

Question	Vendor		
	Centimark	Paletz Roofing & Inspections	Heroic
	\$140,000-170,000	\$188,282	\$238,909.09
Who is responsible for removing and reinstalling the a/c?	A/C's will not need to be removed. The units are currently on leg stands, we will tear out all the materials around the leg stands and re-install a pitch pan on every leg to achieve a water tight seal.	The A/C do not have to be removed.	This only needs to be done if the AC isn't on an approved hurricane stand ... if not then the building department will require the AC to be on a stand which will be an additional cost
Gutter removal and re installation?	We currently do not have the gutters built into our proposal. If you'd like the gutters to be replaced I can have that price included in the final.	The gutters we will have to remove. I can refer you to a gutter company if you would like new gutters installed after the roof is completed.	Depends of the drip edge interferes with the current gutter ... But removal and re- install included in the price... If they're not in good shape then additional price to replace
Permits included?	Yes, all expenses in relation to permitting and engineering that is needed are included in our final amount.	Yes, permits are included.	Yes
Price per linear foot for truss (if needed)?	We currently do not have a lift price included for truss replacement. If this is something you would like to see I can have it included in there as a line item.	It shows it on page 3 \$5.50 per lineal foot.	For Truss? Like if a truss needs to be sistered because is damaged?
Hatches included?	A roof hatch is not included in the final bid. I can have that included if you feel the current one would need to be replaced.	-	Yes
How many sheets of wood included (total sq/ft)? Additional wood need what is the price per sheet?	We do not have any plywood built into our proposal right now. For replacement the price will be \$8.75 per sqft	On page 3 it shows how much wood is included in contract.	10 sheets of plywood included
Can the pay schedule be divided in thirds instead of 4 payments? (40% 1st Down, 30% 2nd dry in after passing inspection (partial inspection that are passed do not count) and proof that material suppliers have been paid in full and confirmed, 30% upon passing final inspection and NOC to be released simultaneously)	I'm a little confused by this. Typically our payment terms are 1/3rd down, net 30 after completion. With flat roofing we are only tearing out the same amount that we can replace that same day. Also in our experience some inspectors who are familiar with us will accept pictures as an in progress inspection and they will not visit the site. This job is also sitting around a 12-14 day build for us currently. With that being said, the job is relatively small to put this under a progress payment plan, you would end up receiving your 2nd bill pretty quickly after the initial down payment. We will have no problems producing documents of materials being paid in full. If our terms do not work we can definitely speak some more and meet in the middle somewhere.	That's fine, but when we are doing a flat roof the inspections are partial until the final inspection is complete. So we will have to come to a agreement on payment terms.	Yes
What is the manufacturers warranty for materials?	If you choose to do the work with us you will receive a 20 year CENTIMARK warranty. This is a 20 year Labor & Material warranty.	20 years for material and labor from manufacturer	20 Year Manufacture Warranty for Labor and Material
What is the contractors warranty for workmanship?	See answer above. If you choose to do the project with us you will receive a 20 year centimark warranty. Full coverage on labor and material for the entire 20 year duration.	Warranty is 2 years from Paletz Roofing	20 Year Manufacture Warranty for Labor and Material
Engineering costs if needed included?	Yes, all engineers testing needed for the city is included in the final.	Yes, its included.	Yes (it will be required for this size project)
How many squares is the roof?	We have your roof at 14,073 sqft total.	150 squares.	15608 sqft is the flat roof area 9250 sqft is the shingle roof area
Is this bid for flat roof or tapered roof?	The final includes both and has the prices separated for both a flat and tapered system. I would like you guys to decide which one you believe would be right for your building. If you would like additional information on each system we can definitely set something up to go over each system and their benefits for your building	This is for flat roof.	Tapered Roof System - City will only require this for this size building
Removal of asbestos (if present) included?	Asbestos removal, if present, is not included.	No, asbestos is not included.	No - additional price for asbestos but
Lock in price irrespective if pricing goes up?	As long as we have a commitment on the project the price will be locked in.	If you sign the contract now the price will be locked in.	A Price Lock can be performed if I get a timeline for the project so then I can lock the price with the manufacturer
New flashing to be installed?	Yes, we are removing all the old flashing on the roof and replacing it with new.	Yes, new flashing is being installed.	Definitely
For this type of roof is there a need for fascia repair?	I do not see any need for fascia repair.	There is no fascia to be repaired on the roof.	Only if the shingle roof is being replaced also and the only thing that gets changed is what's rotted
Is there a loading fee to bring materials up to the roof? in the event machinery cannot place materials on the roof is there an extra charge to manually bring up the materials?	This would depend on the amount of materials. If we cannot get a crane in here at all to load the job, yes, the labor cost will be increased due to the loading that is needed.	No, there is no loading fee.	Loading Fee is Included
Are there any cancellation fees after we sign a contract?	Cancellation fees would be reflective of any cost that may be incurred on our end. Legal cost, corporate exp, estimating time, field supervisor performing a pre job etc..	Yes, if you cancel after 3 days of execution of contract there is a \$350 charge plus any cost incurred.	Yes (based upon how many hours of work put into the job)
What is the estimated time to complete once permits are issued?	We currently have this as a 12-14 day completion.	4-6 weeks (weather permitted)	2-3 weeks once permits are approved
Since roof is not leaking now can we lock in the price and start after rainy season?	Absolutely! We would need a commitment from you guys, signed sales agreement and possibly down payment. I will get more clarification on what would be needed to lock a price in. Will have more answers for you next week.	No, we can not hold price until raining season is over.	I wouldn't delay the job because of rain season ... We seal the roof very good during the middle of the job and this is built into the price ... There is a certain way we tie the new roof into the old roof during the job

CMW BOARD MEETING MINUTES
Wednesday July 12, 2023 @ 7:00 PM (EDT)

1. **Call to order and determination of quorum** - Call to order at ~7:09PM by Simon Malak. Three Board members were in attendance either in person or via Zoom: Gustavo Pineiro, Ann Smalarz & Simon Malak which constituted a quorum. Also present were ~3 other owners.
2. **Updates -**
 1. *Review of roof bids Q&A (attached)* – The Board conducted a thorough review of the responses to the raised questions that were sent to the vendors: Centimark, Paletz, and Heroic. Due to some vague answers received, the Board determined that a vendor selection could not be made during this meeting. To facilitate easier comparison, the Property Manager will create a spreadsheet that includes all the vendors and their respective Q&A. Considering that Centimark presented the lowest initial bid and some of their answers were unclear, the Property Manager will arrange for a representative from Centimark to revisit the property and provide a final bid. This will enable the Board to compare it with the other bids and negotiate a more favorable price.
 1. *Confirmation on roof requirements*– The Treasurer has confirmed with the City that a flat roof is acceptable and meets the necessary requirements.
 2. *Inquiry on insurance premiums*– The Treasurer has contacted the insurance company regarding potential discounted rates for a tapered roof. The insurance broker has clarified that our insurance premiums will not be affected by the presence of a tapered roof. The insurance company's evaluation will primarily focus on the age and lifespan of the new roof.
 2. *Review of elevator elevator modification* –
 1. *Confirmation on future elevator requirements as brought up by All Service Elevators and terms of current contract with Motion.* Treasurer spoke to Motion Elevator Service and was informed that we are on recurring 3 year contracts – current contract expires in September of 2024. Motion also explained that they did a deep evaluation of our elevator and short of the possible submersible pumping unit, that currently is not leaking and operates well, we will not need to replace or modernize any other components per code. Cost of submersible pump in the time we need to replace is \$14,800. Treasurer has successfully obtained a discount for the door lock mechanism "dln" upgrade proposal, reducing the cost from \$11,600 to \$10,000.
3. **Special Assessment** – The Treasurer has informed the Owners and Board that if the final bids for the project increase, there is a possibility of a corresponding increase to the Special Assessment.
4. **Adjourn** - 7:37PM