



Wilderness
PO Box 1069
Silverthorne, CO 80498

Attn: Mary Kay Kelley
Phone: 303-619-0107
Date: 11/4/11
Mkelley44@comcast.net

Dear Mary,

Thanks for the request for budget pricing for roof replacement at Blue River Run. Turner Morris would greatly appreciate the opportunity to help manage the roofs at Blue River Run so that they are able to last as long as possible. It should be noted that the existing shingles that cannot be expected to last as long as their “stamped life” in Summit County due to exceptionally high UV levels that deteriorates the asphalt in the shingles more quickly than lower altitude locations. Annual inspections and maintenance will help to extend the life of the existing roofs.

Shingles:

Returning with asphalt shingles will offer the lowest cost, but shingles are most likely to require roof snow removal, which is costly and could shorten the life of the new roof. A shingle roof system is also the most likely roof type to leak due to snow and ice dam buildup. Budget pricing provided on the following page includes a full tear off, a new high-end bituthene underlayment, new flashings (drip edge, pipe boots, sidewall & headwall metal, valleys), and a Lifetime laminated asphalt shingle. I also included a shingle specification manual for consideration when they put this project out to bid. These details are the correct methods to use in our high alpine environment and will increase the likelihood of receiving “apples to apples” proposals.

Also, please note that when the HOA is seriously considering roof replacement, Turner Morris Inc. can help to design a roof system that will last far longer than shingles, perform better, and offer the best overall value. We would greatly appreciate the opportunity to continue to be involved with HOA at Blue River Run and maintain your roofs to extend their life as long as possible.

Sincerely,

Mark Hubbard
Turner Morris Inc.
970-471-2447

COMMERCIAL ROOF SYSTEMS

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Arvada, CO 80002

Summit Count
970-262-1700



Budget pricing below based on November 2011 material and labor costs. Shingle material costs have more than doubled in the last 3 years – as a result, all budget pricing provided is valid only for 30 days. Additional discounts will be provided if multiple buildings are approved, resulting in savings between 3-5% of the prices quoted.



Higher relative cost for duplexes due to more complicated roofline and required flat roof material at cricket sections between each duplex.

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