



Bliss Property Management, Inc.
PO Box 3454
Breckenridge, CO 80424

Attn: Carol Cannon
Phone: 970-453-1080
Date: 5/29/09

Carol –

Thanks for the opportunity to provide budget numbers for High Timber in Breckenridge. The existing shingle roofs on each of the buildings are nearing the end of their useful life and should be replaced in the near future. When the asphalt in the shingles becomes extremely dry, the shingles will begin to crack and perform poorly.

Shingles:

The existing roof system has performed surprisingly well for a shingle roof in Summit County. 30-year shingles similar to the shingles installed at High Timber typically last between 17-20 years in Summit County and regularly experience problems due to ice dam buildup along the edges of the roof. This is most likely why heat tape has been added to various roof sections in strategic locations. When the roof is replaced, it will be important to tear off the existing shingles so that a new underlayment, flashings, and shingles can be added to offer similar performance to the existing roof. Turner Morris Inc. can temporarily remove and reinstall the existing heat tape. Even with new underlayment, flashings, and shingles, there is still the possibility of leaks due to ice dams. The cost to replace the existing shingles with a new shingle roof system on the four buildings at High Timber will be approximately \$98,000. Additional options such as strategically placed standing seam metal along roof edges, extra insulation, gutters, ice melt systems may also be reviewed to improve the performance of a new shingle roof.

Metal:

If a high quality, double lock standing seam metal roof system is added, it will significantly reduce the likelihood of leaks due to snow and ice dam buildup. The cost to replace the existing shingles with a double lock standing seam metal roof system on the four buildings at High Timber will be approximately \$182,000.

Please contact me if you have any additional questions or would like a written proposal to consider these roofs for replacement in the summer of 2009. As previously mentioned, the existing roofs appear to be in fairly poor shape and should be budgeted for replacement before they fail, to minimize any potential interior damage.

Sincerely,

Mark Hubbard
Turner Morris Inc.
970-471-2447

COMMERCIAL ROOF SYSTEMS