



President's Report – 10/17, 2020

As the result of our engagement with KWA/Karins Engineering, a roofing manual was created, and the project went out to bid. We had presentations from manufacturers or manufacturer's representatives on two basic material systems: PVC/Durolast and Bitumen Roofing. Both are recognized roofing products, but Bitumen is an older technology, is messy to apply and has seams which tend to be areas where there can be water intrusion. The PVC/Durolast seemed to be a better option because of the longevity of the base material and the lack of seams; however, we have not fully determined which product and bid we will accept to negotiate a contract. KWA's manual was very thorough; yet, unfortunately, contained a lot of specifications that roofing contractors do not perform and would have to hire subcontractors. We received bids from 6 roofing contractors based on the KWA manual, and three based upon a slimmed down manual developed for us by Durolast directly. The bid proposals were based on 4 overall project systems:

- 1) Durolast or me-too material (PVC) with walkways
- 2) Durolast or me-too material (PVC) without walkways
- 3) Bitumen with walkways
- 4) Bitumen without walkways

Because of the extreme complexity of the KWA package which resulted in very high bids and our preference for the PVC material, we requested Durolast to provide a modified version of the KWA manual to put out for bid their top three roofers without the separate coatings work. We have bids from -Southern Roofing, Robert Binns Roofing, K2 Summit and Wayne's Roofing. The bids range from \$750 - 1,000 K

We are also evaluating the previous bids based on the original KWA manual to determine whether there are any outstanding items not covered in the revised bid package.

We have received financial statements, and project references on our Durolast bidders and Wayne's roofing and we will meet with the bidders, by zoom, and be prepared to start contract negotiations in November for a roof replacement to be accomplished beginning at the end of 2020. We are mindful that we need to maintain adequate reserves and avoid any special assessments.