COMMERCIAL ROOFING ADVISORS

AMERICA 250

COMMERCIAL ROOFING

MINNEAPOLIS REPAIR OR REPLACEMENT

Parking facility and skyway roofs

Minneapolis, Minnesota

PUBLIC PROJECT EXAMPLE

Pricing and customer information redacted.

PROPOSAL

#CRA-261106-GW-R4 / November 6, 2026

commercialroofingadvisors.com

Roof Repair or Replacement

November 6, 2026

[redacted]

Re: [redacted] roof options / [redacted], Minneapolis, MN [redacted]

Commercial Roofing Advisors is pleased to present three alternatives for Roof Area A, Roof Area B and the skyway bridge walk. This revision adds full replacement of all three roof areas alongside the repair alternatives.

Options for Your Review

- **Option 1 / Requested repairs: [redacted].** Repair the specified 300 LF of wall-transition tenting, with cleanup, ballast troughs in Areas A and B, and included membrane-patching allowances. Other tenting remains outside this option.
- **Option 2 / Full measured repair runs: [redacted].** Repair 1,117 LF: 307 LF in Area A, 313 LF in Area B and 497 LF along the skyway's right parapet. The skyway's left wall is excluded. Associated cleanup and patching allowances are included.
- **Option 3 / Full replacement: [redacted].** Remove the ballast and existing roof assemblies to the deck across approximately 24,814 SF, and install new insulation, cover board and fully adhered 60-mil EPDM, including wall, edge, drain and skylight-curb flashings.

The new photographs show ponding water in Areas A and B and cracked membrane at the Area B ramp wall. Full replacement renews the complete roof assembly within the stated limits and includes tapered sumps and crickets at the drains. If you choose a repair, Option 2 addresses the full measured repair runs; Option 1 leaves additional tenting in place.

Select one complete option. The prices are alternatives and are not additive. Options 1 and 2 carry no manufacturer or craftsmanship warranty. Option 3 includes a **20-year manufacturer No Dollar Limit (NDL) roof system warranty** and the installing contractor's lifetime craftsmanship warranty, subject to the written terms described in this proposal.

The limited 1,305-SF skyway replacement and first-skylight repair alternatives remain separate. Their work overlaps these options and must not be added without a written scope and price reconciliation. Glass-atrium resealing remains excluded.

Sincerely,

Josh Tabor
Operations Manager
Commercial Roofing Advisors

Repair Scope and Quantities

The work is at [redacted], [redacted], **Minneapolis, MN** [redacted]. The existing roof assemblies remain in place except for the localized repairs described here. LF denotes linear feet of wall-transition tenting repair.

Work area	Option 1 – 300 LF	Option 2 – 1,117 LF
Roof Area A	Two approx. 50-LF locations; 100 LF total	Full measured wall run; 307 LF
Roof Area B	One approx. 50-LF location on each side of the skyway; 100 LF total	B Right: 163 LF; B Left: 150 LF; 313 LF total
Skyway	100 LF at the marked location; confirm on site	497 LF at the right parapet wall only, walking from the parking ramp

Tenting Repair Method – Both Options

- Move the rock ballast approximately 3–5 feet back from the wall to expose the membrane.
- Cut the EPDM at the field/wall transition and allow the membrane to relax and contract.
- Install new 60-mil EPDM where the existing membrane has pulled away from the wall; extend it vertically up the wall.
- Flash the transition with compatible flashing, reinforced securement strips, termination bar, fasteners, and water cut-off mastic. Use EPDM bonding adhesive, seam primer, 6-inch seam tape and cover strip, lap sealant, and pre-molded corners as required by the repair details.
- Return rock ballast to its original position after completing the repairs.

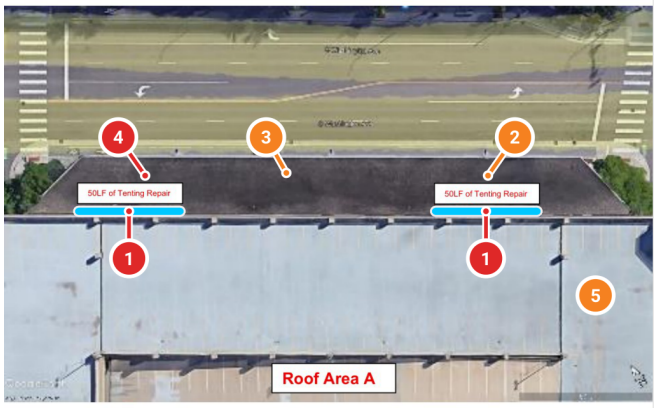
Associated Work – Included in Both Options

- Clean roof debris, including around drains, in Areas A and B and on the skyway roof.
- Move ballast to form a trough between the ponding location and the drain in each of Areas A and B.
- Inspect each roof area and patch observable holes, splits, and tears within the included membrane-repair allowance. Repairs beyond the allowance require a signed change order.
- Provide mobilization, site setup, building protection from debris, secured work areas, a temporary toilet, and perimeter safety/fall protection maintained as work progresses; demobilize at completion.

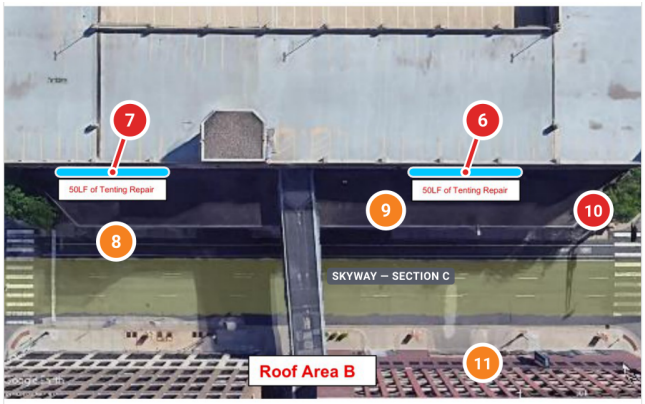
Scope limit: Neither option replaces an entire roof assembly, skylight, drain, coping system, or glass atrium. No repair to the skyway's left wall is included in Option 2. Confirm the Option 1 skyway repair location on site before starting.

Roof Areas A and B

Option 1 – Requested repair locations

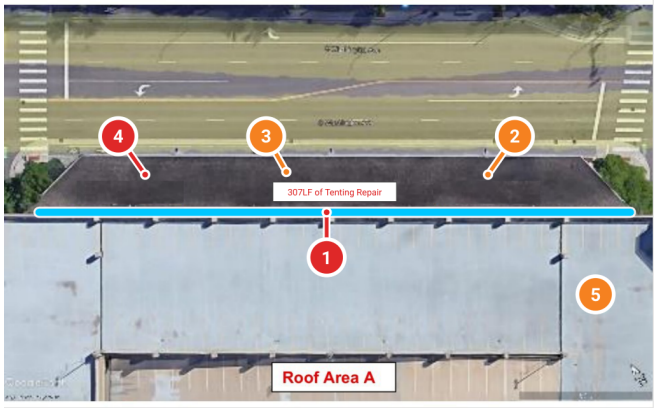


Roof Area A: two 50-LF locations, 100 LF total.

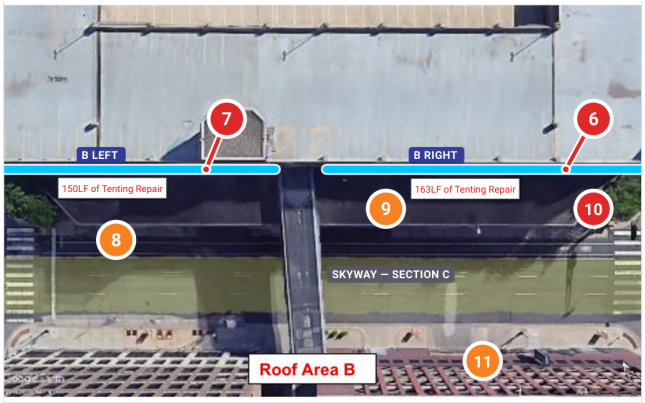


Roof Area B: two 50-LF locations, 100 LF total.

Option 2 – Full measured wall runs



Roof Area A: 307 LF along the full measured wall run.



Roof Area B: 150 LF left + 163 LF right = 313 LF.

Photo Key and Associated Work

Highlighted lines show the tenting repair runs. Area A callouts: 1, tenting repair; 2, debris cleanup; 3, ballast trough; 4, membrane-repair allowance; 5, site support. Area B callouts: 6 and 7, tenting repair right and left; 8, cleanup; 9, ballast trough; 10, membrane-repair allowance; 11, site support.

Left and right for Area B are as viewed in these images. Drain and ponding locations are approximate. Reference images identify work areas and are not scaled construction drawings. Final work limits and lengths are confirmed with [redacted] before work starts.

Skyway Bridge Walk

Option 1: 100 LF

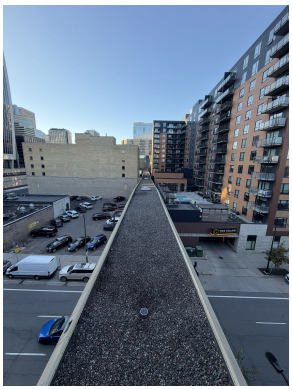


Option 1: 100 LF at the approximate marked location, confirmed on site.

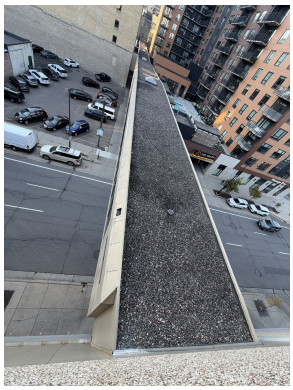
Option 2: 497 LF – right wall only



Option 2: full measured 497-LF run along the right parapet wall.



Bridge walk viewed from the parking ramp. Site photograph: October 29, 2026.



Ballast and parapets on the skyway. Site photograph: October 29, 2026.

Skyway Work and Limits

Both options include skyway debris cleanup, clearing around drains, and an allowance for patching observable holes, splits, and tears in the existing membrane. Callout 12 identifies tenting repair; 13, cleanup; 14, membrane-repair allowance; 15, site support where shown.

For Option 2, “right wall” means the right parapet wall when walking from the parking ramp. The left parapet wall is excluded. Option 1 is limited to 100 LF at the marked location; no additional tenting length is included.

Traffic control or street obstruction permits, if required by the City, are excluded from both base prices. Any required public-way measures, responsibility, and associated pricing must be confirmed in writing before mobilization. Required safety arrangements must be in place before work starts.

Repair Pricing and Payment

Options 1 and 2: repair pricing. Area amounts form the selected repair option's total. Option 3 replacement pricing follows separately; select one complete option only.

Work Area	Option 1	Option 2
Roof Area A		
Roof Area B		
Skyway roof – bridge walk		
Total Base Price		

Included Price Basis

Each option includes the stated labor, materials, equipment, mobilization and site support, temporary toilet, fall protection, and applicable sales tax on materials. Area pricing includes the tenting work and associated work described in the scope, with package pricing allocated across the areas. Prices apply to the complete selected option. No separate tax percentage is represented.

Membrane-Repair Allowances

The area amounts include allowances for patching observable holes, splits, and tears: **Option 1 – per area** (across all three areas); **Option 2 – per area** (total). These amounts are already included in the option totals. Repairs beyond the allowances require a written change order signed by both parties before work proceeds.

Payment Schedule

at acceptance to schedule the work and order materials; on completion and final walkthrough.

Option	**Deposit –**	**Completion –**
1 – Requested 300 LF		
2 – Full measured 1,117 LF		

Quantities and Additional Work

Option 1 prices the requested 300 LF; Option 2 prices the field-measured 1,117 LF. Final repair lengths and locations are confirmed with before work starts. Any change in quantity or work beyond the selected base scope requires a written change order describing the work and price, signed by and Commercial Roofing Advisors before that work starts.

Price Validity

Pricing is valid through December 3, 2026. Scheduling remains subject to acceptance, access, material availability, and suitable weather.

PUBLIC EXAMPLE | Pricing and customer information redacted | Proposal dated November 6, 2026

Repair Schedule and Exclusions

Estimated Duration and Start

Option 1: approximately 5–6 working days for all three areas.
Option 2: approximately 13 working days (about 2½ weeks) for all three areas.

Both durations are weather dependent. The start is scheduled at acceptance, subject to confirmed access and weather. No production start date is committed by this proposal.

Weather and Site Access

EPDM adhesives require a dry surface and temperatures approximately 40°F and rising. Late-fall work may require cold-weather materials or rescheduling. [redacted] provides roof access through the ramp and skyway during normal work hours, and an approved staging and temporary-toilet location on the ramp. Coordinate short-term parking-stall closures with ramp management.

Warranty

These repairs to the existing roofs do not include a manufacturer warranty or a craftsmanship warranty. Existing roof sections outside the selected repair limits remain in service.

Exclusions

- Mechanical, electrical, and plumbing removals or modifications.
- Interior protection and interior finish restoration.
- Replacement of wet insulation or deteriorated deck discovered beneath the membrane.
- Traffic control or street obstruction permits, if required by the City.
- Tenting repairs beyond the selected option's stated lengths, membrane repairs beyond the included allowances, and work outside the listed areas.
- Full roof replacement under repair Options 1 and 2; skylight or glazing replacement; and separate glass-atrium repairs or resealing.

Concealed Conditions

Hidden damage, including wet insulation and deteriorated deck, is photographed and reviewed with the property representative. Corrective work requires a written change order with scope and price, approved and signed by both parties before that work starts. No additional work is performed or billed without an approved change order.

Coordination Before Mobilization

For repair Options 1 and 2, confirm repair locations and final lengths, roof and skyway access, staging, safety arrangements, any City public-way requirements and the planned start in writing. Option 3 is full replacement of Areas A and B and the entire 497-foot skyway, as described on the following pages.

Full Replacement Scope

Roof Areas A and B and the entire skyway / approximately 24,814 SF. Existing river-rock ballast is permanently removed; the replacement is a fully adhered system without replacement rock ballast.

Area	Roof SF	Wall / edge LF	Drains	Skylights
Area A	8,906	307 / 362	2	–
Area B	8,702	313 / 367	2	–
Entire skyway	7,206	994 parapet	5	5

Included Roof Assembly and Work

- Remove the river-rock ballast permanently and haul it away. Tear off existing roof membrane, flashings and insulation to the structural deck. Include debris handling, dumpsters, hauling and disposal.
- Install two staggered layers of polyiso insulation, approximately R-30, with tapered sumps and crickets at every drain. Confirm the final assembly and insulation requirements before installation.
- Adhere a 1/2-inch high-density cover board and fully adhere new 60-mil MuleHide EPDM membrane. Complete seams with compatible primer and 6-inch seam tape to the manufacturer's requirements.
- Flash the full ramp walls with EPDM, termination bar, sealant and counterflashing. Area B includes approximately 59 LF of flashing at the small skyway walls; the small connecting skyway's own roof is excluded.
- Build up treated wood nailers to the new roof height, complete edge flashing and reinstall existing copings on new cleats. The long skyway includes both parapets, approximately 497 LF each, and approximately 29 LF of end-wall terminations.
- Rebuild nine roof drains with clamping rings, strainers, EPDM flashing, water cut-off mastic and tapered drainage details. Flash five skylight curbs on the long skyway; existing skylight units and glazing remain.
- Provide mobilization, boom truck and debris hoist, material handling, secured work areas, safety perimeter and fall protection. Include reroof permits and inspection, daily cleanup, final cleanup and walkthrough, and applicable sales tax on materials.

Field Confirmation and Concealed Conditions

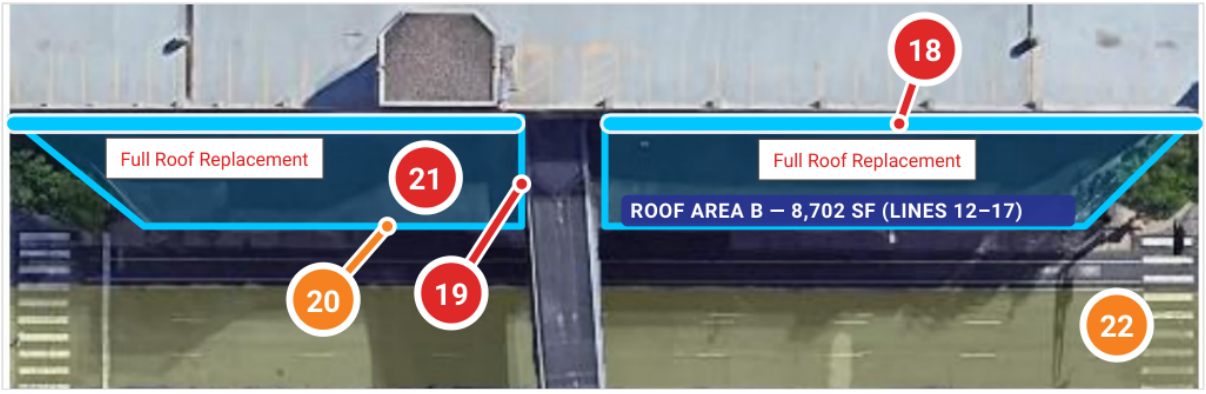
Areas are reported as field-measured. The long skyway is approximately 497 feet by 174 inches wide. Confirm final work limits, drain and skylight counts and tie-ins before construction. Concealed deck damage, structural issues or wet substrate requiring work beyond the described tear-off and replacement are photographed and reviewed; additional work requires a written change order approved by both parties before it starts.

Full Roof Replacement Areas

Option 3 replaces each complete roof area shown below. The repair-run lengths in Options 1 and 2 do not limit the replacement scope. Reference figures are not scaled construction drawings.



Roof Area A: 8,906 SF; full ramp-wall and roof-edge details.



Roof Area B: 8,702 SF, on both sides of the small skyway connection.



Entire long skyway: 497 feet; approximately 7,206 SF; both parapets.

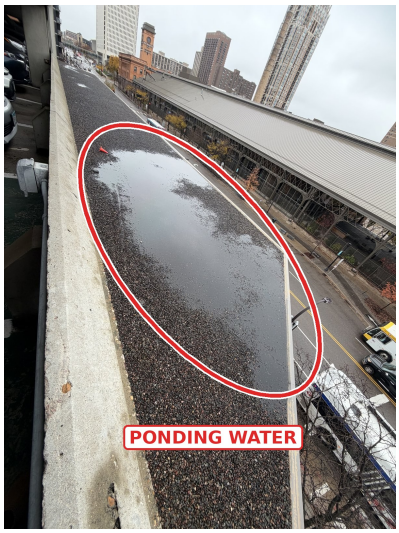
Highlighted areas show replacement limits. Numbered circles identify wall, edge, drain, skylight and site-support components; final locations are verified on site. The existing skylight units and the small connecting skyway's own roof are outside the replacement scope.

Area A / Ponding Water

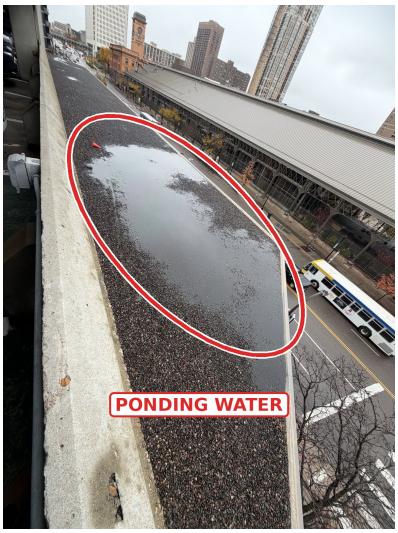
Site photographs dated November 4, 2026. Red markings identify observed standing water. Option 3 includes ballast removal, drain rebuilds and tapered sumps and crickets.



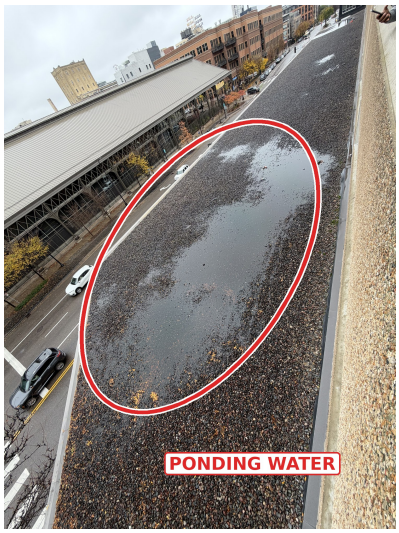
Standing water on the rock ballast.



Ponding along the ramp wall.



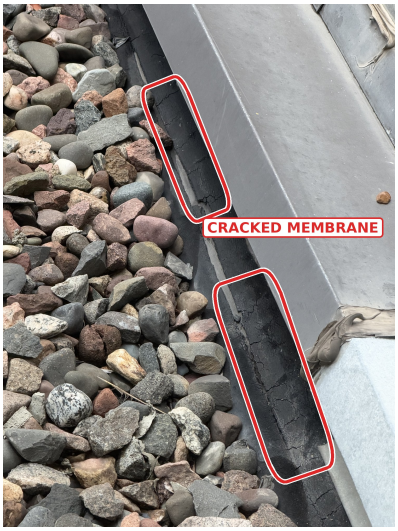
Ponding toward the roof edge.



Ponding viewed from above.

Area B / Cracked Membrane

Site photographs dated November 5, 2026. Red outlines identify cracking at the ramp-wall transition. Conditions concealed beneath the ballast are confirmed after removal.



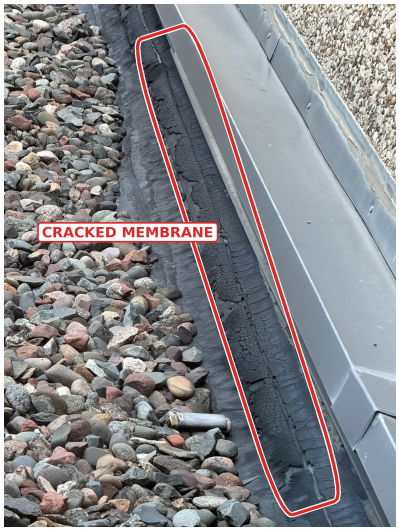
Cracking at the base of the ramp wall.



Cracked membrane at the counterflashing joint.



Alligator cracking along the wall flashing.



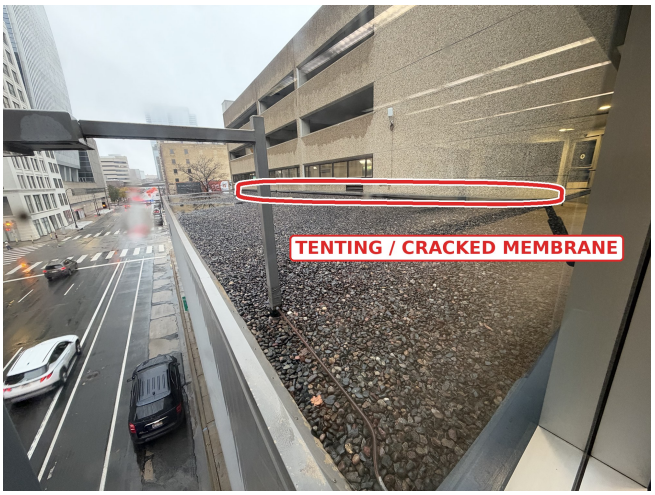
Cracking continues along the wall.

Area B / Ponding and Tenting

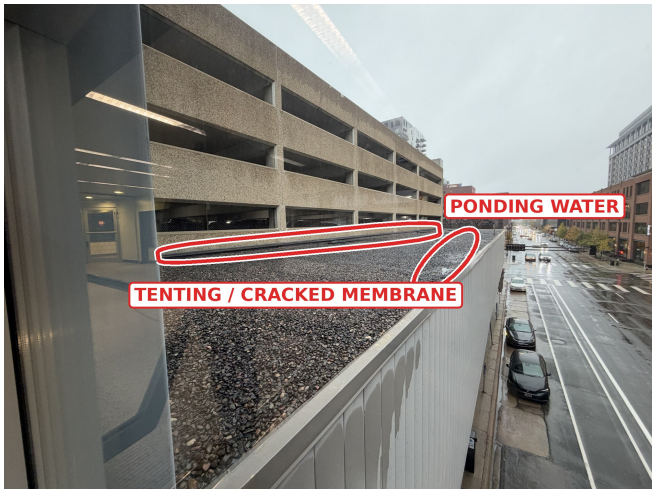
Site photographs dated November 3, 2026. Red markings identify ponding and tenting at the ramp wall. Full replacement includes removal of the existing roof and completion of new wall flashings and tapered drainage details.



Water ponding along the roof edge.



Tenting membrane along the ramp wall.



Tenting and ponding at the roof edge.

Replacement Pricing and Basis

Select Option 3 instead of the repair alternatives. These are complete-package area allocations; the three area amounts form the replacement total.

Full Replacement Work Area	Amount
Roof Area A / 8,906 SF	
Roof Area B / 8,702 SF	
Entire long skyway / approximately 7,206 SF	
Option 3 / Full Replacement Base Price	

Payment, Duration and Weather

at acceptance to schedule work and order materials: . Remaining at completion and final walkthrough: .

Estimated duration is 4–6 weeks for all three areas, weather permitting. A start date is confirmed at acceptance and coordination of access and materials. EPDM adhesives require a dry deck and approximately 40°F and rising; cold-weather materials or a spring start may be necessary. Each work area is made watertight at the end of the work day. Replacement pricing is valid through December 5, 2026.

20-Year NDL Warranty / Full Replacement Only

Option 3 includes a **20-year manufacturer No Dollar Limit (NDL) roof system warranty**, subject to the manufacturer's approved assembly, installer eligibility, required inspections and final warranty issuance. The installing contractor's lifetime craftsmanship warranty for installation workmanship is also included. Final written warranty documents define coverage and exclusions. Warranties are issued upon completion and final payment. Options 1 and 2 are repairs to existing roofs and do not include a manufacturer or craftsmanship warranty.

Conditional Public-Way Allowance / Not in Base Price

If required by the City, add for traffic control, street/sidewalk obstruction permits, meter hoods, barricades, signs and a flagger for approximately seven curbside work days. Confirm City requirements, responsibility and this allowance in writing before signing the work agreement. Required measures must be in place before work starts. If the allowance is required, the Option 3 total becomes . Base reroof permits, the work-area safety perimeter and fall protection are included in Option 3.

Access, Exclusions and Additional Work

provides roof, ramp and skyway access during work hours and an approved staging area. Excluded work includes mechanical, electrical and plumbing modifications; interior protection; structural deck repairs; asbestos testing or abatement; glass-atrium resealing; skylight/glazing replacement; and the small connecting skyway's own roof. Suspect asbestos requires work to pause for testing. Excluded or unforeseen work requires written scope and price approval by both parties before it starts.

What You Need to Know

Commercial Roofing Advisors would like to thank you for choosing us. We hold ourselves to the highest standard while assisting with the work described in your proposal.

During the Restoration of Your Property

Noise will be a constant; please expect pounding from hammers and other tools. Remove all loose items from shelves, walls, cabinets, and other areas.

If required, waste containers and materials will be placed in a designated staging area coordinated with the property's authorized representative. Any alternate arrangements must be documented in the agreement.

Site Conditions That Are Hidden

Some plumbing, electrical, heating, and A/C companies, as well as builders and remodelers, will install their wiring and/or tubing in areas that expose them to damage and may cause them to be damaged during the restoration process. Commercial Roofing Advisors is not responsible for any damage to those items if the company that installed those items did not properly install and/or protect them from potential damage.

Commercial Roofing Advisors will only perform those repairs that are written/listed on the contract. There are no verbal agreements; therefore, no work will be done from verbal agreements.

Client's Initials: _____

Additional Information

1. This proposal is for completing the order as described. This proposal is based on Commercial Roofing Advisors' evaluation and does not include additional labor which may be required should any unforeseen problems arise after work has commenced. No verbal agreement will be honored.

2. Any modifications to the terms and conditions of this contract must be in writing and approved by Commercial Roofing Advisors.

3. Any amendments to this agreement must be in writing, dated, signed, and approved by Commercial Roofing Advisors.

4. Commercial Roofing Advisors is not held liable for any damages during the fulfillment of the order unless directly caused by Commercial Roofing Advisors.

5. All project commencement and completion dates are variable due to weather or any condition preventing production. Commercial Roofing Advisors is not held liable for delays beyond Commercial Roofing Advisors' control. Commercial Roofing Advisors is not held liable for the failure of performance due to labor issues, strikes, weather, inability to obtain materials from usual sources, or any other circumstances beyond the control of Commercial Roofing Advisors.

6. The client is responsible for any hazardous condition or materials and shall notify Commercial Roofing Advisors of the presence of any hazardous condition prior to the commencement of the project.

7. Commercial Roofing Advisors is not responsible for ensuring satellite dishes are functional in signal upon completion of the project.

8. The work stated on the contract is the full extent of the work contracted.

Client's Initials: _____

Commercial Roofing Advisors

Acknowledgement: _____ Date: _____

Acceptance and Authorization

By signing below, the parties accept **one selected option only**, including its scope, quantities, included allowances, exclusions, payment schedule, applicable warranty provisions and the client information. Work outside the selected base scope requires a written change order signed by both parties before it starts.

	Select One Complete Option	Base Price
☐	Option 1 – Requested 300 LF	
☐	Option 2 – Full measured 1,117 LF	
☐	Option 3 – Full replacement / 24,814 SF / 20-year NDL	

Option 3: if City-required traffic control is added, the total is , including the allowance.

Agreed written additions, if any: _____

Selected option plus agreed additions: _____

Proposal: CRA-261106-GW-R4

Date: November 6, 2026

Project Site: , Minneapolis, MN

ACCEPTED BY CLIENT

_____

Signature

_____

Printed Name / Title

_____

Date

ACCEPTED BY CONTRACTOR

_____

Signature

_____

Printed Name / Title

_____

Date