

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:)	
)	Chapter 11
YELLOW CORPORATION, <i>et al.</i> , ¹)	
)	Case No. 23-11069 (CTG)
Debtors.)	
)	(Jointly Administered)
)	
)	Objection Deadline: November 9, 2023 at 4:00 p.m.
)	Related Docket No. 968

**OBJECTION AND RESERVATION OF RIGHTS
TO THE DEBTORS' NOTICE OF POTENTIAL ASSUMPTION OR
ASSUMPTION AND ASSIGNMENT OF CERTAIN CONTRACTS
OR LEASES ASSOCIATED WITH THE NON-ROLLING STOCK ASSETS**

Estes Express Lines, Estes Terminals LLC, Commerce Road Terminals LLC, and G.I. Trucking Company (together, "Estes"), by and through undersigned counsel, hereby file this objection and reservation of rights (the "Objection") to the *Notice of Potential Assumption or Assumption and Assignment of Certain Contracts or Leases Associated With the Non-Rolling Stock Assets* [Docket No. 968] (the "Notice of Assumption") on the grounds that the Notice of Assumption fails to cure all pre- and post-petition amounts owed to Estes pursuant to 11 U.S.C. §§ 365(b)(1), 503(b)(1), and 365(d)(5). In support of its Objection, Estes respectfully states as follows:

1. On August 6, 2023 (the "Petition Date"), each of the Debtors filed voluntary petitions for relief under chapter 11 of Title 11 of the United States Code (the "Bankruptcy Code"). These chapter 11 cases have been consolidated for procedural purposes only and are being jointly administered pursuant to Bankruptcy Rule 1015(b). The Debtors are operating their businesses and maintaining their assets as debtors in possession pursuant to 11 U.S.C. §§ 1107(a) and 1108.

¹ A complete list of each of the Debtors in these chapter 11 cases may be obtained on the website of the Debtors' proposed claims and noticing agent at <https://dm.epiq11.com/case/yellowcorporation/info>. The location of Debtors' principal place of business and the Debtors' service address in these chapter 11 cases is: 11500 Outlook Street, Suite 400, Overland Park, Kansas 66211.

2. Prior to the Petition Date, the Debtors and Estes entered into certain real property leases (the “Leases”) for fourteen separate properties identified on Exhibit A hereto (the “Properties”).²

3. As of the date of this Objection, the Debtors are in default under the Leases due to their failure to make those certain rent, real estate tax, and late fee payments identified on Exhibit A in the total amount of \$682,614.32.

4. Additionally, the Leases require the Debtors to perform various maintenance obligations with respect to the Properties. As a representative example, Section 6 of the lease dated June 26, 2009 between Estes and YRC, Inc. for real property located at 11010 Reames Road, Charlotte, North Carolina requires that “Lessee shall at its own expense make all necessary repairs, replacements and maintenance to the leased premises.”

5. Based upon recent inspections of the Properties by Estes, the Debtors have failed to fulfill myriad maintenance and repair obligations that Estes estimates will cost in excess of \$27 million to remedy. Among many other issues, the inspection reports show significant damage to several of the Properties’ roofs. At the Property located in Kearny, New Jersey, Estes’ inspectors discovered failed and separated roof flashing, roof membranes unadhering from the building structure, and a broken roof drain that are permitting water to enter the building. Of the eight roof sections at the Kearny property, seven sections received an inspection grade of “F” and the eighth section received a “C.” An “F” grade means that the system requires “immediate replacement.” Estes’ inspector estimates that the roof replacement alone will cost approximately \$750,000.00. See Exhibit C.

² Copies of the Leases are in the Debtors’ possession and thus are not attached hereto. Estes will provide copies of the Leases to the Committee, Office of the United States Trustee, and other appropriate parties in interest upon request.

6. Additionally, Estes discovered severe damage to many of the Properties' asphalt parking areas. A representative photograph of the damaged parking area at the Property located in Joliet, Illinois, is attached as **Exhibit D**. The cost of repairing these parking areas will be significant. Estes estimates that the cost of repairing the damage to the asphalt in Joliet will cost nearly \$3 million. See **Exhibit E-1**. The Property located in South Bend, Indiana similarly will require approximately \$2.9 million in repairs to its parking surfaces. See **Exhibit E-3**. Parking areas at several other properties also require maintenance that will cost in excess of \$1 million each.

7. Among the worst of the Properties is the Debtors' Charlotte, North Carolina location, where Estes' inspectors reported rusting metal structures, cracked concrete floors and loading dock aprons, damaged asphalt paving, and major interior damage and deterioration that the inspectors estimate will cost approximately \$9.9 million to fix. See **Exhibit E-6**.

8. In all, Estes estimates that the cost of fulfilling the Debtors' contractual obligations to repair the Properties as required by the Leases totals no less than \$27,277,885.67. A breakdown of this total repair cost by individual property is included in **Exhibit A**, and an itemized repair estimate and roof inspection report cost summary for each of the Properties is attached hereto as **Exhibits E-1 to E-14**.

9. Accordingly, when the cost of repairing the Properties is added to the Debtors' other payment defaults, Estes asserts that the amount necessary to cure all defaults under the Leases totals no less than \$27,960,499.99, listed by property as follows:

Lessor	Debtor	Property City	State	Total Cure Cost
Estes Terminals LLC	USF Holland LLC	Joliet	IL	\$3,813,903.21
Estes Terminals LLC	USF Holland LLC	Rockford	IL	\$2,536,208.98
Commerce Road Terminals LLC	USF Holland LLC	South Bend	IN	\$3,105,370.49
Commerce Road Terminals LLC	YRC Inc.	Wichita	KS	\$269,630.87
Estes Express Lines	USF Holland LLC	Coon Rapids	MN	\$482,130.70

Estes Express Lines	YRC Inc.	Charlotte	NC	\$9,900,108.05
Commerce Road Terminals LLC	YRC Inc.	Durham	NC	\$72,127.44
Estes Express Lines	YRC Inc.	Kearny	NJ	\$1,966,403.56
Estes Terminals LLC	YRC Inc.	Sparks	NV	\$614,087.15
Commerce Road Terminals LLC	USF Reddaway Inc.	Eugene	OR	\$709,306.38
Commerce Road Terminals LLC	USF Reddaway Inc.	Redmond	OR	\$105,822.03
Estes Express Lines	USF Reddaway Inc.	Tacoma	WA	\$577,544.73
Estes Express Lines	USF Holland LLC	Milwaukee	WI	\$2,589,690.71
Estes Express Lines	USF Holland LLC	Tomah	WI	\$1,218,165.69
			Totals:	\$27,960,499.99

10. On October 26, 2023, the Debtors filed the Notice of Assumption identifying those executory contracts and unexpired leases that may be assumed by the Debtors and assigned to third-parties pursuant to Section 365 of the Bankruptcy Code and the amounts that the Debtors assert must be paid to cure any defaults under each of the Leases (the “Cure Costs”). The Notice of Assumption lists Cure Costs with respect to Estes’ Leases in the aggregate amount of \$652,284.00. A breakdown of the Cure Costs by individual property is attached as **Exhibit B**.

11. Further, Estes recently learned that the Debtors have subleased certain of the Properties in violation of the terms of the applicable Leases. Based upon information made available to Estes, it appears that the Debtors entered into three separate month-to-month parking subleases for the Property located in Tacoma, Washington with Castle Tire Disposal LLC, Mitchell Bros. Trucking, and Hermann Brothers Logging & Construction (the “Tacoma Subleases”). It also appears that the Debtors entered into a parking sublease for the Property located in Kearny, New Jersey with Port Kearny Security (the “Kearney Sublease,” and with the Tacoma Subleases, the “Subleases”). A summary of the Subleases is below:

Type of Lease	AP Code	Income	Term	Name	City	State	Lessee
Parking	R880	\$936.00	MTM	Tacoma	Tacoma	WA	Castle Tire Disposal LLC
Parking	R880	\$4,900.00	MTM	Tacoma	Tacoma	WA	Mitchell Bros. Trucking
Parking	R880	\$2,127.15	MTM	Tacoma	Tacoma	WA	Hermann Brothers Logging & Construction
Parking	Y111	\$32,955.00	MTM	Kearny	Kearny	NJ	Port Kearny Security

12. Section 10 of the Lease Agreement for the Tacoma, Washington Property states:

Except as provided in this Section, this lease shall not be assigned, mortgaged, pledged, encumbered or in any other manner transferred by the Lessee, voluntarily or involuntarily, by operation of law, merger or otherwise, nor shall the leased premises or any part thereof be sublet, licensed, granted to a concessionaire or used or occupied by anyone other than Lessee without the prior written consent of Lessor which consent shall not be unreasonably withheld (except that if [Estes affiliate] G. I. Trucking Company is still the Lessor, such consent may be withheld or conditioned by Lessor in its sole discretion).

Section 10 of the Lease Agreement for the Kearney, New Jersey Property contains the same lease term.

13. Estes was not informed of the Subleases and did not consent to such Subleases as required by the applicable Leases. The Subleases therefore constitute defaults under Section 10 of the respective Leases for the Tacoma and Kearny Properties.

OBJECTION

I. The Debtors' proposed Cure Costs fail to cure all monetary defaults under the Leases.

14. The Leases cannot be assumed unless the Debtors cure all defaults under such Leases, including the Debtors' unperformed maintenance obligations. Section 365(b)(1)(A) of the Bankruptcy Code requires that a debtor must either "cure" existing defaults under the agreement

or provide “adequate assurance” that it will “promptly cure” existing defaults as a condition to the assumption of an executory contract or unexpired lease. *See* 11 U.S.C. § 365(b)(1)(A).

15. “Cure is a critical component of assumption.” *In re Thane International, Inc.*, 586 B.R. 540, 549 (Bankr. D. Del. 2018). “The language and intent behind § 365 is decisive... [and it] was clearly intended to insure that the contracting parties receive the full benefit of their bargain if they are forced to continue performance.” *Id.*; *citing In re Superior Toy & Mfg. Co., Inc.*, 78 F.3d 1169, 1174 (7th Cir. 1996). “If the trustee is to assume a contract or lease, the court will have to ensure that the trustee’s performance under the contract or lease gives the other contracting party the full benefit of his bargain.” *Id.* (citation to legislative history omitted). “[T]he term ‘full benefit of his bargain’ refers to ‘the full amount due’ under the contract or lease in question, as opposed to liabilities solely for future performance.” *Id.*

16. Here, the Cure Costs proposed by the Debtors radically understate the amounts necessary to cure all defaults under the Leases. Specifically, the Cure Costs fail to include any amounts whatsoever due on account of the Debtors’ unperformed maintenance and repair obligations, which obligations total \$27,277,885.67 alone, or the late fees owed to Estes in the aggregate amount of \$30,329.89. The amount necessary to cure all known defaults under the Leases totals no less than \$27,960,499.99. The Debtors may not assume and assign the Leases unless and until the full cure amount owed under such Lease is paid.

II. The Leases for the Tacoma, Washington and Kearny, New Jersey Properties may not be assumed and assigned until all unauthorized subleases are terminated.

17. The Debtors are in default under the Leases for the Tacoma, Washington and Kearny, New Jersey Properties due to the unauthorized Subleases. The applicable Leases unequivocally require Estes’ written consent prior to the leased Properties being “sublet, licensed, granted to a concessionaire, or used or occupied by anyone other than Lessee”. The Debtors did not obtain Estes’ consent before entering into the Subleases. The Subleases therefore constitute

defaults that must be cured, i.e. terminated, pursuant to Section 365(b)(1)(A) of the Bankruptcy Code in order for these Leases to be assumed and assigned to any party.

18. To the extent that any other Properties also have been subleased or licensed or are otherwise being used or occupied by any party other than the Debtors in violation of the Leases pursuant to arrangements that Estes is not yet aware of, such additional defaults also must be cured and any such arrangements terminated prior to the assumption and assignment of any affected Leases.

III. The prevailing bidder for the Leases must provide Estes with adequate assurance of its future performance under the Leases.

19. Estes reserves all rights to file a supplemental objection upon the selection of the winning bidder for the Leases on the grounds that any assumption and assignment of the Leases must be conditioned on Estes receiving adequate assurance of future performance by the prevailing bidder.

20. Section 365(f)(2)(B) of the Bankruptcy Code states that a debtor may assign an executory contract or unexpired lease only where adequate assurance of future performance by the assignee of such contract or lease is provided, whether or not there has been a default in such contract or lease. 11 U.S.C. § 365(f)(2)(B). “The statutory requirement of ‘adequate assurance of future performance by the assignee’ affords ‘needed protection to the non-debtor party because the assignment relieves the trustee and the bankruptcy estate from liability for breaches arising after the assignment.’” *In re Fleming Cos.*, 499 F.3d 300, 305 (3d Cir. 2007) (citing *Cinicola v. Scharffenberger*, 248 F.3d 110, 120 (3d Cir. 2001)).

21. The identity of the proposed assignee of the Leases will not be known until the conclusion of the auction or the Debtors’ real property and leased assets. Accordingly, to date Estes has not been provided with any information regarding potential purchasers’ adequate assurance of future performance under the Leases, particularly with respect to such potential

purchasers' obligations to make the substantial repairs to the Properties discussed in Section I of this Objection. Estes therefore reserves all rights to assert a supplemental objection to the assumption and assignment of the Leases unless and until it is provided with information sufficient to satisfy the requirements of adequate assurance in accordance with section 365(b) of the Bankruptcy Code.

RESERVATION OF RIGHTS

22. Nothing in this Objection is intended to be, or should be construed as, a waiver by Estes of any of its rights under the Leases, the Bankruptcy Code, or applicable law. Estes expressly reserves all such rights, including, without limitation, the right to: (a) supplement and/or amend the Objection and to assert any additional objections; (b) raise any and all additional obligations under the Leases that may arise in the ordinary course of business; (c) assert any rights for indemnification or contribution arising under the Leases; and (d) assert any further objections as it deems necessary or appropriate, including, but not limited to, the right to assert the failure of any prevailing bidder to provide adequate assurance of future performance.

WHEREFORE, for the foregoing reasons, Estes respectfully requests that any order entered by this Court authorizing the assumption of the Leases be consistent with this Objection, require the payment of Cure Costs in the proper amount of no less than \$27,960,499.99, and grant to Estes such other and further relief as the Court deems just and appropriate under the circumstances.

Dated: November 3, 2023
Wilmington, Delaware

/s/ Richard W. Riley
Richard W. Riley (No. 4052)
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³ Whiteford, Taylor & Preston LLC operates as Whiteford Taylor & Preston L.L.P. in jurisdictions outside of Delaware.

-and-

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*Counsel to Estes Express Lines, Estes Terminals
LLC, Commerce Road Terminals LLC, and G.I.
Trucking Company*

EXHIBIT A**Estes Cure Costs**

Lessor	Debtor	Property City	State	Estimated Repairs	August 2023 Rent	August 2023 R.E. Tax	August 2023 Late Fee	R.E. Tax True Up	Total Cure Cost
Estes Terminals LLC	USF Holland LLC	Joliet	IL	\$3,732,784.00	\$64,139.14	\$14,998.33	\$3,956.87	-\$1,975.13	\$3,813,903.21
Estes Terminals LLC	USF Holland LLC	Rockford	IL	\$2,493,533.00	\$33,345.02	\$5,830.15	\$1,958.76	\$1,542.05	\$2,536,208.98
Commerce Road Terminals LLC	USF Holland LLC	South Bend	IN	\$3,023,658.95	\$41,232.31	\$12,421.09	\$2,682.67	\$25,375.47	\$3,105,370.49
Commerce Road Terminals LLC	YRC Inc.	Wichita	KS	\$255,292.00	\$10,777.69	\$2,878.38	\$682.80		\$269,630.87
Estes Express Lines	USF Holland LLC	Coon Rapids	MN	\$424,986.00	\$42,173.56	\$11,988.71	\$2,708.11	\$274.32	\$482,130.70
Estes Express Lines	YRC Inc.	Charlotte	NC	\$9,831,752.00	\$58,105.79	\$6,995.21	\$3,255.05		\$9,900,108.05
Commerce Road Terminals LLC	YRC Inc.	Durham	NC	\$58,706.00	\$10,500.00	\$1,160.42	\$583.02	\$1,178.00	\$72,127.44
Estes Express Lines	YRC Inc.	Kearny	NJ	\$1,869,267.36	\$70,653.99	\$19,908.57	\$4,528.13	\$2,045.51	\$1,966,403.56
Estes Terminals LLC	YRC Inc.	Sparks	NV	\$557,391.00	\$46,859.51	\$3,718.35	\$2,528.89	\$3,589.40	\$614,087.15
Commerce Road Terminals LLC	USF Reddaway Inc.	Eugene	OR	\$694,903.00	\$11,714.89	\$2,002.61	\$685.88		\$709,306.38
Commerce Road Terminals LLC	USF Reddaway Inc.	Redmond	OR	\$97,113.00	\$6,962.08	\$1,332.23	\$414.72		\$105,822.03
G.I. Trucking Company ⁴	USF Reddaway Inc.	Tacoma	WA	\$496,289.00	\$52,482.66	\$11,897.05	\$3,218.99	\$13,657.03	\$577,544.73
Estes Express Lines	USF Holland LLC	Milwaukee	WI	\$2,536,540.36	\$40,316.05	\$10,303.33	\$2,530.97		\$2,589,690.71
Estes Express Lines	USF Holland LLC	Tomah	WI	\$1,205,670.00	\$10,211.05	\$1,689.61	\$595.03		\$1,218,165.69
			Totals:	\$27,277,885.67	\$499,473.74	\$107,124.04	\$30,329.89	\$45,686.65	\$27,960,499.99

⁴ The Notice of Assumption incorrectly lists the lessor of the Tacoma, Washington property as Estes Express Lines. The correct lessor is G.I. Trucking Company.

EXHIBIT B**Debtors' Proposed Cure Costs**

<u>Lessor</u>	<u>Debtor</u>	<u>Description of Lease</u>	<u>Property Address</u>	<u>Proposed Cure Amount</u>
Estes Terminals LLC 3901 West Broad Street Richmond, VA 23230	USF Holland LLC	Real Property Lease - Terminal	3801 Mound Road Joliet, IL 60436	\$77,162
Estes Terminals LLC 3901 West Broad Street Richmond, VA 23230	USF Holland LLC	Real Property Lease - Terminal	1751 New Milford School Road Rockford, IL 61109	\$40,717
Commerce Road Terminals LLC 3901 West Broad Street Richmond, VA 23230	USF Holland LLC	Real Property Lease - Terminal	5550 W Cleveland Road Ext South Bend, IN 46628	\$79,029
Commerce Road Terminals LLC 3901 West Broad Street Richmond, VA 23230	YRC Inc.	Real Property Lease - Terminal	4931 South Hydraulic Avenue Wichita, KS 67216	\$13,656
Estes Express Lines 3901 West Broad Street Richmond, VA 23230	USF Holland LLC	Real Property Lease - Terminal	11220 Xeon Street NW Coon Rapids, MN 55448	\$54,437
Estes Express Lines 3901 West Broad Street Richmond, VA 23230	YRC Inc.	Real Property Lease - Terminal	11010 Reames Road Charlotte, NC 28269	\$65,101
Commerce Road Terminals LLC 3901 West Broad Street Richmond, VA 23230	YRC Inc.	Real Property Lease - Terminal	3215 US Highway 70 Durham, NC 27703	\$12,838
Estes Express Lines 3901 West Broad Street Richmond, VA 23230	YRC Inc.	Real Property Lease - Terminal	72 Second Street Kearny, NJ 07032	\$92,608

Estes Terminals LLC 3901 W Broad Street Richmond, VA 23230	YRC Inc.	Real Property Lease - Terminal	1650 Kleppe Lane Sparks, NV 89431-6430	\$54,167
Commerce Road Terminals LLC 3901 W Broad Street Richmond, VA 23230	USF Reddaway Inc.	Real Property Lease - Terminal	1701 SW First Street Redmond, OR 97756	\$8,294
Commerce Road Terminals LLC 3901 W Broad Street Richmond, VA 23230	USF Reddaway Inc.	Real Property Lease - Terminal	3500 W First Street Eugene, OR 97402	\$13,718
Estes Express Lines ⁵ 3901 West Broad Street Richmond, VA 23230	USF Reddaway Inc.	Real Property Lease - Terminal	802 E 11th Street Tacoma, WA 98421	\$78,037
Estes Express Lines 3901 West Broad Street Richmond, VA 23230	USF Holland LLC	Real Property Lease - Terminal	6161 South 6th Street Milwaukee, WI 53211	\$50,619
Estes Express Lines 3901 West Broad Street Richmond, VA 23230	USF Holland LLC	Real Property Lease - Terminal	400 Holland Street Tomah, WI 54660	\$11,901
			<u>Total Cure:</u>	\$652,284

⁵ The Notice of Assumption incorrectly lists the lessor of the Tacoma, Washington property as Estes Express Lines. The correct lessor is G.I. Trucking Company.

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EXHIBIT C



Through our partnerships with manufacturers, Nations Roof has many roofing systems to choose from. Our certified roofing specialists will make a recommendation based on your roof type and condition to deliver the best available solution to fit your needs.



Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

Rev. 10.24.2023

MANAGEMENT REPORT



ESTES EXPRESS LINES - HQ

YRC Inc. Kearny, NJ
72 Second Street
Kearny, NJ 07032

PREPARED FOR



**EXHIBIT
C**

**ESTES EXPRESS
LINES - HQ**YRC Inc. Kearny, NJ
72 Second Street
Kearny, NJ 07032**SITE OVERVIEW**

Total Sections: 8
Total Sq/Ft: 73,522

No.	NAME	SQ/FT	EST INSTALL	GRADE
1	Section 1	3,485	Unknown	F
2	Section 2	14,111	Unknown	F
3	Section 3	11,966	Unknown	F
4	Section 4	14,399	Unknown	F
5	Section 5	1,662	Unknown	F
6	Section 6	1,300	Unknown	F
7	Section 7	4,118	Unknown	F
8	Section 8	22,482	Unknown	C

Nations Roof

851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

YRC Inc. Kearny, NJ
72 Second Street
Kearny, NJ 07032



SECTION: SECTION I

COMPOSITIONS


Section: Section 1

Size: 3,485

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher

Composition Images	Composition Info
	<p>LOCATION: Middle</p> <p>INCLUDED COMPONENTS: Metal Deck, Insulation, Membrane, Membrane</p>

Nations Roof

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EXHIBIT

C 3

YRC Inc. Kearny, NJ
72 Second Street
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OBSERVATIONS

Section: Section 1

Size: 3,485

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher





Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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	<p>COMMENTS: Overview</p>
	<p>COMMENTS: Overview</p>
	<p>COMMENTS: Overview</p>
	<p>COMMENTS: Overview</p>

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DEFICIENCIES



Section: Section 1

Size: 3,485

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher


	Deficiency Images	Deficiency Info
 1		<p>NAME: CURB FLASHING FAILURE (EMERGENCY) QUANTITY: 1.0 EA</p> <p>DEFICIENCY The existing roof top curb flashing has failed and is allowing water to enter the roof system.</p> <p>CORRECTIVE ACTION Remove the existing flashing, as needed. Provide and install new flashings with compatible materials according to the manufacturer's specifications.</p> <p>PROJECTED CONSEQUENCES IF NOT CORRECTED Curb flashings are required to endure expansion caused by movement in the deck, mechanical equipment and other forces. They are also often damaged by people, birds, animals and insects. Regular inspection of curbs with a PM program is recommended.</p>

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<p>2</p>		<p>NAME: INSULATION REPLACEMENT (EMERGENCY) QUANTITY: 1.0 EA</p> <p>DEFICIENCY The existing insulation is either wet, damaged or missing and in need of replacement.</p> <p>CORRECTIVE ACTION New insulation same in type and thickness will be installed to match existing.</p> <p>PROJECTED CONSEQUENCES IF NOT CORRECTED Wet insulation acts as a conductor rather than as an effective thermal barrier. It can sustain bacterial growth under the membrane and cause the deck, fasteners or plates to weaken due to rust.</p>
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SECTION: 21-POINT INSPECTION CHECKLIST

Section: Section 1
Size: 3,485
Overall Grade: F
Inspection Date: 10/23/2023
Inspector: Mark Repsher

Recommendations: Replacement - Based on the current condition of this roof section, replacement is advised in the near future. There is evidence of wet insulation and the flashings at units is becoming unadhered from the curbs which can lead to leaks in the future.

F	Immediate Replacement	F	Less than 1 year of service life remaining
D	Major Repairs Required	D	1 - 2 Years of service life remaining
C	Significant Areas of Repair	C	2 - 5 Years of service life remaining
B	Small Areas of Repair	B	5 - 7 Years of service life remaining
A	Good Condition	A	8 Years or more of service life remaining

Areas	Rating	Deficiency	Corrective Action	Consequences
Perimeter Edge	F	The perimeter edge flashings are showing signs of major disrepair due to unsatisfactory appearance, flashing details and/or securement to the substrate. Water is entering the building due to observed conditions.	Repair and/or replace perimeter edge as needed.	The edge of the roof is the first defense against wind damage and is critical for keeping the roof in place and watertight. Major repairs and/or replacement is required.
Roof Insulation	F	There is much evidence of moisture in the roof insulation.	Remove and replace roof insulation in accordance with local energy codes along with the entire roofing system.	To perform effectively roof insulation must remain secured to the deck, dry and undamaged. Proper insulation levels help to achieve energy efficiency goals and minimize utility bills.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Drains	F	Drains are a major concern on this roof area. Debris build up, inadequate slope and damaged or missing parts at a critical detail on the roof may cause leaks.	Clean out debris from drain areas and secure all drains with proper parts and flashing or completely replace drains, as needed.	Keeping the drains clean and free of debris enhances the flow of water off the roof. Clean up, repairs and/or replacement may be required.
Surface Materials	F	The surface material is severely damaged or no longer in place and requires full replacement.	Replace materials as required.	Surface materials, such as stones or pavers for ballast, pea gravel for asphalt roofs, coatings and vegetative systems offer protection from the sun's UV rays and often are critical to the design and performance of the entire roofing assembly.
Gravel Stop	F	The gravel stop has major damage with large sections that have damaged metal, securement issues, gaps in seams and/or problems with attachment to the field membrane of the roof.	Repair and/or replace gravel stop as needed.	Gravel stops are at the critical junction where the roof meets the wall and must be anchored securely and flashed into the field membrane to ensure watertightness on the roof. This is a common area for damage and should be repaired and inspected regularly to reduce the risks of water entry into the building.
Counterflashing	F	Major areas of repair are required to keep the building watertight. The metal, membrane and securement and/or caulking of the counterflashing show significant need for repair in multiple areas.	Repair and/or replace counterflashing materials and apply commercial grade sealants as required.	Disrepair of metal, membrane, securement and/or caulking can create opportunities for leaks. Bring these areas up to standards and enact a preventive maintenance program to help to identify these concerns before they become problems on the inside of the building.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Membrane	F	This roof membrane is damaged and has major shortcomings that will require its replacement.	Replace entire roofing system.	The roof membrane is the primary component(s) that protect your building from the weather. The membrane must remain undamaged, secured properly to the substrate and with seams that prevent moisture entering the building.
Penetration Pockets	F	Penetration pockets are damaged beyond repair and need to be replaced or added to maintain watertight integrity of the roof.	Provide new penetration pockets or replace them and flash with like materials and fill with pourable sealer.	Penetration pockets typically allow for conduits, small piping or irregular shaped items that go through the roof to be secured and made watertight. Missing or damaged ones should be replaced, properly flashed and filled with pourable sealer.
Debris	B	Small isolated area of debris on the roof.	Remove debris from roof and insure that drains are clear for water to exit the roof as designed.	Debris on the roof can clog drains, support vegetation on the roof, provide nesting areas for insects and animals, or cause damage to the roof surface that results in leaks.
Safety	A	All safety items in place	No action required.	Perimeter guardrails, hatch railings, skylight screens, walkway pads and warning strips are actions you can take to reduce risk on the roof and demonstrate compliance to OSHA standards. Updated general requirements for Fall Protection Systems and Falling Object Protection-Criteria and Practices can be found in OSHA section 1910.29.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Drainage	Not Applicable			
Cover Boards	Not Applicable			
Gutters and Downspouts	Not Applicable		Replace gutters and downspouts as needed.	
Deck	Unknown	No access to make visual observations.		
Vents	Not applicable			
Copings	Not applicable			
Expansion / Control Joints	Not applicable			
HVAC or Other Mechanical Units	Not applicable			
Parapet Walls	Not applicable			
Scuppers	Not applicable			
Skylights	Not applicable			

SECTION: SECTION 2

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OBSERVATIONS




Section: Section 2

Size: 14,111

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher

Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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COMMENTS: Overview



COMMENTS: Overview



COMMENTS: Overview



COMMENTS: Overview



COMMENTS: Overview

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DEFICIENCIES




Section: Section 2

Size: 14,111

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher



	Deficiency Images	Deficiency Info
 1		<p>NAME: REPLACE DRAINS (EMERGENCY) QUANTITY: 12.0 EA</p> <p>DEFICIENCY The drains need to be replaced with new inserts.</p> <p>CORRECTIVE ACTION Install (12) new drain inserts during roof replacement project.</p> <p>PROJECTED CONSEQUENCES IF NOT CORRECTED Gutters provide a finished look and perform an important function to manage the flow of water off a home or building.</p>
 2		<p>NAME: MEMBRANE BECOMING UNADHERED (EMERGENCY) QUANTITY: 101.0 LF</p> <p>DEFICIENCY The membrane is becoming adhered from the wall / expansion joint.</p> <p>CORRECTIVE ACTION Replace roof system.</p> <p>PROJECTED CONSEQUENCES IF NOT CORRECTED Delamination of the membrane exposes the scrim reinforcement, significantly reducing the integrity of the roofing system, accelerating its aging process and decreasing the service life of the roof.</p>

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<p> 3</p>		<p>NAME: DEBRIS (EMERGENCY) QUANTITY: 5.0 EA</p> <p>DEFICIENCY Debris on the roof can cause damage by causing punctures and/or tears in the membrane.</p> <p>CORRECTIVE ACTION Remove and properly disposed of loose debris per bag.</p> <p>PROJECTED CONSEQUENCES IF NOT CORRECTED Debris left on the roof by others, animals or trees can lead to clogged drain systems and ponding water that can exceed design limits on the roof. Regularly remove debris from the roof to keep it safe and functional.</p>
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YRC Inc. Kearny, NJ
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SECTION: 21-POINT INSPECTION CHECKLIST

Section: Section 2
Size: 14,111
Overall Grade: F
Inspection Date: 10/23/2023
Inspector: Mark Repsher

Recommendations: Replacement - Roof replacement is advised in the near future.

F	Immediate Replacement	F	Less than 1 year of service life remaining
D	Major Repairs Required	D	1 - 2 Years of service life remaining
C	Significant Areas of Repair	C	2 - 5 Years of service life remaining
B	Small Areas of Repair	B	5 - 7 Years of service life remaining
A	Good Condition	A	8 Years or more of service life remaining

Areas	Rating	Deficiency	Corrective Action	Consequences
Roof Insulation	F	There is much evidence of moisture in the roof insulation.	Remove and replace roof insulation in accordance with local energy codes along with the entire roofing system.	To perform effectively roof insulation must remain secured to the deck, dry and undamaged. Proper insulation levels help to achieve energy efficiency goals and minimize utility bills.
Perimeter Edge	F	The perimeter edge flashings are showing signs of major disrepair due to unsatisfactory appearance, flashing details and/or securement to the substrate. Water is entering the building due to observed conditions.	Repair and/or replace perimeter edge as needed.	The edge of the roof is the first defense against wind damage and is critical for keeping the roof in place and watertight. Major repairs and/or replacement is required.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Penetration Pockets	F	Penetration pockets are damaged beyond repair and need to be replaced or added to maintain watertight integrity of the roof.	Provide new penetration pockets or replace them and flash with like materials and fill with pourable sealer.	Penetration pockets typically allow for conduits, small piping or irregular shaped items that go through the roof to be secured and made watertight. Missing or damaged ones should be replaced, properly flashed and filled with pourable sealer.
Surface Materials	F	The surface material is severely damaged or no longer in place and requires full replacement.	Replace materials as required.	Surface materials, such as stones or pavers for ballast, pea gravel for asphalt roofs, coatings and vegetative systems offer protection from the sun's UV rays and often are critical to the design and performance of the entire roofing assembly.
Counterflashing	F	Major areas of repair are required to keep the building watertight. The metal, membrane and securement and/or caulking of the counterflashing show significant need for repair in multiple areas.	Repair and/or replace counterflashing materials and apply commercial grade sealants as required.	Disrepair of metal, membrane, securement and/or caulking can create opportunities for leaks. Bring these areas up to standards and enact a preventive maintenance program to help to identify these concerns before they become problems on the inside of the building.
Debris	F	Excessive debris on the roof.	Remove debris from the roof surface, taking care not to damage the membrane or impede the flow of water off the roof.	Excessive debris on the roof is a safety hazard that may cause a fall, result in vegetative growth on the roof, provide shelter for insects and animals or create opportunities to damage the roof membrane that cause leaks in the building.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Drains	F	Drains are a major concern on this roof area. Debris build up, inadequate slope and damaged or missing parts at a critical detail on the roof may cause leaks.	Clean out debris from drain areas and secure all drains with proper parts and flashing or completely replace drains, as needed.	Keeping the drains clean and free of debris enhances the flow of water off the roof. Clean up, repairs and/or replacement may be required.
Expansion / Control Joints	F	The expansion/control joint is damaged beyond repair.	Replace the expansion/control joint cover with appropriate materials and provide commercial grade sealants as required.	This detail allows for structural movement in the building and the cover needs to be replaced in order to remain positively attached and sealed to keep water out of the building.
Gravel Stop	F	The gravel stop has major damage with large sections that have damaged metal, securement issues, gaps in seams and/or problems with attachment to the field membrane of the roof.	Repair and/or replace gravel stop as needed.	Gravel stops are at the critical junction where the roof meets the wall and must be anchored securely and flashed into the field membrane to ensure watertightness on the roof. This is a common area for damage and should be repaired and inspected regularly to reduce the risks of water entry into the building.
Membrane	F	This roof membrane is damaged and has major shortcomings that will require its replacement.	Replace entire roofing system.	The roof membrane is the primary component(s) that protect your building from the weather. The membrane must remain undamaged, secured properly to the substrate and with seams that prevent moisture entering the building.

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EXHIBIT

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Areas	Rating	Deficiency	Corrective Action	Consequences
Safety	B	1 safety item required	Please see below safety item recommendations.	Perimeter guardrails, hatch railings, skylight screens, walkway pads and warning strips are actions you can take to reduce risk on the roof and demonstrate compliance to OSHA standards. Updated general requirements for Fall Protection Systems and Falling Object Protection-Criteria and Practices can be found in OSHA section 1910.29.
Drainage	Not Applicable			
Cover Boards	Not Applicable			
Gutters and Downspouts	Not Applicable		Replace gutters and downspouts as needed.	
Deck	Unknown	No access to make visual observations.		
HVAC or Other Mechanical Units	Not applicable			
Parapet Walls	Not applicable			
Skylights	Not applicable			
Copings	Not applicable			
Vents	Not applicable			
Scuppers	Not applicable			

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SECTION: SECTION 3

COMPOSITIONS


Section: Section 3

Size: 11,966

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher

Composition Images	Composition Info
	<p>LOCATION: Middle</p> <p>INCLUDED COMPONENTS: Metal Deck, Insulation, Membrane, Membrane</p>

YRC Inc. Kearny, NJ
72 Second Street
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OBSERVATIONS



Section: Section 3

Size: 11,966

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher

Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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COMMENTS: Overview



COMMENTS: Overview



COMMENTS: Overview



COMMENTS: Overview



COMMENTS: Overview

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DEFICIENCIES



Section: Section 3

Size: 11,966

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher


	Deficiency Images	Deficiency Info
 1		<p>NAME: MEMBRANE BECOMING UNADHERED (EMERGENCY) QUANTITY: 202.0 LF</p> <p>DEFICIENCY The membrane is becoming unadhered at the wall / expansion joint.</p> <p>CORRECTIVE ACTION Replace roof system.</p> <p>PROJECTED CONSEQUENCES IF NOT CORRECTED Delamination of the membrane exposes the scrim reinforcement, significantly reducing the integrity of the roofing system, accelerating its aging process and decreasing the service life of the roof.</p>

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<p>2</p>		<p>NAME: EDGE METAL FLASHING FAILURE / REPLACEMENT (EMERGENCY) QUANTITY: 170.0 LF</p> <p>DEFICIENCY The existing edge metal has been damaged or failed and is in need of replacement.</p> <p>CORRECTIVE ACTION Install new edge metal and flash per manufacturer's specifications during roof replacement project.</p> <p>PROJECTED CONSEQUENCES IF NOT CORRECTED Damaged or missing gravel stops negatively impact the looks of a building and can be a major source of leaks at the perimeter of the building. Gravel stops must be securely installed to protect against high winds.</p>
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SECTION: 21-POINT INSPECTION CHECKLIST

Section: Section 3
Size: 11,966
Overall Grade: F
Inspection Date: 10/23/2023
Inspector: Mark Repsher

Recommendations: Replacement - Roof replacement is advised in the near future.

F	Immediate Replacement	F	Less than 1 year of service life remaining
D	Major Repairs Required	D	1 - 2 Years of service life remaining
C	Significant Areas of Repair	C	2 - 5 Years of service life remaining
B	Small Areas of Repair	B	5 - 7 Years of service life remaining
A	Good Condition	A	8 Years or more of service life remaining

Areas	Rating	Deficiency	Corrective Action	Consequences
Surface Materials	F	The surface material is severely damaged or no longer in place and requires full replacement.	Replace materials as required.	Surface materials, such as stones or pavers for ballast, pea gravel for asphalt roofs, coatings and vegetative systems offer protection from the sun's UV rays and often are critical to the design and performance of the entire roofing assembly.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Counterflashing s	F	Major areas of repair are required to keep the building watertight. The metal, membrane and securement and/or caulking of the counterflashing show significant need for repair in multiple areas.	Repair and/or replace counterflashing materials and apply commercial grade sealants as required.	Disrepair of metal, membrane, securement and/or caulking can create opportunities for leaks. Bring these areas up to standards and enact a preventive maintenance program to help to identify these concerns before they become problems on the inside of the building.
Drains	F	Drains are a major concern on this roof area. Debris build up, inadequate slope and damaged or missing parts at a critical detail on the roof may cause leaks.	Clean out debris from drain areas and secure all drains with proper parts and flashing or completely replace drains, as needed.	Keeping the drains clean and free of debris enhances the flow of water off the roof. Clean up, repairs and/or replacement may be required.
Expansion / Control Joints	F	The expansion/control joint is damaged beyond repair.	Replace the expansion/control joint cover with appropriate materials and provide commercial grade sealants as required.	This detail allows for structural movement in the building and the cover needs to be replaced in order to remain positively attached and sealed to keep water out of the building.
Gravel Stop	F	The gravel stop has major damage with large sections that have damaged metal, securement issues, gaps in seams and/or problems with attachment to the field membrane of the roof.	Repair and/or replace gravel stop as needed.	Gravel stops are at the critical junction where the roof meets the wall and must be anchored securely and flashed into the field membrane to ensure watertightness on the roof. This is a common area for damage and should be repaired and inspected regularly to reduce the risks of water entry into the building.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Membrane	F	This roof membrane is damaged and has major shortcomings that will require its replacement.	Replace entire roofing system.	The roof membrane is the primary component(s) that protect your building from the weather. The membrane must remain undamaged, secured properly to the substrate and with seams that prevent moisture entering the building.
Penetration Pockets	F	Penetration pockets are damaged beyond repair and need to be replaced or added to maintain watertight integrity of the roof.	Provide new penetration pockets or replace them and flash with like materials and fill with pourable sealer.	Penetration pockets typically allow for conduits, small piping or irregular shaped items that go through the roof to be secured and made watertight. Missing or damaged ones should be replaced, properly flashed and filled with pourable sealer.
Perimeter Edge	F	The perimeter edge flashings are showing signs of major disrepair due to unsatisfactory appearance, flashing details and/or securement to the substrate. Water is entering the building due to observed conditions.	Repair and/or replace perimeter edge as needed.	The edge of the roof is the first defense against wind damage and is critical for keeping the roof in place and watertight. Major repairs and/or replacement is required.
Roof Insulation	F	There is much evidence of moisture in the roof insulation.	Remove and replace roof insulation in accordance with local energy codes along with the entire roofing system.	To perform effectively roof insulation must remain secured to the deck, dry and undamaged. Proper insulation levels help to achieve energy efficiency goals and minimize utility bills.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Debris	C	Significant amounts of debris on the roof.	Remove debris from roof and insure that drains are clear for water to exit the roof as designed.	Debris on the roof can clog drains, support vegetation on the roof, provide nesting areas for insects and animals, or cause damage to the roof surface that results in leaks.
Safety	B	1 safety item required	Please see below safety item recommendations.	Perimeter guardrails, hatch railings, skylight screens, walkway pads and warning strips are actions you can take to reduce risk on the roof and demonstrate compliance to OSHA standards. Updated general requirements for Fall Protection Systems and Falling Object Protection-Criteria and Practices can be found in OSHA section 1910.29.
Cover Boards	Not Applicable			
Gutters and Downspouts	Not Applicable		Replace gutters and downspouts as needed.	
Drainage	Not Applicable			
Deck	Unknown	No access to make visual observations.		
Vents	Not applicable			
Copings	Not applicable			
Parapet Walls	Not applicable			
Scuppers	Not applicable			

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EXHIBIT

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Areas	Rating	Deficiency	Corrective Action	Consequences
Skylights	Not applicable			
HVAC or Other Mechanical Units	Not applicable			

SECTION: SECTION 4

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OBSERVATIONS


Section: Section 4

Size: 14,399

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher

Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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	<p>COMMENTS: Overview</p>
	<p>COMMENTS: Overview</p>
	<p>COMMENTS: Overview</p>

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DEFICIENCIES



Section: Section 4

Size: 14,399

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher



	Deficiency Images	Deficiency Info
 1		<p>NAME: EDGE METAL FLASHING FAILURE / REPLACEMENT (EMERGENCY) QUANTITY: 390.0 LF</p> <p>DEFICIENCY The existing edge metal has been damaged or failed and is in need of replacement.</p> <p>CORRECTIVE ACTION Install new edge metal per manufacturer's specifications during roof replacement project.</p> <p>PROJECTED CONSEQUENCES IF NOT CORRECTED Damaged or missing gravel stops negatively impact the looks of a building and can be a major source of leaks at the perimeter of the building. Gravel stops must be securely installed to protect against high winds.</p>

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<p> 2</p>		<p>NAME: MEMBRANE BECOMING UNADHERED (EMERGENCY) QUANTITY: 101.0 LF</p> <p>DEFICIENCY The membrane is becoming unadhered at the wall / expansion joint.</p> <p>CORRECTIVE ACTION Replace roof system.</p> <p>PROJECTED CONSEQUENCES IF NOT CORRECTED Delamination of the membrane exposes the scrim reinforcement, significantly reducing the integrity of the roofing system, accelerating its aging process and decreasing the service life of the roof.</p>
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SECTION: 21-POINT INSPECTION CHECKLIST

Section: Section 4
Size: 14,399
Overall Grade: F
Inspection Date: 10/23/2023
Inspector: Mark Repsher

Recommendations: Replacement - Roof replacement is advised in the near future.

F	Immediate Replacement	F	Less than 1 year of service life remaining
D	Major Repairs Required	D	1 - 2 Years of service life remaining
C	Significant Areas of Repair	C	2 - 5 Years of service life remaining
B	Small Areas of Repair	B	5 - 7 Years of service life remaining
A	Good Condition	A	8 Years or more of service life remaining

Areas	Rating	Deficiency	Corrective Action	Consequences
Penetration Pockets	F	Penetration pockets are damaged beyond repair and need to be replaced or added to maintain watertight integrity of the roof.	Provide new penetration pockets or replace them and flash with like materials and fill with pourable sealer.	Penetration pockets typically allow for conduits, small piping or irregular shaped items that go through the roof to be secured and made watertight. Missing or damaged ones should be replaced, properly flashed and filled with pourable sealer.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Surface Materials	F	The surface material is severely damaged or no longer in place and requires full replacement.	Replace materials as required.	Surface materials, such as stones or pavers for ballast, pea gravel for asphalt roofs, coatings and vegetative systems offer protection from the sun's UV rays and often are critical to the design and performance of the entire roofing assembly.
Counterflashing s	F	Major areas of repair are required to keep the building watertight. The metal, membrane and securement and/or caulking of the counterflashing show significant need for repair in multiple areas.	Repair and/or replace counterflashing materials and apply commercial grade sealants as required.	Disrepair of metal, membrane, securement and/or caulking can create opportunities for leaks. Bring these areas up to standards and enact a preventive maintenance program to help to identify these concerns before they become problems on the inside of the building.
Expansion / Control Joints	F	The expansion/control joint is damaged beyond repair.	Replace the expansion/control joint cover with appropriate materials and provide commercial grade sealants as required.	This detail allows for structural movement in the building and the cover needs to be replaced in order to remain positively attached and sealed to keep water out of the building.
Gravel Stop	F	The gravel stop has major damage with large sections that have damaged metal, securement issues, gaps in seams and/or problems with attachment to the field membrane of the roof.	Repair and/or replace gravel stop as needed.	Gravel stops are at the critical junction where the roof meets the wall and must be anchored securely and flashed into the field membrane to ensure watertightness on the roof. This is a common area for damage and should be repaired and inspected regularly to reduce the risks of water entry into the building.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Membrane	F	This roof membrane is damaged and has major shortcomings that will require its replacement.	Replace entire roofing system.	The roof membrane is the primary component(s) that protect your building from the weather. The membrane must remain undamaged, secured properly to the substrate and with seams that prevent moisture entering the building.
Roof Insulation	F	There is much evidence of moisture in the roof insulation.	Remove and replace roof insulation in accordance with local energy codes along with the entire roofing system.	To perform effectively roof insulation must remain secured to the deck, dry and undamaged. Proper insulation levels help to achieve energy efficiency goals and minimize utility bills.
Perimeter Edge	F	The perimeter edge flashings are showing signs of major disrepair due to unsatisfactory appearance, flashing details and/or securement to the substrate. Water is entering the building due to observed conditions.	Repair and/or replace perimeter edge as needed.	The edge of the roof is the first defense against wind damage and is critical for keeping the roof in place and watertight. Major repairs and/or replacement is required.
Drains	F	Drains are a major concern on this roof area. Debris build up, inadequate slope and damaged or missing parts at a critical detail on the roof may cause leaks.	Clean out debris from drain areas and secure all drains with proper parts and flashing or completely replace drains, as needed.	Keeping the drains clean and free of debris enhances the flow of water off the roof. Clean up, repairs and/or replacement may be required.
Debris	C	Significant amounts of debris on the roof.	Remove debris from roof and insure that drains are clear for water to exit the roof as designed.	Debris on the roof can clog drains, support vegetation on the roof, provide nesting areas for insects and animals, or cause damage to the roof surface that results in leaks.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Safety	B	1 safety item required	Please see below safety item recommendations.	Perimeter guardrails, hatch railings, skylight screens, walkway pads and warning strips are actions you can take to reduce risk on the roof and demonstrate compliance to OSHA standards. Updated general requirements for Fall Protection Systems and Falling Object Protection-Criteria and Practices can be found in OSHA section 1910.29.
Cover Boards	Not Applicable			
Drainage	Not Applicable			
Gutters and Downspouts	Not Applicable		Replace gutters and downspouts as needed.	
Deck	Unknown	No access to make visual observations.		
Parapet Walls	Not applicable			
HVAC or Other Mechanical Units	Not applicable			
Scuppers	Not applicable			
Skylights	Not applicable			
Copings	Not applicable			
Vents	Not applicable			

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SECTION: SECTION 5

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OBSERVATIONS

Section: Section 5

Size: 1,662

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher

Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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COMMENTS: Overview

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DEFICIENCIES


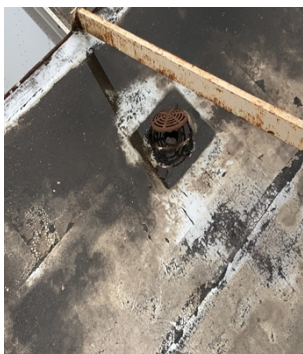
Section: Section 5

Size: 1,662

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher

	Deficiency Images	Deficiency Info
 1		<p>NAME: BROKEN DRAIN (8" OR LESS) (EMERGENCY) QUANTITY: 6.0 EA</p> <p>DEFICIENCY Repalce with a retrofit drain.</p> <p>CORRECTIVE ACTION Provide and install new retrofit drain with target patch during roof replacement project.</p> <p>PROJECTED CONSEQUENCES IF NOT CORRECTED A broken drain ring can result in minor leaks or a major flooding of a building due to water being directed to it for removal from the building.</p>

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SECTION: 21-POINT INSPECTION CHECKLIST

Section: Section 5
Size: 1,662
Overall Grade: F
Inspection Date: 10/23/2023
Inspector: Mark Repsher

Recommendations: Replacement - Roof replacement is advised in the near future.

F	Immediate Replacement	F	Less than 1 year of service life remaining
D	Major Repairs Required	D	1 - 2 Years of service life remaining
C	Significant Areas of Repair	C	2 - 5 Years of service life remaining
B	Small Areas of Repair	B	5 - 7 Years of service life remaining
A	Good Condition	A	8 Years or more of service life remaining

Areas	Rating	Deficiency	Corrective Action	Consequences
Perimeter Edge	F	The perimeter edge flashings are showing signs of major disrepair due to unsatisfactory appearance, flashing details and/or securement to the substrate. Water is entering the building due to observed conditions.	Repair and/or replace perimeter edge as needed.	The edge of the roof is the first defense against wind damage and is critical for keeping the roof in place and watertight. Major repairs and/or replacement is required.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Membrane	F	This roof membrane is damaged and has major shortcomings that will require its replacement.	Replace entire roofing system.	The roof membrane is the primary component(s) that protect your building from the weather. The membrane must remain undamaged, secured properly to the substrate and with seams that prevent moisture entering the building.
Roof Insulation	F	There is much evidence of moisture in the roof insulation.	Remove and replace roof insulation in accordance with local energy codes along with the entire roofing system.	To perform effectively roof insulation must remain secured to the deck, dry and undamaged. Proper insulation levels help to achieve energy efficiency goals and minimize utility bills.
Penetration Pockets	F	Penetration pockets are damaged beyond repair and need to be replaced or added to maintain watertight integrity of the roof.	Provide new penetration pockets or replace them and flash with like materials and fill with pourable sealer.	Penetration pockets typically allow for conduits, small piping or irregular shaped items that go through the roof to be secured and made watertight. Missing or damaged ones should be replaced, properly flashed and filled with pourable sealer.
Counterflashing s	F	Major areas of repair are required to keep the building watertight. The metal, membrane and securement and/or caulking of the counterflashing show significant need for repair in multiple areas.	Repair and/or replace counterflashing materials and apply commercial grade sealants as required.	Disrepair of metal, membrane, securement and/or caulking can create opportunities for leaks. Bring these areas up to standards and enact a preventive maintenance program to help to identify these concerns before they become problems on the inside of the building.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Drains	F	Drains are a major concern on this roof area. Debris build up, inadequate slope and damaged or missing parts at a critical detail on the roof may cause leaks.	Clean out debris from drain areas and secure all drains with proper parts and flashing or completely replace drains, as needed.	Keeping the drains clean and free of debris enhances the flow of water off the roof. Clean up, repairs and/or replacement may be required.
Surface Materials	F	The surface material is severely damaged or no longer in place and requires full replacement.	Replace materials as required.	Surface materials, such as stones or pavers for ballast, pea gravel for asphalt roofs, coatings and vegetative systems offer protection from the sun's UV rays and often are critical to the design and performance of the entire roofing assembly.
Gravel Stop	F	The gravel stop has major damage with large sections that have damaged metal, securement issues, gaps in seams and/or problems with attachment to the field membrane of the roof.	Repair and/or replace gravel stop as needed.	Gravel stops are at the critical junction where the roof meets the wall and must be anchored securely and flashed into the field membrane to ensure watertightness on the roof. This is a common area for damage and should be repaired and inspected regularly to reduce the risks of water entry into the building.
Debris	C	Significant amounts of debris on the roof.	Remove debris from roof and insure that drains are clear for water to exit the roof as designed.	Debris on the roof can clog drains, support vegetation on the roof, provide nesting areas for insects and animals, or cause damage to the roof surface that results in leaks.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Safety	B	1 safety item required	Please see below safety item recommendations.	Perimeter guardrails, hatch railings, skylight screens, walkway pads and warning strips are actions you can take to reduce risk on the roof and demonstrate compliance to OSHA standards. Updated general requirements for Fall Protection Systems and Falling Object Protection-Criteria and Practices can be found in OSHA section 1910.29.
Cover Boards	Not Applicable			
Drainage	Not Applicable			
Gutters and Downspouts	Not Applicable		Replace gutters and downspouts as needed.	
Deck	Unknown	No access to make visual observations.		
Copings	Not applicable			
Expansion / Control Joints	Not applicable			
HVAC or Other Mechanical Units	Not applicable			
Parapet Walls	Not applicable			
Scuppers	Not applicable			
Skylights	Not applicable			

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Areas	Rating	Deficiency	Corrective Action	Consequences
Vents	Not applicable			

SECTION: SECTION 6

COMPOSITIONS


Section: Section 6

Size: 1,300

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher

Composition Images	Composition Info
	<p>LOCATION: Middle</p> <p>INCLUDED COMPONENTS: Metal Deck, Insulation, Membrane</p>

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OBSERVATIONS




Section: Section 6

Size: 1,300

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher

Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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COMMENTS: Overview

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Deficiency Images

Deficiency Info

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Rev. 10.24.2023

EXHIBIT

C 49

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72 Second Street
Kearny, NJ 07032



SECTION: 21-POINT INSPECTION CHECKLIST

Section: Section 6
Size: 1,300
Overall Grade: F
Inspection Date: 10/23/2023
Inspector: Mark Repsher

Recommendations: Replacement - Roof replacement is advised in the near future.

F	Immediate Replacement	F	Less than 1 year of service life remaining
D	Major Repairs Required	D	1 - 2 Years of service life remaining
C	Significant Areas of Repair	C	2 - 5 Years of service life remaining
B	Small Areas of Repair	B	5 - 7 Years of service life remaining
A	Good Condition	A	8 Years or more of service life remaining

Areas	Rating	Deficiency	Corrective Action	Consequences
Penetration Pockets	F	Penetration pockets are damaged beyond repair and need to be replaced or added to maintain watertight integrity of the roof.	Provide new penetration pockets or replace them and flash with like materials and fill with pourable sealer.	Penetration pockets typically allow for conduits, small piping or irregular shaped items that go through the roof to be secured and made watertight. Missing or damaged ones should be replaced, properly flashed and filled with pourable sealer.
Roof Insulation	F	There is much evidence of moisture in the roof insulation.	Remove and replace roof insulation in accordance with local energy codes along with the entire roofing system.	To perform effectively roof insulation must remain secured to the deck, dry and undamaged. Proper insulation levels help to achieve energy efficiency goals and minimize utility bills.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Counterflashing s	F	Major areas of repair are required to keep the building watertight. The metal, membrane and securement and/or caulking of the counterflashing show significant need for repair in multiple areas.	Repair and/or replace counterflashing materials and apply commercial grade sealants as required.	Disrepair of metal, membrane, securement and/or caulking can create opportunities for leaks. Bring these areas up to standards and enact a preventive maintenance program to help to identify these concerns before they become problems on the inside of the building.
Debris	F	Excessive debris on the roof.	Remove debris from the roof surface, taking care not to damage the membrane or impede the flow of water off the roof.	Excessive debris on the roof is a safety hazard that may cause a fall, result in vegetative growth on the roof, provide shelter for insects and animals or create opportunities to damage the roof membrane that cause leaks in the building.
Gravel Stop	F	The gravel stop has major damage with large sections that have damaged metal, securement issues, gaps in seams and/or problems with attachment to the field membrane of the roof.	Repair and/or replace gravel stop as needed.	Gravel stops are at the critical junction where the roof meets the wall and must be anchored securely and flashed into the field membrane to ensure watertightness on the roof. This is a common area for damage and should be repaired and inspected regularly to reduce the risks of water entry into the building.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Membrane	F	This roof membrane is damaged and has major shortcomings that will require its replacement.	Replace entire roofing system.	The roof membrane is the primary component(s) that protect your building from the weather. The membrane must remain undamaged, secured properly to the substrate and with seams that prevent moisture entering the building.
Perimeter Edge	F	The perimeter edge flashings are showing signs of major disrepair due to unsatisfactory appearance, flashing details and/or securement to the substrate. Water is entering the building due to observed conditions.	Repair and/or replace perimeter edge as needed.	The edge of the roof is the first defense against wind damage and is critical for keeping the roof in place and watertight. Major repairs and/or replacement is required.
Drains	F	Drains are a major concern on this roof area. Debris build up, inadequate slope and damaged or missing parts at a critical detail on the roof may cause leaks.	Clean out debris from drain areas and secure all drains with proper parts and flashing or completely replace drains, as needed.	Keeping the drains clean and free of debris enhances the flow of water off the roof. Clean up, repairs and/or replacement may be required.
Surface Materials	F	The surface material is severely damaged or no longer in place and requires full replacement.	Replace materials as required.	Surface materials, such as stones or pavers for ballast, pea gravel for asphalt roofs, coatings and vegetative systems offer protection from the sun's UV rays and often are critical to the design and performance of the entire roofing assembly.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Safety	B	1 safety item required	Please see below safety item recommendations.	Perimeter guardrails, hatch railings, skylight screens, walkway pads and warning strips are actions you can take to reduce risk on the roof and demonstrate compliance to OSHA standards. Updated general requirements for Fall Protection Systems and Falling Object Protection-Criteria and Practices can be found in OSHA section 1910.29.
Cover Boards	Not Applicable			
Drainage	Not Applicable			
Gutters and Downspouts	Not Applicable		Replace gutters and downspouts as needed.	
Deck	Unknown	No access to make visual observations.		
Vents	Not applicable			
Copings	Not applicable			
Expansion / Control Joints	Not applicable			
HVAC or Other Mechanical Units	Not applicable			
Parapet Walls	Not applicable			
Scuppers	Not applicable			

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Areas	Rating	Deficiency	Corrective Action	Consequences
Skylights	Not applicable			

SECTION: SECTION 7

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EXHIBIT

C 54

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72 Second Street
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OBSERVATIONS

Section: Section 7

Size: 4,118

Overall Grade: F

Inspection Date: 10/23/2023

Inspector: Mark Repsher

Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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COMMENTS: Overview

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Deficiency Images

Deficiency Info

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Rev. 10.24.2023

EXHIBIT
C 57

YRC Inc. Kearny, NJ
72 Second Street
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SECTION: 21-POINT INSPECTION CHECKLIST

Section: Section 7
Size: 4,118
Overall Grade: F
Inspection Date: 10/23/2023
Inspector: Mark Repsher

Recommendations: Replacement - Roof replacement is advised in the near future.

F	Immediate Replacement	F	Less than 1 year of service life remaining
D	Major Repairs Required	D	1 - 2 Years of service life remaining
C	Significant Areas of Repair	C	2 - 5 Years of service life remaining
B	Small Areas of Repair	B	5 - 7 Years of service life remaining
A	Good Condition	A	8 Years or more of service life remaining

Areas	Rating	Deficiency	Corrective Action	Consequences
Perimeter Edge	F	The perimeter edge flashings are showing signs of major disrepair due to unsatisfactory appearance, flashing details and/or securement to the substrate. Water is entering the building due to observed conditions.	Repair and/or replace perimeter edge as needed.	The edge of the roof is the first defense against wind damage and is critical for keeping the roof in place and watertight. Major repairs and/or replacement is required.
Roof Insulation	F	There is much evidence of moisture in the roof insulation.	Remove and replace roof insulation in accordance with local energy codes along with the entire roofing system.	To perform effectively roof insulation must remain secured to the deck, dry and undamaged. Proper insulation levels help to achieve energy efficiency goals and minimize utility bills.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Drains	F	Drains are a major concern on this roof area. Debris build up, inadequate slope and damaged or missing parts at a critical detail on the roof may cause leaks.	Clean out debris from drain areas and secure all drains with proper parts and flashing or completely replace drains, as needed.	Keeping the drains clean and free of debris enhances the flow of water off the roof. Clean up, repairs and/or replacement may be required.
Surface Materials	F	The surface material is severely damaged or no longer in place and requires full replacement.	Replace materials as required.	Surface materials, such as stones or pavers for ballast, pea gravel for asphalt roofs, coatings and vegetative systems offer protection from the sun's UV rays and often are critical to the design and performance of the entire roofing assembly.
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Gravel Stop	F	The gravel stop has major damage with large sections that have damaged metal, securement issues, gaps in seams and/or problems with attachment to the field membrane of the roof.	Repair and/or replace gravel stop as needed.	Gravel stops are at the critical junction where the roof meets the wall and must be anchored securely and flashed into the field membrane to ensure watertightness on the roof. This is a common area for damage and should be repaired and inspected regularly to reduce the risks of water entry into the building.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Membrane	F	This roof membrane is damaged and has major shortcomings that will require its replacement.	Replace entire roofing system.	The roof membrane is the primary component(s) that protect your building from the weather. The membrane must remain undamaged, secured properly to the substrate and with seams that prevent moisture entering the building.
Penetration Pockets	F	Penetration pockets are damaged beyond repair and need to be replaced or added to maintain watertight integrity of the roof.	Provide new penetration pockets or replace them and flash with like materials and fill with pourable sealer.	Penetration pockets typically allow for conduits, small piping or irregular shaped items that go through the roof to be secured and made watertight. Missing or damaged ones should be replaced, properly flashed and filled with pourable sealer.
Debris	C	Significant amounts of debris on the roof.	Remove debris from roof and insure that drains are clear for water to exit the roof as designed.	Debris on the roof can clog drains, support vegetation on the roof, provide nesting areas for insects and animals, or cause damage to the roof surface that results in leaks.
Safety	B	1 safety item required	Please see below safety item recommendations.	Perimeter guardrails, hatch railings, skylight screens, walkway pads and warning strips are actions you can take to reduce risk on the roof and demonstrate compliance to OSHA standards. Updated general requirements for Fall Protection Systems and Falling Object Protection-Criteria and Practices can be found in OSHA section 1910.29.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Drainage	Not Applicable			
Gutters and Downspouts	Not Applicable		Replace gutters and downspouts as needed.	
Cover Boards	Not Applicable			
Deck	Unknown	No access to make visual observations.		
Vents	Not applicable			
Copings	Not applicable			
Expansion / Control Joints	Not applicable			
HVAC or Other Mechanical Units	Not applicable			
Parapet Walls	Not applicable			
Scuppers	Not applicable			
Skylights	Not applicable			

SECTION: SECTION 8

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OBSERVATIONS




Section: Section 8

Size: 22,482

Overall Grade: C

Inspection Date: 10/23/2023

Inspector: Mark Repsher

Observation Images	Observation Info
	COMMENTS: Overview
	COMMENTS: Overview
	COMMENTS: Overview

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800-444-ROOF (7663)
ServiceCenter@nationsroof.com

YRC Inc. Kearny, NJ
72 Second Street
Kearny, NJ 07032



COMMENTS: Overview



COMMENTS: Overview



COMMENTS: Overview



COMMENTS: Overview



COMMENTS: ~ 2' x 10' panels — (18) total

Nations Roof
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Rev. 10.24.2023

EXHIBIT

C 63

YRC Inc. Kearny, NJ
72 Second Street
Kearny, NJ 07032



Deficiency Images

Deficiency Info

Nations Roof
851 E I-65 Service Road South
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EXHIBIT

C 64

YRC Inc. Kearny, NJ
72 Second Street
Kearny, NJ 07032



SECTION: 21-POINT INSPECTION CHECKLIST

Section: Section 8
Size: 22,482
Overall Grade: C
Inspection Date: 10/23/2023
Inspector: Mark Repsher

Recommendations: Repair - Continue to monitor roof condition with annual PM agreement.

F	Immediate Replacement	F	Less than 1 year of service life remaining
D	Major Repairs Required	D	1 - 2 Years of service life remaining
C	Significant Areas of Repair	C	2 - 5 Years of service life remaining
B	Small Areas of Repair	B	5 - 7 Years of service life remaining
A	Good Condition	A	8 Years or more of service life remaining

Areas	Rating	Deficiency	Corrective Action	Consequences
Skylights	C	Some skylights appear to be in good condition, however some require attention to repair cracks, flashings and/or require fall protection consistent with OSHA requirements.	Provide flashing repairs and fall protection as required.	Skylights allow for natural light to enter a building through the roof and may also act as a smoke vent in the case of fire. They require proper maintenance of flashings and fall protection to meet OSHA standards.
Surface Materials	B	Small, isolated areas of the material above the surface of the membrane are missing and requires replacement	Replace materials as required.	Surface materials, such as stones or pavers for ballast, pea gravel for asphalt roofs, coatings and vegetative systems offer protection from the sun's UV rays and often are critical to the design and performance of the entire roofing assembly.

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EXHIBIT

C 65

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Areas	Rating	Deficiency	Corrective Action	Consequences
Debris	B	Small isolated area of debris on the roof.	Remove debris from roof and insure that drains are clear for water to exit the roof as designed.	Debris on the roof can clog drains, support vegetation on the roof, provide nesting areas for insects and animals, or cause damage to the roof surface that results in leaks.
Drainage	A	Adequate slope, no ponding.	No action required.	Good slope enhances the quality and longevity of your roof by keeping water off of the surface.
Counterflashing s	A	There are no signs of damage to the metal, membrane, caulking or securement of the counterflashing details.	No action required.	Metal counterflashing covers wall flashing materials to provide a secure termination of the roof on verticle surfaces. When properly designed, installed and maintained, they provide a secure detail for a watertight building.
Deck	A	Based on visual inspection from the underside of the deck, there does not appear to be any indications of disrepair or water damage to the deck.	No action required.	The deck must be sound, securely attached and consistent with all codes and regulations as approved by a structural engineer. The deck ideally provides structural slope and provdes the substrate for the entire roofing assembly.
Gravel Stop	A	There are no signs of damage to the metal, securement or flashing to the field membrane of the roof.	No action required.	Gravel stops are the critical junction where the roof meets the wall and must be anchored securely and flashed into the field membrane to ensure watertightness on the roof.

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Areas	Rating	Deficiency	Corrective Action	Consequences
Gutters and Downspouts	A	Gutters are in satisfactory condition. They appear to be flashed properly, clear of debris and with sufficient slope to eliminate water from the roof.		Keeping gutters and downspouts clean, free of debris, properly anchored and flashed secures the watertightness of the roof.
Perimeter Edge	A	The perimeter of the roof appears to have properly installed flashings on the vertical and horizontal surfaces with components that are secured to the structure of the building.	No action required.	The edge of the roof is the first defense against wind damage and is critical for keeping the roof in place and watertight.
Safety	A	All safety items in place	No action required.	Perimeter guardrails, hatch railings, skylight screens, walkway pads and warning strips are actions you can take to reduce risk on the roof and demonstrate compliance to OSHA standards. Updated general requirements for Fall Protection Systems and Falling Object Protection-Criteria and Practices can be found in OSHA section 1910.29.
Cover Boards	Not Applicable			
Roof Insulation	Not Applicable			To perform effectively roof insulation must remain secured to the deck, dry and undamaged. Proper insulation levels help to achieve energy efficiency goals and minimize utility bills.
Drains	Not Applicable			

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Areas	Rating	Deficiency	Corrective Action	Consequences
Membrane	Unknown			
Copings	Not applicable			
Scuppers	Not applicable			
Vents	Not applicable			
HVAC or Other Mechanical Units	Not applicable			
Expansion / Control Joints	Not applicable			
Penetration Pockets	Not applicable			
Parapet Walls	Not applicable			

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Rev. 10.24.2023

EXHIBIT

C 68

**Customer:**

Estes Express Lines
3901 W Broad St.
Richmond, VA 23230

Property:

YRC Inc.
72 Second St.
Kearny, NJ 07032

24 October 2023**Attn: Kay Sanders****RE: Sections 1-2-3-4-5-6-7 (~ 54,000 sq. ft.)**

Nations Roof is pleased to provide this budgetary proposal for the roofing project at **72 Second St.**

SCOPE OF WORK - OVERLAY OPTION

Perform Pre-Construction meeting to review safety, access, schedule, and logistics.
Set up all OSHA required safety equipment.
Remove existing EPDM roof down to original built up roof. Original built up roof to remain.
Prepare the existing substrate for the new roof application.
Remove existing wall, curb, vent and penetration flashings.
Remove existing metal flashings.
Install (1) new layer of 1" polyisocyanurate insulation (R-5.7) mechanically fastened to the deck.
Install new wood nailer at drip edge perimeters as needed.
Install new 1/2" plywood to vertical wall surfaces as needed.
Install new 60-mil white TPO single ply membrane mechanically fastened to the deck.
Flash all penetrations per manufacturer requirements.
Install new drain inserts at existing drain locations.
Install new 60-mil white TPO wall flashings.
Install new 24 gauge steel slip metal at the HVAC curbs.
Install new walk pads at all roof access points and HVAC equipment.
Install new 24 gauge Kynar steel standard color perimeter edge metal as required per manufacturer.
Provide owner with 20 year manufacturer's warranty.
Perform job completion inspection with owner and manufacturer.
Includes taxes, materials, labor and freight.

Unit Prices:

Steel Deck Replacement - \$12.50 / Sq. Ft.

Insulation Replacement - \$4.50 / Sq. Ft.

Investment Summary for Budgetary Purposes Only: \$475,000.00

Accepted By

Name

Title

Date

**Customer:**

Estes Express Lines
3901 W Broad St.
Richmond, VA 23230

Property:

YRC Inc.
72 Second St.
Kearny, NJ 07032

24 October 2023**Attn: Kay Sanders****RE: Sections 1-2-3-4-5-6-7 (~ 54,000 sq. ft.)**

Nations Roof is pleased to provide this budgetary proposal for the roofing project at **72 Second St.**

SCOPE OF WORK - FULL TEAR OFF OPTION

Perform Pre-Construction meeting to review safety, access, schedule, and logistics.
Set up all OSHA required safety equipment.
Remove existing roof system(s) down to steel deck.
Prepare the existing substrate for the new roof application.
Remove existing wall, curb, vent and penetration flashings.
Remove existing metal flashings.
Install (2) new layers of 2.6" polyisocyanurate insulation (R-30) mechanically fastened to the deck.
Install new wood nailer at drip edge perimeters as needed.
Install new 1/2" plywood to vertical wall surfaces as needed.
Install new 60-mil white TPO single ply membrane mechanically fastened to the deck.
Flash all penetrations per manufacturer requirements.
Install new drain inserts at existing drain locations.
Install new 60-mil white TPO wall flashings.
Install new 24 gauge steel slip metal at the HVAC curbs.
Install new walk pads at all roof access points and HVAC equipment.
Install new 24 gauge Kynar steel standard color perimeter edge metal as required per manufacturer.
Provide owner with 20 year manufacturer's warranty.
Perform job completion inspection with owner and manufacturer.
Includes taxes, materials, labor and freight.

Unit Prices:

Steel Deck Replacement - \$12.50 / Sq. Ft.

Investment Summary for Budgetary Purposes Only: \$750,000.00

Accepted By

Name

Title

Date

1. **Nature of Work.** Nations Roof, LLC ("Nations") shall furnish the labor and material necessary to perform the work described herein or in the referenced contract documents. Nations does not provide design, engineering, consulting or architectural services. It is the Customer's responsibility to retain a licensed architect or engineer to determine proper design and code compliance, including a determination as to whether and what type of a vapor or air retarder is needed and proper drainage design. If plans, specifications or other design documents have been furnished to Nations, Customer warrants that they are sufficient and conform to all applicable laws and building codes or plumbing codes. Nations is not responsible for any loss, damage or expense due to defects in plans or specifications or building code violations unless such damage results from a deviation by Nations from what is specified. Nations is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage, ponding on the roof, structural conditions or the properties of the roof deck or substrate on which Nations' work is installed.

2. **Deck.** Customer warrants that structures on which Nations is to work are in sound condition and capable of withstanding roofing construction, equipment and operations. Nations' prosecution of the roof work indicates only that Nations has visually inspected the surface of the roof deck for visible defects, and that the surface appears satisfactory to Nations to attach roofing materials. Nations is not responsible for structural sufficiency, undulations or quality of construction (including compliance with Factory Mutual Global criteria) of the roof deck or other trades' work or design and their effect on the roof.

3. **Concrete Decks.** In the event that roofing is to be installed over a concrete or other wet deck or substrate, the determination as to when the concrete or wet substrate is sufficiently cured and dried so that roofing materials can be installed without potential future adverse effect shall be made by the Customer in consultation with the concrete contractor, concrete manufacturer, design professional and/or general contractor. Nations is not responsible to test or assess moisture content of the deck or substrate.

4. **Asbestos and Toxic Materials.** This proposal is based on Nations' not coming into contact with asbestos-containing or toxic materials ("ACM"). Nations is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of ACM. Nations shall be compensated for additional expenses resulting from the presence of ACM. Customer agrees to indemnify Nations from and against any liability, damages, losses, claims, demands or citations arising out of the presence of ACM.

5. **Payment.** Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within ten (10) days of substantial completion of the Work. If completion of the Work extends beyond one month, Customer shall make monthly progress payments to Nations by or before the fifth (5th) day of each month for the value of Work completed during the preceding month, plus the value of materials suitably stored for the project. All sums not paid when due shall earn interest at the rate of 1-1/2% per month or the highest rate allowable by law, whichever is less. Nations shall be entitled to recover from Customer all costs of collection incurred by Nations, including attorney's fees, resulting from Customer's failure to make proper payment when due. Nations' entitlement to payment is not dependent upon criteria promulgated by Factory Mutual Global, including wind uplift testing.

6. **Right to Stop Work.** The failure of Customer to make proper payment to Nations when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle Nations, at its discretion, to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which Nations shall perform the work shall be extended for a period equal to the period during which the Work was suspended, and the contract sum to be paid Nations shall be increased by the amount of Nations' reasonable costs of shut-down, delay and start-up.

7. **Insurance.** Nations shall carry worker's compensation, automobile and commercial general liability insurance. Nations will furnish a Certificate of Insurance, evidencing the types and amounts of its coverages, upon request. Customer shall purchase and maintain builder's risk and property insurance, including the labor and materials furnished by Nations, covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted. Moneys owed to Nations shall not be

withheld by reason of any damage or claim against Nations covered by liability or property damage insurance maintained by Nations or claims covered under builder's risk insurance.

8. **Additional Insured.** If Customer requires and Nations agrees to name Customer or others as additional insureds on Nations' insurance policies, Customer and Nations agree that the naming of Customer or others as additional insureds is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of Nations and is not intended to make the Nations' insurer liable for claims that are due to the fault of the additional insured.

9. **Interior Protection.** Customer acknowledges that re-roofing of an existing building may cause disturbance, falling of materials attached to the underside of the deck, or cause dust or debris to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. Nations shall not be responsible for disturbance, damage, clean up or loss to interior property that Customer did not remove or protect prior to commencement of roofing. Customer shall notify occupants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold Nations harmless from claims of occupants who were not so notified and did not provide protection.

10. **Deck Repairs.** Any work required to replace rotten or missing wood or deteriorated decking shall be done on a labor and material or unit price basis as an extra unless specifically included in the scope of work.

11. **Damages and Delays.** Nations will not be responsible for damage done to Nations' work by others, including damage to temporary tie-offs. Any repairing of the same by Nations will be charged as an extra. Nations shall not be liable for liquidated or delay damages due to a delay in completion of the Project unless the delay was caused by Nations. Nations shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, accidents, fire, weather, snow, vandalism, regulation, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor. In the event of these occurrences, Nations' time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work. In the event Nations is responsible for any damages to property other than Nations' work, recovery by Customer shall be limited to actual cash value of the damaged property, regardless of whether such damage is covered by Nations' insurance.

12. **Roof Projections.** Nations will flash roof projections that are shown on the plans provided to Nations and are in place prior to installation of roofing. Penetrations not shown on the plans provided to Nations prior to submittal of this proposal or required after installation of roofing shall be considered an order for extra work, and Nations shall be compensated at its customary time and material rates for additional expense resulting from additional penetrations.

13. **Tolerances.** All labor and materials shall be furnished in accordance with normal industry standards and industry tolerances for uniformity, color, variation, thickness, size, weight, finish, and texture. Specified quantities are intended to represent an average over the entire roof area. "Fully adhered" roof systems are not 100% adhered.

14. **Wind Loads or Uplift Pressures.** Design Professional is responsible to design the work to be in compliance with applicable codes and regulations and to specify or show the work that is to be performed. Nations is not responsible for design, including calculation or verification of wind-load design. To the extent minimum wind loads or uplift pressures are required, Nations' bid is based solely on manufacturer's printed test results. Nations itself makes no representation regarding wind uplift capacity and assumes no liability for wind uplift.

15. **Fumes and Emissions.** Customer acknowledges that odors and emissions from roofing products will be released as part of the roofing operations to be performed by Nations. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during the application process. Some people are more sensitive to these emissions than others. Customer shall hold Nations harmless

from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.

16. Material Cost Escalation. Steel products, asphalt, polyisocyanurate and other roofing products are sometimes subject to unusual volatility in price or availability due to conditions that are beyond the control or anticipation of Nations, including but not limited to Force Majeure Events (as defined below). If there is a substantial increase in the cost and/or time for delivery of these or other roofing products between the date of this proposal and the time when the work is to be performed, the time for performance and/or amount of the contract shall be equitably increased to reflect such costs and delays, upon submittal of written documentation and advance notice.

17. Force Majeure. In the event that either party is unable to perform any of its obligations under this Agreement due to any act of God, fire, casualty, flood, earthquake, war, epidemic, quarantine, riot, insurrection or any other cause beyond such party's reasonable control, and not due to such party's negligence (a "Force Majeure Event"), the affected party shall give prompt written notice to the other party of such Force Majeure Event and its performance under this Agreement shall be temporarily excused. The affected party will use commercially reasonable efforts to mitigate the effects of a Force Majeure Event and to resume performance as soon as reasonably practicable. If the Force Majeure Event prevents performance for more than twenty (20) days, either party may terminate this Agreement for convenience, in which event Nations shall be paid for the work completed in conformity with this Agreement, and for direct close-out costs incurred as a result of the termination.

18. Backcharges. No backcharges or claims for payment of services rendered or materials and equipment furnished by Customer to Nations shall be valid unless previously authorized in writing by Nations and unless written notice is given to Nations within five (5) days of the event, act or omission which is the basis of the backcharge.

19. Safety. Customer warrants there will be no live power lines on or near the roof servicing the building where Nations will be working and that Customer will turn off any such power supplies to avoid an electrocution risk to Nations' employees. Nations' 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 Nations will be installing the new roof. Customer will indemnify Nations from personal injury and other claims and expenses if Customer fails to turn off power so as to avoid injury to Nations' personnel or resulting from the presence of concealed electrical conduit and live electrical power. Nations is not responsible for costs of repair or damages, including disruption of service, resulting from damage to undisclosed or concealed electrical or other utility lines. Customer shall shut down roof located electronic equipment that emits or receives radio frequency waves while roofing contractor is to be working on the roof so that roofing personnel will not be subject to radio frequency waves or electromagnetic radiation while working on the roof and shall indemnify and hold Nations and its personnel harmless from any personal injury claims resulting from a failure by Customer to do so. Nations is not responsible for the safety of persons on the roof other than its own employees. Customer agrees to indemnify and hold Nations harmless, including attorney's fees, from claims for personal injury by persons or entities whom Customer, or Customer's construction managers, contractors, employees, representatives, agents or other personnel, have allowed or authorized to be on the roof.

20. Availability of Site. Nations shall be provided with direct access to the work site for the passage of trucks and materials and direct access to the roof. Nations shall not be required to begin work until underlying areas are ready and acceptable to receive Nations' work and sufficient areas of roof deck are clear and available and free from water, snow or debris to allow for continuous full operation. The expense of any extra trips by Nations to and from the job as a result of the job not being ready for the Work after Nations has been notified to proceed will be charged as an extra.

21. Warranty. Nations' work will be warranted by Nations in accordance with its standard limited warranty, which is made a part of this proposal and contract and incorporated by reference. A copy of Nations' standard warranty will be furnished upon written request.

ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED. The acceptance of this proposal by the Customer signifies his agreement that this warranty shall be and is the exclusive remedy against Nations.

A manufacturer's warranty shall be furnished to Customer if a manufacturer's warranty is called for on the face of this proposal. It is expressly agreed that in the event of alleged defects in the materials furnished pursuant to this contract, Customer shall have recourse only against the manufacturer of such material.

NATIONS SHALL NOT BE LIABLE FOR SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES.

22. Existing Conditions. Nations is not responsible for leakage through the existing roof or other portions of the building that have not yet been reroofed by Nations.

23. Mold. Nations and Customer are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Customer will make periodic inspections for signs of water intrusion and act promptly including prompt notice to Nations if Customer believes there are roof leaks, to correct the condition. Upon receiving notice, Nations will make roof repairs. The Customer is responsible for monitoring any leak areas and for indoor air quality. Nations is not responsible for indoor air quality. Customer shall hold harmless and indemnify Nations from claims due to indoor air quality and resulting from a failure by Customer to maintain the building in a manner to avoid growth of mold. Customer agrees to indemnify and hold harmless Nations from claims brought by tenants and third parties arising from mold growth.

24. Material References. Nations is not responsible for the actual verification of technical specifications of product manufacturers; i.e., R-value, ASTM, UL or FMG compliance, but rather the materials used are represented as such by the material manufacturer.

25. Oil-canning. Metal roofing and especially lengthy flat-span sheet-metal panels often will exhibit waviness, commonly referred to as "oil-canning." The degree of oil-canning and the appearance of the panels will vary depending on factor such as the length and color of the panels, alloy, gauge, galvanizing process, substrate condition, and exposure to sunlight. Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by Nations. The type of metal roofing panels specified can affect the degree of oil-canning. Nations is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified.

26. Dispute Resolution. If a dispute shall arise between Nations and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, Nations and Customer will seek to mediate the dispute. If mediation is not successful, arbitration shall be administered by and conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association unless the parties mutually agree otherwise. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia without regard to conflict of laws. All dispute resolution proceedings shall be conducted in Cobb County, Georgia, unless the laws of the state in which the Project is located render such election unenforceable, in which event all dispute resolution proceedings shall be heard in the county in which the Project is located. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. Any legal claim against Nations alleging any breach of this contract or negligence by Nations must be initiated no later than two (2) years after Substantial Completion of the work called for by this Agreement or, if Substantial Completion is not achieved for any reason, no later than two (2) years after Nations' last day of work. Collection matters may be processed through litigation or arbitration at the discretion of the Nations.

EXHIBIT D

Asphalt Damage, Joliet, Indiana



**EXHIBIT
D**

EXHIBIT E

HOLLAND PROPERTY**3801 Mound Road Joliet IL 60436****Estimator: Mike Gilbert****ESTES REPAIR COST ESTIMATE****NOTES**

Item	QTY	Unit Cost	Total Cost	
Office Lighting			\$ -	
Dock Lighting	0	\$ -	\$ -	
Shop Lighting	0	\$ -	\$ -	
Restroom Partitions	2	\$ 6,500.00	\$ 13,000.00	Replace rusted out Partitions
ACT replacement	1	\$ 2,800.00	\$ 2,800.00	Damaged & missing tile, no leaks
Janus Model 2500 RU doors	31	\$ 980.00	\$ 30,380.00	replacement of damaged panel doors
Door install labor	31	\$ 750.00	\$ 23,250.00	
Window sills	6	\$ 650.00	\$ 3,900.00	replace ment of water damaged office window sills
Dock Levelers Labor	100	\$ 65.00	\$ 6,500.00	PM
Siding & door trim	1300	\$ 8.00	\$ 10,400.00	Replace trim, repair siding
Auto Gates/ fencing	6130	\$ 44.00	\$ 269,720.00	Fence clearing, will need to tear down to remove brush
Dock Office repairs	1	\$ 4,500.00	\$ 4,500.00	Replace man door, repair walls, prep & paint
Dock repairs	1	\$ 2,000.00	\$ 2,000.00	Repair sprinkler room, paint bollards on dock
office repairs & painting	22680	\$ 1.75	\$ 39,690.00	
Fuel Island	1	\$ 3,500.00	\$ 3,500.00	Drain jetting
Shop HVAC	1	\$ 15,500.00	\$ 15,500.00	HVAC/ no heat mgr of holland stated needs replaced
Shop repairs	1	\$ 35,000.00	\$ 35,000.00	Compressor/dryer, clearing of drains, oil/water seperater
Shop painting, interior & exterior	1	\$ 33,000.00	\$ 33,000.00	interior offices, exterior block
Concrete	7400	\$ 22.00	\$ 162,800.00	Apron damage
Mill & pave existing asphalt	745974	\$ 4.00	\$ 2,983,896.00	Severe alligatoring of wear surface
Clear holding pond overgrowth	1	\$ 45,000.00	\$ 45,000.00	
Repair/replace guard rail, yard	50	\$ 175.00	\$ 8,750.00	
BLDG ext siding & trim	1285	\$ 18.00	\$ 23,130.00	Siding & trim damage at all doors
		TOTAL	\$ 3,716,716.00	

EXHIBIT
E-1

Holland Joliet, IL
3801 Mound Road
Joliet, IL 60431



SUMMARY

PROPERTY:

Holland Joliet, IL
3801 Mound Road
Joliet, IL 60431



SECTION: Section I - Main Roof

Deficiency	Qty	Emergency	Remedial
Fastener Backing Out	300 EA	\$1,530.00	
Caulk application	20 EA	\$1,020.00	
Missing Fasteners on metal roofs	25 EA	\$128.00	
Pipe penetration failure	3 EA	\$1,530.00	
Gutter straps rusted	60 EA		\$1,510.00
Detached Panels	3 EA		\$0.00
Debris	200 LF	\$310.00	
Mobilization	1 EA	\$620.00	
Improper Repairs	12 EA	\$7,440.00	
Total		\$12,578.00	\$1,510.00
Section 1 - Main Roof Total: \$14,088.00			

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**EXHIBIT
E-1**

Holland Joliet, IL
3801 Mound Road
Joliet, IL 60431



SECTION: Section 2 - Rear Dock

Deficiency	Qty	Emergency	Remedial
Through-wall Flashing	20 LF	\$1,360.00	
Mobilization	1 EA	\$620.00	
Total		\$1,980.00	\$0.00
Section 2 - Rear Dock Total: \$1,980.00			

SECTION: Section 3 - Dock Overhang 1

Deficiency	Qty	Emergency	Remedial
Total		\$0.00	\$0.00
Section 3 - Dock Overhang 1 Total: \$0.00			

SECTION: Section 4 - Dock Overhang 2

Deficiency	Qty	Emergency	Remedial
Total		\$0.00	\$0.00
Section 4 - Dock Overhang 2 Total: \$0.00			

Holland Joliet, IL
3801 Mound Road
Joliet, IL 60431



AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ Amount: \$16,068.00

Printed Name: _____ PO: _____

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EXHIBIT
E-1

Holland Property - Rockford
1751 New Milford Road, Rockford IL

Estimator Mike Gilbert

Estes Repairs Cost Estimate

Item	QTY	Unit Cost	Total Cost	Notes
Office Repairs & Painting	11700	\$ 2.15	\$ 25,155.00	
Dock Lighting			\$ -	No LED
Office Lighting			\$ -	No LED
Restroom Partition, repairs	1	\$ 1,200.00	\$ 1,200.00	Missing urinal screen, tile repair
ACT	300	\$ 2.75	\$ 825.00	Missing tile
Janus Model 2500 RU doors	35	\$ 980.00	\$ 34,300.00	9x9 doors
Door install labor	35	\$ 750.00	\$ 26,250.00	
Dock Levelers material			\$ -	
Dock Levelers Labor	80	\$ 65.00	\$ 5,200.00	PM
Warm Room	2160	\$ 35.00	\$ 75,600.00	Informed there was a warm room,demo by tenant
			\$ -	48 x 24 block construction with I-Beam re-enforcement
BLDG Exterior				
Fencing	250	\$ 44.00	\$ 11,000.00	
Concrete	1200	\$ 22.00	\$ 26,400.00	Apron repair
Asphalt	543895	\$ 4.00	\$ 2,175,580.00	Mill & Pave 2"
Asphalt full depth patch	2850	\$ 12.00	\$ 34,200.00	Mill & Pave 6"
			\$ -	
Totals			\$ 2,415,710.00	

**EXHIBIT
E-2**

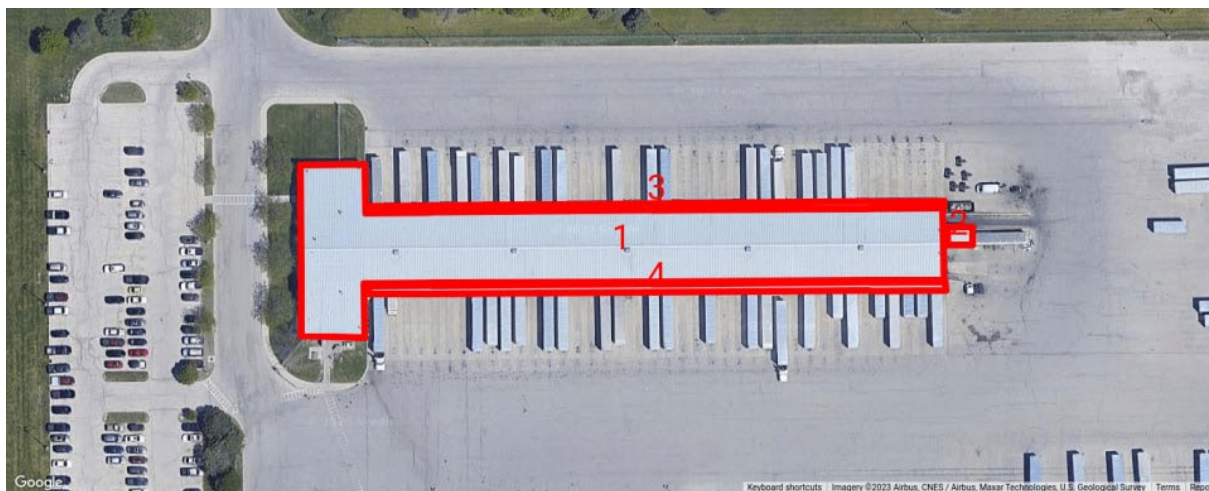
Holland Rockford, IL
1751 New Milford School Road
Rockford, IL 61109



SUMMARY

PROPERTY

:
Holland
Rockford, IL
1751 New
Milford
School Road
Rockford, IL
61109



SECTION: Section 1 - Main Roof

Deficiency	Qty	Emergency	Remedial
Caulk application	3 EA	\$156.00	
Fastener Backing Out	350 EA	\$1,785.00	
Debris	200 EA	\$310.00	
Rust	25 EA		\$1,750.00
Pipe penetration failure	8 EA	\$4,080.00	
Mobilization	1 EA	\$710.00	
Total		\$7,041.00	\$1,750.00
Section 1 - Main Roof Total: \$8,791.00			

SECTION: Section 2 - Rear Dock

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

**EXHIBIT
E-2**

Holland Rockford, IL
1751 New Milford School Road
Rockford, IL 61109



Deficiency	Qty	Emergency	Remedial
Fastener Backing Out or rusting	175 EA	\$892.00	
Through-wall Flashing	20 LF	\$700.00	
Mobilization	1 EA	\$710.00	
Total		\$2,302.00	\$0.00
Section 2 - Rear Dock Total: \$2,302.00			

SECTION: Section 3 - Dock Overhang

Deficiency	Qty	Emergency	Remedial
Through-wall Flashing	500 LF	\$31,875.00	
Mobilization	1 EA	\$1,490.00	
Total		\$33,365.00	\$0.00
Section 3 - Dock Overhang Total: \$33,365.00			

SECTION: Section 4 - Dock Overhang 2

Deficiency	Qty	Emergency	Remedial
Through-wall Flashing	500 LF	\$31,875.00	
Mobilization	1 EA	\$1,490.00	
Total		\$1,490.00	\$0.00
Section 4 - Dock Overhang 2 Total: \$33,365.00			

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

**EXHIBIT
E-2**

Holland Rockford, IL
1751 New Milford School Road
Rockford, IL 61109



AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ Amount: \$77,823.00

Printed Name: _____ PO: _____

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

**EXHIBIT
E-2**

Estes Express

Notes

Holland

5550 W Cleveland Rd

Estes Project Cost

South Bend, IN

Item	QTY	Unit Cost	Total Cost	
Office Lighting			\$ -	Already upgraded
Dock Lighting	104	\$ 330.00	\$ 34,320.00	Dock Lighting (Current lighting is old)
Restroom	1	\$ 5,000.00	\$ 5,000.00	Clean (bathroom fixtures in good condition)
ACT replacement	1	\$ 2,800.00	\$ 2,800.00	Damaged & missing tile, no leaks
Janus Model 2500 RU doors	6	\$ 980.00	\$ 5,880.00	replacement of damaged panel doors
Door install labor	6	\$ 750.00	\$ 4,500.00	
Dock Levelers Labor	102	\$ 65.00	\$ 6,630.00	PM
Dock Leveler Breakout	1	\$ 6,195.00	\$ 6,195.00	EOD + Labor
Fence	50	\$ 44.00	\$ 2,200.00	Repair/replace bent poles/fence
Dock Stands/elect/data/ man doors	1	\$ 8,000.00	\$ 8,000.00	Replace man doors, paint, clean
Roof Repairs	0	\$ -	\$ -	
Paint Office	9121	\$ 1.75	\$ 15,961.75	Paint
Clean Floors	9121	\$ 1.00	\$ 9,121.00	Deep Clean Floors
Fuel Island	1	\$ 3,500.00	\$ 3,500.00	Drain jetting
Concrete	500	\$ 22.00	\$ 11,000.00	Apron damage
Mill & pave existing asphalt	605469	\$ 4.80	\$ 2,906,251.20	Sever alligatoring of wear surface
			\$ 3,021,358.95	

EXHIBIT E-3

Holland South Bend, IN
5550 Cleveland Road
South Bend, IN 46628



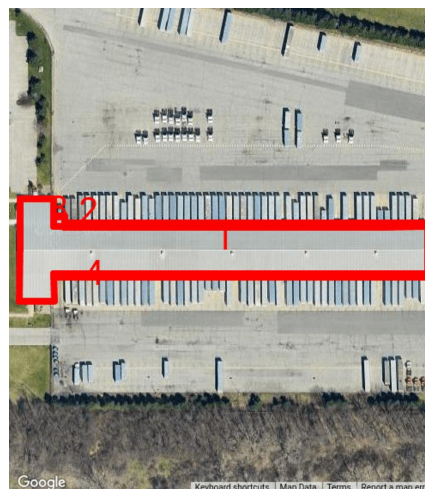
SUMMARY

NATIONS ROOF

851 E. I-65 Service Road South
Suite 300
Mobile, AL, 36606

PROPERTY:

Holland South Bend, IN
5550 Cleveland Road
South Bend, IN 46628



SECTION: Main section

Deficiency	Qty	Emergency	Remedial
Debris	50 LF		\$500.00
Total		\$0.00	\$500.00
Main section Total: \$500.00			

SECTION: North side truck bay overpass

Deficiency	Qty	Emergency	Remedial
Debris	620 LF		\$1,800.00
Total		\$0.00	\$1,800.00
North side truck bay overpass Total: \$1,800.00			

SECTION: Entryway overhead

Deficiency	Qty	Emergency	Remedial
Total		\$0.00	\$0.00
Entryway overhead Total: \$0.00			

SECTION: South side truck bay overhead

**EXHIBIT
E-3**

Holland South Bend, IN
5550 Cleveland Road
South Bend, IN 46628



Deficiency	Qty	Emergency	Remedial
Total		\$0.00	\$0.00
South side truck bay overhead Total: \$0.00			

EXHIBIT
E-3

Holland South Bend, IN
5550 Cleveland Road
South Bend, IN 46628



ESTES EXPRESS LINES - HQ

3901 W Broad St
Richmond, VA 23230

PROPOSAL DATE:

EXHIBIT
E-3

Estes Express

YRC

Notes

4931 South Hydraulic Ave

Estes Project Cost

Wichita, KS

Item	QTY	Unit Cost	Total Cost	
Office Lighting			\$ 9,566.00	(Interior only, dock lighting good)
Restroom Remodel	2	\$ 8,000.00	\$ 16,000.00	Restroom repairs X
Janus Model 2500 RU doors	9	\$ 980.00	\$ 8,820.00	replacement of damaged panel doors
Door install labor	9	\$ 950.00	\$ 8,550.00	
Dock Levelers Labor	42	\$ 65.00	\$ 2,730.00	PM
Dock Leveler Breakout	5	\$ 6,195.00	\$ 30,975.00	EOD + Labor
Fencing	1	\$ 10,000.00	\$ 10,000.00	Will need to tear down wooden fence and replace, repair bend poles
Dock Stands/elect/data/ man doors	2	\$ 2,600.00	\$ 5,200.00	Replace man doors
Roof Repairs	0	\$ -	\$ -	
Ceiling Tile	1879	\$ 4.00	\$ 7,516.00	Replace ceiling tiles throughout
Flooring	5084	\$ 7.00	\$ 35,588.00	Old VCT is popping up, carpet is stained and gross - all needs replaced
Painting	5084	\$ 1.75	\$ 8,897.00	Paint throughout
Fuel Island			\$ -	Not in Use
Concrete	400	\$ 22.00	\$ 8,800.00	Aprons in good shape overall/sidewalk needs repair
Mill & pave existing asphalt	20000	\$ 4.80	\$ 96,000.00	Patching here and there, overall in good shape
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ 248,642.00	

EXHIBIT E-4

YRC Inc. Wichita, KS
4931 South Hydraulic Avenue
Wichita, KS 67216



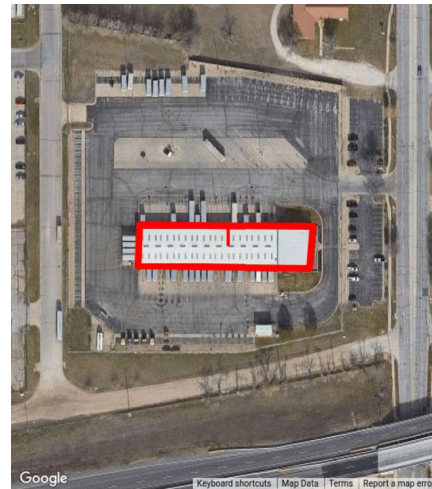
SUMMARY

NATIONS ROOF

851 E. I-65 Service Road South
Suite 300
Mobile, AL, 36606

PROPERTY:

YRC Inc. Wichita, KS
4931 South Hydraulic Avenue
Wichita, KS 67216



SECTION: Section I

Deficiency	Qty	Emergency	Remedial
Fastener Backing Out *	30 EA	\$1,095.00	
Fastener Failure	180 EA	\$2,250.00	
Vent pipe flashing	8 EA	\$1,075.00	
Caulk application	13 LF	\$0.00	
Fastener Backing Out	27 EA	\$0.00	
Caulk application *	30 EA	\$1,055.00	
Field-Punctures, cracks, splits	9 EA	\$1,175.00	
Caulk application	10 LF	\$0.00	
Total		\$6,650.00	\$0.00
Section 1 Total: \$6,650.00			

**EXHIBIT
E-4**

YRC Inc. Wichita, KS
4931 South Hydraulic Avenue
Wichita, KS 67216



ESTES EXPRESS LINES - HQ

3901 W Broad St
Richmond, VA 23230

PROPOSAL DATE:

EXHIBIT
E-4

YRC Inc. Wichita, KS
4931 South Hydraulic Avenue
Wichita, KS 67216



TOTAL FOR ABOVE: \$6,650.00

EXHIBIT
E-4

Coon Rapids Photo Review - Greg Schmitz photos

9010 sf Office 47,214 sf dock

101 Doors

Repair	QTY	Cost Per	Cost
Interior Lights out - Estimate 1 case of T8 bulbs	1	\$ 120.00	\$ 120.00
Leak in sprinkler room, mold on pipes and walls. Active... may be back flow valve. - Likely not done inspections- 5 year costly plus repairs	Allowance	\$ 50,000.00	\$ 50,000.00
Ceiling tiles Estimate 4 cases	4	\$ 120.00	\$ 480.00
Painting - heavy staining (9010 sf feet)	9010	\$ 0.65	\$ 5,856.50
Broken toilet paper dispenser	2	\$ 75.00	\$ 150.00
Broken paper towel dispenser - heavy clean needed. All tile.	3	\$ 100.00	\$ 300.00
Broken urinal - likely flush valve- one basin, one flush valve	2	\$ 150.00	\$ 300.00
broken handle on partition door	1	\$ 50.00	\$ 50.00
Ripped and hanging dock shelter for 101 doors (photos 189-244) installed	101	\$ 1,787.63	\$ 180,550.63
Broken curbing at Ibeam on CNG Station canopy and along ramp	200	\$ 25.00	\$ 5,000.00
Large block cracking on ramp. Not too bad- to three major	100	\$ 25.00	\$ 2,500.00
Dunnage racking in fork lift shop/warm room - remove and patch	Allowance		\$ 7,500.00
water on dock - possible roof leak at door 100	Allowance		\$ 500.00
door 97 damaged and needs replacement	1	\$ 2,100.00	\$ 2,100.00
Door bollard are multiple size - may have oversized floor mount vs typical	10	\$ 1,700.00	\$ 17,000.00
weed overgrowth at guardrails and in pavement cracks	3815	\$ 2.25	\$ 8,583.75
Pavement showing block cracking - will need crack fill \$2.50 / Lf	1000	\$ 2.50	\$ 2,500.00
fill ports in ground at fuel island indicate concrete patching and minor damage.	100	\$ 25.00	\$ 2,500.00
multiple storage trailer and storage areas on yard - remove	Allowance		\$ 6,000.00
metal Urinal screen and partition urine corroded	2	\$ 500.00	\$ 1,000.00
holes in walls to be patched	Allowance		\$ 2,500.00
carpet replacement - conference room- 6000 sft	6000	\$ 4.00	\$ 24,000.00
Repair/Replace built in damage	Allowance		\$ 7,500.00
wood doors need to be restrained or painted	10	\$ 250.00	\$ 2,500.00
Heaving cleaning drivers room - 2000 sf	2000	\$ 0.50	\$ 1,000.00
OVHD door 3 damaged	1	\$ 2,100.00	\$ 2,100.00
seam patching on the EPDM roof	Allowance		\$ 5,000.00
trench drain in shop- damaged insulated door- heavy soils on walls	Allowance		\$ 15,000.00
possible mold on bathroom ceiling tile and in sprinkler room	Allowance	\$ 10,000.00	\$ 10,000.00
PM All dock plates	101	\$ 510.00	\$ 51,510.00

\$ 414,100.88

EXHIBIT
E-5

Holland Minneapolis, MN
11220 Xeon Street NW
Minneapolis, MN 55448



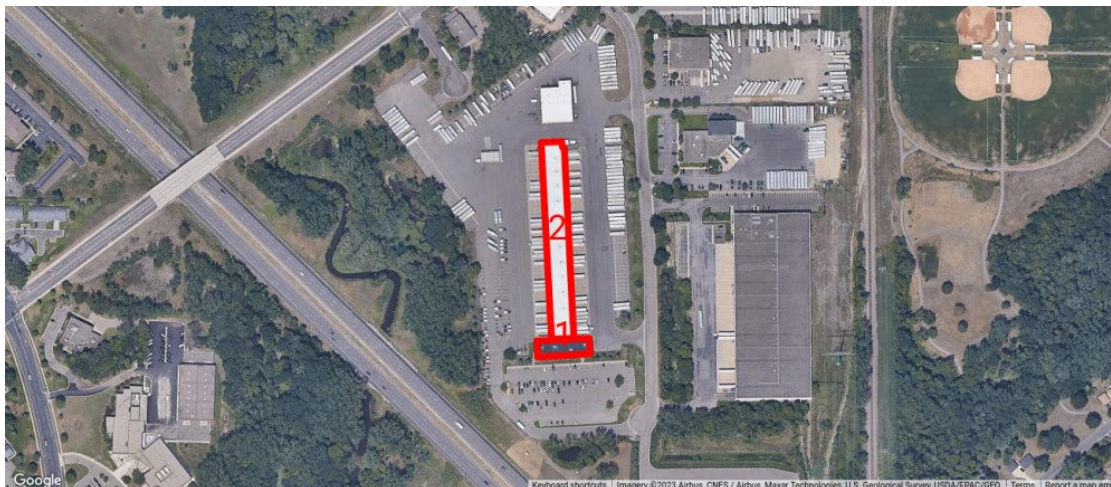
SUMMARY

NATIONS ROOF

851 E. I-65
Service Road
South
Suite 300
Mobile, AL,
36606

PROPERTY:

Holland
Minneapolis, MN
11220 Xeon
Street NW
Minneapolis, MN
55448



SECTION: I-Office

Deficiency	Qty	Emergency	Remedial
Fastener Backing Out	2 EA	\$220.00	
Rooftop projections are rusting	1 EA	\$450.00	
Insulation replacement	100 SF	\$750.00	
Safety - Roof Hatch Safety Rail	1 EA	\$5,020.00	
Total		\$6,440.00	\$0.00
1-Office Total: \$6,440.00			

SECTION: 2-Docks

Nations Roof

851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

EXHIBIT
E-5

Holland Minneapolis, MN
11220 Xeon Street NW
Minneapolis, MN 55448



Deficiency	Qty	Emergency	Remedial
Caulk application	60 LF	\$330.00	
Caulk application	200 LF	\$1,100.00	
Rooftop projections are rusting	2 EA	\$280.00	
Field-Punctures, cracks, splits	10 EA	\$780.00	
Missing or failing fasteners	5 EA	\$220.00	
Coverstrip over seams (TPO/PVC/EPDM/MB)	12 LF	\$1,179.00	
Caulk application	90 LF	\$650.00	
Total		\$4,539.00	\$0.00
2-Docks Total: \$4,539.00			

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

**EXHIBIT
E-5**

Holland Minneapolis, MN
11220 Xeon Street NW
Minneapolis, MN 55448



ESTES EXPRESS LINES - HQ

3901 W Broad St
Richmond, VA 23230

PROPOSAL DATE:

HOLLAND MINNEAPOLIS, MN

11220 Xeon Street NW
Minneapolis, MN 55448

Nations Roof is pleased to present the following proposal for roofing work for the above location. Our proposal includes supplying all necessary labor, materials, and supervision for the scope of work described below. It is often difficult to compare proposals because of the many variables. We are available to assist you and answer any questions you may have about our approach or other approaches to your project. Thank you for allowing Nations Roof to present this proposal to you. We truly appreciate the opportunity.

SCOPE OF WORK

TOTAL INVESTMENT COST

ADD ALTERNATE

QUALIFICATIONS

EXCLUSIONS

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

EXHIBIT
E-5



TOTAL FOR ABOVE:

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

EXHIBIT
E-5

Holland Minneapolis, MN
11220 Xeon Street NW
Minneapolis, MN 55448

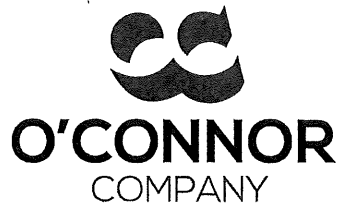
**AUTHORIZATION TO PROCEED**

Signature: _____ Date: _____ Amount: \$10,979.00

Printed Name: _____ PO: _____

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

EXHIBIT
E-5



YRC Freight – Charlotte, NC
11010 Reames Rd.
Charlotte, NC 28269

22-Aug-23

Notes/Scope/Comments per Clay, Karen, Chris, Kevin Fitz site visit on 14
& 15-August-2023:

Dock – 120' x 1500' (180,000 s.f. +/-) with 12' O.H.:

69 bays – all bays = 22' +/-

276 doors = open dock (no actual doors or wall panels)

\$500,000.00 ✖- Roof has no insulation = insulate – 100% = 180,000 s.f. +/- with 4" vinyl reinforced insulation

\$136,500.00 ✖- Original dock (**doors 1 thru 100**) originally had all pit levelers that were removed a long time ago – somewhat!!

Note: Pit levelers only were removed not the perimeter pit leveler angle & all concrete in fill is very rough/lots of exposed aggregate/very rough surface = demo all angle & all concrete infill – @ all 6' x 7' surfaces – pits = 100 ea. = 4200 s.f. +/- & repair @ 10" depth (this demo work will be tedious & slow due to dock edge channel that's in place supporting the dock bumpers/levelers

\$45,000.00 - Repair/replace missing/broken off bollards @ main frame columns thru-out = 60 ea. @ 6" dia. x 6'-6" & paint

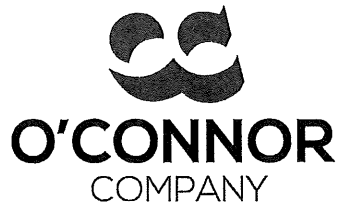
\$900,000.00 - Pressure wash & paint – 100% top to bottom (interior & exterior) Structural are rusting bad & metal decking in original dock i.e. foundation wall columns – bumpers – channels – overhang – skirt panels – **EVERYTHING - LOTS OF PREP!!**

\$50,000.00 - Sprinkler system is in place = P.M. check/service & test - inspect – 100% **Note: Dry system existing & compressor needs replaced (not working)**

\$435,600.00 - Replace all skylights with metal panels – 69 bays @ 6 ea. / bay and/or 396 ea. @ 3' x 10 & 3' x 12' – 50/50 (deteriorated/signs of leaks)

\$262,000.00 ✖- Demo & replace all metal trac embeds in concrete slab @ door #'s 1 thru 91 = 7920 + 10% = **8,712 s.f. Total**

**EXHIBIT
E-6**



YRC – Charlotte, NC

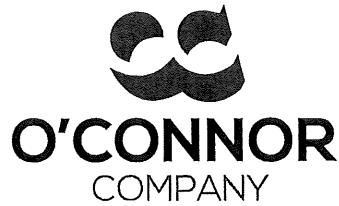
Page 2 of 38

Dock Cont.:

- Demo misc. metal/floor trac and/or severely cracked/busted areas as indicated below:

<u>Door #'s</u>	<u>Size</u>
1-3	10' x 15'
5-7	20' x 20'
7-9	6' x 8'
11-13	4' x 8'
15-17	5' x 20'
17-19	6' x 10'
21-23	6' x 15'
25-27	6' x 15' / 6' x 8'
29-21	10' x 15'
33-35	6' x 13'
37-39	10' x 20' / 6' x 8'
30-32	5' x 15'
26-28	4' x 8'
1-3	6' x 6'
226-228	25' x 20' / 10' x 25'
222-224	10' x 40' / 20' x 40'
222	6' x 60'
204-206	3' x 60'
201-203	3' x 60'
189-190	4' x 30'
184-182	8' x 30' / 3' x 30'
168-170	3' x 30'
166-168	7' x 30'
162-164	8' x 30' / 3' x 30' / 3' x 20'
160-152	3' x 40'
158-160	10' x 10' / 3' x 8'
154-156	3' x 30' / 3' x 30' / 3' x 7'
144-148-152	6' x 75'
136-140-144	6' x 75' / 3' x 3' / 3' x 7'
128-130	7' x 80' / 4' x 12' / 3' x 3'
132-134	7' x 80' / 4' x 12' / 3' x 3'

**EXHIBIT
E-6**



YRC – Charlotte, NC

Page 3 of 38

Dock Cont.:

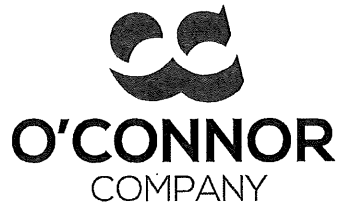
- Demo misc. metal/floor trac and/or severely cracked/busted areas as indicated below: **(cont. from page 3 of 4)**

<u>Door #'s</u>	<u>Size</u>
124-126	3' x 15' / 12' x 14'
106	3' x 17'
100	3' x 30'
96	10' x 30'
74-76-78-80-82	6' x 130' / 8' x 8'
84-86-88-90-92	6' x 130' / 8' x 8'
70-74	5' x 15' / 7' x 6' / 4' x 6'
64-66	3' x 20' / 12' x 25'
60-62	12' x 25'
56-58	12' x 25' / 3' x 7' / 3' x 10'
52-54	12' x 30'
49-51-53-55-57-59	12' x 80'
59-61-63-65	4' x 12'/8' x 12'/8' x 12'
77-79-81-83	6' x 12'/7' x 17' / 7' x 12'
85-87-89-91	7' x 12' / 7' x 12'
97/99	7' x 20' / 3' x 10' / 7' x 10'
109-113-115-117	10' x 70'
127-129	3' x 30' / 3' x 30'
141	3' x 4' / 3' x 15' / 3' x 12'
145	3' x 3' / 3' x 6' / 3' x 12'
147-149	3' x 25'
151-153-155	8' x 25' / 3' x 60'
157-159	8' x 25' / 3' x 60'
161-163-165	3' x 100' / 3' x 100'
167-169-171-173	3' x 100' / 3' x 100'
175-177-181-183	3' x 70'
185-187-191	3' x 50'/3' x 50' / 3' x 20'
209-211	3' x 50'
215-217	3' x 10' / 3' x 25'
219-221	3' x 60'/3' x 30'/3' x 15'
223-225-227	3' x 15'/3' x 20'/3' x 20'

\$450,000.00

Total – 18,099 s.f. + 10% = 19,909 s.f.

**EXHIBIT
E-6**



YRC – Charlotte, NC

Page 4 of 38

Dock Cont.:

- \$3,000.00 - Replace missing and/or damaged dock door # signs thru-out interior & exterior as needed = 20% +/- and/or 55 ea.
- \$13,800.00 - Paint all bollards thru-out dock = existing & new ones/to be installed = 276 ea. – Color = safety yellow – **2 ea. coats**
- \$12,450.00 - Repair and/or replace safety chains/hooks and/or supports thru-out as needed – 30% and/or 83 ea.
- \$20,700.00 - ✕ Clean, repair & paint all **metal** bill boxes = 276 ea.
- \$34,500.00 - Demo & trash all swing arm lights = 276 ea. (**not needed**) & make electrical safe
- \$100,000.00 - Clean-up/repair – make safe all electrical thru-out = damaged outlets/conduits /wiring/switches etc.
- \$50,000.00 - Service/test – repair all air bag hoses/reels = 138 ea.
Note: Compressor pump = replace (no good)
- ✕ \$13,800.00 - Demo & trash all 20” dia. mirrors @ dock doors = 276 ea. – not required
Note: Lots of mirrors are broken/damaged
- \$3,000.00 - ✕ Paint all intermediate structural concrete bases = 30 ea. @ 30” dia. x 36” height – Color = safety yellow – 2 ea. coats
- \$0 - Dock levelers/bumper repair/replacement required thru-out = **By Estes**
Note: C-Channel demo & replacement required @ several locations on original dock
- \$25,000.00 - Downspout repair/replacement required thru-out i.e. every other bay each sidewall and/or 69 ea. +/- (**all need some type of attention**)
Note: Downspouts cannot be removed due to interior gutter and/or overhang slopes back toward the main building / building line
- \$30,000.00 - Interior gutter = repair and/or replacement as needed signs of leaks & heavy rust @ joints & downspout hook-up/drop box (**some downspouts not even hooked up – rusted out**)
- \$31,250.00 - ✕ Add ridge vents to original dock = 25 ea. @ 10’ continuous (**non existing**)

**EXHIBIT
E-6**



YRC – Charlotte, NC

Page 5 of 38

Dock Cont.:

- \$5,000.00 - Clean all interior gutter (**both sidewalls**) full of debris & vegetation = 3000 l.f. +/- & reinstall foam closures where missing = 25 %
- \$0 - Entire roof needs to be coated – 217,440 s.f. with Sunlife product or similar (**2 coats**) It's been coated along time ago but weathered out & signs of cracking = **By Estes**
- \$0 - Dock lighting updated to LED type = OK overall
- \$0 - Fire extinguisher = in place & up to date = OK
- \$33,000.00 - 12' - Overhang has a **5' vertical** metal panel-skirt (**for blowing rain**) & several areas have damage – **tip-up damage**
 Wall girts = 27 ea. @ 24'
 Wall panels = 135 ea. @ 3' x 5'
 Trim etc. = 600 l.f. +/-
- \$272,000.00 - ~~✱~~ Tip-up bars required due to 5' vertical skirt panel @ 12' out on overhang – damage occurring from tip-ups = 3200 l.f. +/- (**includes endwall**)
- \$5,500.00 - Dock ramp = 1 ea. @ 10' x 35' – demo & replace all damaged angle & railing = 70 l.f. +/- (**coming loose/missing – damaged/anchors pulled out**) & paint all
- \$56,350.00 - ~~✱~~ Sidewall lighting mounted on end of canopy beam/face of vertical overhang skirt panel = old 400 watt M.H. type and/or not at all – 50% missing – install all new LED yard lights (**on 5' poles**) on both sidewalls @ every 3rd bay = 46 ea. & 3 ea. on rear endwall = 49 ea. total (**wiring/home runs required**)
- \$5,000.00 - ~~✱~~ Add bollards @ sidewall dock entry steps where none existing = 5 ea. @ 8" dia. x 9' & paint (**protection needed**)
- \$7,500.00 - Pressure wash all concrete steps & railing @ sidewalls – dock access = 10 ea. & paint all railing (**filthy**)
- \$600.00 - Repair/weld railing @ sidewall steps = 2 ea. locations
- \$1,000.00 - Paint all bollards @ sidewall entrance steps new & existing = 20 ea. @ 8" dia. x 5'

**EXHIBIT
E-6**



YRC – Charlotte, NC

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Dock Cont.:

- \$10,000.00 - Pressure wash all side entrance stairwells @ dock sidewalls to lower level (13 steps) breakroom areas = 4 ea. / paint all railing / post etc. = 160 l.f. +/- / jet clean all floor drains = 4 ea. / paint all man doors = 4 ea. & bollards = 8 ea. @ 8" dia. x 5'
- \$2,000.00 - Reconstruct plywood shelter (**safety**) over stairwell man door @ dock sidewall entrances = 4 ea. and/or 8 sheets of treated plywood & framing

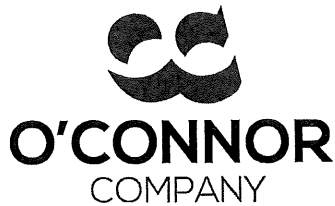
Dock/Office Common wall:

- \$5,000.00 - Pressure wash as best as possible – 100% (**careful - main electrical panels on this wall**) & paint man doors – 3 ea. & windows – 2 ea. railing protection /hand truck rail
- \$1,200.00 - Demo & replace wall mounted water cooler near breakroom – **no good!**
- \$2,500.00 - Repair masonry damage @ breakroom man doors from forklift damage – 10' +/-

Men's Restroom – 24' x 20' @ Main Office/Dock common wall:

- \$1,000.00 - Change out ceiling tiles 2' x 4' (**dirty/sagging**)
- \$2,500.00 - Paint 100% (**patch**) block/drywall & stairwell as needed – **minimum**
- \$2,000.00 - Service urinals – 2 ea. / toilets – 2 ea. & paint toilet partitions - 2 ea.

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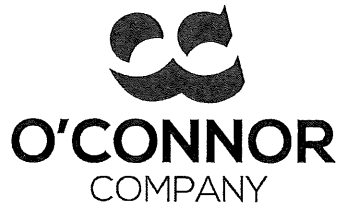
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Dock Cont.:

Men's Restroom – 24" x 20 @ Main Office/Dock common wall cont.:

- \$500.00 - Paint ceiling grid
- \$600.00 - Jet floor drains – 2 ea.
- \$1,000.00 - Service mop sinks – 2 ea. & add faucet – 1 ea.
- \$500.00 - Install 6" vinyl base – 100%
- \$500.00 - Install exhaust fan (**high velocity**)
- \$200.00 - Re-anchor fiber glass hand sinks – 2 ea. (**wall & floor**)
- \$500.00 - Clean hard tile floor
- \$500.00 - Demo existing VCT tile @ bottom of stairwell & epoxy
- \$500.00 - \ Install exit/emergency combo – 1 ea. – existing = plastic sign
- \$500.00 - ✕ Demo T-12 surface mounted fixtures & replace w/ LED type – 1 ea.
- \$1,000.00 - Re-mount handrails – both sides (**10 mounts**)
- \$500.00 - Repair masonry block – 10' +/-
- \$3,800.00 - Replace existing rubber treads – 19 ea. steps

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**Dock Office #1 Main Level (between doors 119 & 120) 20' x 40' – 800 s.f.
plus ext landings/steps entries on both ends**

- \$6,000.00 - Pressure wash & paint exterior – 100% (**filthy**) & paint interior & exterior – 100%
- \$18,000.00 - Add bollards & channel - **protection (damage occurring)** @ perimeter & paint
 - Bollards = 15 ea. @ 5" dia. x 6'- 6"
 - Channel = C8 x 11 channel – 150 l.f.
 - (welding required)**
- \$1,500.00 - Clean all duct work/HVAC system – 100% (**filthy**)
- \$500.00 - P.M. HVAC systems = 1 ea.
- \$5,000.00 - ✖ Update lighting to new LED type = 11 ea. (**existing = old 2' x 4' T-12**)
- \$1,000.00 - Update all 2' x 2' HVAC registers to new high velocity type = 5 ea.
- \$2,500.00 - ✖ Epoxy concrete landings @ each end i.e. office entrance & driver's check-in = 180 s.f. total
- \$1,500.00 - Repair masonry wall from forklift damage = 5' x 30' +/-
- \$1,000.00 - Install emergency exit combo lights = 2 ea.
- \$600.00 - Clean – 100% including all windows/glass interior & exterior

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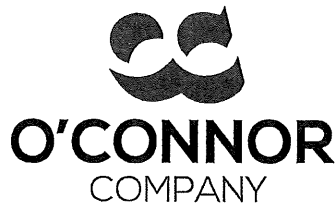
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Dock Office #2 Main Level (between door 226 & 241) 24' x 100' – 2400 s.f.
Includes stairwells & masonry walls @ steps/landings – entrance & exit

- \$9,000.00 - Pressure wash & paint exterior – 100% (**filthy**)
- \$7,500.00 - Paint interior – 100%
- \$27,500.00 - Add bollards & channel @ exterior walls & paint – **protection (damage occurring)**
 Bollards = 22 ea. @ 5" dia. x 6' - 6"
 Channel = C8 x 11 channel – 210 l.f.
(welding required)
Note: Demo all damaged guard rail = no good – 90 l.f.
- \$4,000.00 - Clean HVAC systems (**2 ea.**) & all duct work – 100% (**filthy**)
- \$2,500.00 - Update all 2' x 2' HVAC diffusers to new high velocity type = 12 ea.
- \$10,000.00 - ~~*~~ Update all lighting to new LED type – existing = old T-12 – 20 ea.
- \$5,500.00 - Replace all 2' x 4' ceiling tiles & paint grid
- \$29,000.00 - Demo all old busted/cracked VCT & install all new LVT & 6" vinyl base
- \$1,000.00 - Repair misc. drywall
- \$7,000.00 - Service pneumatic tubes = 7 ea. drops & replace carriers (**worn out**)
- \$1,000.00 - Replace countertops & sink – 1 ea.
- \$1,000.00 - Install emergency exit combo lights – 2 ea.
- \$1,000.00 - Repair misc. holes/cracks in masonry walls @ steps – entrance & exit
- \$2,000.00 - Clean 100% including all windows/glass – interior & exterior

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Dock worker's Breakroom/Restroom – Offices/Storage & Sprinkler Riser Room BELOW GRADE @ door 221 – 40' x 120' – 4800 s.f. +/-

- \$1,500.00 - Paint/touch-up thru-out (**overall not bad**)
- \$0 - Floor = hard tile – OK
- \$2,000.00 - Replace misc. dirty/stained/damaged 2' x 2' & 2' x 4' acoustical ceiling tiles = 2000 s.f. +/- & paint grid @ same locations +/-
- \$6,000.00 - Clean HVAC/duct work & P.M. - clean all systems = 2 ea.
- \$4,600.00 - * Replace/upgrade all 2' x 2' HVAC registers to new 2' x 2' **high velocity type** = 23 ea. +/-
- \$4,200.00 - Paint all doors & frames = 12 ea.
- \$4,500.00 - * Add armor plates to man doors = 12 ea.
- \$0 - Lighting upgraded to LED type = OK
- \$4,000.00 - Men's restroom = clean (**heavy duty cleaning needed on hard floor tile**) & replace/repair 2 ea. toilets (**not working**) & service all other – urinals = 5 ea. / toilets = 5 ea. & hand sinks = 2 ea. double sinks
- \$2,000.00 - Women's restroom = Touch up paint & service all plumbing – sinks = 3 ea. / toilets = 2 ea.
- \$0 - Microwave/refrigerators = OK – 2 of each
- \$0 - Vending machines in places – 6 ea. machines = OK
- \$3,000.00 - Stairwell to dock = pressure wash/clean & paint – 100% - walls/railings/steps etc. (**filthy**) & replace man door & hardware – 1 ea. & add armor plates (**man doors = H.M. type**)

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**Dock worker's Breakroom/Restroom – Offices/Storage & Sprinkler Riser
Room BELOW GRADE @ door 109 – 40' x 120' – 4800 s.f. +/-**

- \$8,000.00 - Touch-up paint – 50% (**walls & hard ceilings**)
- \$35,000.00 - ✱ Demo all old VCT & epoxy coat including 6" epoxy base = 3000 s.f. +/-
i.e. men's restroom & large storage = OK
- \$12,000.00 - ✱ Lighting = old fluorescent 2' x 4' type = update all to new LED type – 24 ea.
- \$0 - Vending = 6 ea. – OK
- \$0 - Refrigerators = 2 ea. & microwaves = 3 ea. – All OK
- \$2,100.00 - Clean/jet all floor drains = 7 ea.
- \$4,800.00 - Clean all duct work – 100% (**dirty**)
- \$4,000.00 - HVAC = P.M. – repair/replace 2 ea. units – **not working**
i.e. blower/fan only – **not cooling**
- \$4,000.00 - Misc. plumbing in breakroom & small men & women's restroom
New sinks required = 3 ea.
New toilets required = 3 ea.
- \$2,500.00 - Stairwell to dock = pressure wash & paint 100% - walls/steps/railing (**dirty**)
- \$4,000.00 - Men's / dockworkers restroom
Urinals = 5 ea.
Toilets = 5 ea.
Sinks = 6 ea.
Service all & replace 1 ea. urinal & 1 ea. toilet – **not working**

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**Shop – “Check lanes & Fuel Bays” – 90’x 202’ – 21’ EH = 18,180 s.f. +/-
(door #'s 1 thru 9)**

- \$0 - Walls = 8” precast concrete – condition = OK
- \$0 - Roof = flat/gravel – built up - condition = **Could not access**
- \$14,000.00 - Sectional steel doors = 18 ea. @ 12’ W x 15’ H with operators & vision panels – 4 ea. operators **not working** = service/P.M. all doors & repair/replace 4 ea. operators
- \$2,000.00 - Replace/repair water line insulation in ceiling (**missing in numerous areas**)
- \$15,000.00 - Pressure wash top to bottom – interior & exterior including all O.H. doors
- \$9,000.00 - Paint metal fascia panels & trim above all O.H. door openings (**rusting/faded out**) = 18 ea. @ 7’ x 12’ & all downspouts/collector boxes = 12 ea.
- \$13,500.00 - Paint all O.H. doors exterior only = 18 ea.
- \$67,500.00 - Paint metal roof decking & all structural (**paint flaking off/rusting**)
- \$2,000.00 - Paint all interior columns up to 8’ height = 20 ea.
- \$218,000.00 - ~~✓~~ Epoxy coat shop floor – 100%
- \$850.00 - Paint bollards @ shop exit doors = 17 ea. @ 5” dia. x 4’
- \$1,800.00 - Paint all concrete bumpers @ shop entrance doors = 18 ea. @ 5’ x 4’ x 3’
- \$5,000.00 - Prep & paint all OH. door headers & post – headers = 18 ea. & posts = 36 ea.
- \$400.00 - Paint all downspout protection pipe = 4 ea. @ 8” dia. x 7’
- \$22,000.00 - Service/repair – replace all gas fired ceiling mounted heaters & gas lines = 22 ea. as needed (**some look OK +/- & some not**)
- \$0 - Repair/service/replace hose reels = **By Estes** = Look OK +/-
- \$0 - Fire extinguishers = in place & OK

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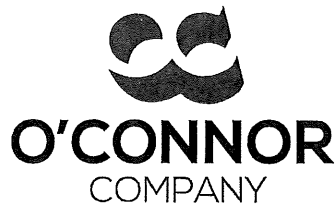
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Shop – “Check lanes & Fuel Bays” Cont.:

- \$26,000.00 - Demo & replace concrete @ Fuel racks/hoses (**worn/exposed aggregate/deteriorating – cracking etc.**) = 2 ea. @ 7' x 15' & 3 ea. @ 15' x 15' (**very bad shape**) – 885 s.f. +/-
- \$3,000.00 - Clean/jet all drains = individual small – 12” x 24” = 14 ea. & 202 l.f. of continuous drain in front all O.H. doors (**trash/muck**)
- \$1,000.00 - Patch concrete continuous drain in various places = 4 ea. @ 5' +/-
Perma patch = 1 ea. 5 gallon buckets
- \$2,500.00 - Perma patch misc. cracks thru-out = 3 ea. 5 gallon buckets
- \$0 - Lighting upgraded to LED = OK
- \$2,000.00 - Install emergency exit/combo fixtures = 4 ea.
- \$18,000.00 - * Install 48” dia. **commercial grade** ceiling fans = 2/bay and/or 18 ea. (**wiring required**)
- \$4,000.00 - Restroom in check lane bay – 6' x 10'
- ~~\$2,000.00~~ - Replace toilet/sink/toilet stall
- *- Epoxy coat flooring
- *- Update lighting
- Paint top to bottom – 100%
- Replace exhaust fan = 1 ea.
- \$1,200.00 - Water cooler in check lane bays – 1 ea. = replace (**not working/worn out**)
- \$4,000.00 - Shop manager's office in check lane bays – 8' x 10'
- ~~(\$1,000)~~ *- Epoxy coat flooring
- Paint – 100%
- Replace acoustical ceiling tiles
- Replace wall heater/ AC unit & register
- Demo & replace window sill – 1 ea. (**rotten**)
- Board up window – 1 ea. (**partially boarded up currently**)

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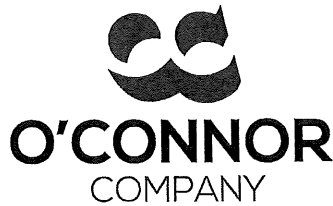
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Shop – “Check lanes & Fuel Bays” Cont.:

- \$20,000.00 - Service check sprinkler system/riser/test/inspect etc.
- \$5,500.00 - Inspect/repair skylights i.e. 2/bay and/or 18 ea. – size = 48” sq. with wood framing below roof system (**rot visible & leaks**)
- \$2,500.00 - Repair masonry separation wall i.e. check lanes to fuel bays = 4’ x 10’ / 3’ x 3’ / 3’ x 5’ (**busted/falling apart**)
- \$3,500.00 - Paint masonry partition wall fuel bay/check lanes = 8’ x 70 - 560 s.f. x 2 = 1120 s.f.
- \$1,100.00 - Paint bollards @ interior columns – 22 ea. @ 8” dia. x 4’
- \$1,200.00 - Paint man doors & frames = 4 ea. (**rusting**)
- \$4,000.00 - ✱ Update wall/roof mounted lights to new LED type = 6 ea.
- \$1,600.00 - Service/adjust & replace misc. man door hardware – 4 ea.
- \$5,000.00 - Check all plumbing/hose bibs
- \$5,000.00 - Check all electrical safe/label all panel boxes & test all welding outlets
- \$2,000.00 - Replace all O.H. door #'s (**faded/worn**) = interior & exterior – 36 ea.
- \$12,000.00 - Paint common walls – endwalls – 2 ea. @ 22’ x 90’ – 3960 s.f. +/-
- \$1,000.00 - General cleaning thru-out

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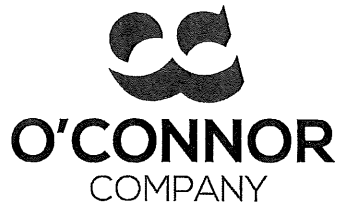
Shop – “Tractor Repair & Trailer Repair Bays” – Total = 18,380 s.f. +/-

Tractor bays = 90' x 100' = 9000 s.f. +/- (door #'s 10 thru 15)

Trailer bays = 70' x 134' = 9380 s.f. +/- (door #'s 16 thru 22)

- \$0 - Walls = 8" precast concrete – condition = OK
- \$0 - Roof = flat/gravel – built-up (**could not access**)
- \$12,500.00 - Sectional steel doors = 21 ea. @ 12' W x 15' H with operators & vision panels – 8 ea. @ 16" x 48" vision panels are cracked = replace 8 ea. vision panels & service / P.M. all O.H. doors – 21 ea. & operators (**all operators working**)
- \$15,000.00 - Pressure wash top to bottom interior & exterior – 100% including O.H. doors
- \$2,000.00 - Replace insulation on water line in ceiling (**missing in many areas**)
- \$9,000.00 - Paint metal fascia panels & trim above O.H. door openings (**rusting/faded out**) = 21 ea. @ 7' x 12'
- \$1,500.00 - Clean all gutter & check for leaks
- \$500.00 - Repair/reattach and/or replace gutter/elbows as needed = minimum
- \$2,500.00 - Demo/replace H.M. man doors with vision panels = 3 ea. @ 3'0" x 6' 8" (**rusted out/busted internally**) & replace hardware/armor plates etc.
- \$1,600.00 - Paint all H.M. doors & frames = 5 ea.
- \$211,500.00 - ~~X~~ Epoxy coat shop floor – 100%
- \$2,000.00 - Clean all trench drains @ O.H. doors = 20 ea. +/- @ 16" x 12' full of trash/misc. debris
- \$4,000.00 - Repair/replace misc. trench drain metal grate covers = 12 ea. +/- @ 16" x 4' (**bent/warped**)
- \$60,000.00 - Prep & paint metal roof decking & all structurals (**rusting**)
- \$5,250.00 - Paint all O.H. door headers & post (**rusting**) – Headers = 21 ea. & posts = 42 ea.

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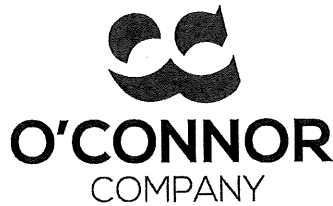
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Shop – “Tractor Repair & Trailer Repair Bays” Cont.:

- \$18,000.00 - Service/P.M./ repair/replace all ceiling or wall mounted gas fired heaters & gas lines = 18 ea.
- \$4,000.00 - Service/P.M./repair truck exhaust intake/exhaust – vents = 8 ea.
- \$9,000.00 - Check/repair skylights – signs of leaks = 25 ea. @ 4’ x 4’
- \$24,000.00 - Paint endwalls and/or common walls = 4 ea. @ 90’ x 22’ – 8000 s.f. +/-
- \$6,000.00 - Service check all electrical safe/label panel boxes
- \$6,000.00 - Check/service all airlines
- \$6,000.00 - Check/service all plumbing/hose bibs
- \$1,500.00 - Replace old emergency exit lights with new exit/combo LED type = 3 ea.
- \$0 - Fire extinguishers = OK
- \$25,000.00 - Service/check sprinkler system/riser etc.
- \$1,250.00 - Paint interior columns up to 8’ height = 10 ea.
- \$5,000.00 - Men’s Restroom inside O.H. Door #16/North side = 10’ x 12’ – 120 s.f.
 - Paint – 100% - interior & exterior
 - New toilets = 2 ea.
 - New exhaust fan = 1 ea. **(high velocity)**
 - New lighting = 1 ea.
 - New man door & hardware = 1 ea.
 - New water cooler = 1 ea.
- \$26,000.00 - ✕ Install 48” dia. commercial grade ceiling fans – 2/bay = 26 ea. +/- **(wiring required)**
- \$2,500.00 - Clean all duct work @ fresh air returns = 120 l.f. @ 30” x 16”
- \$2,500.00 - Hoist beam in place = 1 ea. @ 1.5 ton capacity = looks OK
i.e. service/test before use – professional certified company
- \$0 - Hose reel/grease – fluids etc. in place – looks OK = **By Estes**
- \$2,200.00 - Install all new door # plates = faded out = 22 ea. interior & exterior = 44 ea.
total

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Shop Office @ Tractor Bay

Upper level – 45' x 55' (2,475 s.f.)

Lower level – 45' x 55' (2,475 s.f.)

Total = 4,950 s.f.

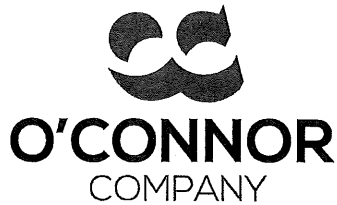
Upper Level = Offices – 2 ea. / Training Room / Unisex Restroom – 1 ea. & Storage Closet

Lower level = Office/Locker Room/Restroom & Breakroom

General Items (upper and lower levels):

- \$0 - Sprinkler system existing = OK
- \$6,500.00 - Demo. stained/damaged 2'x 2' acoustical ceiling tiles and install all new, clean & paint grid – color = white = 2,900 s.f. +/-
- \$15,500.00 - Paint drywall, block, paneling walls, hard ceilings, window trim, wood and h.m. doors – 100% - Color = walls = medium grey, trim and doors = dark grey and all hard ceilings – white
- \$2,000.00 - Service HVAC system – 1 ea. as required (**registers filthy**)
- ~~\$4,500.00~~ ~~✱~~ Clean duct system & demo 12" sq/ registers & install 24" sq/ high velocity type – 8 ea. upper & 4 ea. lower = 12 ea. total
~~(\$2,000.00)~~
- \$1,000.00 - ~~✱~~ Demo existing 4" cove base & install new 6" – 350 l.f. +/- **upper level only**
- \$10,000.00 - ~~✱~~ Existing 2' x 4' lay-in lights old T-8 bulb type – demo & install LED type – 29 ea. total (**Estes/Joe Z supply fixtures/O'Connor to install**)
- \$3,000.00 - ~~✱~~ Install kick plates @ wood doors – 8 ea. & armor plates @ h.m. doors = 4 ea.
- \$0 - Fire extinguishers in place – up to date on inspections
- \$500.00 - Service existing wall mounted water fountain – 1 ea.
- \$900.00 - Install exit/emergency combo to replace existing plastic signs – 3 ea.
- \$900.00 - Service existing gas hot water heater w/expansion tank located @ open area overlooking fuel bays
- \$2,000.00 - Clean entire facility – **top to bottom** – 100% (Including restrooms, clean and wax VCT tile @ **upper level only**, tile floors @ **lower level only**, glass inside and out, top of doors, millwork, vinyl base etc.)

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Shop Office Cont.:

Restroom (Unisex) – 5' x 6' (30 s.f.) (upper level):

- \$1,000.00 - Service existing toilet – 1 ea. & re-caulk wall mounted sink and install new single handle Delta type faucet – 1 ea. (**existing faucet old/hard to turn on**)

Office – 12' x 8' (lower level):

- \$1,200.00 - ✕ Demo existing parquet flooring & 4" cove base & install epoxy coating & base w/heavy broadcast - 96 s.f.

Locker room/Restroom 36' x 45' (1620 s.f.) (lower level):

- \$10,000.00 - Service all existing plumbing – urinals – 4 ea., toilets – 4 ea., Bradley sinks – 2 ea., eye sink & mop sink
- \$2,000.00 - ✕ Replace existing 1' x 8' 2 tube T5 fixtures with new LED surface mounted type fixtures – 10 ea. (**Estes/Joe Z supply fixtures/O'Connor to install**)
- \$5,000.00 - Clean out & adjust as required existing metal lockers – 83 ea. & paint – 100% (**interior & exterior**)
- \$2,000.00 - Paint existing urinal screens – 3 ea. & toilet partitions – 4 ea.
- \$500.00 - Service existing gas fired heater – 1 ea.

Breakroom 20' x 28 (560 s.f.) (lower level)

- \$3,000.00 - Replace internally broken 3'-0" x 7'-0" H.M. door with new incl. ½ glass, push/pull, h.d. closure & armor plate @ entrance to breakroom from stairwell
- \$100.00 - Trash old/rusted refrigerators – 2 ea.
- \$5,000.00 - Existing storefront door from exterior into stairwell has been damaged/cut and all glass replaced with thin plexi glass. Demo. existing and install new storefront door and new safety glass at side panel.



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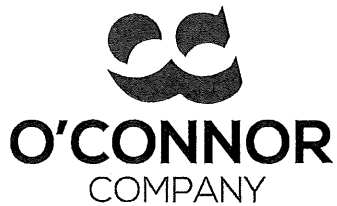
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Shop:

Engine Repair Room w/small parts room – 48' x 51' +/- (2,448 s.f.):

- \$10,000.00 - ✱ 5 ea. hoist beams existing
 - 1 ea. = 1 ton capacity (**painted on beam**)
 - 4 ea. to be certified/tested & labeled w/ capacity (**professional engineer**)
- \$10,000.00 - Pressure wash & paint – 100%
- \$0 - Concrete floor = OK
- \$0 - Lighting has been upgraded to LED = OK
- \$1,000.00 - ✱ Demo. existing 1' x 8' 2 bulb T8 fixtures with new 1' x 8' LED fixtures @ work benches = 5 ea. (**Estes/Joe Z supply fixtures/O'Connor to install**)
- \$500.00 - Service existing HVAC system as required
- \$1,000.00 - Adjust double H.M. man doors & install new closures -2 ea. & weather striping (**gap between doors**), armor plates & paint – color = Bronze
- \$300.00 - Install exit/emergency combo – 1 ea. to replace plastic sign
- \$0 - Stairs to upper area have been demo'd – replace? **Estes to advise**
- \$250.00 - Service/PM existing 10' x 10' chain hoist roll-up door – 1 ea. (**currently being used as an emergency exit**)
- \$500.00 - Clean/jet out 1' x 4' floor drain – 1 ea.
- \$1,000.00 - Service electrical as required and label panel box

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Shop cont.:

Small parts room (with-in Engine repair room) – 15' x 18' (270 s.f.):

- \$1,200.00 - ✱ Demo. existing 1' x 8' 2 tube T-8 bulbs and upgrade to LED type – 6 ea.
(Estes/Joe Z supply fixtures/O'Connor to install)
- \$500.00 - Paint block walls – 100%
- \$500.00 - Clean & jet out floor drain – 1 ea.
- \$3,000.00 - ✱ Lowes type epoxy flooring in bad shape – demo & install new epoxy w/heavy broadcast
- \$0 - H.M door has been removed – demo hinges and leave as a framed opening or install new 3'-0" x 7'-0" door w/hardware etc. – **Estes to advise**

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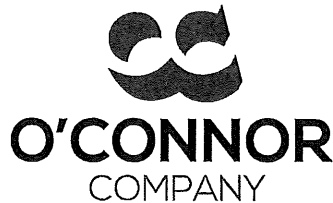
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Shop Cont.:

Parts Room 54' x 66' (3,564 s.f.) w/ office 9' x 26; (234 s.f.) +/- :

- \$6,000.00 - Lighting = old T-12 - 1' x 12' ceiling mounted fixtures – 50% not working – 60 ea. demo & install all new LED type – 30 ea. **(Estes/Joe Z supply fixtures/O'Connor to install)**
- \$1,000.00 - Service existing gas fired heaters – 2 ea.
- \$500.00 - Service electric 48" dia. louver/exhaust fan – 1 ea.
- \$4,500.00 - Service/PM existing 5' x 6' roll up parts room windows – 2 ea. & 10' x 16' sectional steel door – 1 ea. & install new electric operator **(existing = antique)**
- \$25,000.00 - Pressure wash & paint – 100%
- \$250.00 - Clean/wipe down all metal shelving
- \$1,500.00 - 5' x 5' skylights existing – confirm no leaks and caulk as needed – 6 ea.
- \$0 - Concrete floor = OK
- \$0 - Sprinkler system existing = OK
- \$250.00 - Service thru wall A/C unit @ office
- \$2,500.00 - ✕ Install epoxy flooring and base with heavy broadcast **(existing = concrete only)** @ office area
- \$3,800.00 - Demo & replace all existing 2' x 4' acoustical ceiling tile w/new & paint grid @ office area (234 s.f.) & drop ceiling area **(within parts area)** 22' x 46' (1,012 s.f.)
- \$2,000.00 - Service electrical thru-out as required

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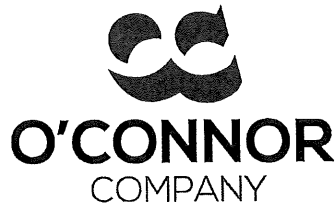
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Shop Cont.:

Open Wash Bay with metal canopy - 27'x 78' +/- (2106 s.f.):

- \$31,000.00 - Concrete floor pitted/cracked in areas – demo & replace drive thru area 20' x 78'/1,560 s.f. (**std. detail**)
- \$10,500.00 - Canopy metal roof panels showing signs of extreme rusting/peeling paint – Pressure wash to eliminate flaking paint & paint roof panels & all structurals – 100% (**DTM/rustproof type paint**)
- \$500.00 - O'Connor to inspect roof on site and seal/patch any small holes and advise Estes of any large repairs required
- \$1,000.00 - ✕ Demo. old M.H. 200 watt round lights @ entrance & exit – replace w/LED wall pacs – 2 ea.
- \$0 - Lights under the canopy have been upgraded to LED type = OK
- \$4,000.00 - Clean out & jet floor drains – 2 ea. @ 2' x 8' & replace damaged grate – 1 ea.
- \$1,000.00 - Re-work/reinstall pair of sliding metal barn doors @ wash bay equipment shed & install new handles – 2 ea.
- \$2,000.00 - Existing gas fired wash bay equipment = 2 ea. units existing – 1 ea. seem to be abandoned – rusted/not hooked up the other unit seems newer / new piping service as required
- \$250.00 - Replace existing burnt out ceiling mounted 1' x 4' with new LED light fixture – 1 ea. (**Estes/Joe Z supply fixtures/O'Connor to install**)
- \$500.00 - Demo existing metal wall panels (**lower 2' +/-**) @ equipment shed & replace w/new 30 l.f. +/-

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Shop Cont.:

Door # 15 – 20' x 45' +/- (900 s.f.) (assume paint bay/YRC using to change oil):

- \$500.00 - Service/PM existing 12' x 16' roll up O.H. door – 1 ea.
- \$1,000.00 - Jet & clean floor drain 1' x 12' – 1 ea. (**full of trash**) grates = OK
- \$0 - Sprinkler system in place = OK
- \$1,000.00 - Repair damaged drywall ceiling & area @ rear wall = 14' x 16' (224 s.f.) (**tape/mud etc.**)
- \$1,000.00 - ✱ Service exhaust system as required (**if Estes to use as paint bay**)
- \$5,000.00 - Replace existing 3'-0" x 7'-0" H.M. doors & frames (**broken internally & rusted**) in masonry block walls with new with h.d. closures, lever locks, vision panels & armor plates – 2 ea. and paint – color = bronze
- \$300.00 - Install exit/emergency combo fixture – 1 ea. to replace existing plastic sign
- \$0 - Existing concrete floor (**of what was visible**) = OK

Fuel Tanker Canopy 20'x 50' (1,000 s.f.)

- \$8,000.00 - Pressure wash & paint roof panels, skirt panels & structurals – 100%
- \$2,000.00 - Clean/jet floor drain 18" x 20' & 18" x 15' - grates = OK
- \$500.00 - Service all electrical as required
- \$500.00 - Repaint all 8" dia. x 5' bollards = 8 ea., guardrail – 40 l.f. +/- & concrete blocks @ entrance & exit – 3' x 5' – 2 ea. – color = safety yellow
- \$0 - Lighting under canopy has been upgraded to LED type – OK
- \$1,000.00 - ✱ Demo. existing 250 watt MH fixtures @ smaller canopy over fueling equipment to LED type (**explosion proof**) – 2 ea.
- \$100.00 - Reattach/pop rivet existing downspout @ joint – 1 ea.

Note: Fuel container tanks @ 80,000 gal. capacity – 2 ea. in concrete dike @ 35' x 110' +/- (room for 1 ea. additional tank – concrete pad existing)

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Shop Cont.:

2 Story Office @ North End of shop includes driver check-in/restrooms/offices

Upper level – 35' x 65' (2,275 s.f.)

Lower level – 35' x 65' (2,275 s.f.)

Total = 4,550 s.f.

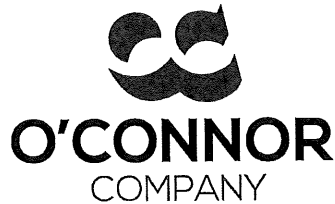
Upper Level = Driver check-in, large general office, offices – 2 ea., file cabinet/breakroom, men's & women's restroom

Lower level = Breakroom, Locker room, recently renovated restroom and smaller ½ demo'd restroom

General Items – Upper and Lower Levels

- \$10,000.00 - Paint block, drywall and paneling walls, hard ceiling and millwork/cabinetry thru-out
- \$25,000.00 - ✱ Demo VCT tiles & 4" cove base & install epoxy coating w/heavy broadcast & 6" vinyl cove base – color = charcoal
 Areas = 28' x 16' & 5' x 5' = 473 s.f. **(lower level)**
 32' x 65' = 2,080 s.f. **(upper level)**
 Total = Epoxy – 2,553 s.f.
 = 6" vinyl cove base – 350 l.f.
- \$7,000.00 - Demo existing 2' x 4' acoustical ceiling tiles & paint grid = 3,000 s.f.
- \$500.00 - Adjust existing 6'-0" x 7'-0" H.M. doors as required, install new closure – 1 ea. & paint – color = bronze
- \$3,000.00 - Clean duct system & service existing HVAC system as required
- \$1,000.00 - 2' x 2' high velocity registers in place = OK - just need a good cleaning
- \$7,000.00 - ✱ 2' x 4' lay-in fixtures have been upgraded to LED @ areas thru out lower & upper levels = OK Upgrade all remaining 2' x 4' fixtures to LED type = 20 ea. **(Estes/Joe Z supply fixtures/O'Connor to install)**

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Shop cont.

General Items Upper and Lower cont.

- \$1,800.00 - ✕ Install kick plates @ wood doors – 7 ea. & armor plates @ h.m. doors – 3 ea.
- \$2,000.00 - Check all electric – make safe
- \$2,000.00 - Clean entire facility – **top to bottom** – 100% (Including restrooms, glass inside and out, top of doors, millwork, vinyl base etc.

Upper Level:

- \$4,000.00 - Install new countertop to replace one held together w/duct tape 4 ea. @15'–0"
- \$500.00 - Oil/grease existing glass sliders @ countertop & add handles – 3 ea.
- \$500.00 - Verify windows are airtight and remove, clean & reinstall vinyl blinds – 7 ea.
- \$1,000.00 - Service pneumatic tube – 1 ea. **(replace drop box – held together with tape)**

Women's & Men's Restroom – both = 6' x 6' (36 s.f.)

- \$2,000.00 - Service existing toilets – 2 ea. & sinks w/faucet – 2 ea. as required
- \$750.00 - ✕ Install exhaust fans – 2 ea. **(none existing)**
- \$100.00 - Demo. existing metal blind and replace with new – 1 ea.
- \$500.00 - ✕ Demo. existing small dome light and install new 2'x 2' ceiling mounted LED fixture – 2 ea. **(Estes/Joe Z supply fixtures/O'Connor to install)**

Lower Level:

Men's Restroom – 10' x 32' (320 s.f.)

Note: Recently upgraded/looks great – 3 ea. toilets/ 3 ea. urinals – 3 ea. wall mounted stainless steel sinks, electric hand dryers, FRP on wet walls, professional epoxy floor & vinyl base – occupancy sensor lights – **just needs a good cleaning**

- \$100.00 - Adjust H.M. door to close all the way - catching on jam

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Main office

Upper level – 45' x 120' (5,400 s.f.)

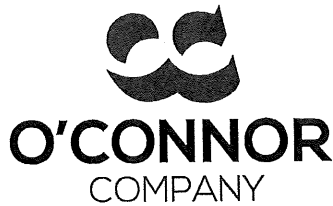
Lower level – 45' x 120' (5,400 s.f.)

Total = 10,800 s.f.

General Items thru out (Upper & Lower Levels):

- \$6,000.00 - Demo. existing damaged/water stained 2 x 4 lay-in acoustical ceiling tiles seem to be recently updated a few damaged/holes etc. thru out (**water damage, filthy, missing**) and replace with new and clean & paint existing grid – 100% **color = white**
Upper level – 500 s.f. +/-
Lower level/stairwell -2,000 s.f. +/-
- \$40,000.00 - ✱ Demo existing 2' x 4' lay-in light T-8 bulb fixtures & install new LED type 2' x 4' lay-in fixtures – **111 ea. (Estes/Joe Z supply fixtures/O'Connor to install) Note: Select rooms have been updated to LED – 20 ea. fixtures**
- \$22,000.00 - ✱ All existing windows are uninsulated type – replace with new storefront insulated type – 22" x 78" = 10 ea. and 39" x 35" – 1 ea.
- \$7,000.00 - Service HVAC systems - 2 ea. RTU as required & **clean duct system – 100% (registers filthy)**
- \$9,000.00 - ✱ Demo. existing 12" registers and install new 2' x 2' step down (**high velocity**) type - 45 ea.
- \$42,000.00 - Demo. all existing worn/damaged VCT tiles, carpet squares and 4" vinyl base - (**upper level only - does not include men's/women's restroom and dock workers breakroom.**)
Install glue down type LVT flooring – 3,400 s.f. (**color = grey family**)
Install 6" vinyl base = 900 l.f. (**color = charcoal**)
- \$2,500.00 - Service all existing electrical as required to make safe and label panel box

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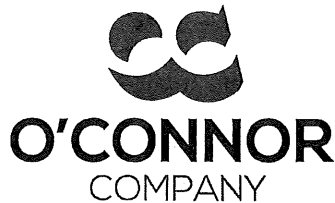
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Main Office – General Items cont.

- \$1,800.00 - Update existing exit lights with exit/emergency combos thru out – 6 ea.
- \$0 - Fire extinguishers in place and up to date on inspection = OK
- \$500.00 - Service existing wall mounted water fountains – 2 ea.
- \$2,000.00 - Demo. existing old/dirty window blinds and install all new – 11 ea.
- \$24,000.00 - Repair all existing drywall, block and paneling walls as required & paint – 100% (**upper level – 100% - lower level – 40% = 7560 s.f.**)
Colors as indicated below all 2 ea. coats
 - Main Office = walls = **SW 6246 (North Star)** and trim = **SW 6248 (Jubilee)**
 - Dispatch/Breakroom(upper and lower)/training room = walls = **SW 6248 (Jubilee)** and trim = **SW6249 (Storm Cloud)**
 - Wood doors and cabinets = **SW 6248 (Jubilee)**
 - H.M. doors and frames = **SW BRZ8 (Mississippi Bronze)**
 - Women's restroom = Walls **SW6246 (North Star)**
 - Men's restroom = Walls **SW6248 (Jubilee)**
 - Drywall Ceiling = **White**
- \$6,200.00 - ✖ Install kick plates @ existing wood doors = 35 ea. and armor plates @ h.m. doors = 3 ea.
- \$2,000.00 - Service/adjust all man doors/hdw./storefront door as required thru out
- \$0 - Sprinkler system existing (**Riser room for office located in the basement**)
- \$3,000.00 - Replace existing h.m. door and frame in block wall @ dock/office common wall (**broken internally**) with new 3'-0" x 7'-0" H.M. door & frame w/H.D. closure, lever lock, 1/2 safety glass, weather – striping & armor plate – 1 ea. & paint – **Color = SWBRZ8 (Mississippi Bronze)** – 2 ea. coats
- \$4,000.00 - Clean entire facility – **top to bottom** – 100% (Including restrooms, tile floors and walls, steam clean existing fabric cubicle partitions, glass inside and out, top of doors, millwork, vinyl base etc.

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Main office cont.

Ladies Restroom w/small storage closet – 11' x 15' (165 s.f.):

- \$2,000.00 - Service all plumbing to include toilets – 2 ea., sinks w/faucets – 2 ea.
- \$1,000.00 - Paint metal toilet partitions – 2 ea.
- \$500.00 - Service existing extraction fan – switch to turn on is located at top of the wall **(very hard to reach)** – relocate switch lower to a reasonable height – 1 ea.
- \$1,000.00 - ✕ Demo. existing 1 x 4 ceiling mounted T-8 fixture – 2 ea. and small fixtures above sink and install LED ceiling mounted fixtures – 3 ea. **(includes storage closet) (Estes/Joe Z supply fixtures/O'Connor to install)**
- \$100.00 - Re-caulk countertop **(minimum)**
- \$100.00 - Adjust solid core wood door as required – not closing all the way getting hung up on the jamb
- \$500.00 - Clean/jet floor drain – 1 ea.

Men's Restroom – 6' x 11' (66 s.f.):

- \$1,000.00 - Service all plumbing to include toilet – 1 ea., urinal – 1 ea., sink with faucet – 1 ea.
- \$500.00 - Service existing extraction fan – no switch/been covered with a plate – verify fan is operational and install new switch
- \$750.00 - Paint metal toilet partition and urinal screen
- \$500.00 - ✕ Demo. existing 1 x 4 ceiling mounted T-8 fixture – 1 ea. and small fixture above sink and install LED ceiling mounted fixtures – 1 ea. **(Estes/Joe Z supply fixtures/O'Connor to install)**
- \$100.00 - Adjust solid core wood door – closes all the way but **very** slowly
- \$500.00 - Clean/jet floor drain – 1 ea.

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Main office cont.

Office Breakroom 16' x 20' (320 s.f.)

- \$100.00 - Adjust upper and lower cabinets as required (**minimum**)
- \$1,000.00 - Replace old/damaged countertop – 10 l.f. and install new sink and single handle Delta type faucet – 1 ea.
- \$0 - Existing cork wall – leave as is/no paint

Dispatch 12' x 28' (336 s.f.)

- \$2,000.00 - Demo. existing damaged (held together with duct tape) countertops – 12'-0" – 2 ea. color – black with specs.
- \$250.00 - Tighten up all existing cabinets/adjust hinges, pulls etc.
- \$500.00 - Oil/grease existing 21" x 47" glass sliders (2 ea. stuck in place, 1 ea. very loose/nearly out of the track) and install pulls – 3 ea.

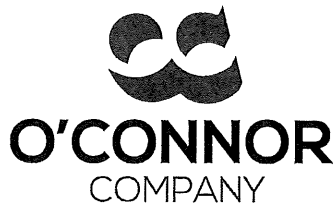
Dock Breakroom 12' x 26' (312 s.f.)

- \$3,500.00 - ✕ Demo. existing VCT tiles and 4" vinyl cove base and install epoxy coating and base with heavy broadcast
- \$150.00 - Demo. old/falling apart wooden cubbies
- \$300.00 - Stiffen up/add supports to existing countertop (**minimum**)

Stairwell 8' x 20'/8' X 12' (320 s.f.) – upper & lower areas

- \$3,800.00 - ✕ Demo. existing VCT tiles and 4" vinyl base, install epoxy coating and epoxy base - 160 s.f. epoxy and 60 l.f. of base (**match existing stair treads as close as possible**)
- \$500.00 - ✕ Demo. ceiling mounted 1' x 4' 2 bulb T-8 fixtures and install 2' x 4' lay-in LED fixtures – 2 ea. (**Estes/Joe Z supply fixtures/O'Connor to install**)
- \$100.00 - Tighten wall mounted wooden handrails as required - minimum

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Main Office - Lower Level

Note: 60% +/- has recently been updated with new ceiling grid and tile, carpet floor tiles, 4" vinyl base and painted (will need minor touch ups thru-out) = looks good – the remaining 40% +/- work to be completed in the basement as indicated below.

Breakroom 12' x 28' (336 s.f.)

Note: Signs of major water damage, drywall demo'd and metal studs have been treated (upper level restrooms above this area).

\$2,000.00 - Install new drywall, mud and finish – 350 s.f.

\$4,000.00 - Demo. existing "Lowes" type epoxy coating (showing signs of wear) and install new epoxy coating with heavy broadcast and 6" vinyl cove base – color = charcoal

Epoxy coating = 336 s.f. Vinyl cove base = 75 l.f.

Training Room 18' x 36; (648 s.f.)

\$7,500.00 - Demo. existing "Lowes" type epoxy coating (**showing major signs of wear**) and install new epoxy coating with heavy broadcast and 6" vinyl cove base – color = charcoal

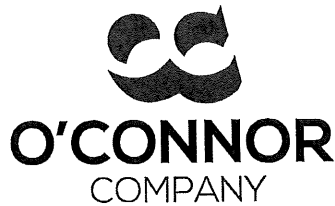
Epoxy coating = 648 s.f. Vinyl cove base = 100 l.f.

Office (off Training room) 8' x 11' (88 s.f.)

\$1,000.00 - Demo. old/dirty carpet and install epoxy coating with heavy broadcast and 6" vinyl cove base

Epoxy coating = 88 s.f. Vinyl cove base = 35 l.f.

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Main Office - Lower Level cont.

Storage Room (IT closet/Electric fence equipment) 12' x 12' (144 s.f.)

- \$1,500.00 - Demo. worn out/damaged VCT tiles and 4" vinyl cove base and install new epoxy coating with heavy broadcast and 6" vinyl cove base – color = charcoal
Epoxy coating = 144 s.f. Vinyl cove base = 38 l.f.
- \$150.00 - Install sweep @ existing h.m. door to exterior stairwell (**gap existing**)

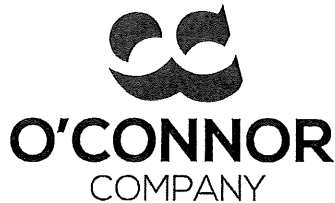
Men's and Women's Restrooms (each 4' x 5' (total 40 s.f.)

- \$2,000.00 - Service existing plumbing toilets – 2 ea., wall mounted sinks and single handle faucets – 2 ea.
- \$600.00 - Snake floor drains – 2 ea.
- \$500.00 - Install new exhaust fans (**existing not working**) – 2 ea.
- \$500.00 - ✕ Demo. existing 1' x 4' T8 bulb wall mounted fixtures and install new LED type – 2 ea. (**Estes/Joe Z supply fixtures/O'Connor to install**)

Riser Room 8' x 10' (80 s.f.)

- \$1,000.00 - Smells very damp – signs of water damage @ existing acoustical ceiling tile and VCT tiles – clean area 100 % and test for mold
- \$500.00 - Service/inspect sprinkler wet system as required (**per tag last inspection 6/8/22**)

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Main office exterior:

- \$7,000.00 - Pressure wash – 100% **(including all brick, concrete sidewalks, stairwells/metal railings to basement – 2 ea. and masonry canopy at front entrance)**
- \$500.00 - Re-caulk metal flashing at masonry canopy – ensure no leaks
- \$2,000.00 - Paint all metal flashing (210 l.f.) and masonry canopy at front entrance – 100% color – bronze
- \$100.00 - Demo./trash wooden picnic table **(falling apart)**
- \$600.00 - Clean/jet out floor drains @ bottom of stairwells – 2 ea.
- \$1,500.00 - Trim bushes/trash dead bushes/mow grass, clean up landscaping **(very overgrown)** – 100%
- \$1,000.00 - ✕ Demo. existing 400 watt metal halide light fixtures @ 3' metal poles above roof line at NW and SE corners of the building with new LED type – 4 ea. fixtures **(Estes/Joe Z supply fixtures/O'Connor to install)**
- \$500.00 - Prep. and paint metal roof access ladder @ east side of the building – color = safety yellow
- \$500.00 - ✕ Demo. existing 250 watt metal halide wall pacs at stairwell to basement and install LED type fixtures – 2 ea. **(Estes/Joe Z supply fixtures/O'Connor to install)**
- \$100.00 - ✕ Remove large YELLOW sticker at storefront entrance
- \$4,000.00 - Demo. shaky/falling apart wooden structure over compressor @ east side of office and construct metal shed (std. detail) @ 8' x 10'
- \$500.00 - Service existing compressor as required
- \$15,000.00 - Demo. sinking/breaking apart concrete at North and South sides of main office
Areas = 10' x 18' and 20' x 30' (780 s.f.)
- \$1,000.00 - Demo. damaged concrete curb at south side of main office and replace with new @ 12" w x 12" h x 40'

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Site:

- \$2,071,580.00 - Inside Terminal Fence Line - Asphalt damage/cracked/settling thru-out – mill and replacement 103,579 SY
- \$412,720.00 - Employee Lots (Two Lots) - Asphalt damage/cracked/settling thru-out – mill and replacement 20,636 SY
- \$11,225.00 - Replace damaged concrete parking bumpers in south employee parking lot fence line where employees are **backing into fence**, and inside terminal fence line along southern employee lot = 30 ea.
- \$3,500.00 - ~~X~~ Install four (4) 8” bollards around light pole located in middle of south employee lot. 4 ea. @ 8” dia. x 9’ & paint – Color = safety yellow – 2 ea. coats
- \$7,650.00 - South employee lot fence – replace 11 fence poles and reattached approx. 170 lf fence.
- \$1,500.00 - Electrical conduit attached to south employee fence is not attached in multiple locations and broken in once location (wires are exposed). Reattach and repair as needed.
- \$1,500.00 - Man gate from South employee lot to office main entrance has large gap between gate and fence. Install new gate post and man gate. 1 ea. Man gate 36” x 84”, 2 ea, 4” galv. Gate post.
- \$450.00 - Unused man gate on south side of sliding exit gate has large gap. Install galv. chain link fence over gate. 10’ x 7’
- \$1,500.00 - Entrance gates to terminal has one set of swing gates and one sliding gate. 8” galv. post on one swing gate bent. Replace post and repair swing gates.
- \$5,000.00 - Slide gate in good condition but motor and chain not working. Replace motor and chain. 1 ea. Motor and chain
- \$5,000.00 - Exit sliding gate from terminal not in use due to gate motor not working. Replace motor and chain. 1 ea. Motor and chain
- \$1,600.00 - Replace bollards at exit sliding gate motor - one bent and one broke at ground level. 2 ea. @ 8” dia. x 9’ & paint – Color = safety yellow – 2 ea. Coats

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Site Cont.:

- \$30,000.00 - ~~X~~ Neither employee lot has an entrance/exit gate. Add one 24' sliding gate to each lot with key pad on entrance side and magnetic ground loop on exit side. Will require power to be run to each location (approx. 560 l.f. at south lot – running power from filtration shed, 200 l.f. north lot – running power from guard shack) 2ea. 24' sliding gate with goose neck mounted key pad and magnetic control loop.
- \$400.00 - Site perimeter/chain line fence is rusted but chain link is continuous around site. 120 l.f. of barb wire (all three strand) needs to be reattached in corner northwest of office .
- \$25,000.00 - Clean trash, mow, and spray weed killer around complete site. Approx. 2,330 l.f. of fence line has abundance of trees/limbs growing into fence. Clear all trees and bushes within 3' of fence.
- \$6,750.00 - Clean-up around shop/yard etc. **lots of misc. trash everywhere**

Concrete Aprons

- \$90,000.00 - North side of dock – crack runs full length of building. Remove and replace a 3' x 1500' section and replace with concrete doweled into surrounding concrete at 16" o.c. with #4 rebar @ 10 depth. **(std. detail)** – 4500 s.f.
- \$90,000.00 - South side of dock – crack runs full length of building. Remove and replace a 3' x 1500' section and replace with concrete doweled into surrounding concrete at 16" o.c. with #4 rebar @ 10 depth. **(std. detail)** – 4500 s.f.

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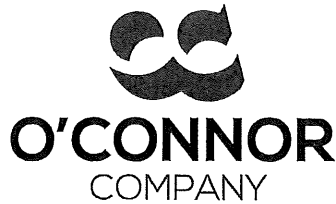
Site Cont.:**Concrete Aprons Cont. :**

- Additional Apron demo & replace **heavily** damaged concrete as indication below:

<u>Door #</u>	<u>Area/size:</u>	<u>Door #</u>	<u>Area/size:</u>
11	11' x 16'	128	3' x 11'
13	11' x 31'	126	3' x 11'
15	11' x 31'	118	3' x 4'
17	3' x 11'	60	3' x 11'
19	11' x 31'	58	5' x 5'
23	11' x 31'	54	3' x 11'
25	3' x 11'	52	11' x 10'
27	3' x 11'	50	3' x 11'
35	16' x 11'	48	3' x 11'
39	16' x 11'	46	11' x 11'
41	15' x 11'	44	3' x 11' & 3' x 15'
43	20' x 11'	42	3' x 11'
Ramp at 43	19' x 4' & 3' x 8'	40	3' x 11'
59	16' x 11'	38	11' x 11'
61	3' x 11'	36 dumpster	20' x 11'
63	21' x 11'	34	27' x 11'
67	11' x 24'	32	27' x 11'
85	3' x 11'	30	27' x 11'
87	3' x 11'	28	27' x 11'
89	3' x 11'	26	3' x 3'
91	3' x 11'	22	3' x 3'
93	11' x 16'	16	27' x 11'
95	3' x 11'	14	27' x 11'
97	3' x 11'	12	27' x 11'
111 stairs	3' x 11'	10	15' x 11'
171	4' x 30'	6	15' x 11'
207	24' x 11'	4	27' x 11'
228	2' x 2'	2	27' x 11'
212	3' x 4'		
164	8' x 11'		
130	3' x 11'		

\$177,800.00

Total = 8085 s.f. + 10% = 8894 s.f.
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Site Cont.:

Concrete Aprons Cont. :

- \$44,400.00 - ✖ Door 102 – 180 on north side dock (444 l.f.), aprons only extend 50' from dock wall. Remove 5' asphalt and replace with concrete to depth of 10" doweled into surrounding concrete at 16" o.c. with #4 rebar. (**std. detail**). 2,220 s.f.
- \$95,200.00 - ✖ Door 99 – 265 on north side dock (952 l.f.), aprons only extend 50' from dock wall. Remove 5' asphalt and replace with concrete to depth of 10" doweled into surrounding concrete at 16" o.c. with #4 rebar. (**std. detail**). 4,760 s.f.
- \$66,000.00 - Concrete drop pads north side of dock – crack from front curb (across from door #2) 1100 l.f. Remove and replace a 3' x 1100' section and replace with 4000 psi concrete doweled into surrounding concrete at 16" o.c. with #4 rebar @ 10 depth. (**std. detail**) – 3300 s.f/
- \$44,500.00 - ✖ 22 storm sewer drop inlets currently have asphalt around the collar. Cut and remove a 9' x 9' square around drop inlet and replace with 4000psi concrete to a 10" depth. (1,782 s.f.)
- \$6,075.00 - 3 storm sewer drop inlets currently have concrete around the collar that is cracked. Cut and remove existing concrete, and replace with a 9' x 9' square around drop inlet. Replace with 4000psi concrete to a 10" depth. (243 s.f.)
- \$57,120.00 - Site entrance is concrete. 136 l.f. crack runs from entrance gate toward road. Remove and replace from control joint to control joint – 136' x 21' with 5000 psi concrete doweled into surrounding concrete at 16" o.c. with #4 rebar @ 10 depth. (**std. detail**) (2856 s.f.)
- \$198,360.00 - Multiple area of concrete cracked between entrance gate and shop. Remove and replace 29 sections from control joint to control joint with 5000 psi concrete doweled into surrounding concrete at 16" o.c. with #4 rebar @ 10 depth. (**std. detail**) – 9918 s.f.
- \$5,104.00 - Control joints of concrete entrance area need to be cleaned out and re-caulked. Approx. 1276 l.f. of control joints.

<p>EXHIBIT</p> <p>E-6</p>

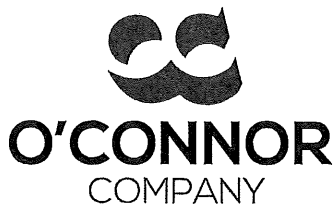


YRC – Charlotte, NC
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Site Cont.:

- \$73,000.00 - Restripe site, including employee parking lots, and all dock doors (276 ea.) - faded out/non existing and/or required after concrete repairs and paving. Paint door #'s on asphalt - 276 ea. with **blackout and yellow box around door number**. Two strips between each door. Strips to be painted up the dock walls to bumper/levelers.
- \$30,000.00 - Two non-functions truck scales on south side of property. One pit axle scale, and one weighbridge. Remove both scales, fill pits and pave.
- \$15,000.00 - Prep. (scrape peeling/chipping paint) and re-paint all metal site light poles @ 6" x 6" x 35' – 32 ea. color = bronze
- \$2,000.00 - Paint all site bollards – color = safety red @ fire hydrants – 15 ea. and safety yellow at all others – 10 ea.
- \$18,000.00 * Site poles =
70% located in concrete curbs (bollard protection not required); 20% located in grass/concrete curbs (bollard protection not required) & 10% have bollard protection but only at opposite corners - Install 8" dia. x 9' pipe bollards at site light poles total = 12 ea.

**EXHIBIT
E-6**



YRC – Charlotte, NC

Page 38 of 38

Water Treatment Building – 22' x 22' – 14' E.H. – 484 s.f. +/-
(Could not access building)

- \$2,000.00 - Pressure wash & paint exterior – 100% including 8' x 10' O.H. door – 1 ea. & man door – 1 ea.
- \$300.00 - Replace vision panel in man door 20" x 30" – 1 ea.
- \$500.00 - Service/P.M. O.H. door = 1 ea.
- \$100.00 - Inspect roof/clean gutter
- \$3,000.00 - Clean all vines/weeds from around building & entire fence line (fence line = 500 l.f. – 50 % = **heavily overgrown in most locations**)
- \$1,000.00 - Mow/cut grass & weed eat all structures & fence line & herbicide – 2 applications
- \$500.00 - Repair/adjust 2 ea. 8' swing gates
- \$11,250.00 - Repair/replace chain link fence = 50% or 250 l.f. (include privacy slats for all fence – old & new = **as is currently!**)
- \$2,000.00 - ~~*~~ Update lighting to LED type = 2 ea. – wall pacs & 2 ea. yard lights

\$8,917,834.00	Subtotal	-	\$2,256,350.00	=	\$6,661,484.00
\$1,714,200.00	G.C.				\$1,714,200.00
\$10,632,034.00					\$8,375,684.00
\$1,063,203.40	10% O.H. & P.				\$837,568.40
\$11,695,237.40	Total				\$9,213,252.40

LEVELER PM'S 275 x \$28 = \$7,700.00

DOCK ROOF COATING 217,440 SF x 2/5¢ = \$434,880

SHOP ROOF COATING 52,042 SF x 3/5¢ = \$156,126

\$9,811,958.00

EXHIBIT
E-6

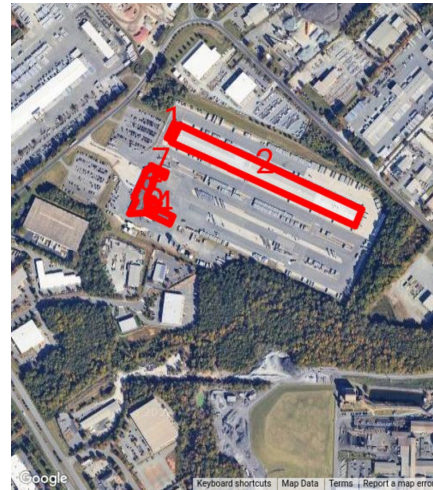
YRC Inc. Charlotte, NC
11010 Reames Road
Charlotte, NC 28269



SUMMARY

PROPERTY:

YRC Inc. Charlotte, NC
11010 Reames Road
Charlotte, NC 28269



SECTION: Main office

Deficiency	Qty	Emergency	Remedial
Caulk application	100 LF	\$500.00	
Caulk application	2 EA	\$20.00	
Rooftop projections are rusting	1 EA	\$50.00	
Total		\$570.00	\$0.00
Main office Total: \$570.00			

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

**EXHIBIT
E-6**



SECTION: Docking area

Deficiency	Qty	Emergency	Remedial
Debris	3000 LF	\$950.00	
Pipe penetration failure	12 EA	\$2,500.00	
Caulk application	10 EA	\$125.00	
Punctures, rips or tears	10 EA	\$350.00	
Debris	1 EA	\$10.00	
Rooftop projections are rusting	2 EA	\$700.00	
Caulk application	10 EA	\$350.00	
Other	35 EA	\$700.00	
Fastener Backing Out	40 EA	\$75.00	
Surfacing-requires coating	80 LF	\$2,000.00	
Gutter seams leak	64 EA	\$960.00	
Caulk application	10 EA	\$200.00	
Total		\$8,920.00	\$0.00
Docking area Total: \$8,920.00			



SECTION: Mechanic shop

Deficiency	Qty	Emergency	Remedial
Other	20 EA	\$4,000.00	
Debris	130 LF	\$350.00	
Membrane surface delamination - membrane patch	200 SF	\$2,499.00	
Rooftop projections are rusting	12 EA	\$2,400.00	
Punctures, rips or tears	4 EA	\$125.00	
Gravel stop splits in stripping	160 LF	\$2,400.00	
Total		\$11,774.00	\$0.00
Mechanic shop Total: \$11,774.00			

SECTION: Parts section

Deficiency	Qty	Emergency	Remedial
Debris	100 SF	\$200.00	
Base flashing failure	100 SF	\$1,500.00	
Penetration pocket - add pourable seale	2 EA	\$450.00	
Total		\$2,150.00	\$0.00
Parts section Total: \$2,150.00			



SECTION: Maintenance section

Deficiency	Qty	Emergency	Remedial
Base flashing failure	125 SF	\$1,899.00	
Gravel stop splits in stripping	25 LF	\$450.00	
Total		\$2,349.00	\$0.00
Maintenance section Total: \$2,349.00			

SECTION: Maintenance section 2

Deficiency	Qty	Emergency	Remedial
Penetration pocket - add pourable sealer	4 EA	\$850.00	
Field seam open - coverstrip	4 EA	\$200.00	
Total		\$1,050.00	\$0.00
Maintenance section 2 Total: \$1,050.00			

SECTION: Tire section

Deficiency	Qty	Emergency	Remedial
Debris	150 LF	\$250.00	
Total		\$250.00	\$0.00
Tire section Total: \$250.00			

YRC Inc. Charlotte, NC
11010 Reames Road
Charlotte, NC 28269



AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ Amount: \$27,063.00

Printed Name: _____ PO: _____

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

**EXHIBIT
E-6**

Durham - August 30, 2023 - Kay Sanders

1440 Office

11560 dock

32 doors

Repair	QTY	Cost Per	Cost	Total Cost
Ceiling tiles Estimate 1 case	1	\$ 120.00	\$ 120.00	
Painting - peeled paint on counters and touch up. Just painted in 2022	1440	\$ 0.65	\$ 936.00	
Sign Removal (face Only) with lift	1	\$ 1,500.00	\$ 1,500.00	
Sink will not turn off in dock restroom.	1	\$ 750.00	\$ 750.00	
Clean up dock and yard from trash and debris	1	\$ 2,500.00	\$ 2,500.00	
Dock plates not PM'd	32	\$ 50.00	\$ 1,600.00	
Dock plate allowance (three replacements)	Allowance	\$ 6,000.00	\$ 6,000.00	
Fence post bent and barb loose - 20'	20	\$ 45.00	\$ 900.00	
Asphalt - Potholes were to be patched by LL- potholes for tenant 250 sf	250	\$ 50.00	\$ 12,500.00	
Concrete wall on dock hit with forklift again. Was repaired by LL before move in	1	\$ 1,750.00	\$ 1,750.00	
OVHD Door Damaged	1	\$ 2,500.00	\$ 2,500.00	
Outdoor terminal lights not working	Allowance	\$ 20,000.00	\$ 20,000.00	
End door steel on building damaged (door siding not back wall)	1	\$ 950.00	\$ 950.00	\$ -
Landscaping clean up	1	\$ 3,500.00	\$ 3,500.00	
Roof Repairs- Allowance	2	\$ 1,000.00	\$ 2,000.00	
			\$ 57,506.00	

EXHIBIT E-7

Estes-Durham, NC
3215 US HWY 70
Durham,, NC 27703



SUMMARY

PROPERTY:

Estes-Durham, NC
3215 US HWY 70
Durham,, NC 27703



SECTION: Section I

Deficiency	Qty	Emergency	Remedial
MB Base flashing coating (Aluminum)	7 EA	\$1,200.00	
Total		\$0.00	\$0.00
Section 1 Total: \$1,200.00			

AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ Amount: \$1,200.00

Printed Name: _____ PO: _____

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

EXHIBIT
E-7

Estes Express _KEARNY, NJ

Estimator: Joe Ziadeh

72 Second Street, Kearny, NJ

Estes Repairs Cost Estimate	QTY	Unit Cost	Total Cost	Notes
	sf/ lf /			
Paint exterior doors	10	\$ 200.00	\$ 2,000.00	All exterior doors badly faded and staring to rust
paint hand rails	3	\$ 800.00	\$ 2,400.00	faded and starting to rust
Office area painting minor	4800	\$ 0.65	\$ 3,120.00	minor scratches and dents
Dispatch floor new VC Tile	15	\$ 600.00	\$ 9,000.00	remove damaged floor and subfloor new vc tile
bathroom repairs	4	\$ 550.00	\$ 2,200.00	faucets worn, partition warn, counter top damaged
dock bathroom sewer line repair	1	\$ 8,000.00	\$ 8,000.00	sewer clogged and needs to be replaced
dock bathroom plumbing renovation	2	\$ 16,000.00	\$ 32,000.00	two bathrooms extremely warn out needs partitioin, toilets and sink
broken window	5	\$ 980.00	\$ 4,900.00	broken panel of glass on several windows
dock womens room	1	\$ 3,500.00	\$ 3,500.00	need to be remodeled
Dock door header repairs	24	\$ 4,800.00	\$ 115,200.00	badly bent up and needs replacing
dock sectional steel door repair	6	\$ 2,100.00	\$ 12,600.00	broken sections and need repair
bollard repairs at old section (34dr)	122	\$ 900.00	\$ 109,800.00	install new bollards
coiling door replacement	14	\$ 2,100.00	\$ 29,400.00	damaged coiling doors athat need repair
EOD repairs	103	\$ 28.00	\$ 2,884.00	maintenance each eod
EOD breakouts	4	\$ 5,800.00	\$ 23,200.00	doors 32, 34, 38 40
Employee parking lot asphalt repair	24000	\$ 2.50	\$ 60,000.00	deteriorated and need to be resurfaced
Employee parking lot carstop	87	\$ 130.00	\$ 11,310.00	line strip
tractor line striping	103	\$ 0.22	\$ 22.66	line strip
tractor yard line striping	185	\$ 0.22	\$ 40.70	line strip
Employeehandicap line striping	10	\$ 18.00	\$ 180.00	line strip
Property fence line clearing	1200	\$ 2.25	\$ 2,700.00	remove all vegetation
Fence line Damage	250	\$ 45.00	\$ 11,250.00	leaning into our prpoerty needs to be removed and installed
Asphalt repair 2 inch resurface	98000	\$ 4.00	\$ 392,000.00	asphalt repairs in yard minor
Asphalt full depth 7 inch repair	5000	\$ 9.00	\$ 45,000.00	asphalt repairs need full depht repairs
Concrete apron repair	6000	\$ 25.00	\$ 150,000.00	cracked and damage in a few areas cut out select areas
Dolly leg damage install concrete(360x5)	1800	\$ 25.00	\$ 45,000.00	the area needs to be removed dn installed with Concrete
yard weed removal	2000	\$ 1.75	\$ 3,500.00	spray and kill all weeds
Roof Damage to flashing	80	\$ 112.00	\$ 8,960.00	replace flashing and coat area with roof sealer
Awning rusted needs painting	8200	\$ 3.50	\$ 28,700.00	rusted badly and needs painting
Missing scuppers	4	\$ 100.00	\$ 400.00	replace roof scuppers missing

Total \$ 1,119,267.36

EXHIBIT
E-8

**Customer:**

Estes Express Lines
3901 W Broad St.
Richmond, VA 23230

Property:

YRC Inc.
72 Second St.
Kearny, NJ 07032

24 October 2023**Attn: Kay Sanders****RE: Sections 1-2-3-4-5-6-7 (~ 54,000 sq. ft.)**

Nations Roof is pleased to provide this budgetary proposal for the roofing project at **72 Second St.**

SCOPE OF WORK - FULL TEAR OFF OPTION

Perform Pre-Construction meeting to review safety, access, schedule, and logistics.
Set up all OSHA required safety equipment.
Remove existing roof system(s) down to steel deck.
Prepare the existing substrate for the new roof application.
Remove existing wall, curb, vent and penetration flashings.
Remove existing metal flashings.
Install (2) new layers of 2.6" polyisocyanurate insulation (R-30) mechanically fastened to the deck.
Install new wood nailer at drip edge perimeters as needed.
Install new 1/2" plywood to vertical wall surfaces as needed.
Install new 60-mil white TPO single ply membrane mechanically fastened to the deck.
Flash all penetrations per manufacturer requirements.
Install new drain inserts at existing drain locations.
Install new 60-mil white TPO wall flashings.
Install new 24 gauge steel slip metal at the HVAC curbs.
Install new walk pads at all roof access points and HVAC equipment.
Install new 24 gauge Kynar steel standard color perimeter edge metal as required per manufacturer.
Provide owner with 20 year manufacturer's warranty.
Perform job completion inspection with owner and manufacturer.
Includes taxes, materials, labor and freight.

Unit Prices:

Steel Deck Replacement - \$12.50 / Sq. Ft.

Investment Summary for Budgetary Purposes Only: \$750,000.00

Accepted By

Name

Title

Date

YRC- Reno, NV- 1650 Kleppe Lane Sparks, NV			Cost
<i>OHD's 1-52= 9' x 9' 6"/ (Door 53 & 54 combined) 19' wide coil up</i>			
#1	Bent Header Beam		\$600.00
#2	Ok		
#3	Bent Header Beam	BL= Bottom Left	
#4	Bent Header Beam	BR= Bottom Right	
#5	Ok	R&R= Remove & Replace	
#6	Bottom Panel R&R		\$1,200.00
#7	Ok		
#8	Ok		
#9	BR Track- Adjust		\$250.00
#10	OK		
#11	BR Track- R&R		\$800.00
#12	Ext. Drip Edge-R&R, Sheet Metal R&R		\$600.00
#13	Bottom Panel R&R		\$1,200.00
#14	Bottom Panel R&R		\$1,200.00
#15	Bottom Panel R&R		\$1,200.00
#16	Ok		
#17	Ok		
#18	Bottom Panel R&R		\$1,200.00
#19	OHD-Ok/ Sheet Metal between 18 & 19 R&R - 2' x 9'		\$600.00
#20	Ok	Bollard @ corner of building door 19 needs R&R	\$800.00
#21	Bottom Panel R&R		\$1,200.00
#22	Ok		
#23	Bottom Panel R&R		\$1,200.00
#24	Bottom Panel R&R	Sheetmetal between 23 & 24 R&R 2' x 9'	\$1,800.00
#25	Header Sheet Metal Damage 3'x 7'		\$600.00
#26	BL Track- Adjust		\$250.00
#27	Bottom Panel R&R		\$1,200.00
#28	OHD- Ok/ Adjust BL track		\$250.00
#29	Bottom Panel R&R	Sheet Metal Between 28 & 29 2'x4'/ Drip Cap R&R	\$2,400.00
#30	Bottom Panel R&R	Sheet Metal Between 30 & 31 R&R	\$1,800.00
#31	Bottom Panel R&R	Drip Cap- R&R/ BR door roller missing	\$2,000.00
#32	Bottom Panel R&R	Drip Cap- R&R	\$1,400.00
#33	Bottom Panel R&R		\$1,200.00
#34	Bottom Panel R&R	Sheet Metal between 35&35 R&R 2'x6'/ BR Track adjust	\$2,250.00
#35	Bottom Panel R&R		\$1,200.00
#36	Bottom Panel R&R		\$1,200.00
#37	Bottom Panel R&R	Header Sheetmetal R&R 2'x6'	\$1,600.00
#38	Bottom Panel R&R	Header Sheetmetal R&R 2'x6'	\$1,600.00
#39	Bottom 2 Panels R&R		\$2,400.00
#40	OK		
#41	Bottom Panel R&R		\$1,200.00
#42	Bottom Panel R&R		\$1,200.00
#43	Ok		
#44	Bottom Panel R&R		\$1,200.00
#45	Bottom Panel R&R		\$1,200.00
#46	OHD R&R		\$4,900.00
#47	Bottom Panel R&R	BR Track R&R	\$1,800.00
#48	Bottom Panel R&R	BL Track Adjust	\$1,450.00
#49	Bottom Panel R&R		\$1,200.00
#50	Bottom Panel R&R		\$1,200.00
#51	Bottom Panel R&R		\$1,200.00
#52	Ok		
#53	19' Wide Coil Up-OK		
#54			
Ramp to doors 53 & 54/ dumpsters			
Repair top rail section			\$350.00
Repair concrete at channel or Rapid Restore			Rapid \$600.00
			\$2,500.00
Office Building			
Needs Adjusted			
Entry- 4'9"x8'6"			
Entry door Adjust			\$250.00
R&R floor tile			R&R Floor Tile \$14sgft
			\$600.00
Office #1- 8'6" x 9'3"			
R&R- (2) 2x2 ceiling tile			Has Data Rack
			Painting \$12 sqft
			\$50.00
Repair damaged wall- 5'x8' area/ paint room			Tape, Mud & Paint
R&R floor tile			\$1,400.00
			\$1,200.00
Office #2- 16'1" x 8'6"			
Paint Walls			\$1,700.00
R&R floor tile			\$1,950.00

EXHIBIT E-9

R&R-(2) 2x4 ceiling tile			\$50.00
Womens Restroom 6'10"x8'6"			
Replace Partation Door 3'	Missing closure lock & handle		\$800.00
Clean Walls & Floor- Ceramic			\$1,000.00
Mens Restroom-16'x12'			
Clean Walls & Floor- Ceramic			\$1,500.00
Paint Partitions & Splash Guards	130sgft		\$1,800.00
Break Room- 21'x17'			
Paint Walls			\$4,300.00
R&R Counter top to dispatch 1'x9'			\$1,400.00
R&R floor tile			\$5,000.00
Main Office Floor-816.12sqft			
Paint Walls			\$9,800.00
R&R floor tile			\$11,500.00
R&R Celing tile (12) 2'x4'			\$500.00
8' R&R vinyl base			\$350.00
Managers Office-12'5"x14'11"			
Paint Walls			\$2,200.00
R&R floor tile			\$2,600.00
R&R Ceiling Tile (4) 2x4			\$250.00
Dispatch- 21'x9'11"			
Paint Walls			\$2,600.00
R&R floor tile			\$2,700
R&R Counter Top to breakroom 2'x9,			\$1,600
R&R Counter Top to Dock 2' x 15'			\$1,900.00
Power Wash OHD, Dock & Interior Walls			\$6,000.00
Paint Dock Office Wall			\$1,800.00
Paint All Bollards (2) Coats			\$6,500.00
Yard			
5'x24' Asphalt Mill & Pave	Mill & Pave 4" @ \$14 sqft		\$1,700
45'x36' Asphalt Mill & Pave			\$22,680.00
13'x42' Asphalt Mill & Pave			\$7,650.00
39'x42' Asphalt Mill & Pave			\$23,000.00
39'x17' Asphalt Mill & Pave			\$9,300.00
219'x51' Asphalt Mill & Pave			\$157,000.00
Crack Seal 1200LF-Yard			\$2,400.00
Concrete Pad R&R dr#35-43/ 108'x18'x8"			\$52,600.00
Employee Parking Lot- Crack Seal -600LF			\$1,200.00
Strip yard & employee parking- 6742LF			\$9,500.00
Repair damaged bollard @ light pole-South fence line x2			\$1,000.00
Repair Fence Post @ Employee parking lot 24LF 6post	20aft		\$480.00
Repair Bollards -East Center Yard x2			\$600.00
Repair damaged sewer guard- north fence line			\$800.00
Repair Concrete Drainage Wall North Fence Line			\$1,200.00
Repair 10 damage fence post- west fence line			\$2,000.00
Remove tree growed into fence- west side of main entrance			\$1,800.00
R&R Chain link Mesh on right side entry gate	Manual gates		\$1,500.00
		Sub	\$ 422,510.00
		GC	\$ 35,000.00
		Sub Total	\$ 457,510.00
	Enter Manual--	10% OHD	\$ 45,041.00
		Total	\$ 502,551.00

EXHIBIT E-9

YRC Inc. Reno, NV
1650 Kleppe Lane
Reno, NV 89431



SUMMARY

PROPERTY:

YRC Inc. Reno, NV
1650 Kleppe Lane
Reno, NV 89431



SECTION: Main

Deficiency	Qty	Emergency	Remedial
Debris	550 LF		\$1,600.00
Missing Fasteners on metal roofs	250 EA	\$2,275.00	
Pipe penetration failure	17 EA	\$1,445.00	
Fastener Backing Out	10250 EA	\$7,500.00	
Safety - Missing Skylight Screens	48 EA	\$39,200.00	
Gutter/downspout replacement	180 LF	\$2,820.00	
Total		\$53,240.00	\$1,600.00
Main Total: \$54,840.00			

Nations Roof

851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

EXHIBIT
E-9

Eugene, OR
 3500 West 1st
 39 Doors 9000 sf dock 1170 sf office

Photo	Description	Units Cost	Quantity	Price	Total
	Flooring- old no damage	\$ -	0	0	\$ -
28	South SE Office Window Damage	\$ 425.00	2	\$ 850.00	\$ 1,700.00
26	South Door frame Damage	\$ 750.00	1	750	\$ 750.00
27	North Door frame Damage	\$ 750.00	1	750	\$ 750.00
23-25	Ceiling light out	\$ 75.00	4	950	\$ 3,800.00
39-41	Roof Leaks SW corner & east	\$ 1,500.00	2	1500	\$ 3,000.00
32-34	Siding trim damage 11'x24" with trim	\$ 950.00	4	950	\$ 3,800.00
43-30-31	Dents in bottom 15/16/14/17/37/38	\$ 1,200.00	6	2000	\$ 12,000.00
28-32	Door Bollards 28 & 32	\$ 1,700.00	2	1700	\$ 3,400.00
35-36	Bumpers (Plates PM'd Feb 23) normal wear and tear	\$ -	0	0	\$ -
37-38	4 CFL lights out -need lift for a day	\$ 350.00	4	350	\$ 1,400.00
42	Disptach Booth Corners Damaged- new plywood and paint	\$ 150.00	6	\$ 150.00	\$ 900.00
45-46-48-49	Downspouts disconnected N&S	\$ 250.00	2	250	\$ 500.00
4	Fence Repair Two posts, 20' section, vines	\$ 1,500.00	1	1500	\$ 1,500.00
4	Landscape maintenance	\$ 7,500.00	1	2500	\$ 2,500.00
1	Debris and Trash Removal	\$ 5,000.00	1	5000	\$ 5,000.00
	Shop Restroom Fan is dead	\$ 450.00	1	450	\$ 450.00
12-15-18-19	Evidence of roof Leaks all four corners	\$ 1,500.00	4	1500	\$ 6,000.00
22	Front gutter on shop damaged	\$ 250.00	1	250	\$ 250.00
22	Damaged down spout on shop	\$ 250.00	1	250	\$ 250.00
20-21	Exterior Shop lighting missing bulbs, damaged	\$ 250.00	2	250	\$ 500.00
08,14	6 CFL lights out, 3 out in office plus lift for shop	\$ 250.00	9	250	\$ 2,250.00
16-17	gas heater- not hooked to gas- allowance	\$ 7,000.00	2	7000	\$ 14,000.00
	water heater not working	\$ 3,200.00	1	3200	\$ 3,200.00
1799	Alligatoring in asphalt- some repaired not all 53x100	\$ 9.00	63192	\$ 9.00	\$ 568,728.00
	Block Cracking not maintained 3000 lf crack fill	\$ 3.00	3	2500	\$ 7,500.00
10,13,47	2 floor drains in shop oil spilled nearby	\$ 25,000.00	1	25000	\$ 25,000.00
7	shop shed in poor condition- not maintained - remove rebuild=electric	\$ 3,000.00	1	10000	\$ 10,000.00
3	Shop Man Door rusted to base	\$ 1,200.00	3	2500	\$ 7,500.00
1808	shop insulation hanging ~ 10 areas - terminal 5 patch and paint		1	2500	\$ 2,500.00
	Sign Removal		1	1500	\$ 1,500.00
					\$ 689,128.00

EXHIBIT
E-10

Reddaway Eugene, OR
3500 W First Street
Eugene, OR 97402



SUMMARY

NATIONS ROOF

851 E. I-65 Service Road South
Suite 300
Mobile, AL, 36606

PROPERTY:

Reddaway Eugene, OR
3500 W First Street
Eugene, OR 97402

SECTION: Reddaway

Deficiency	Qty	Emergency	Remedial
Organic Growth	100 SF		\$750.00
Punctures, rips or tears	60 LF	\$1,750.00	
Blisters	9 LF	\$950.00	
Pipe penetration failure	6 EA	\$1,500.00	
Missing Fasteners on metal roofs	60 EA		\$900.00
Debris	30 SF		\$350.00
Field seam open - coverstrip	17 LF	\$1,325.00	
Total		\$5,525.00	\$2,000.00
Reddaway Total: \$7,525.00			

EXHIBIT
E-10

Bend, OR**1701 S 1st Street, Redmond OR****Inspector Dan Landry and Steve Oyler**

Description	Units	Units Cost	Total
Drop Ceiling tiles 2 cases 96-98	2	\$ 100.00	\$ 200.00
Office door damaged	1	\$ 1,200.00	\$ 1,200.00
Damaged wall NW corner 68-71 2 panel inset	2	\$ 950.00	\$ 1,900.00
1-18 doors weather striping	18	\$ 75.00	\$ 1,350.00
10 broken panel	10	\$ 1,200.00	\$ 12,000.00
Gutter damage SE corner #63- 72-73 66	1	\$ 5,000.00	\$ 5,000.00
Pipe in SW Corner Damaged #66 storm water capture line	1	\$ 500.00	\$ 500.00
Debris removal 64,66,67,70	1	\$ 6,000.00	\$ 6,000.00
Fence Damage 58-59	30 lf	\$ 90.00	\$ 2,700.00
South Gate Damage 60-61	1	\$ 1,500.00	\$ 1,500.00
Asphalt repairs 51-55 (3 - 30'x30')	2700	\$ 9.00	\$ 24,300.00
Irrigation controller damaged - smashed line, need new 100 lf	100	\$ 50.00	\$ 5,000.00
curb damage- re-our and set	2	\$ 575.00	\$ 1,150.00
SW drain settling in asphalt - new catch basin rest	1	\$ 7,000.00	\$ 7,000.00
Growth and high grass	1	\$ 1,675.00	\$ 1,675.00
New swing gate and post 40' #60	1	\$ 5,500.00	\$ 5,500.00
Drip edge disconnected #63	1	\$ 1,900.00	\$ 1,900.00
heavy dirt build up RFP mens room- sanitize janitorial	1	\$ 1,750.00	\$ 1,750.00
damage to VCT from not waxing	3200	\$ 0.25	\$ 800.00
			\$ 81,425.00

EXHIBIT
E-11

Reddaway Bend, OR
1701SW First Street
Bend, OR 97756



SUMMARY

NATIONS ROOF

851 E. I-65 Service Road South
Suite 300
Mobile, AL, 36606

PROPERTY:

Reddaway Bend, OR
1701SW First Street
Bend, OR 97756

SECTION: Section I

Deficiency	Qty	Emergency	Remedial
Caulk application	3 EA	\$600.00	
Fastener Backing Out	212 EA	\$2,875.00	
Other	2 EA		\$600.00
Gutter/downspout replacement	60 LF	\$3,250.00	
Total		\$6,725.00	\$600.00
Section 1 Total: \$7,325.00			

EXHIBIT
E-11

Reddaway- 802 East 11th St. Tacoma, WA 98421*OHD's 1-56= 9' x 9' 6"/ (OHD at Loading Ramp-Coil Up 9')**Cost*

#1	OK		\$0.00
#2	Ok		\$0.00
#3	Ok	BL= Bottom Left	\$0.00
#4	R&R Bottom Panel	BR= Bottom Right	\$1,200.00
#5	R&R Bottom Panel	R&R= Remove & Replace	\$1,200.00
#6	Sheet Metal Panel between 6&8		\$350.00
#7	Ok		
#8	Ok		
#9	R&R Bottom Panel		\$1,200.00
#10	R&R Bottom Panel		\$1,200.00
#11	Ok		
#12	R&R Bottom Panel		\$1,200.00
#13	R&R Bottom Panel		\$1,200.00
#14	R&R Bottom Panel	R&R BR Track	\$2,000.00
#15	R&R Bottom Panel		\$1,200.00
#16	Ok		
#17	R&R Bottom Panel		\$1,200.00
#18	Ok		
#19	R&R Bottom Panel	R&R BL Track	\$2,000.00
#20	R&R Bottom Panel		\$1,200.00
#21	R&R Bottom Panel		\$1,200.00
#22	R&R Bottom Panel		\$1,200.00
#23	R&R Bottom Panel	R&R BL Track	\$2,000.00
#24	R&R Bottom Panel		\$1,200.00
#25	Ok		
#26	R&R Bottom Panel		\$1,200.00
#27	Ok		
#28	R&R Bottom Panel		\$1,200.00
#29	R&R Bottom Panel		\$1,200.00
#30	Ok		
#31	Ok		
#32	Ok		
#33	R&R Bottom Panel		\$1,200.00
#34	R&R Bottom Panel		\$1,200.00
#35	R&R Bottom Panel	R&R BL Track	\$2,000.00
#36	R&R Bottom Panel		\$1,200.00
#37	R&R Bottom Panel		\$1,200.00
#38	R&R Bottom Panel	Adjust BL Track	\$1,450.00
#39	R&R Bottom Panel		\$1,200.00
#40	R&R Bottom Panel		\$1,200.00
#41	R&R Bottom Panel	Adjust BL Track	\$1,450.00
#42	R&R Bottom Panel		\$1,200.00
#43	R&R Bottom Panel		\$1,200.00
#44	Ok	Adjust BL Track	\$250.00
#45	R&R Bottom Panel		\$1,200.00
#46	Ok		
#47	R&R Bottom Panel		\$1,200.00
#48	R&R (2)Bottom Panels		\$2,400.00
#49	R&R Bottom Panel		\$1,200.00
#50	R&R Bottom Panel		\$1,200.00
#51	R&R Bottom Panel		\$1,200.00
#52	R&R Bottom Panel	R&R BL Track	\$2,000.00
#53	R&R Bottom Panel		\$1,200.00
#54	R&R Bottom Panel		\$1,200.00
#55	OK		
#56	R&R Bottom Panel		\$1,200.00

Dock

Repair Roof Insulation @ door #49		\$250.00
R&R HMD/Frame @ NE corner of dock		\$2,200.00
Sand & Paint HMD x3		\$600.00
Paint all Bollards x 114 (2) Coats		\$1,800.00
Paint office protection railing		\$800.00
Power Wash Dock, OHD's & Common Wall	.50ft	\$7,200.00
Paint Common Wall, Trim & (2)Doors		\$2,800.00
R&R Right & Left Perlins @ OHDs x 112	600 each	\$67,200.00

EXHIBIT E-12

Power Wash & Paint Dock Stand		\$1,000.00
Extend Concrete Pad 10' x 377'11"		\$75,600.00
Repair Concrete From Drop Leg 2'x2'	2,4,6,7,8,9,10,11,12,14,15,17,18,19,20,21,22,28,29,33,37,39,41,4 3,45,47,49,52,54,55.	\$22,500.00

Office Building

Entry (Front) 11'x9'3"	All Floor Tile 12x12	
R&R Floor Tile	Restrooms Floor Vinyl Sheet ??	\$1,400.00
Paint Walls		\$1,200.00
Mens Office Restroom 8'x6'11"	R&R Floor Tile \$14sgf	\$1,600.00
Remove Floor Laminate-Epoxy Floor	Painting \$12 sqft	\$675.00
Paint Walls-FRP Panels		\$750.00
R&R Sink	750	
Womens Restroom Office/Breakroom 7'6"x8'		
Remove Floor Laminate- Epoxy Floor		\$1,500.00
Paint Walls- FRP Panels		\$730.00
R&R Sink		\$750.00
Breakroom 852 sqft.		
R&R Floor Tile		\$12,000.00
Paint Walls		\$10,230.00
R&R (18) 2x2 Ceiling Tile		\$400.00
R&R Counter Top 2'x13'		\$1,750.00
<i>Mens Breakroom Bathroom 9'x20'7"</i>		
R&R Mens Breakroom BTHRM Floor		\$2,650.00
R&R Mens BR Restroom Door (Wood)	500	\$500.00
R&R (2) Sinks- Mens BRKRM Bathroom	1500	\$1,500.00
Sand & Stain (3) Wood Doors	300	\$900.00
Paint Walls & Ceiling		\$2,275.00
Clean Cabinets & Counter Top		\$200.00
Clean Ceiling Vents	1.25 sqft	\$75.00
<i>BreakRoom Supply Closet 6'7" x20'7"</i>		
R&R Floor		\$1,950.00
Paint Walls & Ceiling		\$1,670.00
Office Open Floor Space 793.5sqft		
R&R Floor Tile		\$11,110.00
Paint Walls		\$9,500.00
Clean Vents Supply & Return 2'x2'		\$150.00
Dispatch 22'x12'5"		
R&R Floor Tile		\$3,850.00
Paint Walls & Trim		\$3,300.00
Install New Door from Open Office into Dispatch	Missing	\$1,200.00
R&R Counter Top 22'8"x2'5"x10' L-Shaped		\$1,200.00
R&R (1) Ceiling Tile 2'x2'		\$25.00
Clean Ceiling Vents		\$50.00
Office Beside Dispatch 11'9"x12'5"		
R&R Floor Tile		\$2,100.00
Paint Walls & Trim		\$1,800.00
Front North Office 14'6"x8'5"		
R&R Floor Tile		\$1,750.00
Paint Walls		\$1,500.00
North East Corner Office 14'5"x16'2"		
R&R Floor Tile		\$3,300.00
Paint Walls		\$2,820.00
Data Room 7'6"x14'5"		
R&R Floor Tile		\$1,550.00
East Office 14'5"x13'5"		
R&R Floor Tile		\$2,750.00
Reglue Vinyl Base 4'	1.00ft	\$25.00
R&R Ceiling Tile (4) 2'x2'		\$45.00
Install Kick Panels on 11 doors	250	\$2,750.00

YARD

Repair O/W Lid Near Fuel Island- Sunken		\$1,200.00
Fuel Island		
Paint (25) Bollards	50 each	\$1,250.00
R&R (1) Bollard		\$800.00

EXHIBIT E-12

Paint Fuel Tank Island Curbing 60'x10"		\$400.00
Paint Fuel Pump Island (2) 36'x4"		\$350.00
Power Wash Entire Canopy- Ceiling & Post	.50ft	\$1,500.00
Sand & Paint Canopy Post (4) 10"x10"		\$400.00
Power Wash Concrete		\$300.00
Employee Parking		
R&R Damaged Post (4) Left Side of Entry		\$680.00
R&R Damaged Post (7) @ Gravel Lot		\$1,320.00
Gravel Lot		
Regrade Lot & Add Stone		\$8,500.00
Fence Line- South West		
Clean Out Detention Pond		\$8,250.00
Fence Line - South		
Clean Fence Line & Ditch Line	15ft	\$11,300.00
Remove Down Tree on Fence		\$500.00
Remove (4) Trees on Fence Line		\$3,800.00
Repair Fence @ Trees Removed- Grown thru fence		\$3,600.00
Starighten Fence Post @ Ditch Line- 100yds		\$1,800.00
Remove Tress @ Fence Line @ Hydrant-South		\$2,800.00
Paint Bollards (4)		\$180.00
Fence Line- South East		
Repair Bollard @ Lightpole		\$250.00
Paint Bollards (2)		\$90.00
Repair Asphalt 15'x18' @ Door 23		\$3,780.00
Repair Assphalt 15'x4' @ Door 24		\$840.00
Repair Asphalt 20'x94' @ Door 17-33		\$26,320.00
	Sub	\$ 410,740.00
	GC	\$ 35,000.00
	Sub Total	\$ 445,740.00
	10% OHD	\$ 44,574.00
	Total	\$ 490,314.00

Reddaway Tacoma, WA
802 E 11th Street
Tacoma, WA 98421



SUMMARY

NATIONS ROOF

851 E. I-65 Service Road South
Suite 300
Mobile, AL, 36606

PROPERTY:

Reddaway Tacoma, WA
802 E 11th Street
Tacoma, WA 98421

SECTION: Section I

Deficiency	Qty	Emergency	Remedial
Missing or failing fasteners	200 EA		\$2,000.00
Debris	27150 SF		\$3,975.00
Total		\$0.00	\$5,975.00
Section 1 Total: \$5,975.00			

EXHIBIT
E-12

Estes Express Milwaukee WI

Estimator: Ann Hogan/Kay Sanders

6161 South 6th Street, Milwaukee, WI 53211

Estes Repairs Cost Estimate	QTY	Unit Cost	Total Cost	Notes
	sf/ lf /HRS			
Clean Extra dirt janitorial closet	750	\$ 0.95	\$ 712.50	Direct, mold?, evidence of water damage
New water heater	1	\$ 2,500.00	\$ 2,500.00	Water damage at bottom of heater - rusted
Strip and wax/Sanitize floors	3000	\$ 0.95	\$ 2,500.00	heavy damage and dirt build up storage and restrooms
Debris and furniture removal -HRS	40	\$ 50.00	\$ 2,500.00	Throughout all officer, storage, electrical rooms, yard etc
Sprinkler service and maintenance	Allowance	\$ 150,000.00	\$ 15,000.00	five year inspections and maintenance
Removing brand logos and areas of heavy dirt	3000	\$ 0.65	\$ 1,950.00	
Drivers mens remodel-	Allowance		\$ 20,000.00	Flooring, wall damage, partitions
Paint Railing- rusted	1000	\$ 0.65	\$ 650.00	CNG Station
CNG maintenance			\$ 5,000.00	allowance for CNG compressor maintenance
dock office remodel - floors vct material and labor	15	\$ 600.00	\$ 9,000.00	
HVAC maintenance dock office	1	\$ 120.00	\$ 120.00	
repairs to counter top dock office	4	\$ 50.00	\$ 200.00	hours labor
4x4 fan hole cut in exterior wall	2	\$ 450.00	\$ 900.00	labor and steel panel
Landscaping/weed control	2500	\$ 1.75	\$ 4,375.00	split wall and fenceline
Replace double shop doors	1	\$ 3,500.00	\$ 3,500.00	rusted and damaged at bottom for lack of care
Apron and drop pad repairs	10000	\$ 25.00	\$ 250,000.00	
Apshalt repairs 7"	132165.71	\$ 9.00	\$ 1,189,491.39	cracked and spalling asphalt- did some of the yard but not all damaged
Apshalt repairs 2"	127859.98	\$ 4.50	\$ 575,369.91	
employee parking maintenace lot overlay 2"	89418	\$ 2.50	\$ 223,545.00	
Heavy staining on pavement by DEF shed	1791.79	\$ 0.95	\$ 1,702.20	can be backed out if asphalt replaced.
EOD repairs	102	\$ 28.00	\$ 2,856.00	
Overhead door replacement	102	\$ 2,000.00	\$ 204,000.00	
tractor line striping	103	\$ 0.22	\$ 22.66	line strip
tractor yard line striping	185	\$ 0.22	\$ 40.70	line strip
Employeehandicap line striping	10	\$ 18.00	\$ 180.00	line strip
			\$ 2,516,115.36	

EXHIBIT
E-13

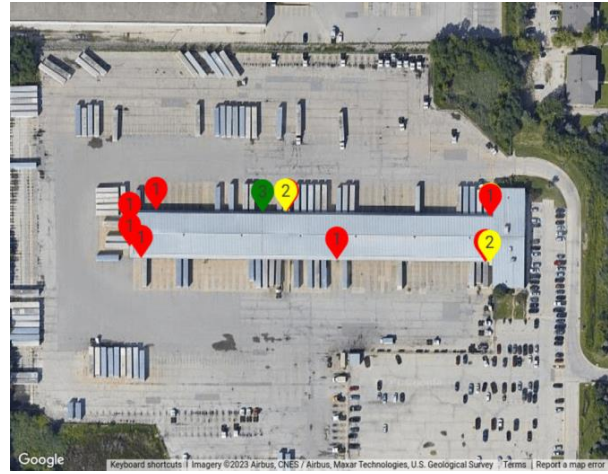
Holland Milwaukee, WI
6161 South 6th Street
Milwaukee, WI 53221



SECTION: 21-POINT INSPECTION CHECKLIST

Section: 2-Section Two
Size: 8,515
Overall Grade: B
Inspection Date: 10/12/2023
Inspector: Ted Huven

F	Immediate Replacement	F	Less than 1 year of service life remaining
D	Major Repairs Required	D	1 - 2 Years of service life remaining
C	Significant Areas of Repair	C	2 - 5 Years of service life remaining
B	Small Areas of Repair	B	5 - 7 Years of service life remaining
A	Good Condition	A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in fair overall condition for its age/composition and is only in need of minor maintenance/repair currently. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

Areas	Rating	Deficiency	Corrective Action	Consequences
Gutters and Downspouts	B	Most gutters and downspouts appear to be in satisfactory condition. Minor concerns include cosmetic damage due to dents, attachment or debris that may impede the flow of water off the roof		Keeping the gutters and downspouts clean and free of debris enhances the flow of water off the roof. Small clean up or repairs may be required.
Expansion / Control Joints	B	There is minor damage to the expansion/control joint cover and/or may require caulking at panel joints although it does not appear to impact the integrity of the roof.	Repair the expansion/control joint cover with like materials and provide commercial grade sealants as required.	This detail allows for structural movement in the building and the cover needs to remain positively attached and sealed to keep water out of the building.

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

**EXHIBIT
E-13**

Holland Milwaukee, WI
6161 South 6th Street
Milwaukee, WI 53221



Areas	Rating	Deficiency	Corrective Action	Consequences
Debris	B	Small isolated area of debris on the roof.	Remove debris from roof and insure that drains are clear for water to exit the roof as designed.	Debris on the roof can clog drains, support vegetation on the roof, provide nesting areas for insects and animals, or cause damage to the roof surface that results in leaks.
Surface Materials	B	Small, isolated areas of the material above the surface of the membrane are missing and requires replacement	Replace materials as required.	Surface materials, such as stones or pavers for ballast, pea gravel for asphalt roofs, coatings and vegetative systems offer protection from the sun's UV rays and often are critical to the design and performance of the entire roofing assembly.
Safety	A	All safety items in place	No action required.	Perimeter guardrails, hatch railings, skylight screens, walkway pads and warning strips are actions you can take to reduce risk on the roof and demonstrate compliance to OSHA standards. Updated general requirements for Fall Protection Systems and Falling Object Protection-Criteria and Practices can be found in OSHA section 1910.29.
Deck	Not Applicable			
Drainage	Not Applicable			

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**EXHIBIT
E-13**

Holland Milwaukee, WI
6161 South 6th Street
Milwaukee, WI 53221



Areas	Rating	Deficiency	Corrective Action	Consequences
Roof Insulation	Not Applicable			To perform effectively roof insulation must remain secured to the deck, dry and undamaged. Proper insulation levels help to achieve energy efficiency goals and minimize utility bills.
Cover Boards	Not Applicable			
Drains	Not Applicable			
Membrane	Unknown			
Skylights	Not applicable			
Scuppers	Not applicable			
Perimeter Edge	Not applicable			
Penetration Pockets	Not applicable			
Parapet Walls	Not applicable			
HVAC or Other Mechanical Units	Not applicable			
Gravel Stop	Not applicable			
Vents	Not applicable			
Copings	Not applicable			
Counterflashings	Not applicable			

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EXHIBIT
E-13

Holland Milwaukee, WI
6161 South 6th Street
Milwaukee, WI 53221



AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ Amount: **\$20,425.00**

Printed Name: _____ PO: _____

Nations Roof
851 E I-65 Service Road South
Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

EXHIBIT
E-13

Holland Property
400 Holland Street, Tomah, WI

Estimator: Mike Gilbert

Estes Repairs Costs

Item	QTY	Unit Cost	Total Cost	Notes
Office Lighting			\$ -	No LED
Dock Lighting			\$ -	LED
Shop Lighting			\$ -	NA
Exterior yard lighting			\$ -	No LED
Office repairs	1	\$ 15,000.00	\$ 15,000.00	Prep & paint office areas
Janus Model 2500 RU doors			\$ -	
Door & Leveler PM	45	\$ 85.00	\$ 3,825.00	PM for doors & levelers
Dock Levelers material	9	\$ 1,200.00	\$ 10,800.00	
Dock Levelers Labor	9	\$ 3,800.00	\$ 34,200.00	Breakout required
Dock Concrete	1995	\$ 31.00	\$ 61,845.00	
Auto Gates/ fencing			\$ -	NA
Dock Stands/elect/data			\$ -	NA
Roof Repairs			\$ -	
Asphalt paving	225700	\$ 4.00	\$ 902,800.00	Mill & Pave
Concrete yard	840	\$ 26.00	\$ 21,840.00	Concrete damage @ ramp & fuel Station
Concrete aprons	5760	\$ 26.00	\$ 149,760.00	Apron Damage
Mill & pave existing asphalt			\$ -	
Pave exisitng gravel trailer yard			\$ -	
Totals			\$ 1,200,070.00	

**EXHIBIT
E-14**

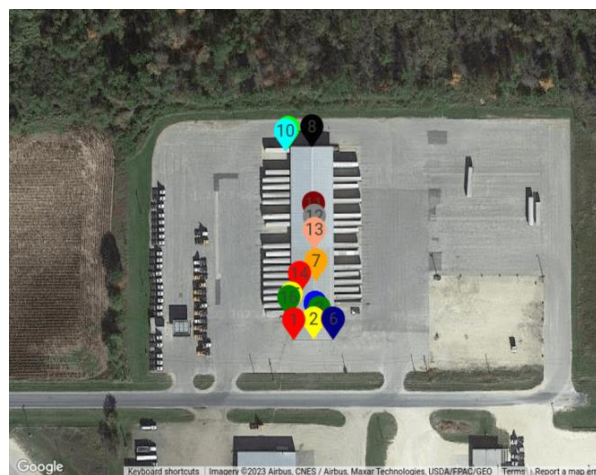
Holland Tomah, WI
400 Holland Street
Tomah, WI 54660



SECTION: 21-POINT INSPECTION CHECKLIST

Section: 1-Section One
Size: 21,306
Overall Grade: B
Inspection Date: 10/09/2023
Inspector: Ted Huven

F	Immediate Replacement	F	Less than 1 year of service life remaining
D	Major Repairs Required	D	1 - 2 Years of service life remaining
C	Significant Areas of Repair	C	2 - 5 Years of service life remaining
B	Small Areas of Repair	B	5 - 7 Years of service life remaining
A	Good Condition	A	8 Years or more of service life remaining



Recommendations: Repair - This roof section is in good overall condition for its age/composition and is only in need of minor maintenance/repair currently. With continued monitoring and maintenance, we'd expect this section to meet or exceed its manufacturers estimated life expectancy. Therefore, we recommend the outlined repairs be performed and this time and that this section continue to be monitored and maintained on an annual basis to maximize its life expectancy.

Areas	Rating	Deficiency	Corrective Action	Consequences
Penetration Pockets	B	The penetration pockets appear to be flashed properly, and are filled with an asphalt-based mastic or pourable sealer. Some of the penetration pockets need to be topped off with additional like materials.	Fill and top off the penetration pockets with like materials.	Penetration pockets typically allow for conduits, small piping or irregular shaped items that go through the roof to be secured and made watertight. They should be inspected regularly to ensure that they remain topped off to keep the roof watertight.

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ServiceCenter@nationsroof.com

**EXHIBIT
E-14**

Holland Tomah, WI
400 Holland Street
Tomah, WI 54660



Areas	Rating	Deficiency	Corrective Action	Consequences
Vents	B	Most vents appear to be in good condition, however some require attention to remove rust and provide proper flashing.	Remove rust and repair flashings as needed.	Rooftop vents allow for ventilation of plumbing and allow for controlled air movement inside the building. Properly maintained and flashed vents keep the roof in working order.
Membrane	B	Most of the roof membrane appears to be satisfactory condition although there are small areas where seams are not properly sealed.	Repair as required.	The roof membrane is the primary component(s) that protect your building from the weather. The membrane must remain undamaged, secured properly to the substrate and with seams that prevent moisture entering the building.
Safety	A	All safety items in place	No action required.	Perimeter guardrails, hatch railings, skylight screens, walkway pads and warning strips are actions you can take to reduce risk on the roof and demonstrate compliance to OSHA standards. Updated general requirements for Fall Protection Systems and Falling Object Protection-Criteria and Practices can be found in OSHA section 1910.29.
Drainage	A	Adequate slope, no ponding.	No action required.	Good slope enhances the quality and longevity of your roof by keeping water off of the surface.
Debris	A	The roof has little or no debris that requires removal and clean up.	No action required.	A roof that is free of debris helps to reduce the risk of leaks caused by wind blown damage of items on the roof.

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**EXHIBIT
E-14**

Holland Tomah, WI
400 Holland Street
Tomah, WI 54660



Areas	Rating	Deficiency	Corrective Action	Consequences
Gutters and Downspouts	A	Gutters are in satisfactory condition. They appear to be flashed properly, clear of debris and with sufficient slope to eliminate water from the roof.		Keeping gutters and downspouts clean, free of debris, properly anchored and flashed secures the watertightness of the roof.
Deck	Not Applicable			
Cover Boards	Not Applicable			
Surface Materials	Not Applicable			
Drains	Not Applicable			
Roof Insulation	Not Applicable			To perform effectively roof insulation must remain secured to the deck, dry and undamaged. Proper insulation levels help to achieve energy efficiency goals and minimize utility bills.
Skylights	Not applicable			
Scuppers	Not applicable			
Perimeter Edge	Not applicable			
Parapet Walls	Not applicable			
HVAC or Other Mechanical Units	Not applicable			
Gravel Stop	Not applicable			

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**EXHIBIT
E-14**

Holland Tomah, WI
400 Holland Street
Tomah, WI 54660



Areas	Rating	Deficiency	Corrective Action	Consequences
Expansion / Control Joints	Not applicable			
Copings	Not applicable			
Counterflashings	Not applicable			

AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ Amount: **\$5,600.00**

Printed Name: _____ PO: _____

Nations Roof
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Suite 300
Mobile, AL 36606
800-444-ROOF (7663)
ServiceCenter@nationsroof.com

**EXHIBIT
E-14**

CERTIFICATE OF SERVICE

I, Richard W. Riley, do hereby certify that on November 3, 2023, I caused a copy of the foregoing *Objection and Reservation of Rights to the Debtors' Notice of Potential Assumption or Assumption and Assignment of Certain Contracts or Leases Associated with the Non-Rolling Stock Assets* to be served upon the Court's CM/ECF System which reflects that an electronic notification of filing was served on all registered users of the CM/ECF System that have requested such notification in this proceeding and on the parties on the attached service list by electronic mail.

/s/ Richard W. Riley
Richard W. Riley (No. 4052)

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