLASS REINFORCED ASPHALT
WARRANTY PERIOD	LIFETIME	20 YEAR LIMITED (BY MANUFACTURER)
QUANTITY	468 SQUARES	468 SQUARES
INCLUDES POOL	YES	YES
COLOR CHOICE	ATLAS PROLAM: 19 COLORS; OWENS CORNING: 12 COLORS	ATLAS PROLAM: 19 COLORS; OWENS CORNING: 12 COLORS
UNUSABLE SUB-ROOF		
PLYWOOD	FIRST SHEETS AT \$30.00/SHEET; ADDITIONAL SHEETS AT \$75.00/EA	\$75.00 PER SHEET
DIMENSIONAL LUMBER	?	\$5.00 PER LINER-FOOT W/\$100.00 MIN
UNDERLAYMENT		
MATERIAL	FIBERGLASS REINFORCED ASPHALT	FIBERGLASS REINFORCED ASPHALT
NUMBER OF LAYERS	ONE	ONE
TYPE	PEEL & STICK	PEEL & STICK
DRIP EDGE		
MATERIAL	26 GA GALVALUME	26 GA GALVALUME
METHOD	INSTALL NEW	INSTALL NEW
FLASHING		
ROOF TO WALL	CLEANED AND REUSED	CLEANED AND REUSED
VALLEYS	REMOVE AND REPLACE	INSTALL 26 GA GALVALUME
UNUSABLE FLASHING	REMOVE AND REPLACE	REMOVE AND REPLACE
ROOF PROJECTIONS		
HVAC VENTS	REMOVE AND REPLACE	INSTALL NEW
LEAD PLUMBING BOOTS	REMOVE AND REPLACE	INSTALL NEW
RIDGE VENTS	REMOVE AND REPLACE	INSTALL NEW
SATELLITE DISHES	REMOVE (REPLACED BY OTHER)	REMOVE (REPLACED BY OTHER)
SOLAR PANELS	REMOVE & REPLACED BY OTHER	REMOVE & REPLACED BY OTHER
CLEAN UP		
PROPERTY PROTECTION	YES	YES
WORK AREA	YES	YES
VACUUM UP NAILS	YES	YES
HAUL AWAY DEBRIS	YES	YES
SCHEDULING		
CONSTRUCTION PLAN	YES	YES
START DATE	UNKOWN	UNKNOWN
PERMITS		
APPLIED FOR BY BIDDER	YES	YES
PAID FOR BY BIDDER	YES	YES
INSURANCE PROVIDED		
WARRANTY ON WORK	20 YR LIMITED WARRANTY	20 YR LIMITED - 2 YR LABOR
COST	216,470.00	\$170,747.00
		(-\$45,723.00)

Assessment needed – \$1,500 per unit

- Reserve balance - \$162,000
- 25 units @ \$1,500 per unit = \$37,500
- Total = \$199,500
- Phoenix Proposal = \$170,747.00

****other bids will require an additional \$2,000 per unit****

****Additional funds will be used for gutters and plywood that will need to be replaced****

****Any unused funds will be divided and disbursed back to the unit owners****

Materials

- Shingles
 - (130 mph wind protection)
 - Fiberglass reinforced asphalt
 - Class 4 impact rating
 - Underlayment
 - 17mil rolled fiberglass
 - 15lb asphalt saturated underlayment
- **Meets or exceeds all Miami Dade County wind standards****

Additional Materials

- Plywood will be replaced at \$75 per sheet
- Gutters will be installed at \$8 per foot
- Downspouts at \$50

Process of Installation

- Remove all shingles and underlayment from roof (1)
 - Inspect & replace any damaged plywood
 - Install peel & stick underlayment
 - Call for dry inspection on roof (1)
 - While waiting for inspection, they will begin the tear off process on roof (2)
 - After roof (1) inspection passes, they will shingle roof (1) and call for final inspection.
 - After roof (2) passes first inspection, they will shingle roof (2) and call for final inspection.
- This process will continue until all roof have been resingled.

What is the alternative?

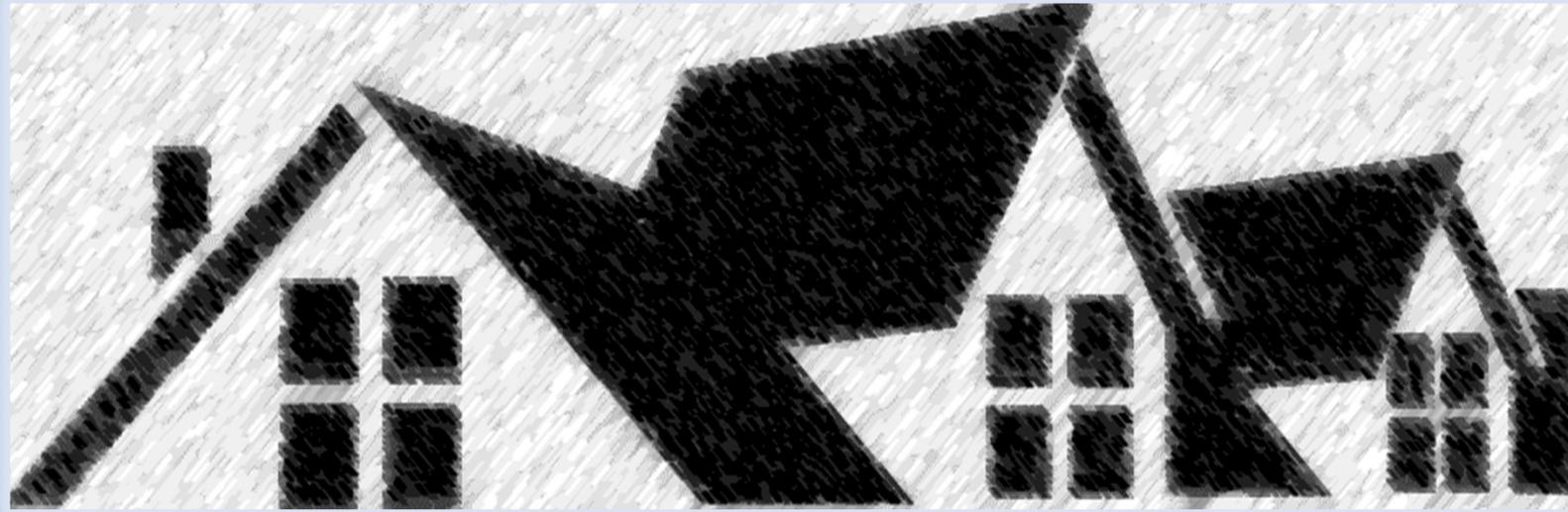
We do not get the roofs done and continue to fund the roof reserves until there is proper funding - Not really an option

Current Assessment - \$33 per unit, per month. The roofs will continue to rise in cost at a rate higher than the reserve funding. We will be in the same situation, or worse, in another 3 years. During that time, the risk of damaged roofs is just too high to endure. Hurricane deductibles are much higher than \$1500.00. It doesn't make fiscal sense to wait!

Benefits of Replacing Roofs Now

- The price will never be lower
- Ease of Scheduling
- Roofs will all be the same color
- Materials will all be the same
- Shorter construction times / inconvenience
- Safety and Security
- Protection

Q&A



Thank you for your time &
consideration!

mm@dts-dental.com