Winchester Chapter of the Izaak Walton League
2863 Millwood Pike
Winchester, VA. 22602

BOARD RESOLUTION

Subject:	Roof Replacement			
Dated:	6/4/2019	# Aye: 8	# Nay: 0	Approved (Y/N): Y
Resolution:	Whereas: The metal roof over the main section of the Chapter House is rusting through, resulting in leaks that are likely to cause further water damage rotting, resulting in mounting repair costs unless resolved; Whereas: The roofing on the New Section and the Porch is in good condition and does not need replacing. Whereas: Three bids from local roofing companies were solicited, with the following results: American Dream Restoration, LLC - $24,000 MB Posey Enterprises, Inc. - $19,389 Roof Simple Inc. - $49,612			
	Now Therefore: A contract with ADR, LLC is hereby approved to implement the following: --Remove old metal roof on main gable to decking; --Install: --McElroy Standing Seam Metal Roof 26 gauge steel, 24" seams; --High Temperature underlayment; --All necessary trim, caps, and flashing; --Remove and replace valley metal on both sides of main gable; --Debris removal and Disposal			

Vote

Member	M/S	Aye	Nay	Abstain	Absent	E-Mail	Phone
Dan Arico				X			
Chris Barltrop		X					
Mike Harper		X					
Howard Beny					X		
Richard Gorman		X					
Duane Kramer	M	X					
Robert Lunceford		X					
Patty Nunn	S	X					

Member	M/S	Aye	Nay	Abstain	Absent	E-Mail	Phone
Al Stitt		X					
John Suter					X		
Harold Whitacre		X					

Material Discussion

Bids are attached.

Discussions involved the professionalism with which each company conducted the bidding process; the proximity of materials; the amount of time involved in both commencing and conducting the work; and the past knowledge of companies' reputations.

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AMERICAN DREAM RESTORATION, LLC

Butch Kramer / Izaak Walton League

2863 Millwood Pike, Winchester VA 22602

PROPOSAL FOR METAL ROOF INSTALLATION

1. ***Remove old metal roof on main gable to decking***
2. ***Install:***

** McElroy Standing Seam Metal Roof 26 ga steel, 24" seams*

**High Temperature underlayment*

** All necessary trim, caps, and flashing*

**Remove and replace valley metal on both sides of main gable*

3. ***Debris Removal and Disposal***

Main Hall Total: $24,000

Dave Farinholt

540-272-5441

dave@americandreamrestoration.com

Proposal Date: 5/9/2019

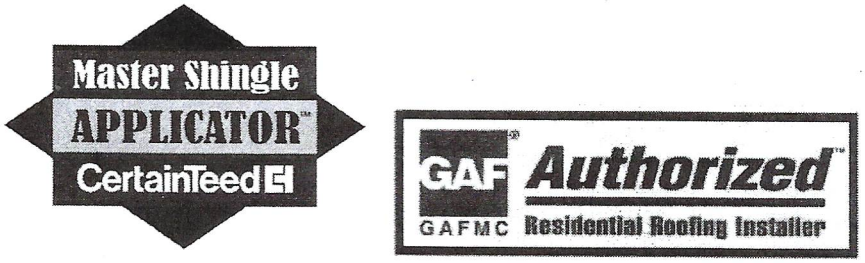
ADR AMERICAN DREAM RESTORATION, LLC

Top 3 Reasons to choose ADR

- ADR is a local, family owned and operated, Class A construction company specializing in roofing, gutters, siding, and window installation.

- We offer a Roof Day where we inspect your roof every year for 5 years after installation!

- Superior Customer Service Ratings and Awards:



Call for a free inspection:
Dave Farinholt: **540-272-5441** (cell)
dave@americandreamrestoration.com

AMERICAN DREAM RESTORATION, LLC

Butch Kramer

2863 Millwood Pike, Winchester VA 22602

PROPOSAL FOR METAL ROOF INSTALLATION

1. ***Remove old metal roof to decking***
2. ***Install:***

** McElroy Standing Seam Metal Roof 26 ga steel, 24" seams*

**High Temperature Underlayment*

** All necessary trim, caps, and flashing*

3. ***Debris Removal and Disposal***

Main Hall Cost: $26,000

Side Hall Cost: $11,000

Fire Pit Cost: $4,000

Grand Total: $41,000

Dave Farinholt

540-272-5441

Proposal Date: 5/1/2019

dave@americandreamrestoration.com

AMERICAN DREAM RESTORATION LLC

AMERICAN DREAM RESTORATION, LLC
212 E Main St.
Front Royal, VA 22630
540-595-0584

Client:	Butch Kramer
Property:	2863 Millwood Pike Winchester , VA 22602
Operator:	STEPHEN.
Estimator:	Dave Farinholt
Company:	ADR

Business:	(540) 272-5441
E-mail:	dave@americandreamrestoration.com

Type of Estimate:	Home paid contracting		
Date Entered:	5/2/2019	Date Assigned:	
Date Est. Completed:	5/2/2019	Date Job Completed:	

Price List:	VAWI8X_APR19
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	BUTCHKRAMER

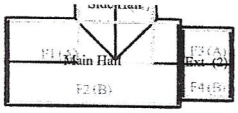
Dear Butch Kramer,
Thank you for choosing to use American Dream Restoration! We look forward to serving your general contracting needs. If you have any questions regarding this estimate, please call Dave Farinholt at (540) 272-5441.

AMERICAN DREAM RESTORATION LLC

AMERICAN DREAM RESTORATION, LLC
212 E Main St.
Front Royal, VA 22630
540-595-0584

BUTCHKRAMER

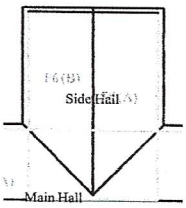
Main Level



Main Hall

2,715.82	Surface Area	27.16	Number of Squares
273.01	Total Perimeter Length	86.00	Total Ridge Length

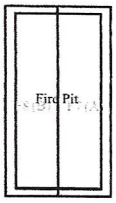
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. R&R Metal roofing	31.00 SQ	80.00	760.00	2.25	26,042.25
Totals: Main Hall				2.25	26,042.25



Side Hall

1,132.13	Surface Area	11.32	Number of Squares
85.51	Total Perimeter Length	41.47	Total Ridge Length

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
2. R&R ROOFING	13.00 SQ	80.00	770.00	0.00	11,050.00
Totals: Side Hall				0.00	11,050.00



Fire Pit

416.00	Surface Area	4.16	Number of Squares
84.00	Total Perimeter Length	26.00	Total Ridge Length

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
3. R&R Metal roofing	4.60 SQ	70.00	790.00	0.33	3,956.33
Totals: Fire Pit				0.33	3,956.33

AMERICAN DREAM RESTORATION LLC

AMERICAN DREAM RESTORATION, LLC
212 E Main St.
Front Royal, VA 22630
540-595-0584

Summary

Line Item Total	41,364.11
Material Sales Tax	2.58
Replacement Cost Value	**$41,366.69**
Net Claim	**$41,366.69**

Dave Farinholt

Thank you for your business!

As General Contractor, ADR is required to handle the permit process, OSHA regulation compliance, General liability insurance, and Workmen's Compensation insurance for ADR employees / subcontractors that ADR supervises or otherwise enter the job site while work is in progress. Contractor's license will be furnished upon request.

The following estimate is based upon the damages noted at the time of inspection by a ADR representative. During the repair process, any further damages that are discovered or come forth will be submitted in a supplement estimate that will include, but not be limited to, the building permit fee, etc.

MB Posey Enterprises,Inc.

T/A Loudoun Valley Roofing

37306 EAST RICHARDSON LANE, PURCELLVILLE, VA 20132
OFFICE (540) 338-4400 FAX (540) 338-0770
VA LICENSE 025127A MHIC 96155

PROPOSAL

Date: 5/14/2019

Name: Izaak Walton League

Address: P.O.Box 2955
Winchester Va
22604

Phone: Duane 703-795-8591
Chris 202-368-1086

Job Site: 2863 Millwood Pike
Winchester Va
22601

We Propose hereby to furnish material and labor complete in accordance with specifications, for the sum of:

nineteen thousand three hundred eighty nine **dollars** **$ 19,389**

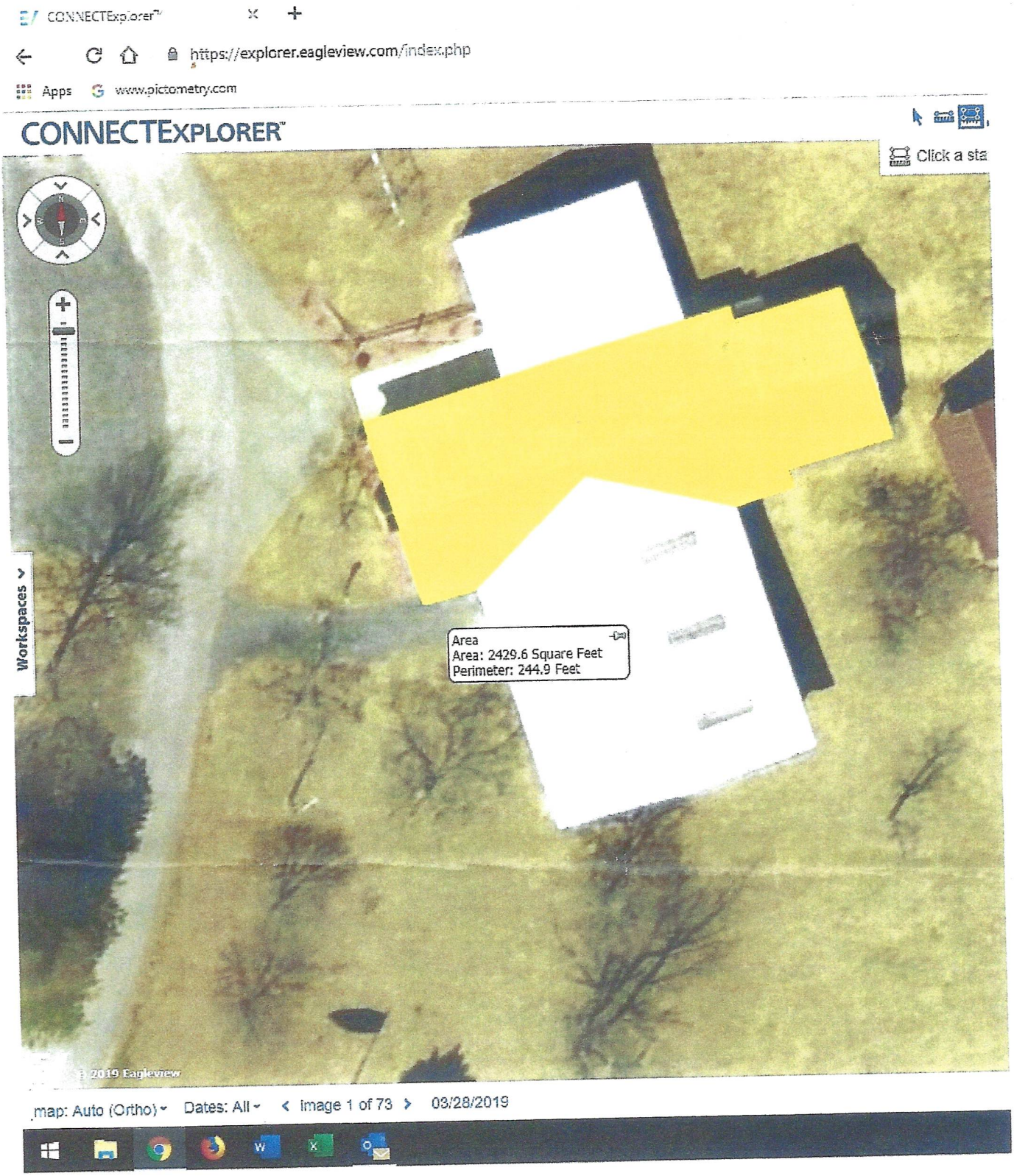
A deposit os $6,400 will be required upon acceptance of this proposal. The balance will be due in full upon completion. ***Credit card payments over $1000 will include a 5% surcharge.***

This proposal may be withdrawn by us if not accepted within 30 days. Prices may be subject to change after 30 days.

Description of area being repaired/replaced : _ entire roof at lodge except pavilion & addition
Diagram attached

All material is guaranteed to be as specified. All work will be completed in a worker like manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders and will become an extra charge over and above the proposal price. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. LVR is fully covered by liability insurance. Our workers are fully covered by Worker Compensation Insurance. Full payment due within 14 days after invoice date. Maximum legal interest and fees on all overdue invoices.

Authorized Signature: Gregory 3 Shumaker
Greg Shumaker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Perimeter: 244.9 Feet
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03/28/2019

MB Posey Enterprises,Inc.
T/A Loudoun Valley Roofing

37306 EAST RICHARDSON LANE, PURCELLVILLE, VA 20132
OFFICE (540) 338-4400 FAX (540) 338-0770
VA LICENSE 025127A MHIC 96155

Specifications:
Remove existing roof coverings.Clean up and dispose of debris.Install 26 gauge Panel Loc Plus steel with "Kynar" finish in your choice of stock colors. All accessories will be fabricated from matching stock by the manufacturer.
All of the panels that lap the valleys at the addition will be replaced. New ridge cap will be installed at those panels.
Titanium UDL underlayment will be installed except at the pavilion area.
1-36" course of ice & water shield will be installed at the eaves & valleys at areas without skip sheathing.

Manufacturer	Central States	Layers To Tear Off	1
Color	Brilliant White		
Mfr Warranty Yrs	35 - finish only		

Flashing Details: *Includes the following manufacturers trim;*
Eave trim, Rake trim, ridge cap and 'W' valley
Other flashings include stovepipes, fan curbs and plumbing vents.
Roofing at valley area of pavilion will be lifted to allow valley installation and reset using new screws. Install Snow Defender 4500 snow guards 18" apart.
Includes 2 sheets of plywood at the addition valleys.

Additional Sheathing/Framing Work:
Sheathing and/or framing repairs that are not included (shown above) are performed on a time and material basis of $80 per man per hour and materials at invoice plus 25%.OSB replacement is $72/sheet, 1/2" CDX replacement is $82/ sheet.

Property Protection:
Our cleanup incudes 1 magnet sweep of area 1 time. This does not guarantee collection of 100% of the nails. We are not responsible for damage and/or injury caused by any nails.

Mold Disclaimer:
This proposal does not include any mold abatement, removal or cleaning. If mold is found existing on the premises, any cost to abate, remove or clean shall be paid by you as an extra. In addition, any warranty given to you under this contract does not include the cost to abate, remove or clean mold that may be found on the premises in the future.

Guarantee:
Upon complete payment LVR will maintain roof in watertight condition at no material nor labor cost to Owner for five years from completion. Guarantee is in conjunction with manufacturer limited warranty and is limited at LVR's sole option to mfr terms as concerns gale force winds, acts of God, et cetera. There is no guarantee against interior damage except during the course of work and through the first major or sustained full rain.

Acceptance of Proposal - The prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be as specified.

Proposal Accepted By: _____ Date: _____

Roofsimple™

211 South Royal Ave
Front Royal, VA 22630

Go behind the scenes on real projects and check out our workmanship at: roofsimple.com

Roof Simple Inc. Roof Replacement Proposal

Homeowner:	Butch	Kramer		
Property Address:	2863 Millwood Pike	Winchester	VA	22602
Telephone:	15408692804			
Email Address:	butch_kramer@winchester-iwla.org			
Date:	4/16/19			

Pricing Summary

GOOD	BETTER	BEST
☐ $ 16,440	☐ $ 18,427	☐ $ 24,097
GAF Royal Sovereign	GAF Timberline HD	GAF Timberline ULTRA HD
Standard Underlayments	Synthetic Underlayments	Premium Underlayments
10 Year Warranty	Lifetime Warranty	Lifetime Warranty

~~Notes~~:

Pricing has been quoted assuming only the indoor portions will be replaced and the metal section above patio will be inspected. Metal the indoor portion is $49,612 and the BBQ Pit in metal is $5,635.

Homeowner Signature: _____ Printed Name: _____

Company Signature: _____ Printed Name: Stan Murzyn

Sales Rep: Stan Murzyn | Source: Roofsimple.com

Phone: (703) 831-6251 | **Email:** mark@roofsimple.com | **Website:** roofsimple.com

BBB A+ Rating

2016

2015

GAF Certified Weather Stopper Roofing Contractor

Roofsimple 125 W 4th St, Front Royal, VA 22630

Scope of Work

STEP 1. Materials Delivery

Your new roof materials are delivered a day or so before the installation will begin. Our supplier will deliver materials to the ridge of your roof where possible.

If our supplier can't deliver the materials to your roof (because of low power lines, steep driveway, driveway can't take the weight of the truck, or the old roof is something other than asphalt shingles) then we will stack it on a pallet in the location of your choice.

STEP 2. Removal

We'll protect any patios/decks, landscaping, and other sensitive areas as needed.Then we'll remove the existing roof down to the wood deck.We'll then inspect the wood decking for structural soundness and replace wood to match as necessary.

STEP 3. Drip Edge

Install F 5" Aluminum Drip Edge along all the edges of the roof (eaves AND rakes) Per IRC Residential Building Code **R905.2.8.5**

Step 4. Leak Barrier

Install Leak Barrier at all eaves, valleys, around penetrations, and all low slope areas with a slope between 2/12 and 3/12. Per IRC Residential Building Code **R905.2.7.1**

Step 5. Deck Protection

Install Roof Deck Protection underlayment over remaining wood decking. Per IRC Residential Building Code **R905.2.7**

Step 6. Start Strips

Install GAF Pro-Start starter strip shingles at all roof edges (eaves AND rakes)

Phone: (703) 831-6251 | **Email:** mark@roofsimple.com | **Website:** roofsimple.com

BBB A+ Rating
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Materials List

GOOD	BETTER	BEST
GAF Royal Sovereign Shingles	GAF Timberline HD Shingles	GAF Timberline ULTRA HD Shingles
GAF Pro-Start Starter Shingles	GAF Pro-Start Starter Shingles	GAF Pro-Start Starter Shingles
GAF Royal Sovereign Cap Shingles	GAF TImbertex Ridge Cap Shingles	GAF TImbertex Ridge Cap Shingles
15# Tar Paper Underlayment	Rhino Synthatic Underlayment	GAF Deck Armor Premium Synthatic Underlayment
Carlisle/TriBuilt Leak Barrier	Carlisle/TriBuilt Leak Barrier	GAF WeatherWatch Leak Barrier
F5 Aluminum Drip Edge	F5 Aluminum Drip Edge	F5 Aluminum Drip Edge
GAF Snow Country Ridge	GAF Snow Country Ridge Vent	GAF Snow Country Ridge Vent

Phone: (703) 831-6251 | **Email:** mark@roofsimple.com | **Website:** roofsimple.com

BBB A+ Rating
2016
BEST OF 2015
GAF Certified Weather Stopper Roofing Contractor