



Insulations Coatings Corporation

Pallet Recycling

St Paul, MN

18,540 square feet





Gene Monk
Blue Sky Solutions
117 Highway 75
Salix, IA 51052
(712)490-9809
www.whyreplace.com

April 15, 2016

Jeff Otto
Pallet Recycling
391 Topping St
St. Paul, MN 55117
(651)429-7498

Re: Roof Restoration Project Proposal

Thank you for your interest in the ASTEC® Re-Ply™ Roof Systems, after visiting your facility, I have gathered the essential information to provide a cost that will resolve your recent roofing problems. Based on the information gathered from this survey, please review the following details concerning your roof restoration project.

PROJECTS:

- ❖ Tar and Gravel roof approximately 18,540 square feet

SOLUTION/OBJECTIVE:

- ❖ ASTEC® Re-Ply™ System combined with BASF foam will provide a Monolithic, Multi-layered, Lightweight, Seamless, Leak-Free, **Cool Roof** over the roof.

WHY ASTEC®? BENEFITS & ADVANTAGES:

- ❖ ASTEC® Systems are Multi-layered, Fluid Applied, Waterproof, Seamless, Energy Efficient, and Environmentally Safe.
- ❖ Backed by the Best Comprehensive Warranty in our Industry on over 400 million square feet, for over 25 years. Renewable 10-Year Material and Labor Warranty from ASTEC®, the World Leader in Cool Roof Membranes.
- ❖ Reduces Roofing Costs by installing a monolithic SPF surface protected by the Astec Re-Ply Roofing System
- ❖ Applied in Multiple Layers to the entire roof surface with waterproofing elongation factors many times greater than conventional roofing materials and added reinforcement to strengthen critical areas.
- ❖ Reduces Maintenance Costs by virtually eliminating the damage caused by Thermal Radiation and Thermal Shock movement to roof components due to the Ultra Violet rays of the sun.



- ❖ Makes More Sense for savings on your current costs, for energy efficiency and long-term maintenance expenses on your roof and cooling systems by drastically reducing the roof temperature by up to 40%.
- ❖ ASTEC® Systems are the most Highly Rated Reflective Roof Membrane the roof and the building interior will be cooler than with any other product available and Systems are Guaranteed Leak Free for 10 Years.

Regards,

Ed Schmall
Regional Director
Astec Re-Ply Roofing Systems
1-800-223-8494



SCOPE OF WORK:

- ❖ Application is according to the **ASTEC®** Application Specifications for your specific project.
- We are Experts in Fluid Applied Membranes and we will provide you with the best possible Service and Value.
- Thank you for considering us for this project. If you have any questions or comments, please call.
- We look forward to hearing from you.

Project: 18,540 square foot tar and gravel roof to receive the Astec Re-Ply System

All applications according to detailed ICC specifications Process includes:

- ❖ Remove gravel from the roof and clean surface
- ❖ Install 1.5 inches of BASF 2.8 density foam
- ❖ Astec® Waterproof #9 membrane coating at a rate of 1 gallon per square
- ❖ Astec® 2000 Finish will be applied 2 gallons per square to the entire roof applied in 2 coats

INVESTMENT **\$73,300.00**

TERMS:

- 50 % of contract due upon delivery of Astec materials
- Balance upon completion
- Payments to be made to ICC Astec 27 Link Drive Binghamton NY 13904

ACCEPTANCE OF PROPOSAL

- ❖ The entire Proposal-Contract is acceptable as written above including all attachments, stated prices, specifications, clarifications, and conditions.
- ❖ Owner agrees to furnish adequate water supply and pressure for pressure washing process, provide 110-volt electrical power to within 100' if needed and provide a safe, dry inside area for storage of materials. Restroom access will be required as well as a proper disposal location for possible roof materials.
- ❖ Signature of both parties below and/or issuance of a Company Purchase Order for the Contract Amount acknowledging the above contract payment schedule shall signify final authorization for work on the project to commence in accordance with the terms of this Proposal-Contract.
- ❖ Cost of permits and processing of permits if required, is not included in this proposal.





Simon Construction

8200 Humboldt Ave, Suite 205
Minneapolis, MN 55431
(612) 861-7000
www.simonconstruction.com
MN GC #: BC593656

Client: Jeff Otto
Property: 391 Topping Street
St Paul, MO 55117

Operator: PHIL

Estimator: Phil Simon
Company: Simon Construction - MN
Business: 8200 Humboldt Ave S
Bloomington , MN 55431

Business: (612) 861-7000
E-mail: phil@simonconstruction.com

Reference:
Company: Simon Construction
Business: 8200 Humboldt Ave, Suite 205
Minneapolis, MN 55431

Business: (612) 861-7000

Type of Estimate: Other
Date Entered: 5/5/2016 Date Assigned: 5/5/2016
Date Est. Completed: 5/5/2016 Date Job Completed: 5/5/2016

Price List: MNMN8X_MAY16
Labor Efficiency: Restoration/Service/Remodel
Estimate: Pallet_RECYCLING



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Pallet_RECYCLING

Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Johns Mansville VADA system - 60 MIL TPO	260.00 SQ	0.00	453.00	2,615.17	120,395.17
Around the outside perimeter, fully adhere (either adhesive or foam for FB) 10' around the entire perimeter. This sheet also gets fastened at the perimeter, 5' in and 10' in at the adhered / loose laid transition point. (Three rows of fasteners)					
At the interior area changes or area boundaries, we just need them adhered 2.5 Feet or 30" on each side of the transition, be it an expansion joint, parapet wall, etc. (I'm not sure how the various areas are broken up.)					
Install VADA Vents in each corner.					
20 Year Johns Mansville warranty - labor and material					
2. Insulation - ISO board, 1 1/2"	260.00 SQ	0.00	234.00	1,316.20	62,156.20
3. Wet vac gravel off roof	260.00 SQ	0.00	48.00	0.00	12,480.00
Totals: Roof				3,931.37	195,031.37

Site Work

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
4. Telehandler/forklift (per week) - no operator	2.00 WK	0.00	795.00	0.00	1,590.00
5. Temporary toilet (per month)	1.00 MO	0.00	179.12	0.00	179.12
Totals: Site Work				0.00	1,769.12

Debris Removal

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
6. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	528.00	0.00	0.00	528.00
Totals: Debris Removal				0.00	528.00

Permit



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MN GC #: BC593656

CONTINUED - Permit

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
7. Taxes, insurance, permits & fees (Bid item)	1.00 EA	0.00	430.00	0.00	430.00
Totals: Permit				0.00	430.00
Line Item Totals: Pallet_RECYCLING				3,931.37	197,758.49



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MN GC #: BC593656

Summary

Line Item Total	193,827.12
Matl Sales Tax Reimb	3,931.37
Replacement Cost Value	\$197,758.49
Net Claim	\$197,758.49

Phil Simon



Jeff Otto

391 Topping Street

St. Paul, MN 55117

EXHIBIT A: 16,400 SQUARE FEET OF EPDM RE-ROOF

DEMOLITION

1. Remove existing roofing down to structural deck.
2. Haul away all roofing debris and clean site as necessary.

INSULATION

1. Loose lay polyisocyanurate (ISO) insulation over existing deck to meet state energy codes (R38).
2. Fasten ½" fiberboard to existing deck to meet current state energy code requirements.
3. Install tapered sumps at all roof drains and scuppers to aid drainage.

EPDM ROOFING

1. Fully adhere a 60-millimeter EPDM membrane to new insulation.
2. Adhere all seams and flash in all roof penetrations and perimeter details per manufacturer specifications.

CONTRACTOR AGREEMENT

THIS AGREEMENT made this 27th day of May, 2016, by and between Twin Town Roofing L. L. C., hereinafter called the Contractor, and Jeff Otto, hereinafter called the Owner.

WITNESSETH, that the Contractor and the Owner for the consideration named herein agree as follows:

ARTICLE 1. SCOPE OF THE WORK

The Contractor shall furnish all the materials and perform all of the work shown on the drawings and/or described in the specifications entitled Exhibit A, as annexed hereto as it pertains to work to be performed on property located at 391 Topping Street, St. Paul.



ARTICLE 2. TIME OF COMPLETION

The work to be performed under this Contract shall be commenced on or before _____, 2016, and shall be substantially completed on or before _____, 2016.

ARTICLE 3. THE CONTRACT PRICE

The owner shall pay the Contractor for the material and labor to be performed under the Contract the sum of one hundred and one thousand, six hundred and fifty dollars (\$101,650.00), subject to additions and deductions pursuant to authorized change orders.

ARTICLE 4. PAYMENTS

Payments of the Contract price shall be paid in the manner following:

Half down at the time the proposal is signed and the remaining balance due upon job completion.

NOTE: This proposal is subject to a price revision if not accepted by contract within 30 days.

ARTICLE 5. GENERAL PROVISIONS

1. All work shall be completed in a workmanlike manner and in compliance with all building codes and other applicable laws.
2. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
3. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract.
4. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due.
5. All change orders shall be in writing and signed by both Owner and Contractor.
6. Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees and subcontractors.
7. Contractor shall at its own expense obtain all permits necessary for the work to be performed.
8. Contractor agrees to remove all debris and leave the premises in broom clean condition.
9. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.



10. All disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.
11. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty or general unavailability of materials.
12. Contractor warrants all work for a period of 10 years following completion.

ARTICLE 6. OTHER TERMS

1. To replace any unforeseen deteriorated decking with new steel, add \$5.75 per square foot.
2. To replace any unforeseen deteriorated decking with new plywood, add \$4.66 per square foot.
3. To replace any unforeseen deteriorated fascia or cant edge, add \$10 per lineal foot.
4. To remove any unforeseen layers of roofing, add \$120 per 100 square feet.
5. To remove obsolete curbs and replace with skylights, add \$3,000 per unit.

(Hand-write and additional items below)

Signed this 27th day of May, 2016.

Owner

(Jeff Otto)

Contractor

(John Becker, Twin Town Roofing L. L. C.)

2623 BENJAMIN ST NE • MINNEAPOLIS, MN 55418 • (612) 351-7214 • MN LIC. #BC680511



Excellence Above and Beyond

OTTO PACKING MIDWEST
391 TOPPING STREET
ST. PAUL, MN 55117

CUSTOMER COPY
MARCH 16, 2016
JEFF OTTO
651-488-0474

We propose to roof 18,100 sq. ft. section excluding the new 30'x100' area at the above address and install a GAF RhinoBond TPO roof system by:

- Provided an infrared scan to determine if any moisture is present in the existing roof assembly.
- Vacuum all loose gravel from the roof and haul away from site.
- Cut roof into 10' x 10' grids over the entire surface.
- Take off sheet metal coping and set aside for re-use.
- Replace any wet or rotten roof insulation at a separate price of \$3.10 per sq. ft.
- Replace any deteriorated decking (if any) at a separate price based on labor and materials, above the Contract price. Price for labor and materials is to be \$6.50 per sq. ft.
- Install new control joint to separate new roof from 30'x100' roof area.
- Mechanically fasten (per manufacturer spec-using RhinoBond plates and screws) one layer of ½" wood fiber board over the entire roof surface.
- Install a 45 mil reinforced Thermoplastic Polyolefin (TPO) RhinoBond Induction Weld roof system over the entire roof surface.
- Install RhinoBond 3" plates around the entire perimeter at all roof to wall/curb/control joints securing in place with proper fasteners 1' on center.
- Install pre-molded pipe boots at all pipe locations and secure with proper clamp.
- Reuse the existing drain(s), install proper water cut and re-install the clamping ring.
- Install proper uncured target patches at all T seam locations at all the vertical laps around the wall/curb/control joints.

OTTO PACKING MIDWEST
391 TOPPING STREET
ST. PAUL, MN 55117

CUSTOMER COPY
MARCH 16, 2016
JEFF OTTO
651-488-0474

CONTINUED FROM PAGE 1.....

- Remove all roofing equipment and materials from job site when completed and clean up and haul away all debris from the premises.

COST FOR THE ABOVE-DESCRIBED WORK IS: \$ 64,750.00

GUARANTEE: This work comes with a 5 (five) year conditional guarantee on workmanship and materials.

PAYMENT: A payment of 1/3rd of the Contract amount is due upon the set-up of the roofing project and monthly progress payments will be invoiced and due upon receipt. Interest on unpaid balances after completion accrues at the rate of 1 1/2% (1.5%) per month (18% per annum).

NOTE: This proposal may be withdrawn by SELA if not accepted within Thirty (30) days and price is subject to Manager's approval for Seven (7) days after customer's signature as acceptance. In the event customer attempts to and/or does cancel or breach this agreement, the parties agree that SELA's resulting damages will be difficult to ascertain and that SELA shall be entitled to liquidated damages in a sum equal to twenty percent (20%) of the total Contract price or \$500.00, whichever is greater. The parties agree that this is not a penalty, is not an amount greatly disproportionate to SELA's estimated actual damages, and is an accurate approximation of SELA's lost profit due to customer's cancellation and/or breach of this agreement.

Acceptance of the Proposal: The above prices, specifications and conditions, including those set forth in the "Additional Contract Terms" attached hereto, are satisfactory and are here by accepted. Sela is authorized to do the work as specified. Payment will be made as outlined.

THANK YOU!!!

DAN BOLL, ESTIMATOR
SELA COMMERCIAL DIVISION

THE ATTACHED "ADDITIONAL CONTRACT TERMS" ARE INCORPORATED HEREIN BY REFERENCE AND ARE PART OF THIS CONTRACT

SELA ROOFING AND REMODELING INC.

CUSTOMER:

BY: Dan Boll

BY: _____

SINGLE-PLY SYSTEMS, INC.

NATIONAL COMMERCIAL ROOFING CONTRACTOR

March 23, 2016

Mr. Jeff Otto
Pallet Recycling.
391 Topping Ave
St. Paul, Minnesota 55117

Dear Mr. Otto,

Thank you for taking the time to speak with me to discuss our roofing services and trust the attached Proposal will address your roofing needs for the long term.

In Summary

We are proposing the complete replacement of all roofing on section 2A.

We are recommending the removal of all existing roofing down to the deck , new R30 code insulation and new **60 MIL Carlisle TPO system with a 15 year Manufacturer Leak Free Warranty.**

We would also like you to know that we have considerable **expertise** in the field of industrial and commercial roofing in both new and retrofit and would be delighted to assist you in any way we can.

Should you require any further information or assistance, please do not hesitate to contact me.

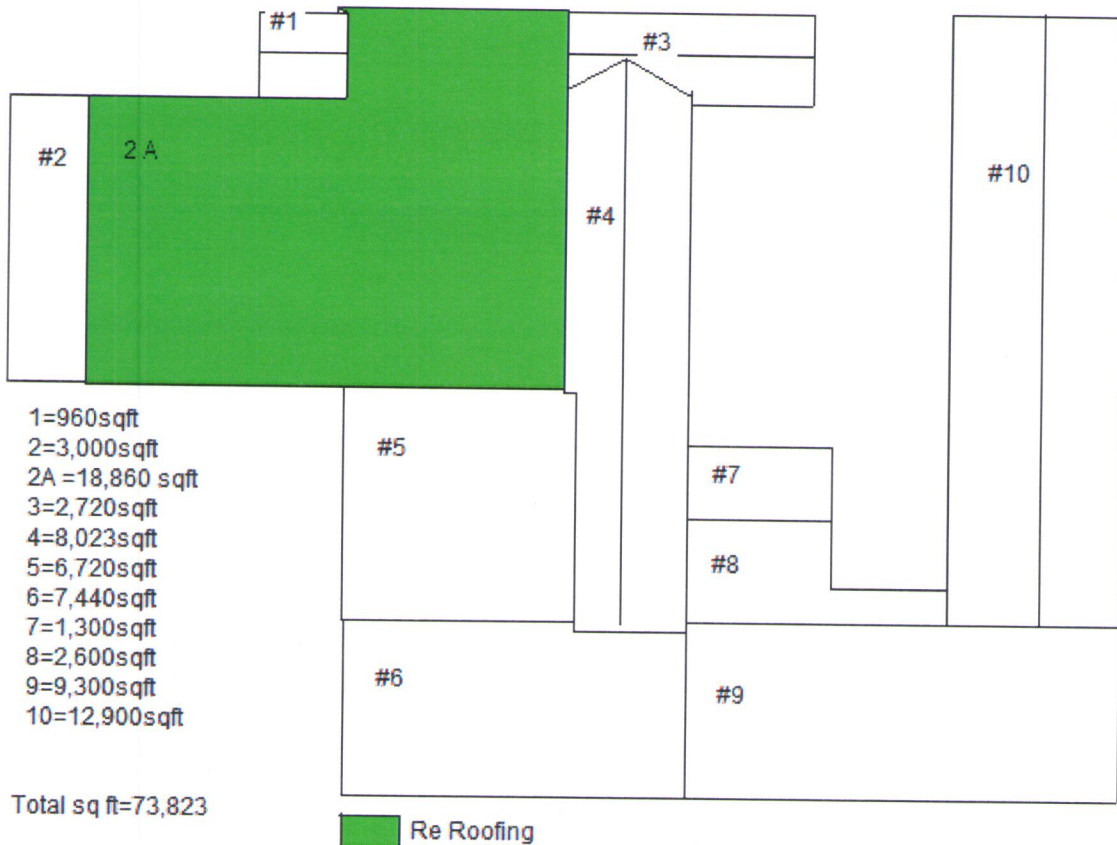
Sincerely,



Andrew J. Barna

Vice President Sales and Marketing

Pallet Recycling 391 Topping Street St. Paul, Minnesota



Pallet Recycling



Overall view of roof



Continued overall



Vegetation growth

Recommended Scope of Work

Section #2A: 18,860 Square Feet Approximately

- Conduct a pre-job conference to discuss safety and job site logistics.
- Secure necessary permits required for the project.
- Remove existing sheet metal and dispose of properly.
- Tear off and dispose of all existing BUR System and insulations down to the deck and dispose of properly.
- Inspect the decking and replace any damaged deck at a unit cost of \$6.50 per square foot.
- Provide and install 2 layers of 2.2'' Isocyanurate (**R30**) mechanically attached per manufacturer specifications (6 fasteners per 4x8 sheet)
- Provide and install **60 Mil MECHANICALLY ATTACHED TPO ROOFING SYSTEM** as per the manufacturer's specifications and local code approvals. (Sheets will be 8' wide and mechanically attached 12'' on center per FM guidelines)
- Heat-weld all seams according to Manufactures specifications.
- Check all seams to insure proper welds.
- Provide and install all new flashings to all round pipes and stacks.
- Provide and install all new projection flashings to all HVAC and vent units in accordance with manufacturer's specifications.
- Provide and install all new perimeter flashings to all perimeter walls wrapping all walls in their entirety to accept metal edge in accordance with manufacturer specifications.
- Provide and install all metal copings, drip edge and counter flashings as required for the proper application of the roof system per manufacturer specifications.
- Remove and dispose of all debris related to the roofing project.
- Provide a post job walk-thru and inspection addressing any punch list items.

- Upon completion and inspection by an authorized technical representative, furnish a manufacture's **15-year NDL Labor and Materials Warranty**.

Labor, Materials, Taxes Freight and Insurance..... \$135,000.00

PLEASE NOTE:

Owner is responsible for all gas, electrical and mechanical disconnects and reconnects as required for the proper installation of a new roof.

This proposal does not include any of the removal of any hazardous materials.

Due to the Volatility of Roofing Materials Market this Proposal Pricing is based on work being awarded within 60 days and is subject to change after May 15, 2016



Greener World Solutions, LLC
 33908 128th Street
 Waseca, MN 56093
 (507)625-3626

Estimate

Date	Estimate #
04/05/2016	5206
Exp. Date	08/05/2016

Address
Jeff Otto Otto Packaging Midwest ,LLC 391 Topping Street St. Paul, MN 55117

Sales Rep
David Swatkowski

Activity	Amount
<ul style="list-style-type: none"> • ***Cool Roof Project in St. Paul, MN*** • (Roof Prep) Remove existing roof system down to metal deck and dispose, remove old flashing and dispose, and build up para pits to allow for tapered foam. • (Cool Roof System) Mechanically fasten taped foam and decking to allow for proper drainage, Spray VFI-727 closed cell foam at an average of 2" on roof, Spray two coats of VFI Sealguard 990 silicone over foam, in bed granules into top coat for strength, install new flashing, and install new drain cages. • 20 Year roof system warranty from Manufacture (VFI) • ***All building permits will be charged to building owner*** • ***System will be at an R-30 insulation value per code*** • ***Terms will be 50% down and remainder upon completion*** 	<p>21,640.00</p> <p>119,020.00</p> <p>4,328.00</p>
Total	\$144,988.00

This estimate is valid for 90 days. Estimate only for work according to specifications contained in this estimate. Additional work done or time consumed, changes made in work or materials caused by the customer will be charged for at current rates. Price includes job site clean up and removal of waste product. Payment due upon job completion.

Accepted By _____ Accepted Date _____

PETERSON BROS. ROOFING AND CONSTRUCTION INC.

COMMERCIAL



INDUSTRIAL

Monday, February 08, 2016

Pallet Recycling
391 Topping St
St. Paul, MN 55117

Project: Pallet Recycling - 2016 re-roof

Location: 391 Topping St Saint Paul, MN 55117

Jeff,

We hereby propose to furnish and install all materials, labor and equipment necessary to safely and efficiently complete the following scope of work –

Project safety and mobilization:

- Furnish and set up for the duration of the roof replacement project all necessary warning lines, guardrails and personal fall protection equipment prior to the start of the roof replacement project
- Provide all necessary barricades, warning lines and safety signs around ground level equipment staging area throughout the duration of the roof replacement project.

Roof Removal/Preparation

- Remove roofing and insulation down to the existing steel roof deck.
- Inspect decking for any deterioration of the steel, replace as needed. (See unit costs)
- Install additional wood blocking at the perimeter as necessary to accommodate the new roof insulation thickness.
- Raise existing curbs as necessary. (All disconnect & reconnect of mechanical equipment will be the responsibility of the owner)
- Clean roof and prepare for roofing.

Base Bid: Built Up Roofing

A. Insulation

- Install two layers of 2.6" polyisocyanurate overlapping seams a minimum of 25% of the board length.
- Mechanically fasten to the steel deck.
- Install 1 layer of ½" high density fiberboard set in hot asphalt.

B. Membrane

- Install fiber cant to all roof perimeters and penetrations.
- Lay 4 plies of type IV fiberglass felt set in hot asphalt.

- Install 2 part perimeter flashing set in solid mopping of hot asphalt.
- Install gravel surfacing at the average rate of 5 lbs. per square foot in a solid flood coat of hot asphalt.
- Install self-adhering polymer underlayment to all exposed tops of the perimeter flashings.

C. Sheet Metal

- Install 24ga custom fabricated roof related sheet metal as needed.
-

Base Bid	\$172,200.00
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Alternate #1: Fully Adhered EPDM

A. Insulation:

- Install 2 layers of 2.6 polyisocyanurate overlapping seams a minimum of 25% of board length.
- Mechanically fasten insulation to the deck.

B. Roofing:

- Install RPF strip to all roof perimeters and penetrations.
- Unroll 60 mil EPDM membrane and allow time to relax.
- Adhere membrane to the top layer of insulation.
- Install all vertical flashings, all miscellaneous roof related accessories and treat all seams according to manufacturer specifications.

C. Sheet Metal :

- Install 24ga custom fabricated roof related sheet metal as needed
-

Alternate#1:	\$158,000.00
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Alternate #2: Sarnafil Sika Plan (PVC Single Ply)

A. Insulation

- Install 2 layers of 2.6 polyisocyanurate overlapping seams a minimum of 25% of board length.
- Mechanically fasten insulation to the deck using Invisa-weld plates and manufacturer approved fasteners.

B. Roofing

- Unroll Sarnafil membrane and allow time to relax.
- Using induction welding fasten membrane to the top layer of insulation. Treat all seams according to manufacturer specifications.
- Install all miscellaneous roof related accessories.

C. Sheet Metal

- Install 24ga custom fabricated roof related sheet metal.

Alternate #2:	\$142,000.00
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Add to include 1/8" per foot tapered Insulation to promote positive drainage (See attached roof plan)

BUR/EPDM Option ADD:	\$ 16,000.00
Sarnafil Sika Plan ADD	\$14,700.00

Add to include 20 year Red Shield Firestone Warranty (Built up Roofing and EPDM options)

ADD:	\$1,880.00
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Add to include 15 year Sikaplan system warranty (Sarnafil Option)

ADD:	\$1,130.00
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Unit Costs:

- Steel Decking: \$9.50 per Square foot.

Pricing Includes

- All necessary permits.
- All Applicable taxes and insurance.
- 5 year workmanship warranty.
- Daily clean-up of all debris resulting from our work.

Pricing Excludes:

- Any mechanical or electrical work that may become necessary to complete our scope of work.
- Repair or replacement of any damaged or deteriorated roof decking.

NOTES:

- Owner shall be responsible to provide Peterson Brothers with adequate adjacent staging area.

If you have any questions regarding this proposal or need our assistance on other matters please contact us.

Peterson Bros. Roofing and Construction

Acceptance of Contract

By: _____

By _____

Michael Finken
Project Estimator

Authorized Signature

Date: 7-2-15 _____

Title: _____

Date _____

P.O.# _____

(If Applicable)