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July 14, 2025

City of Ann Arbor

919 Sunset Road,
Ann Arbor, MI 48103

| RE: Roof Replacement Proposal – AT&T Mobility Ann Arbor DPW Tower, 919 Sunset Road

Bloom Roofing Systems, Inc. (BRSI) is pleased to provide the following proposal for the replacement of the roof system for AT&T Mobility project at 919 Sunset Road in Ann Arbor, MI. With consistent and purposeful maintenance, the design life of this roof is 25 to 30 years.

| ROOF ASSEMBLY: The roof assembly from the top down is as follows.

Lower Roof Existing Assembly 2757 sf. area	Lower Roof Proposed Assembly 2757 sf. area
<ul style="list-style-type: none">60 mil EPDM, Ballasted1.5" Polyisocyanurate Insulation, Loose LaidMetal Roof Deck	<ul style="list-style-type: none">60 mil EPDM, Adhered0.5" High Density Cover Board, Adhered2.0" Polyisocyanurate Insulation, 20 psi, AdheredVapor BarrierExisting Metal Roof Deck

Upper/Main Roof Existing Assembly 1,555 sf.	Upper/Main Proposed Assembly 1,555 sf.
<ul style="list-style-type: none">60 mil EPDM, Ballasted1.5" Polyisocyanurate Insulation, Loose LaidConcrete Roof Deck	<ul style="list-style-type: none">60 mil EPDM, Ballasted2.5" Polyisocyanurate Insulation, 20 psi, AdheredVapor BarrierExisting Concrete Roof Deck

| WORK SCOPE:

SAFETY: A site-specific safety plan that exceeds industry standards will be designed for each project prior to construction commencement.

DEMOLITION: The existing roof systems will be removed down to the existing roof decks. The roof deck will be inspected; any deck found in need of repair or replacement will be handled at an additional unit rate.



WOOD:	Wood blocking required at the perimeter of the roof to accommodate the installation of the roof system will be provided.
ROOF DETAILS:	All membrane edge, penetrations, and wall details will be completed to meet or exceed the manufacturer specifications.
METAL DETAILS:	Roof related metal edge details are included and will be custom fabricated from 24-gauge galvanized steel, pre-finished in a manufacturer's standard color.
WALKWAY:	EPDM walkway per drawings is included. Additional EPDM walkway can be provided and installed at an additional unit rate of \$40.00 plf.
PERMIT:	The cost of the building permit and all equipment necessary to complete this work scope are included.
EQUIPMENT:	BRSI will utilize the crane onsite provided by others. The crane will need to remain onsite for the duration of the roofing project. Any additional downtime will be documented and billed at standard BRSI T&M rates.
WARRANTY:	A manufacturer's 20-year labor and material warranty and a BRSI 5-year contractor's workmanship warranty are included.

Debris created as a result of performing this scope of work will be disposed of legally off site.

| INVESTMENT AMOUNT:

Cost for Work Scope Outlined Herein	\$218,894.00
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A contingency allowance of up to **5%** in excess of the contract amount is recommended for all roofing replacement projects. The contingency amount provides budget for items that are not identifiable until the demolition of the existing roof system is completed and will only be billed for portions utilized.

Recommended Contingency Allowance	\$9,000.00
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Unit rates for common contingency items:

- Replacement of Metal Roof Deck = \$12.00 psf.
- Wood Blocking Replacement = \$11.00 pfl.
- Roof Drain Replacement w/ Fernco Connection = \$1,500 ea.
- Replacement of Damaged or Saturated Insulation = \$1.40 psf. for 1.0" thickness
- Mechanical/Electrical Modifications = TBD; Quote from Appropriate Trade



Please do not hesitate to reach out with any questions or concerns, we look forward to working with you.

Sincerely,

***Logan Brown, Service Account Specialist.
Bloom Roofing Systems, Inc.***

| PROPOSAL ACCEPTANCE:

Roof Replacement Proposal - Ann Arbor DPW Tower, 919 Sunset Road

By signing this proposal, the pricing, scope of work and terms and conditions as outlined herein are accepted. Bloom Roofing Systems, Inc. is authorized to perform the work as specified. This agreement is subject to the terms and conditions on the following pages.

Company: **City of Ann Arbor**

\$ _____

Authorized Contract Amount

Authorized Signature

Date

Printed Name

Title

- Proposal is valid for 30 days.
- Sign and return this proposal or provide a purchase order for the project to be placed into the construction schedule.
- Progress payment schedule will be determined.

PREPARATION:

STAGING: BRSI proposes to stage its material and equipment adjacent to the building. The set-up area(s) will need to be dedicated to the roofing operation for the duration of the project. Pedestrian and vehicle traffic will need to be routed away from the set up and material lay-down area(s).

BRSI has completed a visual inspection at the roof level and of the interior directly under the roof replacement. It is BRSI's goal to assure that the roof deck is structurally sound and that all roof penetrations and equipment on the roof are watertight. Often additional cost items related to the repair / replacement of roof deck and roof penetrations are identified during the roof demolition and replacement project.

INTERIOR: Interior protection is not included in BRSI's base quote. Interior protection is the sole responsibility of the building owner unless other arrangements are made with BRSI. Dust and minor debris should be expected to fall into the workspace directly under the roof replacement. BRSI recommends that any equipment that could be negatively affected by minor dust and debris be removed or protected. BRSI will not be responsible for disturbance, damage, clean up, loss of use or loss of property in the interior of the facility resulting from the roof replacement operation.

ELECTRICAL: Proposal price is based upon there not being electrical conduit or other materials embedded within the roof assembly or attached directly to the underside or topside of the roof deck upon which BRSI will be working. Owner warrants there will be no live power lines on or near the roof servicing the building where BRSI will be working, and that Owner will turn off any such power supplies to avoid an electrocution risk to BRSI's employees. Supplementary work required, due to deck embedded items, may result in additional charges.

MECHANICAL, PLUMBING: To accommodate the installation of the new roof system and ensure its performance the project may require the assistance of other trade contractors. Modification, disconnect and reconnect to roof top mechanical, electrical and plumbing items may be required. BRSI will work to coordinate completing the roofing work scope with the appropriate trades. Any roof top MEP items scheduled for removal should be completely disconnected from any duct work, electrical and plumbing lines. All items to be removed should be clearly marked with orange marking paint on the roof.

BRSI recommends that the client have a plumber test the plumbing lines related to any roof drains prior to the start of the project to ensure they are in good working order.

CLARIFICATIONS:

This proposal is subject to approval by the governing municipality. In most cases local building codes will dictate a minimum R value that must be provided from a roof system.

Proposal based on normal Mon-Fri business hours. After hours and weekend rates, subject to availability, upon request.

Supplementary trips required, due to delays caused by others, may result in additional charges.

All work other than what is outlined above is excluded.

Snow removal is not included.

TERMS AND CONDITIONS

Bloom Roofing Systems, Inc. (BRSI) will complete all work in a workmanlike manner according to standard practices.

If roof tear off is to be performed, BRSI shall not be responsible for damages caused by (a) water penetration into the building resulting from moisture contained or trapped in or under the existing roof surface which is released during tear-off, and (b) penetrations of dust, dirt or mold spores into the building resulting from the tear-off. BRSI shall not be responsible for damage from leaks through any area of the existing (present) roof surface where BRSI has not performed tear-off surface preparation work. BRSI will be responsible for any damages resulting from new rainwater entering the building as a result of an improper seal off in the area we are working. BRSI will not be responsible for damaged drains and drain lines.

If roof membrane is installed over an existing system, BRSI shall have no responsibility for water penetration or mold growth that occurs as a result of moisture contained in the old, or former, roofing system. If structures of any kind are to be added to and installed on the roof membrane after its application, such installation shall be entirely at the risk of the owner, unless BRSI is given reasonable notice in writing of the time and date of such installation and is permitted to supervise or conduct (at its option) the cutting and sealing of the roof membrane necessary for such installation. BRSI shall be paid on a time-and-material basis for such supervision or work. See manufacturer's warranty for requirements after warranty is delivery.

Owner represents there is no electrical conduit embedded within the existing roofing to be removed or attached directly to the underside or topside of the roof deck upon which BRSI will be installing the new roof. Owner will indemnify BRSI from any personal injury, damage, claim or expense because of the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to BRSI's personnel, and shall compensate BRSI for additional time and expense resulting from the presence of such materials and unsafe structures.

BRSI shall not be liable for any claims or damages arising from or related to deficiencies in roof drainage. It is the Customer's responsibility prior to commencement of reroofing to retain a licensed architect or mechanical engineer to determine and evaluate the drainage design and compliance with applicable plumbing codes, including potential need for additional drains, scuppers, or overflow drains. BRSI's work does not include evaluation of code compliance, existing drainage, proper location or size of roof drains, or adequacy of drainage. BRSI is not responsible for ponding.

Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. BRSI shall not be responsible for disturbance, damage, and cleanup, loss of use or loss to interior property that Customer did not remove or protect prior to commencement and during the course of roofing tear-off and reroofing operations. Customer shall notify tenants and building occupants of reroofing and the need to provide protection underneath areas being reroofed.

Customer agrees to hold BRSI harmless from claims of tenants and occupants who were not so notified and did not provide protection. BRSI will deliver, handle, store and install materials in accordance with the manufacturers' instructions. Copies of all product warranties will be provided to the Owner. BRSI may make substitution of materials only by written change order signed by the Owner.

Owner acknowledges and understands that, after BRSI commences the work, new or additional problems may be uncovered that were not discovered by BRSI visual inspection. If such new or additional problems are discovered, the price and time to complete the repairs will be adjusted based upon the reasonable additional costs and time resulting from such problems.

BRSI will keep the project and surrounding area reasonably free from accumulation of waste materials or rubbish caused by the work. At completion of the work, BRSI will remove from and about the project all waste materials, rubbish, tools, construction equipment, machinery and surplus materials.

BRSI shall be responsible for the acts and omissions of all their employees and subcontractors, their agents and employees, and other persons performing work for BRSI.

"No asbestos containing materials are to be utilized as building components or brought onto the premises."

BRSI shall maintain Worker's Compensation Insurance in the limits required by state law and Comprehensive General Liability Insurance coverage in force for all of its operations under this contract.

BRSI shall take reasonable safety precautions with respect to its work and shall have responsibility for compliance of its equipment and employees with all applicable laws, ordinances, rules, regulations and orders of any public authority for the safety and health of persons on the job site.

Any disputes claims and questions regarding the rights and obligations of the parties under the terms of this Agreement are subject to arbitration. Either party may make a demand for arbitration by filing such demand in writing with the other party within thirty (30) days after the dispute first arises. Thereafter, arbitration shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect.

If arbitration is necessary, each party agrees to pay its own legal fees and half of the fees of the arbitrator and the American Arbitration Association. A lien will be filed on all jobs where payment is past due.

To the extent permitted by law, Owner shall defend, indemnify and hold BRSI harmless from any and all penalties, actions, liabilities, costs expenses and damages arising from or related to the presence of (a) asbestos or similar hazardous materials or (b) mold of such type or in such quantity as to require remediation (hereafter "potentially harmful materials") at this work site, including without limitation, installation, disturbance or removal of any product containing potentially harmful materials or violation of government regulations relating to such potentially harmful materials. Owner grants BRSI waiver of subrogation.

Any alteration to, or deviation from, this Agreement involving extra work will require a written agreement and will be performed for an additional fee.