

ON THE PARK ROOFING

These prices have been calculated based on current prices for the component building materials. However, the market for the building materials is considered to be volatile to obtain the lowest possible from available building material suppliers, but should there be an increase in the prices of these specified materials that are purchased after execution of a contract for use in a project, Owner agrees to pay that cost increase to the Contractor. However any claim by a Contractor for payment of a cost increase, as provided, shall require written notice delivered by Contractor to Owner stating the increase cost, the building material or materials in question, and the source of supply, supported by invoices or bills of sale.

The following is included in the new roof price:

01. **Remove Old Roof** – tear off all layers to original roof deck.
 - a. This allows for inspection and repair to the roof deck materials.
 - b. Provides smooth surface for new roof.

NOTE: Replace rotted ½” decking or sheeting as needed at an additional cost of 2.00 per square foot replaced. As additional cost may be a concern the association will inspect the deck when it is exposed if there are any areas in question.

02. **Leak Barrier** – Install GAF Leak Barrier 36” wide along eaves, along walls and other vulnerable areas.
 - a. This provides extra protection at the most vulnerable areas of the roof.
 - b. Prevents damage caused by “**Ice Damming**” along the gutter.
03. **Roof Deck Protection** – Install GAF Roof Deck Protection – Fiberglass reinforced product.
 - a. This provides an additional layer of water shedding protection under the shingles.
 - b. This provides a smoother surface for shingle application.
 - c. This provides protection at vulnerable areas.
04. **Flashings** – Counter Flashing install GAF Leak Barrier.
 - a. This provides protection at this very vulnerable area.
 - b. This is an **OPTION** to replace metal counter flashing on chimney. **(If this is wanted add \$375.00 per chimney).**
05. **Flashings** – Plumbing vents install Leak Barrier and new lead boot flashing.
 - a. This prevents leaks by shedding water.
 - b. Included is the replacement of all lead boots around plumbing vents.

06. **Quality Shingles** – Install new shingles that are manufactured by GAF
- a. Install one layer of shingles along eave.
 - b. This seals the first course of shingles.
 - c. This prevents shingles from blowing off.
 - d. This provides an added layer of protection.
 - e. This provides quality weather and fire protection.

07. **Ventilation** – Prepare for and install a complete ventilation system.
- a. This prevents moisture damage to your roof deck.
 - b. This provides energy cost savings.
 - c. This meets all shingle warranty requirements.

NOTE: A complete ventilation system requires both intake and exhaust. If homeowners request more ventilation to the roof system it will be at the homeowner expense.
Intake – The cost for soffit vents will be \$30.00 per vent installed.
Exhaust – The cost for a Cobra Ridge vent instead of the regular roof vents is \$12.00 per foot.

08. **Hip and Ridge Cap Shingles** – Install GAF hip and ridge shingles.
- a. This frames the roof and enhances the beauty of your home.
 - b. Warranty that matches the life of the roof shingle.

09. **Warranty GAF Smart Choice System Plus Warranty** – There Master Elite Includes an enhanced warranty for your roof.
- a. Labor (7) seven years
 - b. Materials (30) thirty years

10. **Permits** – The Contractor will obtain all permits required by the village.
- a. **ALL PERMIT FEES WILL BE PAID BY THE HOMEOWNERS ASSOCIATION.**

TYPE "A" UNIT – THIS IS THE LARGE TWO STORY END UNIT
THERE ARE 36 TYPE "A" UNITS
THE COST FOR NEW ROOF SHINGLES FOR TYPE "A" UNIT IS
\$9,140.00 PER UNIT
THE COST FOR 36 TYPE "A" UNITS IS \$329,040.00

TYPE "B" UNIT – THIS IS THE CENTER TWO STORY UNIT
THERE ARE 50 TYPE "B" UNITS
THE COST FOR NEW ROOF SHINGLES FOR TYPE "B" UNIT IS
\$8,700.00 PER UNIT
THE COST FOR 50 TYPE "B" UNITS IS \$435,000.00

TYPE "C" UNIT – THIS IS THE RANCH END UNIT
THERE ARE 37 TYPE "C" UNITS
THE COST FOR NEW ROOF SHINGLES FOR TYPE "C" UNIT IS
\$13,040.00 PER UNIT
THE COST FOR 37 TYPE "C" UNITS IS \$482,480.00

AT THE PRESENT TIME THE COST TO REPLACE THE ROOFS AS STATED
ABOVE IS \$1,246,520.00

THESE PRICES ARE TO REMOVE AND REPLACE THE GUTTERS AND
DOWNSPOUTS TO A 6 INCH GUTTER.

TYPE "A" UNIT COST IS \$2,850.00 PER UNIT

TYPE "A" UNIT 36 AT \$2,850.00 IS \$102,600.00

TYPE "B" UNIT COST IS \$2,700.00 PER UNIT

TYPE "B" UNIT 50 AT \$2,700.00 IS \$135,000.00

TYPE "C" UNIT COST IS \$2,850.00 PER UNIT

TYPE "C" UNIT 37 AT \$2,850.00 IS \$105,450.00

TOTAL COST TO REPLACE THE GUTTERS IS \$343,050.00