

Matt Gondak

Ph.510-450-1434

C.510-703-0912

mgondak@mrecommercial.com

Re: 1407 + 1411 San Pablo Ave.
Berkeley, CA 94702

Roof condition: All of the roofs are in poor condition.

Nicholas Roofing recommends: New roof. The top main roof is fairly straight forward. Remove the skylights and set them aside. The skylights are to be set back into place after the new roof has been installed. Remove and dispose of all layers of old roofing material. During this process a great deal of dust and dirt is going to fall into the building due to the exposed wood ceiling. Owner is to cover the contents with drop clothes or remove all of the contents from the building. Owner is to do the necessary clean up after the roof is installed.

Replace all new metal vent flashings. Replace new metal drain outlets through the roof, not the drain pipe on the side of the building.

There is a wood trim board along the front of the front parapet that Nicholas Roofing is going to remove and dispose of. If Owner would like to put this back, he can replace it with a new trim board after the new roof is installed.

Mechanically fasten 28 lbs. fiberglass base, fastening every 18 inch or closer. Install fire rated modified roof system, with a colored granular surface, heat welding seams. Cover the parapet walls using the same material. Seal the top of the walls using flashing compound and cap seal.

The rear lower roof is in very poor condition and is covered with large tarps. This roof undoubtedly ponds water.

The front flat roofs have several roofs connected together. These roofs slope in different directions and there may be ponding water on these roofs.

The process for these roofs is the same as above with addition of a possible resloping. Re-sloping would be done using tapered insulation and ½" CDX plywood and the possibility of

replacing skylights that are in poor condition (unable to inspect the skylights due to the tarps covering them). There are numerous pipes and gas lines on the roof that need to be removed and then set back in place after the new roof is installed. Some of the gas lines appear to be abandoned and can be deleted. Others require a plumber to re-route the gas lines so that proper flashings can be installed. Currently no flashing details were installed around the gas lines and conduits. Install the same roof as described above. The dirt and dust will fall into this building as well. Owner to cover or remove the contents.

Clear away all debris when completed. 5 year guarantee for workmanship. 10 year manufacturers warranty for materials.

Cost for New Roof: \$42,000 + \$5,000 allowance for plumbers and electrical contractors to help with the removal and replacement of the plumbing pipes and electrical conduit

Cost to Re-slope: \$12,000

Cost for Dry Rot Repair: \$85.00 per hr. plus cost of materials basis.

Approximate Cost for New Skylights: \$400

Sincerely,

Jimmy Cosenza