



CELEBRATING



TOP RATED SAFETY

WHAT IS EMR / MOD RATING?

The Experience Modification Rating (EMR or MOD) is a metric used by insurance companies to assess a contractor's past workplace safety performance from the previous three to five years to determine their risk factor.

An EMR below 1.0, indicated the contractor is found to be less risky than other contractors above a 1.0 rating



Safety in construction is crucial, ensuring worker well-being and project success while reducing risks and enhancing productivity. A strong safety culture fosters trust, teamwork, and efficiency, attracting top talent and safety-conscious clients. Prioritizing safety boosts morale, supports long-term success, and ensures a positive work environment.

At Monroe Safety Comes First...ALWAYS!

EMR Score	Rating
0.50 - 0.71	Superior*
0.72 - 0.81	Effective**
0.82 - 1.00	Fair
1.05 - 1.29	Inadequate
1.30 - 2.00	Poor



ESTABLISHED IN 1993

Monroe Roofing, Inc. has paved its reputation as a leading professional roofing contractor. With a heritage deeply rooted in expertise, our proficiency spans across disaster relief, commercial establishments, multi-tenant infrastructures, and luxury residences.

DEDICATION | QUALITY | EXCELLENCE



OUR DIFFERENCE

- COLLABORATIVE APPROACH
- SAFETY FIRST
- COMPETITIVE PRICING
- COMMUNICATION
- SUPERIOR QUALITY
- INNOVATION
- WARRANTY ASSURANCE
- GOOD | BETTER | BEST



COMMERCIAL

ROOFING EXPERTS

OUR CRAFT

- SLATE
- TILE
- METAL
- TPO
- EPDM
- PVC
- SHINGLE
- COATING

OUR SERVICES

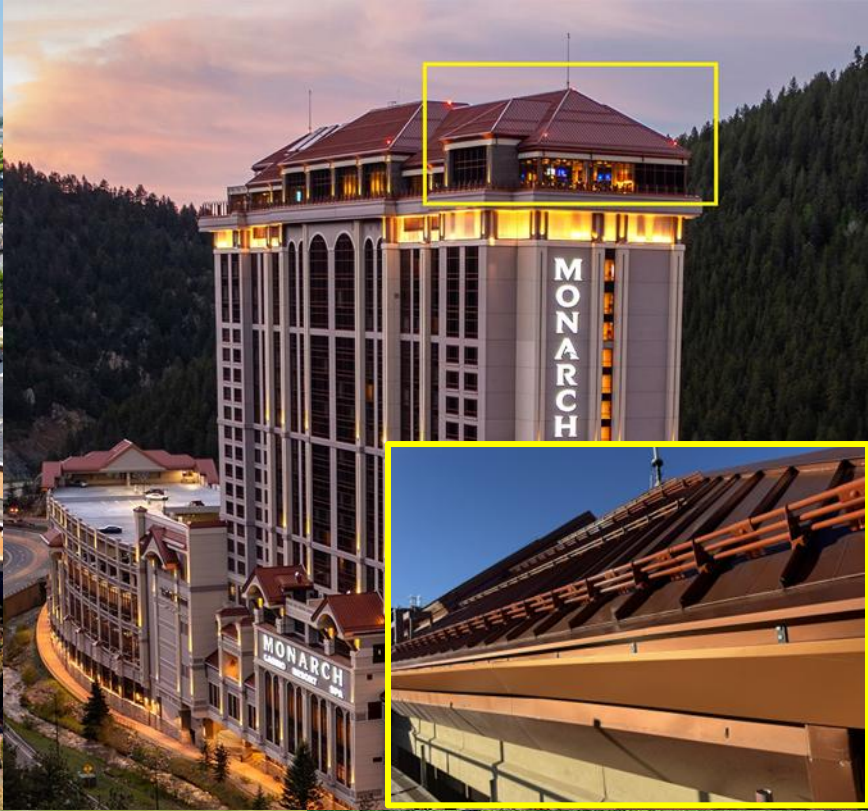
- REROOFING
- ROOF CONSULTING
- ROOF REPAIRS
- Exterior Envelope Renovations & Water Proofing

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Property: Dillon Pines
Contact: Deb Borel
Address: 306 W Lodgepole St
City/State/Zip: Dillon, CO 80435
Phone: (970) 455-1515
Email: DBorel@srgsummit.com

Rep Name: Chris Lopez
Phone: 720-692-7986
Email: c.lopez@monroeroofing.com

ROOF REPLACE – R-35 Code Upgrade - EPDM

Carlisle Sure-Seal FR 60 Mil EPDM / R-35 min. R-35 avg.

- **Remove And Dispose of the Existing Roof System**

- Sheet Metal Accessories
- Existing PVC roofing membrane.
- Existing insulation system.
- Existing cover board.
- Existing edge metals.
- Existing termination bars.
- Existing flashings.
- Existing sealants.
- Protect the building interior from weather exposure throughout demolition

- **Inspect Plywood Deck Condition And Attachment**

- Add Fasteners As Needed For Proper Securement
- Perform a complete inspection of the structural roof deck after demolition.
- Document and report any deteriorated decking or concealed structural deficiencies.
- Replacement of damaged decking, if required, shall be completed through an approved Change Order.
- Any roof deck replacement required to meet current code or resulting from concealed deterioration is excluded and will be submitted as a separate Change Order upon Owner approval
- \$4.20 Per Board Foot For Plywood Replacement

- **Roof Perimeter Wood Blocking Modifications (Framing)**

- Install new pressure-treated wood nailers around the entire roof perimeter.
- Construct a continuous new perimeter wood curb using pressure-treated 2x4 framing.
- Build up all perimeter edges to match the increased roof elevation created by approximately 6 inches of Polyisocyanurate (ISO) insulation.
- Frame and reinforce all roof perimeter transitions as required to securely retain the new insulation assembly.
- Prepare the entire roof perimeter to receive new edge metal, flashings, termination bars, and waterproofing components.
- Modify wall and curb transitions as required to integrate the new insulated roof assembly.
- Provide all fasteners, blocking, framing hardware, and miscellaneous carpentry required to complete the perimeter framing system.

- **Roof Drainage – Evaluate the roof drainage system to include**

- Verify the existing roof slope.
- Maintain positive roof drainage.
- Install tapered insulation where required.
- Adjust drainage transitions as necessary to accommodate the increased roof assembly thickness.
- Maintain proper drainage performance throughout the completed roofing system.

60 mil EPDM Roof System Installation

- **Install (2) Layers Of 3.0" Carlisle Insulbase Polyiso Board Over Wood Deck (Commonly Fastened)**
 - Per Carlisle Required Fastening Pattern Per Building Code
 - Provide a minimum continuous insulation value of **R-35ci** in accordance with the **2018 IECC Table C402.1.3** for Climate Zone 7
 - Layers are staggered to minimize thermal loss at adjacent board edges
 - Mechanically fasten insulation in accordance with Carlisle manufacturer's specifications and required wind uplift design.
 - Install tapered insulation where required to maintain positive roof drainage.
 - Integrate insulation with all perimeter framing, edge metal, flashings, and roof penetrations to maintain a continuous thermal envelope
- **Install Carlisle 60-Mil Sure-Seal FR EPDM Membrane with Bonding Adhesive (Adhered)**
 - Carlisle 60-mil fully adhered EPDM membrane.
 - Carlisle HP Bonding Adhesive.
 - Carlisle Seam Tape.
 - Carlisle EPDM Primer.
 - Carlisle Termination Bars.
 - Carlisle Pipe Flashings.
 - Carlisle Prefabricated Inside & Outside Corners.
 - Carlisle Pourable Sealer where required.
 - Carlisle-approved sealants.
 - Carlisle fastening system.
 - Expansion joints where required.
 - Complete waterproof integration at all wall transitions and penetrations.
 - Flashing Installation – Fabrication and installation of all flashing components necessary to integrate the new insulated roof assembly to include:
 - New perimeter edge metal.
 - Install new flashings over the newly constructed wood perimeter framing.
 - Counter flashings.
 - Install a new flashing system designed to accommodate the increased roof assembly thickness and perimeter wood framing.
 - Wall flashings.
 - Pipe flashings.
 - Penetration flashings.
 - Expansion joint flashings.
 - Corner flashings.
 - Termination bars.
 - Sealants compatible with the Carlisle roofing system.
- **Flashing Details will be modified as required to accommodate the increased roof assembly thickness to include:**
 - Install new pipe flashings.
 - Modify all penetration flashings.
 - Install new edge metal.
 - Install new termination bars.
 - Modify wall flashings.
 - Extend counter flashings where required.
 - Waterproof all mechanical penetrations.
 - Install new sealants compatible with the EPDM roofing system.
- **Install New 24 Ga PVDF Pre-Finished Securedge CF Metal at Perimeter (Fascia)**
- **All Insulation & Membrane Details Per Carlisle Syntec's Published Installation Details**

Manufacturer Warranty: 25-year Membrane Warranty

Workmanship Warranty: 5-Year Workmanship

Start Date: 30 days from the date of contracting (or, otherwise agreed) (weather permitting / material availability).

Completion: 2 weeks from start date (weather permitting / material availability)

Price: \$ 245,002.00

(1st PAYMENT DUE WITHIN 10 DAYS FROM SIGNED AGREEMENT TO CONTRACT)

Price is good for 30 days from the date of this proposal, to guarantee material and labor rates provided.

General Conditions:

- Onsite Supervision
- Site Specific Safety Plan
- Includes Hoisting
- Sales Tax
- Dumpster
- Perimeter Cones / Flags
- Portable Toilet

Reporting

- Weekly Progress Reports provided with photos of work completed

Excluded:

- Damaged Decking
- Masonry
- Plumbing
- Painting
- Electrical
- Gas
- Work not mentioned in scope above

Submittal Items:

- Product Data Sheets
- Warranty Docs
- Staging Plan & Safety Plan
- Site-specific safety plan
- Roof design plans and layout
- Sheet metal data & color chart for standard color selection
- SDS sheets for each roof material component

ADDITIONAL:

- Workmanlike Manner: All work to be performed by MONROE ROOFING shall be performed in a workmanlike manner and on a timely basis.
- Time for Performance: MONROE ROOFING shall commence work on the project within 30 days from contracting with due regard to weather permitting and availability of materials.
- Liability Insurance: MONROE ROOFING shall have in full force and effect a policy of general liability insurance in the amount of at least \$2,000,000.00 per occurrence and MONROE ROOFING shall furnish a certificate of such insurance.
- Workman's Compensation Insurance: MONROE ROOFING shall at all times during the performance of the work called for in this agreement maintain in full force and in effect a Workman's Compensation insurance as required by law covering all of MONROE ROOFING's employees performing work on the job.
- Material and Labor: The proposal set forth attached hereto covers all materials and labor which shall be furnished by MONROE ROOFING for completion of the job.
- Specifications: All materials furnished shall be in accordance with the specifications provided in writing by MONROE ROOFING to Owner. Any substitute materials must be approved by Owner.
- Building Code: MONROE ROOFING shall meet all local building codes applicable to the project.
- Decking: MONROE ROOFING shall inspect and determine that all decking on the buildings being roofed is in a sound condition and if such decking is not in usable and sound condition, MONROE ROOFING shall immediately notify Owner for approval so that repairs can be made to the decking before installation of the roofing material.
- Debris Removal: MONROE ROOFING shall, at its cost and expense, remove all debris from the site and shall take such action as is necessary to protect the exterior of the building from damage by falling debris. All walkways, entrances, and exits shall be properly and adequately secured to protect pedestrians from injury by falling debris.
- Equipment & Material Removal: MONROE ROOFING shall remove all equipment and materials from the site within 72 hours of completion of the project. Or, upon immediate availability of vendors for pickup of such equipment and/or materials, whichever comes first.
- Compliance with Regulations: MONROE ROOFING shall comply with all applicable safety regulations, including Manufacturer, Local Jurisdiction and OSHA regulations, for the protection of its employees.
- Disclosure of Suppliers: MONROE ROOFING agrees to provide the name, address, and contact information for each of the suppliers supplying material for the project and all lien waivers provided by such suppliers and materialmen shall be duly signed by an authorized representative of all suppliers and additionally, a general lien waiver shall be provided by MONROE ROOFING indicating that all of its laborers have been fully paid and that there are not potential outstanding lien claims against the premises.



Dillon Valley East, Dillon, CO
Name: Matt Litowkin Basic PM
Phone: Available Upon Request
Re Roof – 26 Buildings Shingle
Re deck, Gutters,
GAF HDZ Shingle Roof Install



Hyatt Place Pena Station Denver, CO
Name: Charlene Romero
Phone: 970-776-4029
Email:
Charlene.Romero@mcwhinney.com
Exterior Renovations Project
Stucco/EFIS Reskin
Metallic Stucco Finish



Ten Mile Creek HOA Frisco, CO
Summit HOA Services PM
Name: Leanne Shaw
Phone: 970-485-4435
Email: Leanne@SummitHOAServices.com
Re Roof R35
Fully Adhered Carlisle EPDM
20 Year NDL Membrane Warranty



Meadow Ridge Condos Fraser, CO
CMC Management
Name: Jen Jones
Phone: 303-875-4054
Email: jen.jones@capmanagement.com

ReRoof
EPDM, Shingle & Sidewall Detail
20 Year NDL Membrane Warranty
Limited Lifetime Shingle Warranty



Snowflake HOA Copper, CO
Axiom Management
Name: Pete Mangold
Phone: 303-359-6435
Email: petemangold@gmail.com

ReRoof
EPDM Ballast Recover
20 Year NDL Membrane Warranty



River Glen Condominiums Frisco, CO
Summit HOA
Name: Leanne Shaw
Phone: 970-485-4435

ReRoof
Shingle Install & Consulting Work
Heat Cable Work
Limited Lifetime Shingle Warranty



**Lincoln College Of Technology
Denver CO**

Name: Scott Anderson

(P) 720-693-0775

(E) sanderson@lincolntech.edu



**Burlington Building
Colorado Springs, CO**

Name: Jackie Walker

(E) sales@bluechippartners.us

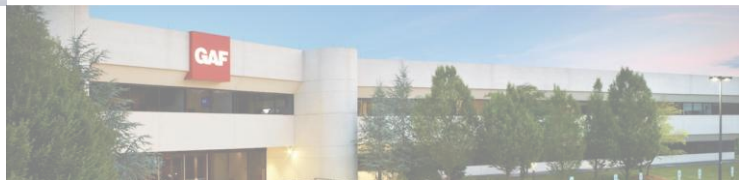


Panda High Plains

Name: Mike DelCambre

(P) 214-789-6707

(e) mike.delcambre@pandawichitafalls.com



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(404) 276-3980

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MATHEW SAUL

Director of Design & Safety

EXPERIENCE

Mathew is a seasoned professional with over 35 years of expertise in various roofing disciplines, specializing in large-scale commercial and industrial projects. His portfolio includes high-rise towers, manufacturing facilities, hospitals, educational campuses, and historic restoration. Mathew excels in operations, estimating, project management, and technology utilization. As a strategic leader, Mathew drives safety initiatives and operational efficiencies. His commitment to excellence and innovation drives success in every project he undertakes.

FEATURED PROJECTS

- IDI NEDC Regional Distribution Ctr
(1,303,800 SqFt)
- Complex System Project: Schwartz Center
for the Performing Arts - Emory University
- Complex Logistics & Relations Project:
Hartsfield Jackson International Airport -
Landside Modernization (513,000 SqFt)

RELEVANT EXPERIENCE

2023 to Pres – Monroe Roofing Company

2022 to 2023 – Senior Project Manager

2017 to 2018 – VP of Operations

2015 to 2017 –Director of Operations

2014 to 2015 – Senior Project Manager

2008 to 2013 – General Superintendent

2002 to 2008 – Project Manager / Superintendent

1989 to 2002 – Foreman / Installer

CERTIFICATIONS

- CERTA Instructor & OSHA 30
- Carlisle Applicator Certificate
- Carlisle Estimator Training
- Specialty Products 301
- TEC 402 Roofing Design: Understanding
Architectural Specifications & Bldg Code
- TEC 502 Roofing Design: Technology
Advances & Unforeseen Consequences

EDUCATION

1984-1988

High School Graduate

1988-1989

Kansas State University

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(630) 988-0637

j.lawrence@monroeroofing.com

**YOUR LOCAL
OPS TEAM**



JAKE LAWRENCE
Estimator

EXPERIENCE

Jake Lawrence is a seasoned professional with a wealth of experience in project management, estimating, and construction coordination. With a background in Building Construction Management from Purdue University, he has excelled in roles ranging from Assistant Project Manager to Production Manager. Notable projects include coordinating a multi-phase roof restoration and managing projects at highly secure DOE research facilities. Jake's skills in project coordination, construction accounting, and technology proficiency make him a valuable asset to our team.

CERTIFICATIONS

- Chicagoland Roofing Contractors Association (CRCA) Emerging Leaders
- CRCA Health & Safety Committee • Jan. 2018 –April 2019
- US Green Building Council & LEED continued education programs and requirements.
- Continuing education to become a registered roof observer (RRO).
- OSHA 10, OSHA 30.

EDUCATION

2013-2017

Purdue University

College of Technology

Building Construction Management

Minor: Organizational Leadership Skills

RELEVANT EXPERIENCE

2024 to Pres – Monroe Roofing Company

2022 to 2024 – Production Manager

2019 to 2022 – Project Manager Estimator

2017 to 2019 –Assistant Project Manager

FEATURED PROJECTS

- Cañon City Correctional Facility (Cañon City, CO)
- R.A.M.P at Pantex Plant (Panhandle, TX)
- Los Alamos National Lab - Multi Scope (Los Alamos, NM)
- Shedd Aquarium (Chicago, IL)
- 727 W. Madison (Chicago, IL)
- 111 W. Wacker (Chicago, IL)



Edmund Aguilera
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Mathew Saul
Director | Design
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Jason Wood
Director | National Accts
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