

## Roofing contract for Peachtree Lane Improvement Association Inc, (Peachtree Lane)

**DESCRIPTION OF SERVICES.** Beginning on February 26, 2024, AEL Roofing will provide to Peachtree Lane the roofing services described in this contract known (collectively as "The Services").

The services will be performed at the property of Peachtree located at: 10 W Georgia Ave Phoenix, AZ 85013 United States, (the "Worksite").

### SCOPE OF WORK

A. AEL Roofing shall provide all labor and materials to perform the described services outlined herein on Peachtree Lane's property.

B. The Roofing work will be performed Monday through Friday 7am to 3pm statutory holidays excluded, unless the parties mutually agree otherwise, provided that the Services will be performed only if weather conditions are favorable, in order to ensure an acceptable finished product.

C. AEL Roofing will need access to water bibs for power washing and may need access to clean debris in Backyards or Decks if any, unless advised otherwise. Loading and unloading will be required and may block Driveways on a temporary basis. Once vehicles are unloaded they will be moved to not block driveways and vehicles entering and exiting premises. We will Have Safety cones installed around perimeter of work area for safety.


During Tile removal/installation Dumpster may be required to be in-front or along Side of Roof to throw Trash and Debris.


### Materials & Installation Flat Roofs

Manufacturer: Tucson Rubberized Coatings, White Silicon Coating

If Tucson Rubberized Coatings has a shortage of product during phase two or phase three or is not available we will use GAF White High Solids Silicon Coating, which carries the same warranty as Tucson Rubberized Coating.

All Flat Roofs will be Hand Rolled to assure proper coverage on both the flat roofs and parapet walls. Masking off of some areas will be done to provide cosmetic appearance for visible areas from windows, patios, etcetera.

  
1/31/24

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### **Materials & Installation Tile Roofs**

Manufacturer: MB Technology, SBS Elastomeric modified asphalt underlayment TU43 with a 15 year manufacture warranty for One Layer (30 year lifespan).

Generally battens are not recommended for tile roofs such as those found on Peachtree Lane since they increase the risk of tile cracking when walking on them. Battens will be installed as necessary for water drainage. Anyone including A/C technicians, Handy Person or others that may need access to the elevated areas should contact AEL for Assistance prior to walking on the tile to prevent costly tile replacement/s.

NOTE: AEL Handyman Services LLC Can provide any services required on elevated tile roofs to prevent tile damage. Email: [AelhandymanservicesLLC@gmail.com](mailto:AelhandymanservicesLLC@gmail.com)

### **Warranty Terms and Services**

For any Warranty services required contact Armando Lopez at (480) 776-7232 Call/Text Email: [Armando@aelroofingservices.com](mailto:Armando@aelroofingservices.com) or [aelroofLLC@gmail.com](mailto:aelroofLLC@gmail.com)

AEL Roofing will be available for emergency leaks or temporary repairs seven days a week with the understanding AEL will respond in a reasonable time frame based on available resources.

-Free Maintenance check At Completed Buildings Done once Yearly. Contact AEL Roofing through Email for Scheduling.

### **Flat Roofs**


AEL warrants workmanship on the flat roofs for a period of twenty years and the coating manufacturer has a guarantee of thirty years on the coating.

### **Tile Roofs**

AEL warrants workmanship on the tile roofs for a period of ten years and a fifteen year manufacturers warranty on the TU43 underlayment.

### **Installation Schedule**

1. The first Phase are comprised of buildings One, Three and Five which will start immediately after the contract is signed.
2. The Second Phase is comprised of buildings Two and Six and shall be scheduled to begin not later than January or February 2025. All price quotations for these buildings from 1/16/24 will be applied to the second phase roofing contract with no increase in pricing.

  
1/31/24

 1/31/2024

3. The Third Phase is building Four and shall be scheduled to begin not later than January or February 2026. A 5% surcharge has been applied on the 1/16/24 bid quotation above the base bid of \$51,565 which is \$2,578.25 bringing the final cost for Building Four to \$54,143.25.\

**Payment Schedule for all Phases**

Payment for each phase is 50% prior to start of work on that phase and the remainder on the completion of the work.

**Other Inclusions for the contract**

The following attachments are made part of this contract and include all quotations for the flat roofs and tile roofs and the spreadsheet outlining the costs of each phase and the buildings location map. These documents outline the scope of the work as well as the final pricing including taxes or any other fees required to complete this contract for roofing services. This is a 15 page agreement including attachments to the three page contract.

This agreement is signed on behalf of Peachtree Lane by its Vice President Doug Howard and the Owner of AEL Roofing Services, LLC Armando Lopez

For Peachtree Lane Improvement Association Inc.

Doug Howard, Vice President



Dated:

1/31/24

For AEL Roofing Services Inc,

Armando Lopez, Owner



Dated:

1/31/2024

# ESTIMATE

4

**AEL Roofing Services LLC**  
1021 E 3rd Ave  
Mesa, AZ 85204

aelroofllc@gmail.com  
+1 (480) 778-7232  
aelroofingservices.com



Jane

**Bill to**  
Jane

**Ship to**  
Jane  
10 W Georgia Ave  
Phoenix, AZ 85013  
Building 1  
Unit #1 and #2

**Estimate details**

Estimate no.: 1239  
Estimate date: 01/16/2024  
Expiration date: 03/16/2024

Sales Rep: Armando Owner

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Coating restoration</b> Apply Silicon coating at approximately (2800) sq ft Clean vegetative debris at various locations and haul from site before washing to prevent debris to scatter Power wash main roof for better substrate and best coating adhesion, after washing roof, blow dry ponding water to let roof dry for 24 hours Remove Blisters at various Locations apply Foam at blisters and Repairs Remove any damaged plywood and Replace with new for proper Substrate  Spray Foam at wood replacement and install Polyester Mesh embedded in base coat at Repair only  Apply Elastomeric Base coat at ponding areas with polyester reinforcement fabric embedded in base coat to provide best ponding protection and Raise as necessary  Install any storm collars at necessary flue vent pipes to be up to code  Apply Silicon coating at 1.25 gallons per square and Apply up parapet walls approximately 18 inches -Apply Elastomeric Coating at top of parapet wall ( For safety reasons Silicon coating can not be installed above parapet ) Color White  Provide 20 year workmanship warranty  TUCSON RUBBERIZED COATING 30 (THIRTY) YEAR COATING WARRANTY		28	\$365.00	\$10,220.00

**Total**

**\$10,220.00**

**Note to customer**

50% deposit required prior to starting work  
Thank You

*QA*  
1/31/24

AEL 1/31/2024 Expiry date

03/16/2024

# ESTIMATE

5

AEL Roofing Services LLC  
1021 E 3rd Ave  
Mesa, AZ 85204

aelroofllc@gmail.com  
+1 (480) 775-7232  
aelroofingservices.com



Jane

Bill to  
Jane

Ship to  
Jane  
10 W Georgia Ave  
Phoenix, AZ 85013  
Building 2  
Units #3, #4, #5, #6, #7, #8, #9

## Estimate details

Estimate no.: 1240  
Estimate date: 03/16/2024  
Expiration date: 03/16/2024

Sales Rep: Armando Owner

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Coating restoration</b> Apply Silicon coating at approximately ( 9300 )sq ft Roof -Clean vegetative debris at various locations and haul from site before washing to prevent debris to scatter -Power wash main roof for better substrate and best coating adhesion, after washing roof, blow dry ponding water to let roof dry for 24 hours -Remove Blisters at various Locations apply Foam at blisters and Repairs -Remove any damaged plywood and Replace with new for proper Substrate -Spray Foam at wood replacement and install Polyester Mesh embedded in base coat at Repair only -Apply Elastomeric Base coat at ponding areas with polyester reinforcement fabric embedded in base coat to provide best ponding protection and Raise as necessary -Install any storm collars at necessary flue vent pipes to be up to code -Apply Silicon coating at 1.25 gallons per square and Apply up parapet walls approximately 18 inches -Apply Elastomeric Coating at top of parapet wall ( For safety reasons Silicon coating can not be installed above parapet ) Color White  -Provide 20 year workmanship warranty  TUCSON RUBBERIZED COATING 30 (THIRTY) YEAR COATING WARRANTY		93	\$365.00	\$33,945.00

Total

**\$33,945.00**

## Note to customer

50% deposit required prior to starting work  
Thank You

Expiry  
date

03/16/2024

*[Signature]*  
1/31/24

AEL 1/31/2024

# ESTIMATE

6

**AEL Roofing Services LLC**  
1021 E 3rd Ave  
Mesa, AZ 85204

aelroofllc@gmail.com  
+1 (480) 776-7232  
aelroofingservices.com



Jane

**Bill to:**  
Jane

**Ship to**

Jane  
10 W Georgia Ave  
Phoenix, AZ 85013  
Building #3  
Units #10 and #11

**Estimate details**

Estimate no.: 1241  
Estimate date: 01/16/2024  
Expiration date: 03/16/2024

Sales Rep: Armando Owner

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Coating restoration</b> Apply Silicon coating at approximately (2800 )sq ft -Clean vegetative debris at various locations and haul from site before washing to prevent debris to scatter -Power wash main roof for better substrate and best coating adhesion, after washing roof, blow dry ponding water to let roof dry for 24 hours -Remove Blisters at various Locations apply Foam at blisters and Repairs -Remove any damaged plywood and Replace with new for proper Substrate -Spray Foam at wood replacement and install Polyester Mesh embedded in base coat at Repair only -Apply Elastomeric Base coat at ponding areas with polyester reinforcement fabric embedded in base coat to provide best ponding protection and Raise as necessary -Install any storm collars at necessary flue vent pipes to be up to code -Apply Silicon coating at 1.25 gallons per square and Apply up parapet walls approximately 18 inches -Apply Elastomeric Coating at top of parapet wall ( For safety reasons Silicon coating can not be installed above parapet ) Color White  -Provide 20 year workmanship warranty  TUCSON RUBBERIZED COATING 30 (THIRTY) YEAR COATING WARRANTY		28	\$365.00	\$10,220.00

**Total**

**\$10,220.00**

**Note to customer**

50% deposit required prior to starting work  
Thank You

Expiry  
date

03/16/2024

*OK*  
1/31/24

AEL 1/31/2024

# ESTIMATE

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**AEL Roofing Services LLC**  
1021 E 3rd Ave  
Mesa, AZ 85204

aelroofllc@gmail.com  
+1 (480) 776-7232  
aelroofingservices.com



Jane

**Bill to**  
Jane

**Ship to**  
Jane  
10 W Georgia Ave  
Phoenix, AZ 85013  
Building #4  
Unit #12-#20

**Estimate details**

Estimate no.: 1242  
Estimate date: 01/16/2024  
Expiration date: 03/16/2024

Sales Rep: Armando Owner

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Coating restoration</b> Apply Silicon coating at approximately (8100) sq ft roof -Clean vegetative debris at various locations and haul from site before washing to prevent debris to scatter -Power wash main roof for better substrate and best coating adhesion, after washing roof, blow dry ponding water to let roof dry for 24 hours -Remove Blisters at various Locations apply Foam at blisters and Repairs -Remove any damaged plywood and Replace with new for proper Substrate -Spray Foam at wood replacement and install Polyester Mesh embedded in base coat at Repair only -Apply Elastomeric Base coat at ponding areas with polyester reinforcement fabric embedded in base coat to provide best ponding protection and Raise as necessary -Install any storm collars at necessary flue vent pipes to be up to code -Apply Silicon coating at 1.25 gallons per square and Apply up parapet walls approximately 18 inches -Apply Elastomeric Coating at top of parapet wall ( For safety reasons Silicon coating can not be installed above parapet ) Color White  -Provide 20 year workmanship warranty  TUCSON RUBBERIZED COATING 30 (THIRTY) YEAR COATING WARRANTY		81	\$365.00	\$29,565.00

**Total** **\$29,565.00**

**Note to customer**

50% deposit required prior to starting work  
Thank You

Expiry date 03/16/2024

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*1/31/24*

*AEL 1/31/2024*



# ESTIMATE

8

**AEL Roofing Services LLC**  
1021 E 3rd Ave  
Mesa, AZ 85204

aelroofllc@gmail.com  
+1 (480) 773-7232  
aelroofingservices.com



Jane

**Bill to**  
Jane

**Ship to**  
Jane  
10 w Georgia Ave  
Phoenix, AZ  
Building #5  
Units #21-#25

**Estimate details**

Estimate no.: 1243  
Estimate date: 01/16/2024  
Expiration date: 03/16/2024

Sales Rep: Armando Owner

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Coating restoration</b> Apply Silicon coating at approximately (6750 )sq ft roof -Clean vegetative debris at various locations and haul from site before washing to prevent debris to scatter -Power wash main roof for better substrate and best coating adhesion, after washing roof, blow dry ponding water to let roof dry for 24 hours -Remove Blisters at various Locations apply Foam at blisters and Repairs -Remove any damaged plywood and Replace with new for proper Substrate -Spray Foam at wood replacement and install Polyester Mesh embedded in base coat at Repair only -Apply Elastomeric Base coat at ponding areas with polyester reinforcement fabric embedded in base coat to provide best ponding protection and Raise as necessary -Install any storm collars at necessary flue vent pipes to be up to code -Apply Silicon coating at 1.25 gallons per square and Apply up parapet walls approximately 18 inches -Apply Elastomeric Coating at top of parapet wall ( For safety reasons Silicon coating can not be installed above parapet ) Color White  -Provide 20 year workmanship warranty  TUCSON RUBBERIZED COATING 30 (THIRTY) YEAR COATING WARRANTY		67.5	\$365.00	\$24,637.50

**Total**

**\$24,637.50**

**Note to customer**

50% deposit required prior to starting work  
Thank You

Expiry  
date

03/16/2024

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1/31/24

AEL 1/31/2024



# ESTIMATE

9

**AEL Roofing Services LLC**  
1021 E 3rd Ave  
Mesa, AZ 85204

aelroofllc@gmail.com  
+1 (480) 776-7232  
aelroofingservices.com



Jane

**Bill to**  
Jane

**Ship to**

Jane  
10 W Georgia Ave  
Phoenix, AZ 85013  
Building #6  
Units #25-#31

**Estimate details**

Estimate no.: 1244  
Estimate date: 01/16/2024  
Expiration date: 03/16/2024

Sales Rep: Armando Owner

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Coating restoration</b> Apply Silicon coating at approximately (8100 )sq ft roof -Clean vegetative debris at various locations and haul from site before washing to prevent debris to scatter -Power wash main roof for better substrate and best coating adhesion, -after washing roof, blow dry ponding water to let roof dry for 24 hours -Remove Blisters at various Locations apply Foam at blisters and Repairs -Remove any damaged plywood and Replace with new for proper Substrate -Spray Foam at wood replacement and install Polyester Mesh embedded in base coat at Repair only -Apply Elastomeric Base coat at ponding areas with polyester reinforcement fabric embedded in base coat to provide best ponding protection and Raise as necessary -Install any storm collars at necessary flue vent pipes to be up to code -Apply Silicon coating at 1.25 gallons per square and Apply up parapet walls approximately 18 inches -Apply Elastomeric Coating at top of parapet wall ( For safety reasons Silicon coating can not be installed above parapet ) Color White  -Provide 20 year workmanship warranty  TUCSON RUBBERIZED COATING 30 (THIRTY) YEAR COATING WARRANTY		81	\$365.00	\$29,565.00

**Total**

**\$29,565.00**

**Note to customer**

50% deposit required prior to starting work  
Thank You

Expiry  
date

03/16/2024

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1/31/24

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AEL 1/31/2024

AEL Roofing Services LLC  
1021 E 3rd Ave  
Mesa, AZ 85204

aelroofing@gmail.com  
+1 (480) 775-7232  
aelroofingservices.com



Jane

Bill to  
Jane

Ship to  
Jane  
10 W Georgia Ave  
Phoenix, AZ 85013  
Building Tile Roofs

## Estimate details

Estimate no.: 125  
Estimate date: 01/22/2024  
Expiration date: 03/23/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Tile Re-roof</b> BUILDING 5 TILE REROOF Approximately ( ) sqft roof 1a) Reroof tile roof areas: a) remove tiles and save for reinstallation b) Remove existing underlayment, batten strips and metal flashings; Protect grounds around home with cotton drop cloths. Clean up all debris and haul from site. c) Remove and replace any deteriorated plywood (1 sheet included), as required to provide proper substrate for new roofing. d) Install 1 ply MB Tu43 SBS tile underlayment or equal secured with 1" cap nails. - Install new 1x2x4 wood batten strips secured with five staples per board Where Necessary - As required, at any dead valley areas, install two plies Polyglass POLYFLEX self-adhering reinforced modified bitumen roofing, if necessary e) Corrosion Resistant Metal Package: new metal flashings as required per Code including. 3x3 or 2x4 anti-ponding BLACK/BROWN drip edge metal; New birdstop metal color Black/Brown; large base aluminum pipe and t-top flashings; j-channel metal/Diverter Metal; roof-to-wall metal; 4x14 saddle metal; New Valley metal 3 rib **un-painted pipe and t-top flashings to be painted to blend with house trim or tile color as applicable. f) Reset tiles. Replace tiles** broken during construction process. Due to age of tile a similar color tile will be installed at less visible area.  Install black So-Lite X-Block molded closures at all hip and ridge areas as required by code. (molded hip closures prevent wind forced rain under tiles at hip and ridge areas ) Cement/Mortar to be used On Clay or Sandcast tiles.  g) Provide 10 Year workmanship warranty (TU43 15 year manufacturer warranty for One layer )		20	\$450.00	\$9,000.00
2.		<b>Tile Re-roof</b> BUILDING 6 TILE REROOF		32	\$450.00	\$14,400.00



Approximately ( 3200 ) sqft roof

1a) Reroof tile roof areas:

a) remove tiles and save for reinstallation

b) Remove existing underlayment, batten strips and metal flashings; Protect grounds around home with cotton drop cloths. Clean up all debris and haul from site.

c) Remove and replace any deteriorated plywood (1 sheet included), as required to provide proper substrate for new roofing.

d) Install 1 ply MB Tu43 SBS tile underlayment or equal secured with 1" cap nails.

- Install new 1"x2"x 4" wood batten strips secured with five staples per board.

\_\_\_ As required, at any dead valley areas, install two plies Polyglass POLYFLEX self-adhering reinforced modified bitumen roofing, if necessary

e) Corrosion Resistant Metal Package: new metal flashings as required per Code including, 3x3 or 2x4 anti-ponding BLACK/BROWN drip edge metal; New birdstop metal color Black/Brown; large base aluminum pipe and t-top flashings; j-channel metal/Diverter Metal; roof-to-wall metal; 4x14 saddle metal; New Valley metal 3 rib \*\*un-painted pipe and t-top flashings to be painted to blend with house trim or tile color as applicable.

f) Reset tiles. Replace tiles\*\* broken during construction process.

Due to age of tile a similar color tile will be installed at less visible area.

Install black So-Lite X-Block molded closures at all hip and ridge areas as required by code. (molded hip closures prevent wind forced rain under tiles at hip and ridge areas ) Cement/Mortar to be installed on Clay or Sandcast Tiles

g) Provide 10 Year workmanship warranty

(TU43 15 year manufacturer warranty for One layer )

*Handwritten:* 1/31/24

*Handwritten:* AEL 1/31/2024

3.

**Tile Re-roof**

1

\$1,800.00

\$1,800.00

BUILDING 3

TILE REROOF

ONE SECTION OF TILE IS STEEP AND MAY REQUIRE MORE LABOR TO REMOVE AND INSTALL UNDERLAYMENT(

Minimum Charge per Roof slope)

Approximately ( 300 ) sqft roof

1a) Reroof tile roof areas:

a) remove tiles and save for reinstallation

b) Remove existing underlayment, batten strips and metal flashings; Protect grounds around home with cotton drop cloths. Clean up all debris and haul from site.

c) Remove and replace any deteriorated plywood (1 sheet included), as required to provide proper substrate for new roofing.

d) Install 1 ply MB Tu43 SBS tile underlayment or equal secured with 1" cap nails.

- Install new 1"x2"x 4" wood batten strips secured with five staples per board.

\_\_\_ As required, at any dead valley areas, install two plies Polyglass POLYFLEX self-adhering reinforced modified bitumen roofing, if necessary

e) Corrosion Resistant Metal Package: new metal flashings as required per Code including, 3x3 or 2x4 anti-ponding BLACK/BROWN drip edge metal; New birdstop metal color Black/Brown; large base aluminum pipe and t-top flashings; j-channel metal/Diverter Metal; roof-to-wall metal; 4x14 saddle metal; New Valley metal 3 rib \*\*un-painted pipe and t-top flashings to be painted to blend with house trim or tile color as applicable.

f) Reset tiles. Replace tiles\*\* broken during construction process.

Due to age of tile a similar color tile will be installed at less visible area.

Install black So-Lite X-Block molded closures at all hip and ridge areas as required by code. (molded hip closures prevent wind forced rain under tiles at hip and ridge areas ) Cement/Mortar to be used on Clay or Sandcast tile

g) Provide 10 Year workmanship warranty

(TU43 15 year manufacturer warranty for One layer )

4.

**Tile Re-roof**

1

\$1,800.00

\$1,800.00

BUILDING 1

TILE REROOF

ONE SECTION OF TILE IS STEEP AND MAY REQUIRE MORE LABOR TO REMOVE AND INSTALL UNDERLAYMENT(

Minimum Charge per Roof slope)

Approximately ( 300 ) sqft roof

12

OR 1/31/24

AEL 1/31/2024

1a) Reroof tile roof areas:

a) remove tiles and save for reinstallation

b) Remove existing underlayment, batten strips and metal flashings; Protect grounds around home with cotton drop cloths. Clean up all debris and haul from site.

c) Remove and replace any deteriorated plywood (1 sheet included), as required to provide proper substrate for new roofing.

d) Install 1 ply MB Tu43 SBS tile underlayment or equal secured with 1" cap nails.

- Install new 1"x2"x4" wood batten strips secured with five staples per board.

\_\_\_ As required, at any dead valley areas, install two plies Polyglass POLYFLEX self-adhering reinforced modified bitumen roofing, if necessary

e) Corrosion Resistant Metal Package: new metal flashings as required per Code including. 3x3 or 2x4 anti-ponding BLACK/BROWN drip edge metal; New birdstop metal color Black/Brown; large base aluminum pipe and t-top flashings; j-channel metal/Diverter Metal; roof-to-wall metal; 4x14 saddle metal; New Valley metal 3 rib \*\*un-painted pipe and t-top flashings to be painted to blend with house trim or tile color as applicable.

f) Reset tiles. Replace tiles\*\* broken during construction process.

Due to age of tile a similar color tile will be installed at less visible area.

Install black So-Lite X-Block molded closures at all hip and ridge areas as required by code. (molded hip closures prevent wind forced rain under tiles at hip and ridge areas )

g) Provide 10 Year workmanship warranty

(TU43 15 year manufacturer warranty for One layer )

5.	<b>Title Re-roof</b>	25	\$490.00	\$12,250.00
	Building 2			
	TILE REROOF			

ONE SECTION OF TILE IS STEEP AND MAY REQUIRE MORE LABOR TO REMOVE AND INSTALL UNDERLAYMENT( Minimum Charge per Roof slope)

Approximately (2500 ) sqft roof

1a) Reroof tile roof areas:

a) remove tiles and save for reinstallation

b) Remove existing underlayment, batten strips and metal flashings; Protect grounds around home with cotton drop cloths. Clean up all debris and haul from site.

c) Remove and replace any deteriorated plywood (1 sheet included), as required to provide proper substrate for new roofing.

d) Install 1 ply MB Tu43 SBS tile underlayment or equal secured with 1" cap nails.

- Install new 1"x2"x4" wood batten strips secured with five staples per board.

\_\_\_ As required, at any dead valley areas, install two plies Polyglass POLYFLEX self-adhering reinforced modified bitumen roofing, if necessary

e) Corrosion Resistant Metal Package: new metal flashings as required per Code including. 3x3 or 2x4 anti-ponding BLACK/BROWN drip edge metal; New birdstop metal color Black/Brown; large base aluminum pipe and t-top flashings; j-channel metal/Diverter Metal; roof-to-wall metal; 4x14 saddle metal; New Valley metal 3 rib \*\*un-painted pipe and t-top flashings to be painted to blend with house trim or tile color as applicable.

f) Reset tiles. Replace tiles\*\* broken during construction process.

Due to age of tile a similar color tile will be installed at less visible area.

Install black So-Lite X-Block molded closures at all hip and ridge areas as required by code. (molded hip closures prevent wind forced rain under tiles at hip and ridge areas )

g) Provide 10 Year workmanship warranty

(TU43 15 year manufacturer warranty for One layer )

6.	<b>Title Re-roof</b>	36	\$600.00	\$21,600.00
	Building 4			
	TILE REROOF			

TILE IS STEEP AND MAY REQUIRE MORE LABOR TO REMOVE AND INSTALL UNDERLAYMENT( Minimum Charge per Roof slope)

Tile Detail above garage ( Small Space )

13

Approximately ( 3600 ) sqft roof

1a) Reroof tile roof areas:

a) remove tiles and save for reinstallation

b) Remove existing underlayment, batten strips and metal flashings; Protect grounds around home with cotton drop cloths. Clean up all debris and haul from site.

c) Remove and replace any deteriorated plywood (1 sheet included), as required to provide proper substrate for new roofing.

d) Install 1 ply MB Tu43 SBS tile underlayment or equal secured with 1" cap nails.

- Install new 1 1/2 x 2 1/2 x 4 1/2 wood batten strips secured with five staples per board.

\_\_\_ As required, at any dead valley areas, install two plies Polyglass POLYFLEX self-adhering reinforced modified bitumen roofing, if necessary

e) Corrosion Resistant Metal Package: new metal flashings as required per Code including. 3x3 or 2x4 anti-ponding BLACK/BROWN drip edge metal; New birdstop metal color Black/Brown; large base aluminum pipe and t-top flashings; j-channel metal/Diverter Metal; roof-to-wall metal; 4x14 saddle metal; New Valley metal 3 rib \*\*un-painted pipe and t-top flashings to be painted to blend with house trim or tile color as applicable.

f) Reset tiles. Replace tiles\*\* broken during construction process.

Due to age of tile a similar color tile will be installed at less visible area.

Install black So-Lite BX-Block molded closures at all hip and ridge areas as required by code. (molded hip closures prevent wind forced rain under tiles at hip and ridge areas ) Cement/Mortar to be installed on Clay or Sandcast tiles

g) Provide 10 Year workmanship warranty

(TU43 15 year manufacturer warranty for One layer )

Total

**\$60,850.00**

Expiry  
date

03/23/2024

AT  
1/31/24

AEL 1/31/2024

**AEL Contract for Flat & Tile Roofs 1-29-24 Final Contract**

	Units	Flat Roofs	Tile Roofs	Total Roof Repairs	Units Per Bldg	Number of Units	Phase One February 2024 Buildings 1,3,5	Phase Two January 2025 Buildings 2 & 6	Phase Three January 2026 Building 4
Building One	1-2	\$10,220.00	\$1,800.00	\$12,020.00	2	31	\$12,020.00		
Building Two	3-9	\$33,945.00	\$12,250.00	\$46,195.00	7			\$46,195.00	
Building Three	10-11	\$10,220.00	\$1,800.00	\$12,020.00	2		\$12,020.00		
Building Four	12-20	\$29,565.00	\$21,600.00	\$54,143.25	9				\$51,565.00
Building Five	21-25	\$24,637.50	\$9,000.00	\$33,637.50	5		\$33,637.50		\$2,578.25
Building Six	26-31	\$29,565.00	\$14,400.00	\$43,965.00	6			\$43,965.00	
Total All Buildings		\$138,152.50	\$60,850.00	\$201,980.75	31		\$57,677.50	\$90,160.00	\$54,143.25
Cost Per Unit		\$4,456.53	\$1,962.90	\$6,515.51					

Total Costs for all Roofs Flat & Tile  
Total Cost per Unit

\$201,980.75  
\$6,515.51

Surcharge 5%

\$201,980.75

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1/13/24

AEL 1/31/2024

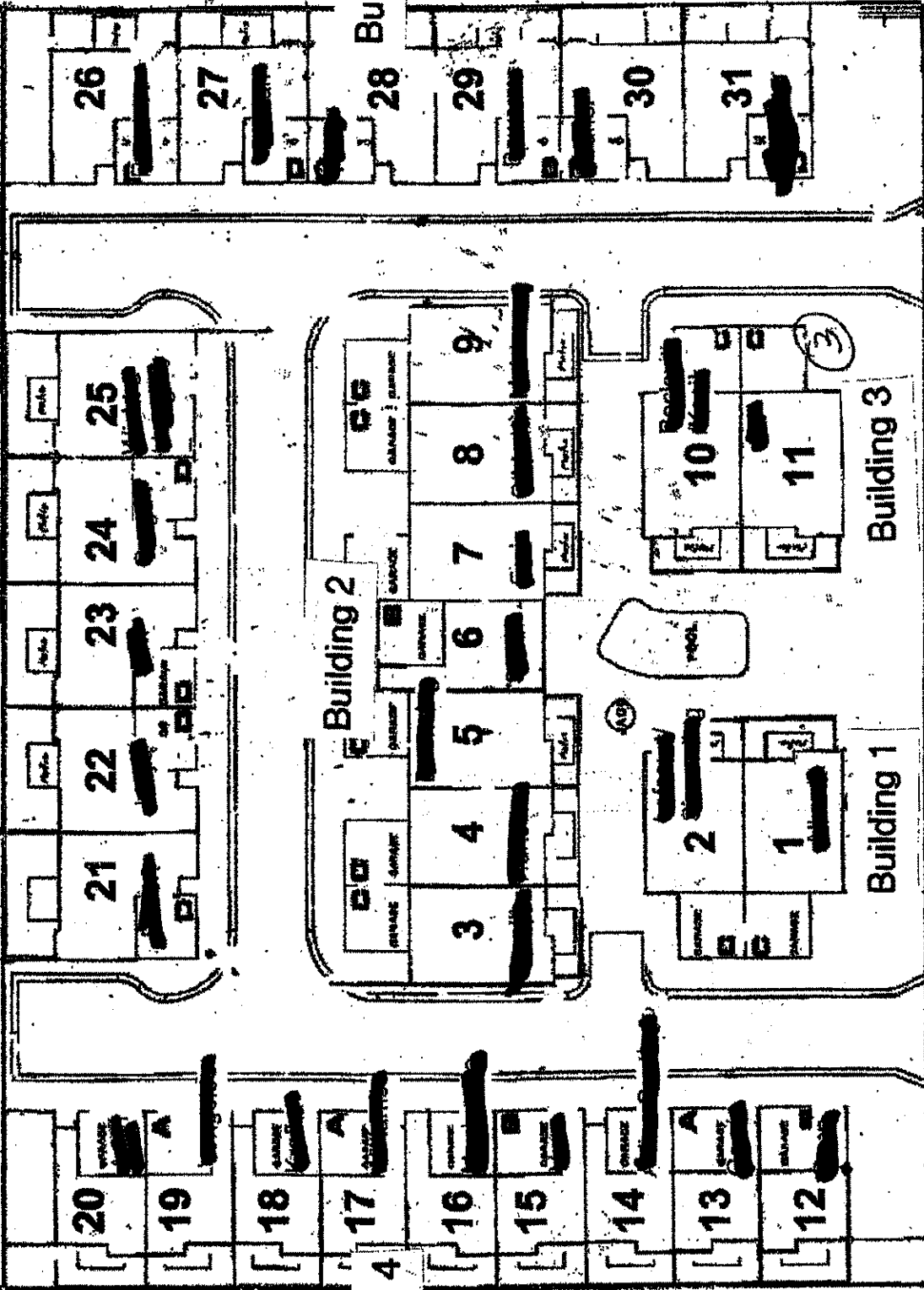
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Building 5



10 W Georgia Ave



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