

**CITY OF PLYMOUTH
AGENDA
Regular Housing and Redevelopment Authority
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
July 24, 2025, 7:00 PM**

1. CALL TO ORDER

2. PUBLIC FORUM - Individuals may address the Housing and Redevelopment Authority (HRA) about any item not contained on the regular agenda. A maximum of three minutes is allotted per individual with a total of 15 minutes for the forum. If the full 15 minutes are not needed for the forum, the HRA will continue with the agenda. The HRA will take no official action on items discussed at the forum, with the exception of referral to staff for future report.

3. APPROVE AGENDA - HRA members may add items to the agenda for discussion purposes or staff direction only. The HRA will not normally take official action on items added to the agenda.

4. CONSENT AGENDA - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless an HRA member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.

4.1 Adopt proposed minutes

1. HRA 06-26-2025 - draft minutes

5. PUBLIC HEARINGS

6. NEW BUSINESS

6.1 Review 2026-2027 HRA preliminary budgets

1. HRA General Fund (2026-2027) V2
2. CDBG Budget (2026-2027)
3. HRA Housing Choice (2026-2027)
4. HRA General and HCV Fund Balances (2025)

6.2 Adopt resolution recommending contract award for Plymouth Towne Square roof replacement project

1. HRA Resolution (PTS Roof Replacement-Gabriel Roofing-July 2025)
2. PTS Bid Tabulation
3. Gabriel Roofing

7. UPDATES

7.1 HRA Updates

8. ADJOURNMENT



To: Housing and Redevelopment Authority

Prepared by: Grant Fernelius, CED Director

Reviewed by:

Item: **Adopt proposed minutes**

1. Action Requested:

Adopt minutes from June 26, 2025 HRA meeting.

2. Background:

Attached are the minutes from the June 26, 2025 HRA meeting.

3. Budget Impact:

4. Attachments:

1. HRA 06-26-2025 - draft minutes

**DRAFTED MINUTES
PLYMOUTH HOUSING AND REDEVELOPMENT AUTHORITY
JUNE 26, 2025**

MEMBERS PRESENT: Chair James Williams, Commissioners Wayne Peterson, Ronald Kelner, Tony Kuechle, Bob Swanson, and Barbara Patrin

ABSENT: None

STAFF PRESENT: HRA Executive Director Grant Fernelius, Finance Director Andrea Rich, and Permit Technician Emily Ammentorp

OTHERS PRESENT:

1. CALL TO ORDER

Chair Williams called the Plymouth Housing and Redevelopment Authority meeting to order at 7:00 p.m.

2. PUBLIC FORUM

Chair Williams opened and closed the Public Forum, as there was no one present to speak.

3. APPROVE AGENDA

MOTION by Commissioner Peterson, seconded by Commissioner Kelner, to approve the Agenda. **Vote.** 6 Ayes. **MOTION** passed unanimously.

4. CONSENT AGENDA

4.1. Approved minutes from May 22, 2025.

4.2. Plymouth Towne Square. Accept Monthly Housing Reports.

4.3. Vicksburg Crossing. Accept Monthly Housing Reports.

4.4. Resolution to approve CDBG PY 2024 general amendments.

MOTION by Commissioner Peterson, seconded by Commissioner Kelner, to approve the Consent Agenda. **Vote.** 6 Ayes. **MOTION** passed unanimously.

5. PUBLIC HEARINGS

No public hearings.

6. NEW BUSINESS

6.1. Review proposed 2026-2027 draft budgets for Plymouth Towne Square and Vicksburg Crossing

HRA Executive Director Fernelius provided an introduction on the topic and noted that no action is requested tonight.

Jody Boedigheimer, Senior Vice President of Administration for Grace Management, introduced herself and provided background on Plymouth Towne Square, including an operational overview.

Commissioner Kelner asked if the rent is adjusted for each person in January, or whether it is tied to lease begin/end dates.

Ms. Boedigheimer replied that the leases are month-to-month and in this building, the rent increases occur in January of each year. She explained that if the budget increases by three percent, the rent for each unit increases by three percent as well.

Commissioner Peterson referenced the range of rental prices and asked the minimum and maximum rents.

Ms. Boedigheimer replied that would vary by apartment type. A one-bedroom would range from \$500 to \$1,125, and a two-bedroom would range from \$673 to \$1,442. She stated that there is a mix of minimum and maximum rent payers. She stated that the revenue is down because the subsidy was not included in the budget. She recognized that the bonds have been paid, and there may be another use for those funds by the City.

Commissioner Kuechle asked how the organization effectively budgets, recognizing that expenses are most likely fixed and continue to increase while the income varies depending on the renters.

Ms. Boedigheimer replied that is not an easy task. She stated that historically, they know what the expenses will be, with some of the bigger items being utilities and apartment turnover costs. She stated that there are only two staff members in the building. She commented that these are age-restricted apartments, but there are no additional services offered.

Chair Williams referenced differences between the 2023, 2024, and 2025 budgets related to income and asked for additional information.

Ms. Boedigheimer replied that they are not budgeting the HRA subsidy.

Chair Williams commented that historically, there is a life enrichment program line item, and this proposal shows additional features being offered to the occupants. He asked if that is inside of life enrichment or a separate item.

Ms. Boedigheimer stated that life enrichment is within the resident program and activities line item.

Commissioner Kelner asked for clarification on the rental increase percentage.

Ms. Boedigheimer stated that, unfortunately, the percentage numbers do not always track with what is projected as a rental increase. She explained how she determines that number. She presented the proposed 2026 budget details.

Commissioner Swanson asked for more information on the building contract waiver and building and grounds repairs. He noted that the costs for this year are larger than the amounts budgeted for 2026.

Ms. Boedigheimer replied that this year's costs were exceptional and provided additional details on the additional expenses that occurred this year.

Commissioner Swanson noted that the unit turnover costs for this year and asked if the expense should be increased in the 2026 budget.

Ms. Boedigheimer replied that is a cost that is hard to predict, and they are trying to keep costs under control. She recognized that sometimes additional things need to be replaced that they did not anticipate, as the building is 31 years old. She commented that this year had more turnovers than they typically have on average. She continued to review the proposed 2027 budget as well. She then provided similar information on Vicksburg Crossing.

Chair Williams asked how long it takes to replace a tenant who leaves, noting that there is a waiting list.

Ms. Boedigheimer replied that the tenant is typically replaced within the month. She continued to present information on the property, noting that rent increases for this property occur on the anniversary of the resident's move-in date rather than in January. She reviewed the 2026 budget for the property.

Commissioner Kelner asked if it would be more profitable to rent the studio apartment rather than hold it as a guest suite.

Ms. Boedigheimer replied that they have talked about that over the years. She commented that they had very little interest in a studio apartment when the building opened, which is why they have used it as a guest suite. She commented that the guest suite has also been used in unanticipated situations, such as when a furnace or magic-pak goes out in a unit.

Chair Williams recognized that a senior may not wish to have a studio where a younger person may be interested in that type of unit. He asked the number of days per year when that studio is used for a guest or emergency situation.

Ms. Boedigheimer replied that varies from year to year and previously was not a financial

concern. She stated that it is an amenity that the residents appreciate, as a family member who is visiting could stay in the guest suite.

Commissioner Peterson recognized that it would not generate much more in revenue and believed that the value of the amenity outweighs the additional revenue that could be brought in.

Ms. Boedigheimer confirmed that Plymouth Townsquare also has a guest suite, although that unit is more like a hotel room rather than a studio. She presented the proposed 2027 budget details.

Chair Williams thanked Ms. Boedigheimer for her presentation and insight.

6.2 Resolution approving decertification of tax increment financing district 1-2 (Vicksburg Commons)

HRA Executive Director Fernelius gave an overview of the staff report.

Commissioner Kuechle asked if the intention is to decertify the district and go forward in a 4D program.

HRA Executive Director Fernelius commented that those discussions have not occurred, as this is more of a discussion of management of city resources.

Commissioner Peterson asked if the HRA approved this action, and it did not move forward.

HRA Executive Director Fernelius replied that the HRA received a presentation from Ehlers and no action was taken, which is why the action is presented tonight.

MOTION by Commissioner Kelner, seconded by Commissioner Patrin, to adopt the resolution approving decertification of tax increment financing district 1-2 (Vicksburg Commons). **Vote.** 6 Ayes. **MOTION** passed unanimously.

7. UPDATES

HRA Executive Director Fernelius provided updates on items of interest to the HRA.

8. ADJOURNMENT

MOTION by Chair Williams, with no objection, to adjourn the meeting at 7:53 p.m.

To: Housing and Redevelopment Authority

Prepared by: Grant Fernelius, CED Director

Reviewed by:

Item: **Review 2026-2027 HRA preliminary budgets**

1. Action Requested:

No formal action is needed at this time.

2. Background:

As was discussed at the June 26th meeting, staff is presenting draft 2026-2027 budgets covering the HRA General Fund, Community Development Block Grant (CDBG) and Housing Choice Voucher programs. Historically, these budgets have remained relatively consistent with slight adjustments for inflation. The following memo provides a high-level overview of each fund and proposed changes for the next 2-year operating budget cycle.

HRA General Fund

The HRA General Fund is the primary account for tracking HRA-related expenses and revenues, namely the levy. In general, expenses for 2026-2027 have been held flat with the following adjustments:

- 1.2% increase in allocations
- 23.8% increase in personal services related to the additional housing specialist to help administer the new Bring it Home state rental assistance voucher program
- 17.2% reduction in transfers out

On the revenue side, the HRA tax levy is projected to increase by 3% in both 2026 and 2027. The proposed levy in 2026 would be \$688,588 and \$719,914 in 2027. Given the recommendation to suspend transfers to the two senior buildings (\$310,000 in total), there is capacity to re-direct those dollars to other housing activities. This is a policy topic staff plans to discuss with the HRA and City Council.

CDBG Program

The proposed CDBG budgets for 2026 and 2027 reflect a modest increase in allocations (i.e. internal charges for tenology, overhead, insurance, etc.), but are essentially unchanged from 2025. The city is not expecting any substantial change in federal funding.

Housing Choice Voucher

The budget for the Housing Choice Voucher includes both the federal funds the city has administered for many years and new state-funded Bring it Home program. The city applied for an allocation of 65 vouchers in April and is waiting for a notice of funding. If successful, the grant would include funding for an additional Housing Specialist position, as well as the voucher assistance. There is no expected change in federal funding at this point.

HRA General Fund and HCV Fund Balances

Attached is a spreadsheet showing the fund balances for the both HRA General Fund and the Housing Choice Voucher (HCV) program. As of 6/30/2025 the General Fund has a fund balance of \$2.0 million (\$1.7M net) and the HCV program \$952,000 (\$222,000 net).

3. Budget Impact:

N/A

4. Attachments:

1. HRA General Fund (2026-2027) V2
2. CDBG Budget (2026-2027)
3. HRA Housing Choice (2026-2027)
4. HRA General and HCV Fund Balances (2025)

| | |
|------------|-------------|
| Fund | HRA General |
| Department | All |
| Division | All |
| Program | All |

| Row Labels | Sum of | Sum of | Sum of | Sum of | | | | | |
|-------------------------------------|----------------|----------------|----------------|----------------|-----------------|----------------|-------------|-----------------|----------------|
| | Amounts - FY23 | Amounts - FY24 | Amounts - FY25 | Amounts - FY26 | \$ var 26 vs 25 | % var 26 vs 25 | In Progress | \$ var 27 vs 26 | % var 27 vs 26 |
| E | | | | | | | | | |
| Allocations | 28,408.00 | 42,089.00 | 45,105.00 | 48,609.00 | 3,504.00 | 7.77% | 49,190.00 | 581.00 | 1.20% |
| Capital Improve | - | - | - | - | - | 0.00% | - | - | 0.00% |
| Contractual Services | 52,195.00 | 77,978.00 | 28,510.00 | 28,510.00 | - | 0.00% | 28,510.00 | - | 0.00% |
| Dues & Subscriptions | 1,189.00 | 120.00 | 1,000.00 | 1,000.00 | - | 0.00% | 1,000.00 | - | 0.00% |
| Employee Development & Meetings | 295.00 | 1,276.00 | 3,300.00 | 3,800.00 | 500.00 | 15.15% | 3,800.00 | - | 0.00% |
| Equip | - | - | - | - | - | 0.00% | - | - | 0.00% |
| Materials & Supplies | 116.00 | 180.00 | 500.00 | 500.00 | - | 0.00% | 500.00 | - | 0.00% |
| Other | 3,461.00 | 3,503.00 | 13,725.00 | 13,675.00 | (50.00) | -0.36% | 13,675.00 | - | 0.00% |
| Personal Services | 159,055.00 | 217,222.00 | 301,164.00 | 344,853.81 | 43,689.81 | 14.51% | 427,001.59 | 82,147.78 | 23.82% |
| Transfers Out | 310,000.00 | 310,000.00 | 372,184.00 | 354,497.83 | (17,686.17) | -4.75% | 292,737.42 | (61,760.41) | -17.42% |
| R | | | | | | | | | |
| Charges For Services | 45,475.00 | 29,123.00 | 51,900.00 | 51,900.00 | - | 0.00% | 51,900.00 | - | 0.00% |
| Contributions & Donations - Capital | - | - | - | - | - | 0.00% | - | - | 0.00% |
| Gen Prop Tax | 631,181.00 | 653,328.00 | 678,588.00 | 698,945.64 | 20,357.64 | 3.00% | 719,914.01 | 20,968.37 | 3.00% |
| Int Inc | 205,282.00 | 75,036.00 | 23,000.00 | 32,600.00 | 9,600.00 | 41.74% | 32,600.00 | - | 0.00% |
| Intergovernmental | 6.00 | 6.00 | - | - | - | 0.00% | - | - | 0.00% |
| Other | 341,880.00 | 348,450.00 | 12,000.00 | 12,000.00 | - | 0.00% | 12,000.00 | - | 0.00% |
| Transfers In | - | - | - | - | - | 0.00% | - | - | 0.00% |

| Authorized FTE's | 2024 Actual | 2025 Budget | 2026 Proposed | 2027 Proposed |
|---------------------------|-------------|-------------|---------------|---------------|
| Economic Development | 1.50 | 1.50 | 1.50 | 1.50 |
| CD Administration & Suppr | 4.75 | 4.75 | 4.75 | 4.75 |
| Planning | 4.40 | 4.40 | 4.40 | 4.40 |
| Inspections | 10.00 | 10.00 | 10.00 | 10.00 |
| Housing & Development | 4.85 | 4.85 | 5.85 | 6.35 |

| | |
|------------|----------------------------------|
| Fund | Community Dev Block Grant (CDBG) |
| Department | All |
| Division | All |
| Program | All |

| Row Labels | Sum of Amounts | | | | | | Sum of Amounts | | | |
|---------------------------------|------------------------------|------------------------------|--------------------------------|--------------------|-----------------|----------------|--------------------|-----------------|----------------|--|
| | Sum of Amounts - FY23 Actual | Sum of Amounts - FY24 Actual | Sum of Amounts - FY25 Budgeted | - FY26 In Progress | \$ var 26 vs 25 | % var 26 vs 25 | - FY27 In Progress | \$ var 27 vs 26 | % var 27 vs 26 | |
| E | | | | | | | | | | |
| Allocations | 6,008.00 | 10,349.00 | 11,142.00 | 33,422.00 | 22,280.00 | 199.96% | 35,572.00 | 2,150.00 | 6.43% | |
| Contractual Services | 6,344.00 | 6,496.00 | 7,350.00 | 7,350.00 | - | 0.00% | 7,350.00 | - | 0.00% | |
| Dues & Subscriptions | 18.00 | 190.00 | - | 200.00 | 200.00 | 0.00% | 200.00 | - | 0.00% | |
| Employee Development & Meetings | - | - | 1,600.00 | 1,600.00 | - | 0.00% | 1,600.00 | - | 0.00% | |
| Equip | - | - | - | - | - | 0.00% | - | - | 0.00% | |
| Materials & Supplies | - | 131.00 | 300.00 | 150.00 | (150.00) | -50.00% | 150.00 | - | 0.00% | |
| Other | 553,918.00 | 308,145.00 | 462,477.00 | 462,452.00 | (25.00) | -0.01% | 462,452.00 | - | 0.00% | |
| Personal Services | 17,976.00 | 31,260.00 | 36,893.00 | 169.00 | (36,724.00) | -99.54% | 169.00 | - | 0.00% | |
| R | | | | | | | | | | |
| Gen Prop Tax | - | - | - | - | - | 0.00% | - | - | 0.00% | |
| Int Inc | 2,642.00 | 1,473.00 | 300.00 | 1,000.00 | 700.00 | 233.33% | 1,000.00 | - | 0.00% | |
| Intergovernmental | 542,874.00 | 346,574.00 | 441,452.00 | 441,452.00 | - | 0.00% | 441,452.00 | - | 0.00% | |
| Other | 40.00 | 230.00 | - | - | - | 0.00% | - | - | 0.00% | |
| Transfers In | - | - | 78,010.00 | 62,891.00 | (15,119.00) | -19.38% | 65,041.00 | 2,150.00 | 3.42% | |

| Authorized FTE's | 2024 Actual | 2025 Budget | 2026 Proposed | 2027 Proposed |
|-----------------------------|-------------|-------------|---------------|---------------|
| Economic Development | 1.50 | 1.50 | 1.50 | 1.50 |
| CD Administration & Support | 4.75 | 4.75 | 4.75 | 4.75 |
| Planning | 4.40 | 4.40 | 4.40 | 4.40 |
| Inspections | 10.00 | 10.00 | 10.00 | 10.00 |
| Housing & Development | 4.85 | 4.85 | 5.85 | 6.35 |

| | |
|------------|--------------------|
| Fund | HRA Housing Choice |
| Department | All |
| Division | All |
| Program | All |

| Row Labels | Sum of Amounts - FY26 In | | | | | | Sum of Amounts - FY27 In | | | |
|---------------------------------|------------------------------|------------------------------|--------------------------------|--------------|-----------------|----------------|--------------------------|-----------------|----------------|--|
| | Sum of Amounts - FY23 Actual | Sum of Amounts - FY24 Actual | Sum of Amounts - FY25 Budgeted | Progress | \$ var 26 vs 25 | % var 26 vs 25 | Progress | \$ var 27 vs 26 | % var 27 vs 26 | |
| E | | | | | | | | | | |
| Allocations | 24,983.00 | 46,252.00 | 49,796.00 | 32,164.00 | (17,632.00) | -35.41% | 32,695.00 | 531.00 | 1.65% | |
| Capital Improve | - | - | - | - | - | 0.00% | - | - | 0.00% | |
| Contractual Services | 46,355.00 | 30,770.00 | 34,800.00 | 38,580.00 | 3,780.00 | 10.86% | 35,580.00 | (3,000.00) | -7.78% | |
| Debt Service Interest | - | - | - | - | - | 0.00% | - | - | 0.00% | |
| Dues & Subscriptions | - | 575.00 | 500.00 | 500.00 | - | 0.00% | 500.00 | - | 0.00% | |
| Employee Development & Meetings | 572.00 | 2,301.00 | 2,150.00 | 3,400.00 | 1,250.00 | 58.14% | 3,400.00 | - | 0.00% | |
| Equip | - | - | - | 10,000.00 | 10,000.00 | 0.00% | - | (10,000.00) | -100.00% | |
| Materials & Supplies | 129.00 | 129.00 | 100.00 | 100.00 | - | 0.00% | 100.00 | - | 0.00% | |
| Other | 3,575,019.00 | 3,992,727.00 | 3,073,907.00 | 3,915,071.00 | 841,164.00 | 27.36% | 3,915,071.00 | - | 0.00% | |
| Personal Services | 163,516.00 | 205,487.00 | 222,175.00 | 353,163.57 | 130,988.57 | 58.96% | 372,707.37 | 19,543.80 | 5.53% | |
| Transfers Out | - | - | 9,957.00 | 38,898.43 | 28,941.43 | 290.66% | - | (38,898.43) | -100.00% | |
| R | | | | | | | | | | |
| Int Inc | 25.00 | 1,146.00 | 10.00 | 250.00 | 240.00 | 2400.00% | 250.00 | - | 0.00% | |
| Intergovernmental | 3,998,257.00 | 4,362,808.00 | 3,393,375.00 | 4,391,627.00 | 998,252.00 | 29.42% | 4,325,059.00 | (66,568.00) | -1.52% | |
| Transfers In | - | - | - | - | - | 0.00% | 34,744.37 | 34,744.37 | 0.00% | |

| Authorized FTE's | 2024 Actual | 2025 Budget | 2026 Proposed | 2027 Proposed |
|-----------------------------|-------------|-------------|---------------|---------------|
| Economic Development | 1.50 | 1.50 | 1.50 | 1.50 |
| CD Administration & Support | 4.75 | 4.75 | 4.75 | 4.75 |
| Planning | 4.40 | 4.40 | 4.40 | 4.40 |
| Inspections | 10.00 | 10.00 | 10.00 | 10.00 |
| Housing & Development | 4.85 | 4.85 | 5.85 | 6.35 |

| | HRA General | Housing Choice Voucher |
|-------------------------------|-------------------------|---------------------------------------|
| Fund Balance - Beginning | 2,174,318 | 884,642 |
| Revenues - 06/30/25 | 59,073 | 2,329,625 |
| Expenses - 06/30/25 | 151,054 | 2,262,105 |
| Fund Balance - 06/30/25 | <u>2,082,337</u> | <u>952,162</u> |
| Less Restricted for: | | |
| HRA General | | |
| Current Year Budget x 40% | (306,195) | |
| Housing Choice Voucher | | |
| 2 months expenditures | | (731,980) |
| Available Fund Balance | <u><u>1,776,141</u></u> | <u><u>220,183</u></u> |



To: Housing and Redevelopment Authority

Prepared by: Grant Fernelius, CED Director

Reviewed by:

Item: **Adopt resolution recommending contract award for
Plymouth Towne Square roof replacement project**

1. Action Requested:

Adopt resolution recommending to City Council a contract award to Gabriel Roofing LLC for roof replacement at Plymouth Towne Square.

2. Background:

In December 2024, the HRA and City Council authorized bids and specifications for roof replacement at Plymouth Towne Square apartments. The 99-unit complex was constructed in 1994 and provides affordable housing to residents aged 55 and older. In 2023, a hailstorm damaged the current asphalt shingle roof and a standing seam metal roof over the front porch. Staff have been working with the city's insurer (League of Minnesota Cities Insurance Trust-LMCIT) on filing a claim. LMCIT has authorized a full replacement and hired a consultant to prepare bids and specifications.

Bids were opened on July 10, 2025. A total of six bids were received. A copy of the bid tabulation is attached. Gabriel Roofing, LLC of Minneapolis was the lowest, responsible bidder in the amount of \$286,200. A copy of the contractor's bid form, scope of work and roofing product materials are attached. The bid was reviewed by the LMCIT's technical consultant and the city's facilities manager and both concluded that the bid meets the project requirements.

The HRA is being asked to recommend approval of the contract award to the City Council. The City Council will consider formal official action at their August 12, 2025 meeting.

3. Budget Impact:

The City/HRA will pay a \$20,000 deductible for the work with the balance of the project to be paid by LMCIT.

4. Attachments:

1. HRA Resolution (PTS Roof Replacement-Gabriel Roofing-July 2025)
2. PTS Bid Tabulation
3. Gabriel Roofing

CITY OF PLYMOUTH

HRA RESOLUTION No. 2025-

A RESOLUTION RECOMMENDING AWARD OF A CONTRACT TO GABRIEL ROOFING, LLC FOR ROOF REPLACEMENT AT PLYMOUTH TOWNE SQUARE

WHEREAS, on December 5, 2024 the Housing and Redevelopment Authority in and for the City of Plymouth, Minnesota (the "Plymouth HRA") recommended that the Plymouth City Council (the "City Council") authorize a roof replacement project (the "Roof Project") at Plymouth Towne Square apartments located at 15500 37th Avenue N, Plymouth, Minnesota; and

WHEREAS, on December 12, 2024 the Plymouth City Council authorized preparation of bids and specifications for the Roof Project; and

WHEREAS, bids and specifications for the Roof Project were prepared by ESi and made available to bidders on June 3, 2025; and

WHEREAS, bids for the Roof Project were received and opened on July 10, 2025; and

WHEREAS, City staff and the Plymouth HRA have determined that the lowest responsible bid for the Roof Project was submitted by Gabriel Roofing, LLC of Minneapolis, Minnesota in the amount of \$286,200.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLYMOUTH HRA, that it recommends to the to the City Council that the contract for replacement of the roof at the Plymouth Towne Square apartments be awarded to Gabriel Roofing, LLC in the amount of \$286,200

APPROVED by the Plymouth HRA on this 24th day of July 2025.

Bid Tabulation: Plymouth Town Square Roof Replacement

| Company | Affidavit | Bid Bond | Base Bid |
|--------------------------------------|-----------|----------|--------------|
| Equity Builders & Construction | X | X | \$975,000.00 |
| Collins Roofing and Sheet Metal | | X | \$390,194.84 |
| Intelligent Design | X | X | \$349,000.00 |
| All Around Property Preservation LLC | X | X | \$437,825.00 |
| Proficient Construction, Inc | X | X | \$355,415.00 |
| Gabriel Roofing LLC | X | X | \$286,200.00 |
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BID FORM

**PROJECT IDENTIFICATION: ROOF REPLACE, PLYMOUTH TOWNE SQUARE
PLYMOUTH, MINNESOTA**

BIDS TO BE OPENED: **July 10, 2025 (10:00am)**

THIS BID IS SUBMITTED TO: **CITY OF PLYMOUTH, CITY HALL
3400 PLYMOUTH BOULEVARD
PLYMOUTH, MINNESOTA 55447**

BID SUBMITTED BY: Gabriel Roofing LLC

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Advertisement for Bids and Instructions to BIDDERS, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for sixty (60) days after the day of Bid opening. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within fifteen days after the date of OWNER'S Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
 - (a) BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

Date
7/10/2025

Number
8A We recognize damaged ridge ven

- (b) BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
- (c) BIDDER has given OWNER written notice of all conflicts, errors or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to BIDDER.
- (d) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other BIDDER or over OWNER

BID FORM

4. BIDDER will complete the Work for the following prices:

Metal Roof(s) + Curbs:

\$64,200.00

Sixty-Four-thousand two-hundred
dollars and 00/100 —

Asphalt Shingle Re-roof:

\$222,000.00

Two-hundred-Twenty-Two
Thousand dollars and 00/100 —

Price Schedule

Bid Form

Project Base Bid: Two-hundred - eighty - six - thousand \$ 286,200.00
Two-hundred dollars and 09/100 - (Metal) \$64,200.00
(Asphalt) = \$222,000.00

5. BIDDER agrees that the Work will be substantially complete and completed and ready for final payment on or before the dates indicated in the Agreement
6. The following documents are attached to and made a condition of this BID:
 - A) Required Bid Security in the form of (Bidder's Bond) (Certified Check)
 - B) A tabulation of Subcontractors, Suppliers, and other persons and organizations required to be identified in the Bid.
 - C) Affidavit of Non-Collusion
 - D) Add other documents as pertinent
7. Communications concerning this Bid shall be addressed to the address of BIDDER indicated below.
8. The terms used in this Bid which are defined in the Contract Document and attached Schedules or Exhibits have the meanings assigned to them in the Contract Document and attach Schedules or Exhibits.

SUBMITTED on July 10th, 2025.

If BIDDER is:

An Individual

By _____ (SEAL)
(Individual's Name)

doing business as _____

Phone No: _____

A Partnership

By _____ (SEAL)
(Firm Name)

(General Partner)

Business Address: _____

Phone No: _____

A Corporation

By Gabriel Roofing LLC
(Corporation Name)

Minnesota
(State of Incorporation)

By David Imbs
(Name of Person Authorized to Sign)

Estimator
(Title)

(Corporate Seal)

Attest _____
(Secretary)

Business Address: _____

Phone No: _____

A Joint Venture

By _____
(Name)

(Address)

(Phone Number)

By _____
(Name)

(Address)

(Phone Number)

(Each joint venture must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above).

STATE OF _____

COUNTY OF _____



LICENSE #RR806749



ASPHALT SHINGLE ROOF

JUL 07, 2025

CITY OF PLYMOUTH

15500 37th Ave N
Plymouth, MN
55446

david@gabrielroofingllc.com
2317421329

SCOPE OF WORK

Scope of Work

Project Name: Facility Improvements – Roof Replacement

Location: 15500 37th Ave N, Plymouth, MN 55446

Project Type: Renovation – Mixed Roofing (Shingle & Standing Seam Metal)

Contractor: Gabriel Roofing LLC

Summary:

Gabriel Roofing LLC will furnish and install all labor and materials required to complete the full roof replacement at the facility located at 15500 37th Ave N, Plymouth, MN. The project consists of approximately **47,314 square feet** of roofing, including **3,349 square feet of standing seam metal roofing** including **two cupolas**. The roofing scope includes full tear-off of existing systems, installation of new shingles and standing seam metal roofing, and the detachment and reset of existing gutters. All roofing products and accessories will meet or exceed project specifications and manufacturer installation requirements. **A boom lift will be used for removal and reinstallation of the cupolas. We acknowledge 8A (4ft. damaged ridge vent to be replaced).**

Demolition & Preparation:

- Full removal of all existing roofing systems down to the appropriate substrates.
- Existing gutters will be **detached prior to roofing operations** and **reinstalled upon completion**.
- **Cupolas** will be carefully removed and reinstalled using a **mini crane** to ensure safe handling and access.
- Substrates will be inspected upon tear-off. Any unexpected sheathing or structural damage will be communicated to the GC and addressed via change order.

Shingle Roofing System:

- Furnish and install **Owens Corning TruDefinition® Duration FLEX Class 3 shingles**, or **equivalent Class 3 architectural asphalt shingle**, across all designated areas.
- Installation will include new underlayment, ice and water shield, starter strip, ridge cap shingles, and matching color accessories.
- All flashings, step flashings, and roof-to-wall transitions will be replaced and installed per code and manufacturer recommendations.
- Ridge vent to be installed along ridges.
- Ventilation components will be inspected and addressed based on-site conditions.

Standing Seam Metal Roofing System:

- Furnish and install approximately **3,349 square feet** of **Metal Sales standing seam metal roofing** or equivalent, with concealed fastener, clip system panels.
- Color and profile to be selected by the owner or matched to the existing system where required.
- All necessary trim, edge metal, ridge caps, rake trim, valley flashing, and panel transitions will be installed for a complete system.
- All terminations and penetrations will be properly flashed using manufacturer-specified methods.

Cupola Reinstallation:

- Two architectural cupolas will be removed and reinstalled using a **mini crane**, allowing for precise and safe handling.
- Base and vertical transitions will be waterproofed and flashed, and finish trim will be restored or replaced to ensure a watertight seal and clean aesthetic.

Gutter System:

- All existing gutters will be **carefully detached and reset or worked around** during roofing installation based on necessity of proper installation.
- Hangers and fasteners will be inspected and replaced as necessary for proper performance.
- No new gutters or downspouts are included in this scope.

Accessories & Flashing:

- Include all required accessories for both roof systems: pipe flashings, wall flashings, drip edge, valley metal, ridge vents, sealants, and termination components.
- All metal flashings and edge details will be fabricated in matching finish and installed per project requirements and wind uplift standards.

General:

- All materials will be **furnished and installed** by Gabriel Roofing LLC.
- Work will be executed in accordance with applicable building codes, OSHA safety guidelines, and manufacturer specifications.
- Site will be kept clean throughout the project, and debris will be hauled away.
- Final inspection and punch list will be completed with the GC or owner's representative.

Warranty:

- Gabriel Roofing LLC will provide a **10-year labor warranty** covering workmanship for all roof systems installed.
- Manufacturer material warranties will apply after inspections from manufacturer representatives.

Exclusions:

- Structural repairs to decking or framing unless otherwise approved via change order
- Interior protection or repairs
- Replacement of gutters or downspouts (only detachment and reset is included if necessary for proper installation.)
- Snow retention system unless specifically requested
- Electrical, mechanical, or HVAC work associated with rooftop equipment

BID PROPOSAL

Description

Asphalt Roof

Demo & Install - Asphalt Shingles

Underlayment

Ice & Water

Drip Edge

Flashing

Pipe Boots

Dumpster

Permit

Boom Lift

Estimate subtotal \$222,000.00

Total \$222,000.00

TERMS & CONDITIONS

1. You may cancel this contract from the day you enter into the contract until 3 days after you receive a copy of the contract. You do not need a reason to cancel. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.
2. I understand that if roof rot is discovered during tear-off GABRIEL ROOFING, LLC reserves the right to replace sheathing this will become an additional cost of \$3.00/per square foot for every square foot of plywood. (Metal decking will be determined by suppliers' cost and contractor cost). Pictures and communication will be provided by GABRIEL ROOFING, LLC with owner or property manager for acceptance before continuing roofing. Replacement is necessary for warranty purposes. (DOES NOT APPLY TO NEW CONSTRUCTION)
3. I understand that I must remove items from the interior walls of my building that may be damaged or fall due to vibrations from the loading/installation of shingles or flat roofing materials on to my roof (if applicable), or installation of siding. GABRIEL ROOFING LLC is not liable for such damage.
4. I understand that minor stucco damage may result when the roof is torn off from areas where stucco meets my roof's surface, especially where improperly applied. GABRIEL ROOFING LLC is not liable for repairing said damage.
5. I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, GABRIEL ROOFING LLC provides a 10-year Workmanship Warranty for the project in which GABRIEL ROOFING LLC fully replaced any existing products. Full warranty details are available on request.
6. I understand that, unless agreed upon. This does not apply to products, some of which may deteriorate more rapidly (sealants) and should be inspected on a regular basis and am not responsible for material shortage and have no claim to material surpluses.
7. I certify that I am the registered owner of the above project property or have legal permission to authorize GABRIEL ROOFING LLC to perform the work as stated and agree to pay the total project price.
8. I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company and may be subject to insurance company approval.
9. I understand that payment in full is due upon completion of work as stated in the contract. All invoices not paid in full after 30 days will be subject to a 2% per month interest charge.
10. I understand that approval of my estimate is subject to customer credit approval by GABRIEL ROOFING, LLC. I agree that GABRIEL ROOFING, LLC may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval.

TIMELINE/NOTES

11. TIMELINE/WEATHER CONDITONS: EXTERIOR SIDING ON THE BULDING CAN BE DONE WITHIN A PREDETERMINED AND REASONABLE AMOUNT OF WORKING DAYS. (IN THE EVENT OF INCLEMENT WEATHER, INCLUDING HEAVY RAIN, STORM, HAIL, HI WINDS, OR ANY ALTERED WEATHER, GABRIEL

ROOFING, LLC RESERVES THE RIGHT TO RESCHEDULE WORK FOR THE SAFETY OF WORKERS, QUALITY OF WORKMANSHIP AND WARRANTY PURPOSES).

12. INSURANCE: GABRIEL ROOFING LLC CARRIES WORKERS COMPENSATION AND FULL GENERAL LIABILITY.

13. WARRANTY: A WARRANTY CERTIFICATE WILL BE PROVIDED BY GABRIEL ROOFING LLC UPON FINAL PAYMENT.

14. MATERIAL AVAILABILITY: GABRIEL ROOFING, LLC SHALL MAKE REASONABLE EFFORTS TO PROCURE NECESSARY MATERIALS IN A TIMELY MANNER. HOWEVER, IN THE EVENT OF MATERIAL SHORTAGES OR DELAYS FROM SUPPLIERS BEYOND THE CONTRACTORS CONTROL, THE COMPLETION TIMELINE MAY BE ADJUSTED ACCORDINGLY. DUE TO MATERIAL

AVAILABILITY, THIS PROPOSAL IS VALID FOR 30 DAY OF WRITTEN DATE. RELATED MATTERS WILL BE PROVIDED TO THE PROPERTY MANAGER FOR APPROVAL IF ANY BEFORE ANY MORE WORK IS PERFORMED.



STANDARD PRODUCT^A LIMITED LIFETIME WARRANTY

on Owens Corning[®] Roofing Shingles and Components

THIS LIMITED LIFETIME WARRANTY INCLUDES LIMITATIONS ON ITS TRANSFERABILITY. THIS LIMITED LIFETIME WARRANTY GIVES THE ORIGINAL PURCHASER (the "Purchaser") SPECIFIC LEGAL RIGHTS, AND PURCHASER MAY ALSO HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE OR PROVINCE TO PROVINCE.

FOR CANADA ONLY: THE TERMS IN THIS LIMITED LIFETIME WARRANTY, EXCEPT TO THE EXTENT LAWFULLY PERMITTED, DO NOT EXCLUDE, RESTRICT, OR MODIFY BY AND ARE IN ADDITION TO ANY PROVINCIAL LAWS.

INTRODUCTION

Thank you for your recent purchase of Roofing Shingles and Components manufactured by Owens Corning Roofing and Asphalt, LLC ("Owens Corning"). We believe we manufacture the highest quality and most attractive roofing shingles and components available anywhere, and that is why we stand behind them with one of the best warranties in the industry. If anything in this limited lifetime warranty is not clear, please call us at 1-800-ROOFING or visit our website at www.owenscorning.com/roofing.

WHO IS COVERED

To be entitled to the benefits of this Standard Product Limited Warranty: (1) Purchaser's property must be located in the United States or Canada and (2) Purchaser must be the original consumer purchaser (the property Owner, not the installer or contractor) of the roofing shingles and components.

WHAT IS COVERED

- **Roofing Shingles:** We warrant that Purchaser's Owens Corning[®] Roofing Shingles and Owens Corning[®] Hip & Ridge Shingles are free from any manufacturing defects that (1) materially affect their performance on Purchaser's roof during the TRU PROtection[®] period or that (2) cause leaks during the balance of the applicable warranty period after the TRU PROtection[®] coverage period has expired. To determine the length of the TRU PROtection[®] coverage period and the balance of the applicable warranty period, please see "**How Long Is Purchaser Covered**" and the "**Limited Lifetime Warranty Information Table**" at the end of this limited lifetime warranty.
- **Roofing Components:** Limited Lifetime Warranty coverage for Owens Corning[®] Hip & Ridge Shingles, including Berkshire[®], DecoRidge[®], DuraRidge[®], ImpactRidge[®], ProEdge[®], and RIZERidge[®] matches the corresponding roofing shingle. For all other Owens Corning roofing components, when Purchaser installs three (3) or more of the five (5) Owens Corning roofing components listed below (one product from each category where applicable) with any Owens Corning shingle, the warranty coverage for manufacturing defects and the coverage period will match the warranty of Purchaser's shingles. Please see "**How Long Is Purchaser Covered**" and the "**Limited Lifetime Warranty Information Table**" at the end of this limited lifetime warranty for warranty periods. If less than three (3) Owens Corning[®] components are used, these products will be warranted for the length of time as defined in their individual product warranties. See individual component limited lifetime warranties for more detail. Owens Corning roofing component categories:
 - a. Owens Corning[®] Hip & Ridge Shingles, including Berkshire[®], DecoRidge[®], DuraRidge[®], ImpactRidge[®], ProEdge[®], and RIZERidge[®].
 - b. Owens Corning[®] VentSure[®] products (intake vent or exhaust vent). If a VentSure[®] intake vent AND VentSure[®] exhaust vent are both used, this counts as one (1) of the three (3) requirements listed above. VentSure[®] off-ridge exhaust vents are excluded from this limited lifetime warranty.
 - c. Owens Corning[®] brand synthetic underlayment products, RhinoRoof[®] U20 roof underlayment, or Titanium[®] brand synthetic roof underlayment products. Installing a qualifying Owens Corning[®] Self-Adhered Ice & Water Barrier product covering the entire deck also meets this requirement and Section (e) below.
 - d. Owens Corning[®] Starter Shingle products; and
 - e. Owens Corning[®] WeatherLock[®], Titanium[®], or RhinoRoof[®] Self-Adhered Ice & Water Barrier products.

This limited lifetime warranty does not cover non-Owens Corning[®] roofing components, such as flashing, fasteners, pipe boots, and wood decking. This limited lifetime warranty applies only to those shingles purchased after January 1, 2023, and before the date a later limited lifetime warranty applicable to the shingles comes into effect.

HOW LONG IS PURCHASER COVERED

ALL IMPLIED WARRANTIES APPLICABLE TO PURCHASER ROOFING SHINGLES AND COMPONENTS ARE LIMITED IN DURATION TO THE TRU PROtection[®] COVERAGE PERIOD APPLICABLE TO SUCH PRODUCTS, AS PROVIDED BY THIS LIMITED LIFETIME WARRANTY, UNLESS A SHORTER PERIOD IS PERMITTED BY APPLICABLE LAW. SOME STATES OR PROVINCES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO PURCHASER.

1. **TRU PROTECTION[®] PERIOD:** From the installation of the shingles through the TRU PROtection[®] coverage period of this limited lifetime warranty, Owens Corning will compensate Purchaser to either repair, replace, or recover defective Owens Corning[®] Roofing Shingles and Components. The compensation provided by Owens Corning is limited to the cost of replacing Owens Corning[®] Roofing Shingles and Components and the labor directly required to repair, replace, or recover such defective Owens Corning[®] roofing products as reasonably determined by Owens Corning. Our compensation will not cover any non-Owens Corning[®] underlayment, metalwork, flashings, or other related work, and we will not cover the cost to remove or dispose of Purchaser's roofing materials. The TRU PROtection[®] coverage period does not apply to Wind or Algae coverage. Please see the "**What About Wind Resistance**" and "**What about Algae Resistance**" portions of this limited lifetime warranty for applicable coverage. Owens Corning reserves the right to arrange directly for the repair or replacement of Purchaser's products instead of compensating Purchaser directly. This compensation is limited as follows:
 - A. If Owens Corning decides to replace the shingles or components, Owens Corning will compensate Purchaser only for the cost of replacement Owens Corning[®] Shingles or Components and the labor directly required to replace the defective shingles, both as reasonably determined by Owens Corning.
 - B. If Owens Corning decides to repair or recover the shingles, Owens Corning will compensate Purchaser only for the cost of the labor directly required to repair or recover the defective shingles as reasonably determined by Owens Corning.
2. **PRORATED PERIOD:** Once the TRU PROtection[®] coverage period for the Owens Corning[®] roofing products purchased has expired, the prorated period will begin. During this prorated period, we will provide prorated compensation of the cost of the defective Owens Corning[®] products, but no labor or other costs will be covered during the prorated period, and we will take into account the number of full years of use that Purchaser has enjoyed from the original installation date through the date of Purchaser's claim, and reduce the amount of our compensation to Purchaser accordingly. We will prorate the amount of our compensation to Purchaser to adjust the number of years Purchaser has enjoyed from the original installation through the date of Purchaser's claim. For example: If Purchaser purchased a shingle with a Limited Lifetime Warranty and three (3) or more Owens Corning components and the Purchaser makes a claim in the 15th year of the warranty, we will not cover labor but our compensation to Purchaser will be 72% of the Owens Corning[®] Roofing Shingles and Components cost at the time of purchase. Further detail can be found on the "**Limited Lifetime^A Roofing Shingles and Components Proration[®] Table**."
3. **OTHER TYPES OF STRUCTURES:** The coverage for the Owens Corning[®] roofing products offered by this limited lifetime warranty depends on the structure of which the shingles are installed and the owner of the structure. Limited Lifetime coverage for all Owens Corning[®] Shingles applies only to single-family detached homes where the owner of the roof is the resident occupying the home.

In the instance of roofing products purchased or installed upon property owned by others, for example, corporations, governmental agencies, partnerships, trusts, religious organizations, schools, condominiums, homeowners' associations, or cooperative housing arrangements, or installed on any other structures (for example, on apartment buildings or any other type of building or premises not used by individual homeowners as their residence), the limited lifetime warranty period will be 40 years from the original installation date of the roofing shingles and components, and the TRU PROtection® coverage period will be five years. Further detail can be found on the "Limited Lifetime^A Roofing Shingles and Components Proration^B Table." Owens Corning reserves the right to arrange directly for the repair or replacement of Purchaser's products instead of compensating Purchaser directly.

Limited Lifetime^A Shingle Proration^B Table

| STRUCTURE/ OWNER | TRU PROTECTION® PERIOD YEARS 1-10 | PRORATED PERIOD YEARS 11-40 | PRORATED PERIOD YEARS 41 AND BEYOND |
|--|--|--|---|
| Single-family detached home owned by individuals | 100% ⁺⁺ | 80% reduced by 2% every year thereafter until year 40 | 20% |
| STRUCTURE/ OWNER | YEARS 1-5 | YEARS 6-40 | YEARS 41 AND BEYOND |
| Other types of structures | 100% ⁺⁺ | 87.5% ^B reduced by 2.5% every year thereafter until year 40 | No coverage |

^A For as long as Owner owns home.

^B Proration is calculated annually, based on the original installation date. There are no partial year prorations.

⁺⁺ Of costs covered under this limited lifetime warranty.

4. EXCEPTIONS

All of the Owens Corning Obligation of Compensation under this limited lifetime warranty (whether for repair, replacement, recovery, or refunding a prorated portion of the cost of the defective roofing products) are subject to the limitations provided by this limited lifetime warranty. Any replacement Owens Corning® Products will be warranted only for the remainder of the original warranty period. Owens Corning will not provide compensation for any underlayment, metalwork, flashings, or other related work. We will not compensate for the removal and replacement of solar panels or other rooftop equipment, and we will not compensate for the cost to remove or dispose of Purchaser's roofing shingles and components.

5. WHAT ABOUT WIND RESISTANCE

Owens Corning shingles and Hip & Ridge (the Shingle Products) contain asphalt sealant that requires direct warm sunlight for several days (Thermal Sealing) in order to seal properly. If Shingle Products are installed during a period of cool weather, they may not adequately seal until the season changes or the weather warms, and if Shingle Products never receive direct sunlight or are not exposed to adequate surface temperatures, they may never achieve Thermal Sealing. Prior to shingles achieving Thermal Sealing, Shingle Products are more vulnerable to blow-offs and wind damage. This is the fundamental nature of Shingle Products and not a manufacturing defect, and we are not responsible for any blow-offs or wind damage that might occur prior to Thermal Sealing having occurred. After Shingle Products have achieved Thermal Sealing, however, they will be covered under this limited lifetime warranty if they experience blow-offs or wind damage in winds (including gusts) up to the levels and for the period from the original installation date ("Wind Warranty Period") listed in the "Limited Lifetime Warranty Information Table" listed in the chart at the end of this warranty.

HOWEVER, THE COVERAGE AGAINST SHINGLE PRODUCT BLOW-OFFS OR WIND DAMAGE IS IN EFFECT FOR A PERIOD OF 15 YEARS FROM THE ORIGINAL DATE OF INSTALLATION. Owens Corning will be liable only for the reasonable cost of replacing blown-off Shingle Products (to include material and labor during the applicable TRU PROtection® warranty period) and the reasonable cost of manually sealing the unsealed Shingle Products remaining on the roof.

6. WHAT ABOUT ALGAE RESISTANCE

If the Shingle Products that Purchaser purchased were not specifically labeled as "Algae Resistant" (AR), then any discoloration caused by algae is not covered by this limited lifetime warranty as explained in the section "What Is Not Covered." However, if Purchaser did purchase AR Shingle Products, they are covered for the period described in the "Limited Lifetime Warranty Information Table" at the end of this limited lifetime warranty following the date of installation ("AR Warranty Period") against brown-black staining caused by growth of cyanobacteria *Gloeocapsa magma* algae. To be eligible for 25-year AR coverage, Purchaser must use one of the following Owens Corning® Hip & Ridge Shingles: Berkshire®, DecoRidge®, DuraRidge®, ImpactRidge®, ProEdge®, or RIZERidge®. We do not cover the effects of other growth, such as mold, lichen, and green algae. If brown-black staining occurs during the AR Warranty Period, Purchaser will be entitled to the following remedy:

- Non-Prorated Period** – From the installation of the shingles until ten (10) years after the date of installation, we will compensate Purchaser for the cost, including labor (such cost not to exceed the cost of the AR Shingle Products plus the cost of installation), as reasonably determined by Owens Corning, to repair, replace, or recover the affected AR Shingle Products. For purposes of this AR Shingle Products warranty, the term "repair" as used above refers to cleaning or otherwise removing any algae growth from affected AR Shingle Products. Decisions regarding whether Purchaser's AR Shingle Products should be repaired, replaced, or recovered will be made solely by Owens Corning.
- Prorated Period** – Once the non-prorated coverage period for algae resistance (as described above) has expired, the prorated period will begin. During this prorated period, we will provide compensation limited to a prorated amount of the cost of the affected AR shingles. No labor or other costs will be covered during the prorated period, and we will take into account the number of full years of use that Purchaser has enjoyed from the original installation date through the date of Purchaser's claim, and reduce the amount of our compensation to Purchaser accordingly. For example: If Purchaser purchased a shingle with a 25-year AR warranty period, and Purchaser makes Purchaser's claim anytime in the 16th year of the warranty, our compensation to Purchaser will be the amount of the cost of the affected Owens Corning® AR Shingle Products reduced by 16/25ths of the cost at the time of purchase of the affected AR Shingle Products.
- ***If a qualifying Owens Corning® manufactured Hip & Ridge shingle is **not** used, the AR warranty period is reduced from 25 to 10 years and the non-prorated period will be 1 year.
- See "Limited Lifetime Warranty Information Table" below for applicable AR product coverage.

NOTE: In some coastal areas and/or areas with limited rainfall, copper released by algae-resistant shingles can cause excessive corrosion to aluminum gutters. In these regions, Owens Corning recommends using vinyl gutters and will not be liable for any damage that may result from using aluminum gutters with algae-resistant shingles.

TRANSFERABILITY OF THIS LIMITED LIFETIME WARRANTY (BASED ON ORIGINAL INSTALLATION DATE)

This limited lifetime warranty is not transferable except as follows: Purchaser may only transfer this limited lifetime warranty one time, anytime during the life of the limited lifetime warranty, to the purchasers of the structure on which the shingles are installed. For this limited lifetime warranty to transfer and the second Owner to obtain the benefits of this limited lifetime warranty, the second Owner must, within 60 days after the date of the real estate transfer, contact Owens Corning and submit together (1) proof of purchase of the Owens Corning® Roofing Shingles and Components and (2) the installation date and ownership history. We may be contacted by going to <https://www.owenscorning.com/en-us/roofing/warranty/#manage-your-warranty> and click Transfer a Warranty, or by calling us at 1-800-Roofing.

- If the transfer takes place within the TRU PROtection® Nonprorated period (see "Limited Lifetime Warranty Information Table"), the second Owner is entitled to the same coverage as the original Owner.
- If the transfer occurs after the TRU PROtection® Nonprorated period (see "Limited Lifetime Warranty Information Table"), the balance of this limited lifetime warranty shall be reduced to a 2-year period after the date of ownership change.

If there is a manufacturing defect that causes leaks during this 2-year period, our compensation to the second Owner will be based only on the reasonable cost of replacement of the Owens Corning® Roofing Shingles and Components reduced by the amount of use the second Owner and the original Owner have enjoyed from the original installation date through the date of claim.

3. The AR Warranty Period and Wind Warranty Period are fully transferable. The second Owner will receive the balance of the coverage outlined in the **"Limited Lifetime Warranty Information Table"** based upon the original installation date.

WHAT IS NOT COVERED

Our warranty does not cover damage to the Owens Corning® Roofing Shingles and Components products due to any cause not expressly covered in this limited lifetime warranty. After our roofing products leave our manufacturing facilities, they are subject to conditions and handling beyond our control that could affect their performance. This limited lifetime warranty does not cover any problems with non-defective roofing products caused by conditions or handling beyond our control. Some examples of conditions not covered by this limited lifetime warranty include:

1. Acts of God, such as hail, strong storms or winds (including gusts) over the maximum wind speed listed in the **"Limited Lifetime Warranty Information Table"** at the end of this limited lifetime warranty, ice damming above the area covered by leak barriers or flashings, or snow or water infiltration through exhaust vents.
2. Roof damage or leaks caused by pre-existing conditions, underlying roofing materials, underlying structural failures, settlement, or any defective areas on or near the roof that are not part of the Roofing System. Examples include but are not limited to chimneys with loose or cracked mortar, damaged siding, faulty counterflashing, or improperly designed or installed gutter or downspout systems.
3. Foot traffic on roof or damage caused by objects (e.g., tree branches) falling on roof.
4. Improper or faulty installation of roofing products – installation must be in accordance with our written installation instructions and comply with local building codes.
5. Shading, or variations in the color of Owens Corning® Shingle Products or discoloration caused by algae, fungi, lichen, or cyanobacteria (unless covered under the section **"What About Algae Resistance"**).
6. Damage caused by improper or inadequate roof ventilation or roof drainage, unvented attics, or enclosed roof rafter assemblies.
7. Damage caused by, or the cost to repair or replace, any non-Owens Corning® Products, including but not limited to metal work, counterflashing, failed and/or corroded roof nails, or pipe boots that allow water to enter the structure or Roofing System.
8. Damage to the shingles caused by alterations made after completion of application, including structural changes, equipment or solar panel installation, power washing, painting, the application of cleaning solutions not in accordance with our algae removal instructions, coatings, or other modifications.
9. Any damage due to debris, resins, or drippings from foliage.
10. Improper storage, handling, or other conditions beyond our control.
11. Any costs that incurred that are not authorized in advance by Owens Corning.

REPLACEMENT SHINGLE VARIATION

As a result of our ongoing efforts to improve and enhance our roofing products, we must reserve the right to discontinue or modify our shingles and component products, including their colors. We are not liable to Purchaser if Purchaser makes a warranty claim in the future and any replacement roofing products Purchaser receives vary in color either because of normal weathering or changes in our product line. Purchaser should understand that, if we replace any of Purchaser's shingles or component products under this limited lifetime warranty, we reserve the right to provide Purchaser with substitute shingles or component products that are comparable only in quality and price to Purchaser's original shingle or component products.

COMPENSATION

Under the terms of this limited lifetime warranty, the manner of compensation is at the sole discretion of Owens Corning and may be arranged directly by Owens Corning or issued in the form of cash settlement and/or material credit for Owens Corning® Products to an existing supplier of Owens Corning® Roofing materials. All costs must be pre-approved by Owens Corning.

CLAIMS PROCESS & RIGHT OF INSPECTION

To make a claim under this limited lifetime warranty, Purchaser must do so within 30 days after Purchaser discovers the problem. To fully evaluate Purchaser's claim, we may ask Purchaser to provide, at Purchaser expense, pictures of Purchaser's shingles or shingle samples for us to test. Purchaser must do so in order to be eligible to make a claim under this limited lifetime warranty. If Purchaser repairs or replaces Owens Corning® Products before Owens Corning has made a determination on Purchaser's claim, the Purchaser's claim may be denied. Owens Corning shall have a reasonable time after notification of a claim to inspect the roof. If requested by Owens Corning, the Purchaser shall provide Owens Corning with reasonable access to the roof, during normal business hours, for the purpose of conducting an inspection of the roofing products.

NO MODIFICATIONS TO THIS LIMITED LIFETIME WARRANTY

The terms of this limited lifetime warranty may not be waived or modified. This limited lifetime warranty represents the entire agreement between the parties and replaces all other communications, warranties, representations, and guarantees.

MANDATORY ARBITRATION

To the extent permitted by applicable law, Owens Corning and Purchaser agree to arbitrate all disputes and claims arising out of or relating to this limited lifetime warranty or Owens Corning® Shingles ("Dispute"). This limited lifetime warranty evidences a transaction in interstate commerce, and the Federal Arbitration Act governs the interpretation and enforcement of this provision. A party who intends to seek arbitration must first send to the other, by certified mail, a written notice of intent to arbitrate ("Notice"). The Notice to Owens Corning should be addressed to: One Owens Corning Parkway, Toledo, OH 43659 ("Arbitration Notice Address"). The Notice must (a) describe the nature and basis of the claim or dispute and (b) set forth the specific relief sought ("Demand"). If the parties do not reach an agreement to resolve the claim within 30 days after Notice is received, Purchaser or Owens Corning may commence an arbitration proceeding. All issues are for the arbitrator to decide, including the scope of this arbitration clause, but the arbitrator is bound by the terms of this limited lifetime warranty. The arbitration shall be governed by the Commercial Dispute Resolution Procedures and the Supplementary Procedures for Consumer Related Disputes (collectively, "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this limited lifetime warranty, and shall be administered by the AAA.

PURCHASER AND OWENS CORNING HEREBY WAIVE THE RIGHT TO A TRIAL BY JURY.

The arbitrator may award injunctive relief only in favor of the individual party seeking relief and only to the extent necessary to provide relief warranted by that party's individual claim.

PURCHASER AND OWENS CORNING MAY BRING CLAIMS AGAINST THE OTHER ONLY IN EACH PARTY'S INDIVIDUAL CAPACITY, AND NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING.

Further, Purchaser agrees that the arbitrator may not consolidate proceedings of more than one person's claims and may not otherwise preside over any form of a representative or class proceeding.

GOVERNING LAW AND FORUM

This limited lifetime warranty and all Disputes are governed by United States Federal laws and laws of Ohio. Subject to the **"Arbitration"** provision in this limited lifetime warranty, if there are any Disputes that cannot be arbitrated, then the parties consent to the exclusive jurisdiction and venue of the state and federal courts in Ohio with respect to such Disputes.

SAVINGS AND SEVERABILITY

To the extent that this limited lifetime warranty is inconsistent with applicable law, this limited lifetime warranty is hereby modified to be consistent with such applicable law. If an arbitrator or court determines that any term in this limited lifetime warranty is illegal or unenforceable, the parties intend for the arbitrator or court to interpret or modify this limited lifetime warranty to the effect of the original intent of the parties as closely as possible while rendering the term and this limited lifetime warranty fully legal and enforceable. If a term in this limited lifetime warranty cannot be rendered legal and enforceable accordingly, the parties intend for the arbitrator or court to sever the illegal or unenforceable term from this limited lifetime warranty, leaving the remainder of this limited lifetime warranty enforceable.

LIMITATIONS

NO DISPUTE MAY BE BROUGHT LATER THAN 1 YEAR AFTER ANY CAUSE OF ACTION HAS ACCRUED, AFTER WHICH ALL DISPUTES ARE FOREVER BARRED.

THIS LIMITED LIFETIME WARRANTY IS PURCHASER'S EXCLUSIVE LIMITED LIFETIME WARRANTY FROM OWENS CORNING AND REPRESENTS THE SOLE REMEDY TO ANY OWNER OF OWENS CORNING® ROOFING SHINGLES AND COMPONENTS. OWENS CORNING MAKES NO OTHER REPRESENTATIONS, WARRANTIES, OR GUARANTEES OF ANY KIND OTHER THAN THOSE STATED EXPLICITLY IN THIS LIMITED LIFETIME WARRANTY.

PURCHASER'S REMEDY FOR DEFECTIVE SHINGLES OR OWENS CORNING® ROOFING SHINGLES AND COMPONENTS IS FULLY DESCRIBED IN THE SECTION, "HOW LONG IS PURCHASER COVERED." PURCHASER IS NOT ENTITLED TO ANYTHING MORE THAN WHAT IS DESCRIBED IN THAT SECTION. OWENS CORNING HAS NO REASON TO KNOW ANY PARTICULAR PURPOSE FOR WHICH PURCHASER IS BUYING ROOFING SHINGLES OR COMPONENTS.

OWENS CORNING IS NOT RESPONSIBLE FOR ANY INCIDENTAL, CONSEQUENTIAL, SPECIAL, PUNITIVE, OR OTHER DAMAGES OF ANY KIND, INCLUDING DAMAGE TO PURCHASER'S STRUCTURE OR TO PURCHASER'S STRUCTURE'S CONTENTS, WHETHER FOR BREACH OF THIS LIMITED LIFETIME WARRANTY, NEGLIGENCE, STRICT LIABILITY, OR OTHER CLAIMS DERIVED IN TORT OR FOR ANY OTHER. SOME STATES OR PROVINCES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY.

FOR CANADA ONLY – The terms in this limited lifetime warranty, except to the extent lawfully permitted, do not exclude, restrict, or modify but are in addition to any provincial laws.

LIMITED LIFETIME WARRANTY INFORMATION TABLE

| PRODUCT NAME | WARRANTY* LENGTH | TRU PROTECTION® COVERAGE PERIOD | WIND WARRANTY PROTECTION | WIND WARRANTY PERIOD | AR¹ WARRANTY PERIOD |
|--------------------------------|-------------------------------|---------------------------------|----------------------------|----------------------|--------------------------|
| Berkshire® | Limited Lifetime ^Δ | 10 Years | 130 MPH | 15 Years | 25 Years ^{****} |
| Woodmoor® | Limited Lifetime ^Δ | 10 Years | 110/130 MPH ^{††} | 15 Years | 25 Years ^{****} |
| Woodcrest® | Limited Lifetime ^Δ | 10 Years | 110/130 MPH ^{††} | 15 Years | 25 Years ^{****} |
| Duration® Series ^{††} | Limited Lifetime ^Δ | 10 Years | 130 MPH | 15 Years | 25 Years ^{****} |
| Oakridge® ^{†††} | Limited Lifetime ^Δ | 10 Years | 110/130 MPH ^{†††} | 15 Years | 25 Years ^{****} |
| Supreme® ^{‡‡} | 25 Years | 5 Years | 60 MPH | 5 Years | 10 Years |

^Δ For as long as Owner owns home.
^Δ Excludes non-Owens Corning roofing products, such as flashing, fasteners, pipe boots, and wood decking.
¹ AR is available regionally. Visit www.owenscorning.com/roofing for availability in zip code.
² Supreme shingles used as hip & ridge and/or starter reduce the wind warranty to 60 mph for those areas and the other components to their individual warranty.
^{*} Applies to Owens Corning® Shingles and Owens Corning Hip & Ridge Shingles. Three (3) qualifying components must be installed in addition to the shingles in order for all other Owens Corning components to qualify for this limited lifetime warranty.
^{††} Includes TruDefinition® Duration MAX®, TruDefinition® Duration® COOL Plus, TruDefinition® Duration® COOL, TruDefinition® Duration® Designer, TruDefinition® Duration FLEX®, TruDefinition® Duration STORM®, Duration® Premium, and TruDefinition® Duration® Shingles.
^{†††} Includes TruDefinition® Oakridge® Shingles.
^{‡‡} 130 MPH is applicable only with Owens Corning® Starter Shingle product application along eaves and rakes in accordance with installation instructions. Refer to installation instructions for complete details.
^{**} TruDefinition® Duration FLEX® and TruDefinition® Duration STORM® Shingles require ImpactRidge® Hip & Ridge Shingles to complete UL 2218, Class IV Impact-resistant roof system.
^{***} 110 MPH is standard with 4-nail application. 130 MPH is applicable only with 6-nail application and Owens Corning® Starter Shingle products application along eaves and rakes in accordance with installation instructions.
^{****} 25-year AR coverage requires the use of Owens Corning® Berkshire®, DecoRidge®, DuraRidge®, ImpactRidge®, ProEdge®, or RIZERidge®, Hip & Ridge Shingles. If a qualifying Owens Corning® manufactured ridge product is not used, the AR warranty period is reduced from 25 to 10 years, and the non-prorated period will be 1 year.

WARRANTY REGISTRATION & TRANSFER INFORMATION

TO REGISTER THIS LIMITED LIFETIME WARRANTY:

Visit our website at: www.owenscorning.com/roofing/warranty/

The following information is required for registration:

Owens Corning® Limited Lifetime Shingle/color name installed _____

Number of squares installed _____

Other Owens Corning® Roofing Shingles and Components Installed:

| | yes | no | don't know |
|---|--------------------------|--------------------------|--------------------------|
| Owens Corning® Hip & Ridge Shingles | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| VentSure® Ventilation Products | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Owens Corning® brand, RhinoRoof® U20 or Titanium® brand Underlayment Products | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Owens Corning® Starter Shingle Products | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Owens Corning® WeatherLock®, Titanium®, or RhinoRoof® Self-Adhered Ice & Water Barrier Products | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Other Owens Corning® Products _____

Original Installation Date _____

Original Purchaser's Name _____

Address of Property _____

Note: Please retain proof of purchase and installation date with Purchaser's important records in the event that Purchaser chooses to transfer this limited lifetime warranty in the future, or upload these documents as Purchaser registers this limited lifetime warranty online.

TO TRANSFER THIS LIMITED LIFETIME WARRANTY:

See **TRANSFERABILITY OF THIS LIMITED LIFETIME WARRANTY** for exceptions.

Contact 1-800-ROOFING

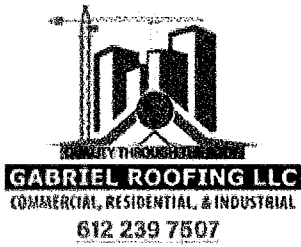
For this limited lifetime warranty to be transferred, the second Owner must contact Owens Corning within sixty (60) days after the date of the real estate transfer to obtain the benefits of this limited lifetime warranty. We may be contacted by going to <https://www.owenscorning.com/en-us/roofing/warranty#manage-your-warranty> and click Transfer a Warranty, or by calling us at 1-800-Roofing. The following will be required:

1. Proof of purchase of the Owens Corning® Total Protection Roofing System^{®A} and
2. The installation date and ownership history



OWENS CORNING ROOFING AND ASPHALT, LLC
 ONE OWENS CORNING PARKWAY
 TOLEDO, OH 43659 USA

1-800-GET-PINK'
www.owenscorning.com/roofing



LICENSE #RR806749



METAL ROOF

JUL 07, 2025

CITY OF PLYMOUTH

15500 37th Ave N
Plymouth, MN
55446

david@gabrielroofingllc.com
2317421329

SCOPE OF WORK

Scope of Work

Project Name: Facility Improvements – Roof Replacement

Location: 15500 37th Ave N, Plymouth, MN 55446

Project Type: Renovation – Mixed Roofing (Shingle & Standing Seam Metal)

Contractor: Gabriel Roofing LLC

Summary:

Gabriel Roofing LLC will furnish and install all labor and materials required to complete the full roof replacement at the facility located at 15500 37th Ave N, Plymouth, MN. The project consists of approximately **47,314 square feet** of roofing, including **3,349 square feet of standing seam metal roofing** including **two cupolas**. The roofing scope includes full tear-off of existing systems, installation of new shingles and standing seam metal roofing, and the detachment and reset of existing gutters. All roofing products and accessories will meet or exceed project specifications and manufacturer installation requirements. **A boom lift will be used for removal and reinstallation of the cupolas. We acknowledge 8A (4ft. damaged ridge vent to be replaced).**

Demolition & Preparation:

- Full removal of all existing roofing systems down to the appropriate substrates.
- Existing gutters will be **detached prior to roofing operations** and **reinstalled upon completion**.
- **Cupolas** will be carefully removed and reinstalled using a **mini crane** to ensure safe handling and access.
- Substrates will be inspected upon tear-off. Any unexpected sheathing or structural damage will be communicated to the GC and addressed via change order.

Shingle Roofing System:

- Furnish and install **Owens Corning TruDefinition® Duration FLEX Class 3 shingles**, or **equivalent Class 3 architectural asphalt shingle**, across all designated areas.
- Installation will include new underlayment, ice and water shield, starter strip, ridge cap shingles, and matching color accessories.
- All flashings, step flashings, and roof-to-wall transitions will be replaced and installed per code and manufacturer recommendations.
- Ridge vent to be installed along ridges.
- Ventilation components will be inspected and addressed based on-site conditions.

Standing Seam Metal Roofing System:

- Furnish and install approximately **3,349 square feet of Metal Sales standing seam metal roofing** or equivalent, with concealed fastener, clip system panels.
- Color and profile to be selected by the owner or matched to the existing system where required.
- All necessary trim, edge metal, ridge caps, rake trim, valley flashing, and panel transitions will be installed for a complete system.
- All terminations and penetrations will be properly flashed using manufacturer-specified methods.

Cupola Reinstallation:

- Two architectural cupolas will be removed and reinstalled using a **mini crane**, allowing for precise and safe handling.
- Base and vertical transitions will be waterproofed and flashed, and finish trim will be restored or replaced to ensure a watertight seal and clean aesthetic.

Gutter System:

- All existing gutters will be **carefully detached and reset or worked around** during roofing installation based on necessity of proper installation.
- Hangers and fasteners will be inspected and replaced as necessary for proper performance.
- No new gutters or downspouts are included in this scope.

Accessories & Flashing:

- Include all required accessories for both roof systems: pipe flashings, wall flashings, drip edge, valley metal, ridge vents, sealants, and termination components.
- All metal flashings and edge details will be fabricated in matching finish and installed per project requirements and wind uplift standards.

General:

- All materials will be **furnished and installed** by Gabriel Roofing LLC.
- Work will be executed in accordance with applicable building codes, OSHA safety guidelines, and manufacturer specifications.
- Site will be kept clean throughout the project, and debris will be hauled away.
- Final inspection and punch list will be completed with the GC or owner's representative.

Warranty:

- Gabriel Roofing LLC will provide a **10-year labor warranty** covering workmanship for all roof systems installed.
- Manufacturer material warranties will apply after inspections from manufacturer representatives.

Exclusions:

- Structural repairs to decking or framing unless otherwise approved via change order
- Interior protection or repairs
- Replacement of gutters or downspouts (only detachment and reset is included if necessary for proper installation.)
- Snow retention system unless specifically requested
- Electrical, mechanical, or HVAC work associated with rooftop equipment

BID PROPOSAL

Description

Metal Roof

Demo & Install - Metal Roof Panels

Underlayment

Flashing

Accessories

Boom Lift

Estimate subtotal \$64,200.00

Total \$64,200.00

TERMS & CONDITIONS

1. You may cancel this contract from the day you enter into the contract until 3 days after you receive a copy of the contract. You do not need a reason to cancel. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.
2. I understand that if roof rot is discovered during tear-off GABRIEL ROOFING, LLC reserves the right to replace sheathing this will become an additional cost of \$3.00/per square foot for every square foot of plywood. (Metal decking will be determined by suppliers' cost and contractor cost). Pictures and communication will be provided by GABRIEL ROOFING, LLC with owner or property manager for acceptance before continuing roofing. Replacement is necessary for warranty purposes. (DOES NOT APPLY TO NEW CONTRUCTION)
3. I understand that I must remove items from the interior walls of my building that may be damaged or fall due to vibrations from the loading/installation of shingles or flat roofing materials on to my roof (if applicable), or installation of siding. GABRIEL ROOFING LLC is not liable for such damage.
4. I understand that minor stucco damage may result when the roof is torn off from areas where stucco meets my roof's surface, especially where improperly applied. GABRIEL ROOFING LLC is not liable for repairing said damage.
5. I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, GABRIEL ROOFING LLC provides a 10-year Workmanship Warranty for the project in which GABRIEL ROOFING LLC fully replaced any existing products. Full warranty details are available on request.
6. I understand that, unless agreed upon. This does not apply to products, some of which may deteriorate more rapidly (sealants) and should be inspected on a regular basis and am not responsible for material shortage and have no claim to material surpluses.
7. I certify that I am the registered owner of the above project property or have legal permission to authorize GABRIEL ROOFING LLC to perform the work as stated and agree to pay the total project price.
8. I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company and may be subject to insurance company approval.
9. I understand that payment in full is due upon completion of work as stated in the contract. All invoices not paid in full after 30 days will be subject to a 2% per month interest charge.
10. I understand that approval of my estimate is subject to customer credit approval by GABRIEL ROOFING, LLC. I agree that GABRIEL ROOFING, LLC may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval.

TIMELINE/NOTES

11. TIMELINE/WEATHER CONDITONS: EXTERIOR SIDING ON THE BULDING CAN BE DONE WITHIN A PREDETERMINED AND REASONABLE AMOUNT OF WORKING DAYS. (IN THE EVENT OF INCLEMENT WEATHER, INCLUDING HEAVY RAIN, STORM, HAIL, HI WINDS, OR ANY ALTERED WEATHER, GABRIEL

ROOFING, LLC RESERVES THE RIGHT TO RESCHEDULE WORK FOR THE SAFETY OF WORKERS, QUALITY OF WORKMANSHIP AND WARRANTY PURPOSES).

12. INSURANCE: GABRIEL ROOFING LLC CARRIES WORKERS COMPENSATION AND FULL GENERAL LIABILITY.

13. WARRANTY: A WARRANTY CERTIFICATE WILL BE PROVIDED BY GABRIEL ROOFING LLC UPON FINAL PAYMENT.

14. MATERIAL AVAILABILITY: GABRIEL ROOFING, LLC SHALL MAKE REASONABLE EFFORTS TO PROCURE NECESSARY MATERIALS IN A TIMELY MANNER. HOWEVER, IN THE EVENT OF MATERIAL SHORTAGES OR DELAYS FROM SUPPLIERS BEYOND THE CONTRACTORS CONTROL, THE COMPLETION TIMELINE MAY BE ADJUSTED ACCORDINGLY. DUE TO MATERIAL

AVAILABILITY, THIS PROPOSAL IS VALID FOR 30 DAY OF WRITTEN DATE. RELATED MATTERS WILL BE PROVIDED TO THE PROPERTY MANAGER FOR APPROVAL IF ANY BEFORE ANY MORE WORK IS PERFORMED.

To: Housing and Redevelopment Authority

Prepared by: Grant Fernelius, CED Director

Reviewed by:

Item: **HRA Updates**

1. Action Requested:

No action is needed at this time. This is provided for informational purposes.

2. Background:

HRA Commissioner Appointment

On June 24th the City Council appointed Rahfat Hussain to fill the remaining 3-year term for the at-large vacancy left by former Commissioner Kim Vohs. Mr. Hussain has a background in finance and has worked in both the public and non-profit sectors. His term is effective immediately with plans to join the board at the July 24th meeting.

Housing Manager/Assistant HRA Director

Staff have completed first round interviews for the Housing Manager position. A total of five candidates were interviewed and three were invited back for second round interviews on July 24th. Ideally, staff would like to make a decision by the end of next week with an offer the week of July 28th.

CDBG Program

Staff has been notified that Hennepin County is suspending federal activities, including the Community Development Block Grant (CDBG) program for the current program year which began on July 1st. The county is monitoring a recent court challenge to the President's authority to place additional restrictions on federal funds around policies that promote diversity, equity and inclusion efforts. Until the issue is resolved, the county is unwilling to submit the 2025-2029 consolidated plan and annual action plan on behalf of participating communities, which impacts the cities of Bloomington, Eden Prairie and

Plymouth. As a result, the City has been unable to access its 2025 CDBG allocation, which is used to fund housing rehab, first-time home buyer's assistance and public services. Staff has paused new applications at the present time. Staff is working with the City Attorney to evaluate our current program certifications to make sure it complies with the updated guidance if and when the county submits the relevant plans.

3. Budget Impact:

None

4. Attachments: