



CAT
CONTRACTING
GENERAL CONTRACTORS

CLIENT NAME

catcontracting.com





STEEP SLOPE COMMERCIAL

(Apartments, Townhome Communities, Churches)

CAT Contracting's large project steep team has installed millions of square feet of shingles, metal and specialty products on properties here and throughout the country. From Historical Churches to

200,000SF Apartment Complexes CAT has the trade knowledge to complete any steep slope project with the workmanship and industry's best warranty the GAF Golden Pledge.



LOW SLOPE COMMERCIAL

(Plazas, Shopping Malls, Out Lots, Free Standing Commercial Property)

Our commercial team wears a special jewel in their construction crowns by completing the largest re-roofing project in 2014 on the Hutchinson Mall. Over 650,000sf (\$11.86 MM) re-roofing completely removed and replaced without interruption. Throughout the past 5 years CAT has completed malls,

shopping plazas, strip centers, hospitals and stand alone commercial projects for some of the largest property management companies in the nation. Our installers are versed in BUR, Single Ply- Membrane Systems, SPF, and Coatings of all types and certified in most (Versico, Carlisle, Firestone, GAF)

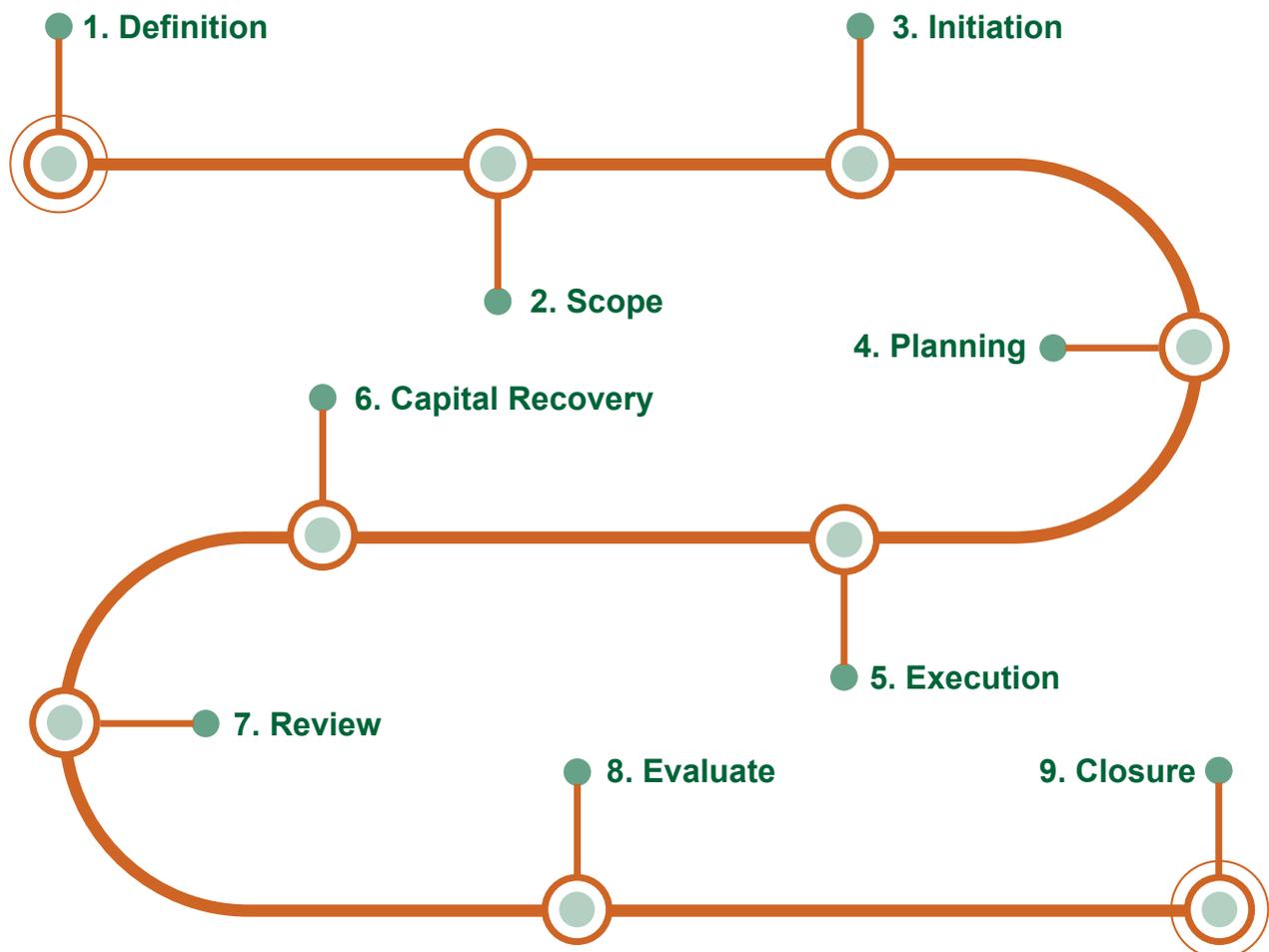


CUSTOM METAL/COPPER WORK & RENOVATIONS

CAT also can perform all metal roofing needs along with any custom copper work or rejuvenation work. Our team can field fabricate or custom bend all parapet coping, metal transitions and flashings, scuppers that your project will demand.

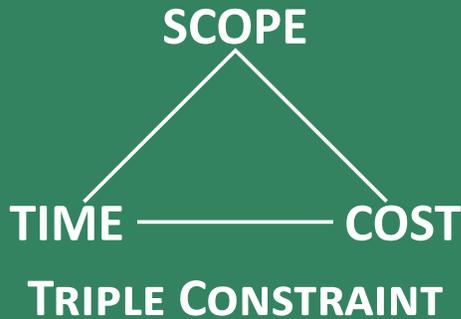
9 Step CAT Commercial Project Plan.

Our expertise in perfecting complex construction projects for associations, apartment communities, churches and retail businesses offers our clients the peace of mind that CAT will work swift, efficient, and deliberate. We understand that a large restoration project can result in issues accessing the property, parking, personal liability or loss in revenue. Logistical planning and communication is critical in order to execute a project that minimizes the strain on the owner, board, managers, and/or tenants. We clearly define our project process in order to set expectations with this nine step project plan.



1. Definition:

Project management begins with an understanding of what a project is and what it is not. By recognizing the various parts of a project, we are better able to understand, and therefore, manage the project.



A project prepared properly has the triple constraint accounted for:

- Is a unique activity or series of activities
- Has a definite starting date and ending date and
- Is constrained by scope, time and cost

Understanding the basic definition of a project allows CAT to be able to ensure we deliver a project on time, within budget and with expectations met. During the definition stage of the project we will;

- Request a scope meeting with the project lead, ownership, or managing partner(s) of the property in order to fully understand expectations. Should this be an insurance claim, it is at this stage we will perform our initial damage assessment to the property and review the claim status and settlement paperwork.
- Review architectural drawings and specifications called out in plan review.
- Submit a written evaluation, inspection report, and suggestion for repairs/best practices for the project.



2. Scope



Scoping a design build or engineered project is rather simple. CAT will perform an in depth review of the call outs, requirements and data which will drive the cost of the project. We will present any recommendations or deviation of plans and offer a bid package with cut sheets and detailed timeline.

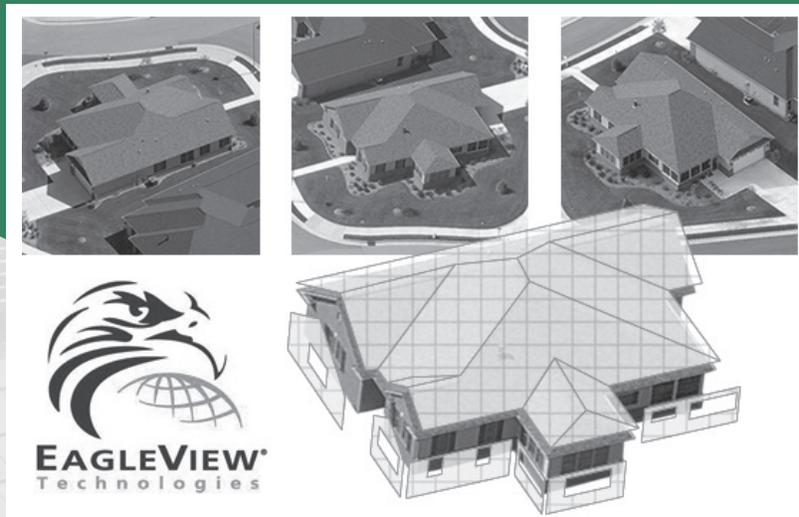
Insurance Claims require a different scope process. CAT Contracting has extensive experience in the insurance restoration arena. Should your project be an insurance claim the following will occur;

- Perform a methodical damage inspection (we encourage site management to be present)

- A formal damage assessment package will be presented. Our company will present a detailed explanation for the basis of suggesting any repair is performed on your property.
- CAT will then meet with the ownership or managing partner(s) to discuss our damage inspection and suggestion of repairs.
- IF-NEEDED - Suggest and hire industry experts, such as; structural engineer, manufacturing rep, building consultants/inspectors, and/or Public Adjuster.
- Present the board in order to submit a request to meet with the claim insurance adjuster(s) to discuss our damage inspection and suggestion of repairs or difference in scope.
- Conduct our role legally in claim negotiation and performance cost submittal. --Its often presented by contractors they can negotiate the claim. Our role is to negotiate pricing and back up our suggestion for necessary repairs. We cannot discuss policy. This often does not come into place, however, should it, CAT enlists ethical and proven public adjusters at the blessing of our property owners. In most cases, consultants and manufacturers coupled with industry experts such as damage laboratories or infrared experts will ensure a successful settlement.

For your project CAT will utilize the service of Eagleview. Eagleview is a 3rd party aerial measuring system, which measures the surface area, pitch, and lineals for an accurate and unbiased description of the property. Our scope and negotiations with your insurance adjuster will be figured based on these measurements. The report consists of 14 pages that are pertinent to the figures found in the scope section of our presentation. Your carrier determines and outlines the pricing; however, its necessary for the square footages and linear footages to be accurately figured in order to facilitate a proper scope and line item description of work.

Upon initial review of your carrier's scope of damage and repair estimate it is typically evident numerous key items are missed in order to fund a proper repair process. Without proper funding, bids will seem high and the repairs can be slighted by choosing cheaper systems.



Here are some of the key items that were missed and presented for settlement by CAT in a recent commercial project for an increase of over 300% in funding;

1. The square footage of the property was measured 10% lower than what the actual square footage is.
2. The flat roofing was short on square footage by about 400 square feet (roughly \$20,000), as well as never was figured with the proper code required R-20 Insulation Board system.
3. Gutters were missed on the entire property both property and school house.
4. Copper flashings and footages were grossly under measured, especially the 320LF of vertical ridge on the steeple.
5. The lightning rod system was figured at a 50' system which is drastically under figured for the amount of cable and air terminals. This amounted in a \$15,000 shortfall.
6. The siding on the dormers must be replaced in order to properly change the step flashing from the roofing system once it is removed.
7. The slate roofing was underestimated by the adjuster resulting in a \$100,000 shortfall from actual cost to repair.

These were the focus point items CAT supplemented however there were numerous other items which the insurance adjuster and CAT worked together in order to finalize a complete summary of repairs necessary for properly repairing this project.

3. Initiation:

A project is authorized during the initiation phase of a project. Sometimes this is a formal authorization, and sometimes it is a rather informal procedure. The primary result of the initiation phase is three-fold:



1. A project manager is appointed and introduced (if different)
2. Client-Contractor meeting
3. A complete description of the project is provided to the owners/ management including the following;
 - a. Timeline and specifications for work
 - b. AIA G702 draw schedule (if necessary)
 - c. Phasing summary presented to the owner/ management
 - d. Lien waivers presented CAT Contracting
4. Site contact information provided to Contractor
5. Formal authorization and execution to begin the project is given

Once these five items have been accomplished, it is time to assemble a project team and begin work on the planning phase.



4. Planning:

During the planning phase, the project team develops a comprehensive project plan that is comprised of a number of elements. The comprehensiveness of the project plan will depend upon the complexity and duration of the project. The project plan for smaller projects may be relatively brief. It is important to match the amount of planning to the complexity of a project. The comprehensive project plan should include some, if not all, of the following items:

1. In-House project meeting
2. Detailed Site – Nightly Securement
3. Activity or work schedule-Project Gantt
4. Quality assurance plan
5. Communication plan for team members and management/(tenants)
6. Safety assessment and response plan (OSHA) plan
7. Purchasing and contract administration plan.



5. Execution:

The execution phase is where we put our plan into action. We've established what work is to be done, who is to do it, when they are to do it. As the client you have chosen materials and specifications involved in your restoration.

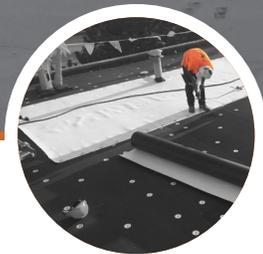
CAT will establish working hours and not deviate from these hours without notification. The Project Manager will be on

site at the commencement of the day and upon closing up. Safety and/or traffic monitors will be used for multi-family unit living facilities in order to direct traffic flow.

Throughout the Execution phase the manufacturer or rep will be brought out to ensure warranty specifics are being met and craftsmanship stays at the premium level we all expect.



7. Review



As soon as the Execution phase begins, the Review phase also begins. As the actual project work is accomplished, we will be comparing it to our planned work. This is what the review phase is all about: comparing actual to planned work. When the two are the same, or relatively the same, we will be satisfied with the results, but if the results vary too greatly, then it is time to investigate why.

It is critical that as general contractors we consistently critique our work as we do others when we are brought in as consultants. We take great pride in our final walk thru with our clients and warranty engineers of manufacturers. If we aren't critiquing and adjusting throughout the project, we could face drastic or even destructive repairs at the end of a project. A minute of adjustment now can save hours of repair later. Towards

the end of the project or each stage a punch list and walk through will be established with the clients point of contact. We like to work through multiple punch lists so we can fix any concerns on each stage and move to the next to avoid delays at the evaluation stage.

8. Evaluate

The Evaluation stage of our commercial project PLAN encompasses 4 major steps.

1. Company walk through with subs and supervisors.
2. Customer final walk through and punch list zeroed out.
3. Request and meeting with manufacturers to activate warranties.
4. Final documents package prepared for the client.



9. Closure

Once the entire project plan has been executed and the project deliverables have been produced, it is time to close the project with our client. During this phase of the project, there are a few items that need to be accomplished. First, our customer needs to accept the project deliverables such as warranty paperwork, final invoice (if needed) and lien waivers.

It's common to meet with the board, owners, or managing partner(s) in a wrap-up meeting. It's our goal to close the project signing the certificates of completion with the same relationship we had upon execution of contract.



Hutchinson Mall

Roofing Size:	600,000SF (6,000SQ)
Additional Trades:	Roof Vacuum, EIFS, Acoustical Tiles, Exterior Paint, Interior Painting, Sign Fabrication, Electrical, Standing Seam Metal Roofing, HVAC, Plumbing, Remediation, Carpentry, Drywall, Asphalt Repair, Skylights, project management and claims consulting.
Project Valuation:	\$11,000,000.00

The Hutchinson Mall Project was the largest insurance claim in 2013 as a result of storm damage. CAT Contracting services commercial clients throughout the nation and responded to one of our large commercial clients within 24 hours of the grapefruit sized hail impacting their property.

When we arrived on the property just 20 hours after the storm subsided, the impact was devastating. Commercial skylights were riddled with holes larger than baseballs. The gravel ballasted roofing system looked more like the surface of the moon. Where the roof was exposed hail stones busted the 4-ply membrane which is meant to withstand 160 pounds per square inch of pressure.

Our immediate attention was focused on securing the breaches in the skylights and temporary filling the impacts in the roofing system. Membrane tape was used to cover the holes in the skylights while the roofing repairs proved more challenging. With over 1" of rain per day following the storm the mitigation process proved dif-



ficult. Over 5 pallets of Qui-Crete mortar mix was utilized in order to mound over the holes in the roof. The rain wets the mix and clumps into layers of built up roofing. With an hour of dry weather between storms, small plugs would form and limit the water that could enter the property.

Next we focused our attention to the stores and mall corridors where the water had collapsed ceiling tiles and flooded the floors. Moisture readings were taken, ceiling tiles removed & disposed, and blowers were strategically placed to begin the dry out process. Once the claim negotiation was under way we began replacing the 600,000 square feet of the building's waterlogged roofing system. The majority of the existing roofing system consisted of 2" of fiberglass, 4-ply asphalt built up roofing and 2" of gravel ballast. The most vulnerable area however consisted of 3" EPS under EPDM Loose laid with River Rock Ballast. The Roof had bridged (buckled) exposing the membrane with no protection to the immense hail. The hail had torn complete-

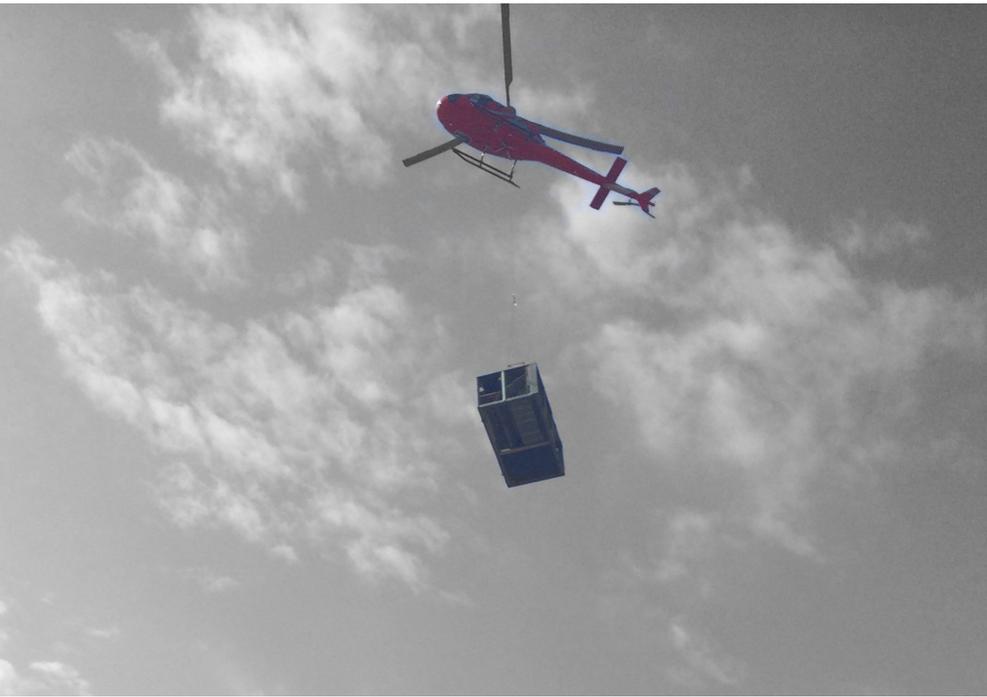


ly through the rubber diminishing the waterproofing capability over some of America's largest retail box stores.

The ballast stone was vacuumed in sections while the new insulation was craned atop of the loose laid rubber in order to avoid the existing roof from blowing off. We removed section by section of roofing while installing 2 levels of Insulation. R-20 code was met by stagger stacking one layer of 1.5" ISO and another of 2" ISO mechanically attached to the metal roof deck. We then installed Densdeck cover board to offer additional fire rating and hail impact resistance. A .60 mil Roofing system was mechanically attached in the field and fully adhered to the parapet walls.

Once this section of the roofing system was completed we moved onto the south side and began working our way north on the 24 sections of the built up roofing system. The gravel ballast was vacuumed and removed in order to uncover the roofing system for tear off. We then saw-cut sections of the built up roofing to expedite off loading, and removed the insulation and perlite below.

Hutchinson Mall



The debris was then hoisted down by crane and disposed of. New insulation was installed in 1.5" and 2" stagger stacked layers and the Versico 60mil system was then mechanically attached to the roof deck over a Densdeck cover board. New drains, roof hatches and flashings were installed as we progressed through the project along with new Hickman Engineered Perma-Snap pressure cleat metal coping system around the perimeter. The roofing system began in August and progressed into February due to frigid temperatures in December and January.

Once the roofing was under way we began the exterior repairs on the walls which were damaged by the hail storm. The fluted CMU was chipped on the west and south sides of the mall. This needed pressure washed and repainting which we contracted direct to one of our painting contractors. Once the exterior painting was completed we moved inside after hours to repair and paint the stained corridors that were damaged from the storm. We worked after hours in order to avoid conflict with customers of the mall.

Sections of the mall are skinned with EIFS plastering. These sections were badly damaged as the substrate of the EIFS system is comprised of EPS foam insulation and a thin skim coat of plaster. CAT Contracting erected

4 levels of scaffolding along with a barriers to maintain proper temperatures and proper curing of the EIFS build up.

Over 1.2 million dollars of the project was allocated for the replacement, repair and maintenance of HVAC Roof Top Units (RTUs). The hail was so intense that the coils were badly damaged and compromised the fluidity of the gas charged lines. By causing dents in the lines, the life of the unit was decreased and 40 Units needed complete replacement. An additional 44 units were repaired by replacing coils, compressors and metal work. Due to the distance some units were from the reachable walls, CAT Contracting helicoptered in the units to place and consecutively removed the existing unit.

As the roofing work progressed and the exterior envelope was service tested, we began nearly 200,000 SF of acoustical

ceiling tile work. New grid systems were painted, installed and ceiling throughout the mall corridors and store units which were damaged. Labor was performed after hours to avoid interruption to mall traffic and ensure safety precautions could be taken for our crew and pedestrians.

As the project progressed through the major trades we began the ancillary trades. New Signs were designed and erected, asphalt parking lot repairs were scheduled and the standing seam metals were replaced around mall entrances.

A project of such magnitude could only be perfected through proper planning, procedural fortitude and attention to detail. Over 15 trades working together in restoring a property that suffered catastrophic damage proved to be challenging and demanding however our firm handled it with little disruption. The major offer CAT Contracting had to the projects ownership despite the general contracting experience was our years of successful contract and insurance claim facilitation

ROCKFORD PLAZA



The Rockford Plaza is a shopping center located in central Rockford at 2552 Charles St. Rockford IL. The shopping center consists of a Swedish American Hospital outpatient clinic, Stockholm Inn eatery, Furst Staffing, Erickson & Associates, a State Farm Insurance Agency, Eye Clinic and numerous other retail stores.

This project began with an initial offer by the insurance company of just over 100k in repairs. Our team expected such offer however the crucial aspect often in our clients best interest is to at least get settlement on the table. In this case the roofing system was such that it could not be repaired to code. The offer prompted our team to involve 3rd specialists in order to dissect the means of repair being offered to the client were not suitable to industry standard or warrantable.

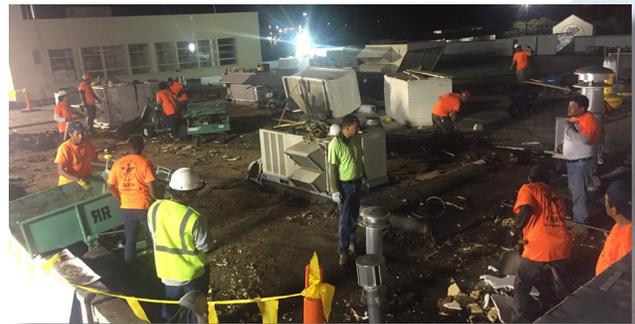
We hired two outside firms to review and discuss the insurance carriers offer. After heated conversations with the insurance carriers consultants, the insurance carrier hired a second team to meet with ours. After just 45 minutes of inspection and review of our proposal and means of repair agreement was made atop the roofs and an initial costing of \$998,000 was set.

Prior to commencement of work we requested onsite meetings with the carrier adjuster in order to discuss concerns and suggest a reserve be set for such conditions. The carrier adjuster agreed to discuss in the end and to save all related documentation to any cost increases.

The project began by removing over three layers of roofing in some areas. The roof was brought down to deck surface, replaced deteriorated or defective surface and then a custom tapered system designed and installed in order to mitigate existing structural deficiencies. Additional Layers of poly-iso were installed per manufacturers specs and a .60 mil mechanically attached roofing system was installed.

Once the roofing system was brought to elevation, curb adapters were suggested to the insurance adjuster. The Insurance Company's consultant met us out on site to review our suggestion and agreed. The nightly cleaning and concern for additional man-hours for the logistical maintenance on the hospital and clinic were also agreed to be prudent.

Phase by phase the roofing was systematically removed and replaced all while working 6pm-7am in order to avoid business interruption. Combined with the mechanical elevation changes, plumbing drops, cleaning and additional layers a supplement was calculated at 429k. With detailed back up and substantiated costs our client was funded the exact amount requested after three weeks of the carriers delay and dismay. Our company takes pride in detailing each stage and step in order to avoid any discrepancy in validating our costs.



Roofing Size: 78,000SF (780 SQ)
Additional Trades: Carpentry, mechanical, plumbing, metal work, complex cleaning, project management, infrared and claims consulting.
Project Valuation: \$1,427,000.00

Minooka United Methodist Church

Roofing Size:	120,000 sf
Additional Trades:	Commercial Cutter & Sheet Metal Work, Design-Build Retrofit of Roof drainage system, complete removal de graded above roof electrical conduit system and install of new internal full electrical supply to both pre-school & church.
Project Valuation:	\$256,000

The Minooka United Methodist Church (Minooka UMC) is a church & pre-school located near downtown Minooka, Illinois. The property consists of a parsonage building and a chapel with steep-slope asphalt shingle roofs, a pre-school building and annex building with a full kitchen for events; both enclosed by low-slope roofs.

This project took off after a major storm June 10th, 2015 that produced up to baseball sized hail. We were referred to the church to look over the property and inspect for hail damage. After our inspection, we explained how to get the claim filed, and that we would be happy to come out and assist the insurance company in accessing the many roof structures on the property.

The initial adjustment became complicated when the adjuster was not familiar with exactly how low slope roof damage is found, as well as how to address it for repair vs. replacement. The initial claim payment was for repair work only, when in fact the entire roof surfaces were compromised by hail damage

We were then interviewed by the church board, as were several other contractors about our suggested approach for the next steps toward getting their project done. CAT was awarded a chance to meet again with another insurance adjuster to point out roof damage and discuss the repairs. After a full education on required

codes and repair methods, Minooka UMC was approved for full roof replacement.

Upon final approval, our weather season had turned cold & rainy leading into winter, making scheduling a concern. We kept a close eye on the weather and scheduled the project with enough consecutive dry days to complete it, staging all buildings for safety and concern for the students, faculty, and congregation. We remained on-site throughout the entire duration of the project to answer questions and address any surprises which often can occur after the client representatives leave the site.

-The Minooka Methodist Church consists of two buildings which were standard steep slope re-roofing. Both (parsonage & chapel) were re-roofed with the lifetime GAF Timberline HD LT roofed to the Golden Pledge warranty requirements.

The annex building consisted of two layers of modified bitumen roofing, along with two layers of 1" fiberboard to tear off on down to the wood decking. Due to age and deterioration numerous sections of replacement decking were needed. The parapet walls were capped with old clay parapet coping and we installed a modernized custom cleated expansion coping metal. To ensure proper water drainage a custom commercial gutter box gutter was fashioned and installed on rear eave of the annex

building. This ordinance called for R34 energy requirements which was met and waterproofed with a 60 mil Carlisle TPO and warranted with a 20 year no dollar limit warranty (NDL).

-The church preschool building comprised of two layers of asphalt BUR (Built-Up Roofing) and a single layer of 2" fiberboard atop of 1" perlite. We tore down to the gypsum decking, installed new wood decking into buildings steel purlins to span and strengthen the inferior gypsum deck. We then installed a taper solutions designed R34 taper system, built new internal drains, and field fashioned new coping on the perimeter and again continued the 60 mil Carlisle TPO and roofed to the 20 yr NDL standards.

Once completed, we submitted hundreds of photos to the insurance company to document all aspects of the project along with a final invoice for the contracted work. The manufacturer inspection was completed the enact the roofing warranty and all necessary documents were submitted to Minooka UMC for the final project package.

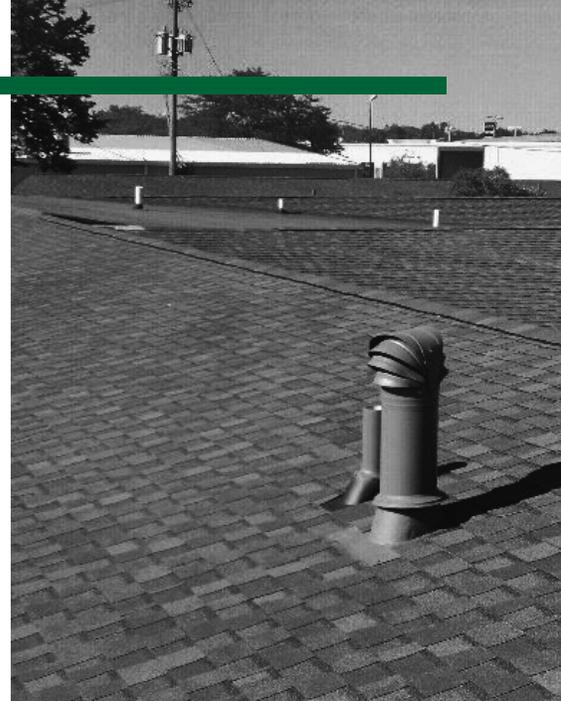


Reformers Unanimous Treatment Home (Womens)

Roofing Size:	275 Squares
Additional Trades:	Custom Fascia, Flashings, Low Slope EPDM Tie In
Project Valuation:	\$106,000

RUTH Womens home is a treatment facility for the Reformers Unanimous Addiction Program. This facility houses nearly 60 women who are attending a faith based rehabilitation program for addiction. The insurance carrier agreed to replace the roof surface however grossly underestimated the scope of work. Although this structure was not incredibly difficult to estimate, the adjuster was not informed on code, which resulted in the need for a large amount of supplemental funding. The insurance adjuster had failed to research the necessary code on steep slope vs moderate sloped roofs and our team brought it to the carriers attention ice shield is required by the manufacturer, thus code, on any roof 3-4/12 in slope. This oversight on their part would've left R.U. with a drastic shortfall when looking to properly re-roof their facility.

This project was simple and speedy. In just two days our commercial team removed the current roof covering, added ice shield to the entire surface and installed the Certainteed Landmark Driftwood shingle. We installed new ridge ventilation as well as the Certainteed's starter system. Flashings were installed and custom fascia was bent to transition the low slope EPDM membrane into the new roof.



Reformers Unanimous treatment home (mens)

Roofing Size:	74 Squares
Additional Trades:	Slate Tear Off, Re-Deck, 50' Eave Line (4 Stories)
Project Valuation:	\$89,000



Despite the smaller valuation and size to be considered a substantial commercial project, the process was unique and difficult enough to include in our commercial project portfolio.

The project began as a persistently leaking roofing system. When we first inspected the property we realized the roofing system had been compromised by wind and hail damage. The primary concern was the lack of shingles in multiple areas. This roof was well over 50' in the air so until the eave line is breached the damage could not be seen. Upon initial inspection we informed the RU group that a claim is most likely the best form of recourse for this project.

The insurance company met our inspectors at the project and after much persuasion the adjuster agreed to scale the immense climb to the eave to review the storm damage. She was quick to agree and make her way down. On site it was business as usual as the adjuster explained full replacement would be covered, however, when documents arrived to our client less than half of the roof was paid for and only the top layer of asphalt shingles.

Rather than argue the damage itself as the insurance company failed to execute a proper inspection, our recovery department issued a supplement for the additional layer of shingles as well

as the slate removal for which the shingles were nailed in to. Due to the fact manufacturers require wood substrate for installation and the ridge cap was covered in their partial estimate, a domino effect supplement was prepared for the carrier. Basically this is when one item causes numerous others to take place.

The shingles were removed and then the arduous and extremely dangerous and dirty task of removing 100 year old slate tiles from the roof. The slates broke into tiny pieces and were dropped to the ground. What normally would take just a couple hours to remove began a 2 day tear off process. Each slate had upwards of 6 nails in it from the multiple layers. The nails had to be removed and cleaned to the deck as required by shingle manufacturers. Once we stripped the slate it was obvious the project would need to be re-decked due to the spaced decking commonly used when slates were installed.

Our crew then installed the new decking system hoisted the system via a laddivator and started the typical installation of the GAF Roofing System. Ice shield, felt, starter and field shingles were installed and capped with ridge vent and high profile ridge vent. The shingle install took 1 day of work and our crew was cleaned up before dark.

BZRTUNES Office Park

Roofing Size:	23,600SF of 50mil Versico TPO
Additional Trades:	Removal of 5 layers of roof down to metal deck, 540LF of custom sheet metal capping, 440LF of commercial 6" gutter and 3"x4" downspouts
Project Valuation:	\$278,000

The BZRTUNES Office building is a privately owned cement walled structure that houses various spaces including office, laboratory, and warehouse. This is important to know since many employees call this building "home" when it comes to work and are not only working in the space through projects like this, but are entering and exiting the building while construction is taking place. We always provide a safe working environment and always attempt to not disrupt a business's normal activities due to the project at hand. Our goal is to provide a safe working environment in parallel with avoiding disruption to our clients and their activities.

We came into this claim with the roof already approved at face value. I use that term specifically because the insurance adjuster never pulled a core sample on the roof

to find out exactly what was underneath the top layer. The owners were shopping a total of four roofing companies on their own and the insurance company was strongly recommending two of their own.

During our inspection, we could feel under our feet that it was not just a single layer of roofing with insulation. The insurance company simply paid for an EPDM tear off and an EPDM replacement. When inspecting a flat roof that has an unknown amount of layers, it is our procedure to pull a core and find out exactly what we are bidding with ownership or managements permission. After pulling a core we realized that the tear off would be much more labor intensive and include:

1. Tear off existing EPDM roof system
2. Tear off 1/2" dens deck
3. Tear off Gravel roof and flood coat

4. Tear off 2 ply fiberglass felt hot roof
5. Tear off 1.5" perlite ISO board

After verifying with the local building municipality that the amount of existing layers on the roof called for a required full tear off down to decking, we confirmed what codes called for when laying new roof. Due to the International Building Code Book off 2006 was adopted by this city, it was required from the combination of Chapter 13(Energy Efficiency) and Chapter 15(Roof Assemblies and Rooftop Structures) that a commercial buildings insulation R value must be equal to or greater than R20. The installation would then need to be more than just a single layer of EPDM that was originally prescribed including: (Continued on next page)



BZRTUNES Office Park

Roofing Size:	275 Squares
Additional Trades:	Asbestos Removal, 130' Bell Tower Slate with design features, Fully Adhered TPO, Davinci Composite Shake, Copper Flashing, Lightning Rod Systems, Exterior Paint, and Copper Crosses.
Project Valuation:	\$366,000



1. Install 1.5" Atlas ACFoam II ISO board, loose laid, per manufacturer specs
2. Install 2" Atlas ACFoam II ISO board with a 8 screw per board(interior) / 12 screw per board(on edge) fastening with a 5.5" #14 screw with a 24" seam stagger, per manufacturer specs.
3. Install Mechanically Fastened TPO 45 mil single ply roof(owners selection after both EPDM and TPO options were presented) with 15yr NDL warranty.

This final scope was drastically different than the original insurance summary as the starting claim amount was funded for just under half of the dollar amount that the we finalized the estimate and settlement amount.

Upon readjustment, we compiled all missing layers, code compliances and general components into a project packet including an Xactimate estimate (estimating software used by insurance company with already agreed upon pricing), a core sample report with digital photographs, and all local codes that needed to be followed to secure a proper building permit. It is our mission to set ourselves apart from the herd of normal roofers by displaying an unmatched level of professionalism, organization, and clear communication through each project phase.

After a series of emails and phone calls with the adjuster, we agreed on a scope and dollar figure for the project to get started. Because of the multiple layers the crew feverishly worked for half of the day to tear off roughly 2000 square feet so they could then clean the deck, lay the two layers of ISO boards and mechanically fasten the TPO leaving for little to no open areas subject to water penetration in the event there was unforeseen precipitation overnight.

The removal and replacement took right around 10 full days to complete and an additional two days was spent doing finish work and double checking seams and roof penetrations.

CAT is certified by Versico, which allows us to offer our clients 15, 20 and 25 year No Dollar Limit (NDL) warranty on any TPO roof that we install using all their products. This is equivalent to what you would hear in the car industry as a "bumper to bumper" warranty. This is important when you are looking for a roofing solution to add value to the property for years to come.

Old Saint Ferdinand Shrine



The Project at Old St Ferdinand Shrine was a very complex coordination effort. Although the overall size and valuation is not as significant as the contract work itself, it truly has been one of our favorite projects. In 1821, Father De Le Croix laid the cornerstone to this monument nearly 200 years ago before we were awarded the immense task to revive its majestic presence. From the moment our management team arrived on the property, to the finale of adorning the new copper crosses, our entire company felt honored in being trusted to restore this property that the catholic diocese deems protected historic ground.

Upon initial review our team realized the drastic shortfall in funding for the project. The project had been awarded only \$144,000 in funding when we reviewed the initial documents from the insurance carrier CNA. With the extensive removal process, 130' steeple, massive lightning rod system and numerous other factors our team first got to work on securing market prices and additional funding for the project. The project was negotiated up to nearly \$366,000.

Once this was under way, the next step was not simply to pick out a new roofing system like most projects. Our owners and management understood that the challenge on this project would be to restore this project with all new waterproofing systems yet preserve the integrity of its character and mystique. As we explained to the OSF board, we plan to make this look beautiful, but old.

We started the project first by removing the flat roofing system on the schoolhouse. The EPDM and additional layers were removed to the deck and inspected for suitable replacement. We then added an R-20 Insulation system consisting of 3" and 1.5" ISO that we mechanically fastened to the deck. A fully adhered TPO system was then installed along the parapets, to the back side of the facade and field of the roof.



Once the low slope roofs were completed we began the tear off of the shrine. 10,000 SF of transite containing 19% asbestos had to be removed. In order to be safe and OSHA/EPA compliant our crews had to mark the job site perimeter upon entering the site. Once inside the perimeter, any person present had to have eye protection, respirator, full disposable suit (daily), disposable gloves (daily), and suitable foot protection. As the material was unloaded from the roof it had to be constantly wetted, wrapped inside visquine and packaged for disposal. The tear off was a 10 day process.

As the asbestos abatement team moved from slope to slope, the roofing crews would follow up at the days end installing synthetic underlayment and ice shield in the areas removed in order to dry in the roof.

Roofing Size:

Additional Trades:

Project Valuation:

275 Squares

Asbestos Removal, 130' Bell Tower Slate with design features, Fully Adhered TPO, Davinci Composite Shake, Copper Flashing, Lightning Rod Systems, Exterior Paint, and Copper Crosses.

\$366,000

Old Saint Ferdinand Shrine

Roofing Size:	275 Squares
Additional Trades:	Asbestos Removal, 130' Bell Tower Slate with design features, Fully Adhered TPO, Davinci Composite Shake, Copper Flashing, Lightning Rod Systems, Exterior Paint, and Copper Crosses.
Project Valuation:	\$366,000

Before choosing a product to re-roof the shrine with, we studied antique photographs and drawings of the original construction. It was evident that the shrine had originally been roofed with cedar shakes. Shakes used back in the 1800s were oversized in comparison to today's cedar. We also discussed the history of the building and came to realize it had been victim to two major fires. In order to attain the look we desired, longevity of product, and prevent future vulnerability to fire we chose to roof the shrine with Davinci Bellaforte Shake in the Verona Color. This product was 50% lighter than the asbestos removed, which lessened the load on the aging building and offered a fire rating & impact rating that the shrine would experience a drop in their insurance premium. Our craftsman installed copper valleys and custom bent copper reglet flashings to install along the parapets and 3 fire places. Copper counter flashing was installed at all of the intersection points as well.

Before capping the roof, we enlisted the help of lightning rod guru J. Donohue who made the trip up from Texas to be

part of the special project. We wanted to ensure the thousand feet of copper cable would not be disturbed so we installed the system beneath the ridge cap and inside the downspouts for safe keeping. We bored holes in the ridge cap where they intersected terminals, then sealed with ice shield and silicone to waterproof these areas.

7" trough galvanized gutter systems had to be installed in order to match the existing look of the building. This system demanded intensive labor welding each seam end cap and down spout elbow. Our tradesmen then began the revitalization of the bell tower. The tower is 75' in the air and was in desperate need of carpentry and structural repair. Our men worked to shed the existing layers of paint, replaced the ornate details where needed and repainted the tower in a scheme more reminiscent of its original form. Stained Glass, Barn Red and Rushing River were chosen as the three colors. While working up on the bell tower they rebuilt new spires on the footing of the steeple.

The remaining portion was a 6 week project slate replacement and recreation of the original steeple. The original design was painted white nearly 75 years ago but with some careful research and planning we restored it as it had been originally slated. The steeple was slated with 3 colors. Vermont Black, Unfading Green and Unfading Red were used to recreate the steeple design. Vermont Black was the primary color accented with zig zag designs, florets, stripes, and fleur de les. The project at the time was the most intense ever with heights of 135' to the top, custom copper crosses, lightning cables and intricate patterns that demanded perfect execution.



Country Club Arms

Roofing Size:	1,400 Squares
Additional Trades:	145 Squares of Siding, 1800LF Gutters & Downspouts, Custom Carpentry, Fascia & Flashings
Project Valuation:	\$283,000



Country Club Arms is a 12 building 60 unit town home community. Our company was contracted for the restoration of the roofing, siding, guttering, and carpentry to rehabilitate this ailing apartment community. The structures had extensive heat rot to the decking causing it to delaminate and crack beneath the roofing surface. Most buildings were multi layered and were in desperate need of new roofing and decking. The new owner had a goal to rehabilitate the property to make it attractive to prospective tenants. Due to the previous owners neglect, the property not only needed a facelift but needed to be filled with renters. CAT Contracting was not part of the original adjustment process but once contracted we reviewed the filed and ran our scope to generate an additional \$46,000 in funding. The additional funding allowed us more leverage when choosing material and repair options.

Country Club Arms chose the Owens Corning Oakridge Shingle in the Estate Gray Color palette to re-roof the property. The team worked from the back corner forward, herding traffic along the opposite side until a lane could be cleared for residents to

safely navigate along the opposite side once we moved across property. Residents were updated daily by the team and property managers as to progress and what to expect from day to day for parking. In just 6 days the crews were able to re-roof the entire property including the 3600 square foot clubhouse. Although it was a bit lengthy for our commercial crew of 36 men, the decking caused timely repairs. Suitable substrate is required by all manufacturers and unless the decking was replaced the shingles would deteriorate long before the warranty was reached.

Once the roof covering was completed our team began siding repairs and installing new gutter systems on the mansard style buildings. With the additional funding our team secured for CCA, we were able to side the mansards vs roofing them with asphalt shingles in some areas. This offered the community a more modern and attractive appearance. As we completed each section of mansard, our gutter crew capped and rolled new seamless guttering system to finalize the exterior repairs. Our gutter crews were on site for three days ensuring all buildings were back to form and looking great.



Specialty Awning & Canvas Products

Roofing Size:	420 Squares
Additional Trades:	Custom Metal Work
Project Valuation:	\$256,000



When our relationship with SA began, they had been given an insurance settlement for roof repairs to their business. The existing building is nearly 100 years old and consisted of several types of roofing systems. The upper roof covering was SPF foam that was severely damaged by hail, to the point that excessive water damage had been incurred to the roof decking. The lower portions of the roof were a combination of 3-ply built up asphalt roofing and a small section of modern day 60 mil TPO, both of which were damaged by hail.

The initial settlement seemed as if it were too low to afford a full roof replacement, which was much needed due to the extent of the hail damage. When our representative began negotiating with the property insurance carrier regarding the scope of work, several discrepancies arose in the estimate prescribing payment to the building owner. In fact, the actual cost required for the repairs was nearly double the initial allowance from the insurance carrier. After extensive research and examination of the existing roof coverings and their respective hail damage, our commercial

team was able to complete a full tear off of the existing roofing to inspect the decking for water damage, and install a new 60 mil TPO roof system over the top of 1" ISO insulation board.

This top of the line, energy efficient roof system comes with the maximum warranty available in today's market, experienced and proven craftsmanship, and most importantly, the best customer service experience a client could ask for.



B&B's Magnolia Trace Apartment Community

Roofing Size:	2,100 Squares
Additional Trades:	290 Custom Awnings, Custom Fascia and Flashings
Project Valuation:	\$436,000



Magnolia Trace Apartment community is a 144 unit, 19 building apartment community. Our company was enlisted to work with the insurance carrier Seneca Insurance in regards to hail and wind damage. After an extensive three day inspection & adjustment process, our team was successful in achieving full replacement on the roofing systems. Hail damage had compromised the shingle integrity, however, it was not as conspicuous as most adjusters are expecting to see when adjusting such a large claim. By utilizing our certification and training by HAAG (engineering courses), we were able to bring a substantial case and subsequent full approval settlement to B&B.

Our team also negotiated upon initial adjustment the replacement of nearly all of the door awnings. The door awnings were a hot topic of negotiation as the condition of these made the hail damage difficult to distinguish from 15 years of wear and tear.

The owners of Magnolia Trace, B&B Devel-

opment Group selected us to work hand in hand with the insurance carrier throughout the arduous process. Once the property was adjusted and approved we recommended B&B choose the Atlas Pinnacle Shingle. The property had exhibited deterioration from algae, a condition commonly found on shingles more than 10 years old especially in humid or damp regions. The Atlas Roofing system is one of only two manufacturers guaranteeing their product against streaking and stains from algae. Partnered with 3M for their Technology, this Atlas shingle will last B&B and the residents at Magnolia Trace for years of streak free aesthetics.

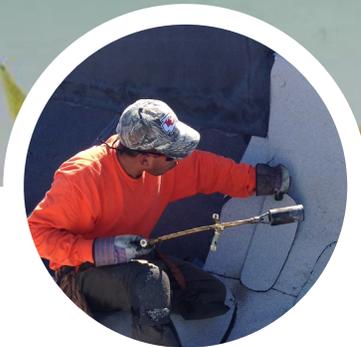
Once contracted, we began the project in a strategic manner by starting in the rear of the complex and working to the front. This pattern minimizes the interruption of daily traffic to residents as well as visitors. It's always our goal to keep the residents as happy as the owners. We know that happy residents result in no complaints to management. When there are no complaints to

management we have satisfied owners and a successful project plan has been executed. In just under 9 days our crews removed the roof covering, inspected the decking, replaced decking where it was necessary, re-flashed roof transitions, installed a new ventilation system, and shingled nearly four football fields worth of steep slope asphalt roofing.

Once the roofing system was installed our craftsman began installing the awnings. Each awning had to be removed, broken down and sent for recycling. The new awnings were installed into the masonry and secured with 32 Tapcon masonry screws. Each awning was precisely fitted to the door in the same manner on each opening. UPDATE: as of January 2015 the property was sold to new owners and listed in the upgrades and increase in value were the items all listed above. We were happy to learn the roofing and awning work we secured and completed for B&B added over \$150,000 in increased revenue at the time of sale.

330 E State St

Roofing Size:	4,000 SF Recover
Additional Trades:	Claim Negotiation, Metal Work, Ceiling Tiles, Drywall, Carpentry
Project Valuation:	\$89,000



The Stafford Building at 330 E State St. in Rockford II was a recover option in the historic district in downtown Rockford Illinois. This project was a claim from the existing roof parapets failing from a windstorm. Winds in excess of 75mph tore the EPDM adhered parapets from the masonry walls leaving no protection from over 2" of rainfall.

With the parapets exposed, water intruded into the offices below on nearly 3 floors of this commercial property. We responded to the owners within an hour of the call and began to mitigate the roofing system first to avoid additional damage by approaching storms.

Once the roof was secured and temped in, we worked to dry out the ceiling tiles and assess the lower units where water had flooded into. Standing water was removed and blowers were set into place to begin drying out the flooring and walls.

The claim process proved tedious and time consuming. Although the project wasn't substantially difficult, the claim adjuster was less than amicable.

She was inconsistent in her communication, improperly trained and un-

willing to negotiate in the best interest of the client. The insurance first offered the client under \$15,000 to properly repair their property. By the time the negotiations were complete, which were spear headed by CAT Contracting, along with the owners, code officials and hired engineers, the claim finally reached a fair settlement of \$89,000.

The roofing project began by closing off alley ways and craning material into place. We then began removing debris and existing roofing in the areas deemed necessary. Parapets were prepared, flashings installed and the roofing was primed for a Modified SBS torch down system. We then installed a torch applied modified SBS roofing system over the existing roofing system. Corner patches were custom fitted for inside and outside x-y-z transitions. Transition metal was custom bent and applied at the firewall where our roofing system was terminated. We installed a retro-fit drain and bent new overflow through wall scuppers to finalize the detail work on the roofing.

When the roofing was complete we moved to interior and replaced the ceiling tiles and drywall which was damaged from the water intrusion. The project was wrapped up by a warranty inspection and walk through with the client.

American Freight / Sears

Roofing Size:	50,800SF Versico .60ml TPO
Additional Trades:	Infrared Certified, Custom Metals, Shingles, Masonry
Project Valuation:	\$328,000



The Sears American Freight / CVS project was a bid project in Rockford Illinois contracted by North Rock Real Estate. The project project came to bid as a full re-roofing and metal work project. The cost to the property owner bid to spec was in excess of \$450,000. As it's CAT Contracting's mission to provide our customers unparalleled service at an affordable price, we decided to use our infrared certification to shoot the property to identify if an entire tear off was necessary.

The existing roofing consisted of only one layer of roofing on the CVS side of the firewall. Although the Sears side was deteriorated and breached by moisture, it was our goal to ensure our client received the best value bid by certifying the moisture level in the roofing system on CVS with infrared technology. By utilizing state of the art technology, we were able to determine that only 15% of the existing roofing system on the CVS portion of the building needed to be removed and re-insulated. By providing a re-cover system for this part of the building versus a full tear off, we saved our client over \$80,000 in direct costs while offering a system with a 20 Yr Warranty as the spec called for.

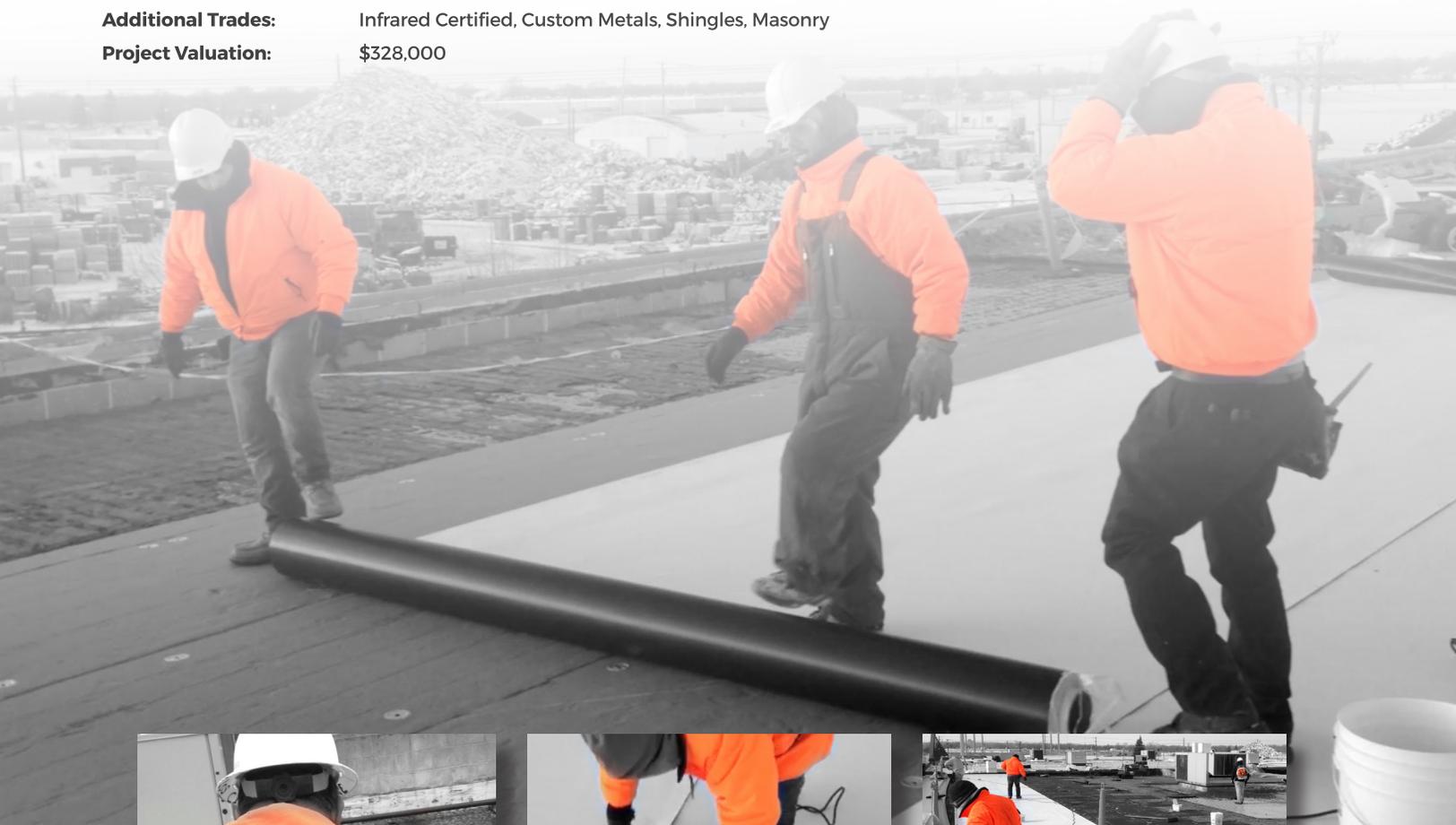
On the CVS portion, the infrared was shot and the moisture compromised areas were marked. We then began by sweeping the gravel ballast off the the roofing system in order to provide a flat even surface. The areas which were marked as wet, were cut out and removed. The decking was inspected and new insulation was mechanically fastened back into place. The parapet walls were cut back and removed for disposal and

the masonry was repairs and cleaned. We then installed a 1/2" recovery board atop of the existing surface by mechanically attaching the board into place with 6" HPX Fasteners. Once the new substrate was in place, we installed a .60mil Versico TPO membrane by mechanically fastening it into place and heat welding the seams. 6' perimeter sheets were installed in order to maximize the wind warranty to the i90 specs and new flashing was bent and cut and set into place.



SEARS/CVS

Roofing Size: 50,800SF Versico .60ml TPO
Additional Trades: Infrared Certified, Custom Metals, Shingles, Masonry
Project Valuation: \$328,000



The Sears Side of the project began by removing the nearly 50 tons of moisture rich built up roofing system. The system had been compromised for over 10 years and soaked in moisture on nearly 80% of the system. The metal deck was corroded and over 1500sf of decking needed to be cut out and new metal installed into place. The Roofing was taken in 5,000sf sections machine cut into 3'X3' sections and lowered to the ground for disposal. We then installed two layers of ISO to meet the local R20 codes.

We installed a 1.5" ISO board directly to the metal deck with a 2" board of ISO stagger stacked atop of the base layer of ISO. Parapets were peeled off and existing asphalt residue scraped and removed. Custom shim flashed were built for the RTUs

and cancelled units were removed and covered. We then installed a mechanically attached Versico TPO system by mechanically attaching it with HPV Fasteners and Plates and heat welding the seams. RTS strips were installed where necessary for wind specifications and parapets were fully adhered. Custom Coping metal flash was built and installed around the parapet caps and TPO was welded into place for a seamless transition to the wall.

This project was performed in December and January where temperatures often were below zero, snow needed to be removed daily and windy conditions made the project a challenge. We finished the project in under 3 weeks with very little return for additional detailing.

JCP CMU Rebuild

Roofing Size:	1600SF
Additional Trades:	Barrier Installation, Mitigation & Demo, Plumbing, Paining, Insulation
Project Valuation:	\$32,000



The JCP Wall rebuild was a project that stemmed from a major reconstruction project CAT Contracting was sent in to GC. While onsite the ownership contracted CAT Contracting to restore a CMU Wall which had collapsed.

We first worked to secure the area for the safety of the pedestrians and mall traffic. Barriers were set in place at a distance that the deflection from the wall collapse could not harm any passer by. We then worked to manually collapse the remaining wall safely and removed the debris. Gas lines were checked to ensure all joints and elbows were free from leaking and up to code.

Old ties and insulation was removed. Engineers and Architect were brought in for forensic testing to ensure the existing wall and structure was sound to tie a new wall into. Once the green light was given by the engineer and code official, the rebuild began.

Custom fluted block had to be made in order to match the existing 4" wide fluted CMU block. Once the block was delivered, scaffolding was set in place and standard masonry practice began.

The masonry project duration lasted 5 days where after our painting contractors were brought in to match the wall to the existing color scheme.





BIG LOTS!

Big Lots Machesney Park Mall

Roofing Size:

Service Work

Additional Trades:

Warranty Work

Project Valuation:

\$10,000+ Continues

CAT Contracting is the preferred vendor for Big Lots and Burlington Coat Factory on the Machesney park Mall in Machesney Park Mall.

The previous roofing contractor who installed the roofing system left the roofing system in disarray and warranty voided as the proper certification paperwork was never filed.

CAT Contracting has been called on numerous service issues including, leaking drains, improperly welded seams, new targets and failing tie-ins.

When we were brought in by our commercial client the system was called in to check status on the warranty. The previous contractor never filed or paid the NDL fee to enact the warranty and falsely produced a warranty to finalize his payment with our client. CAT Contracting utilized our relationship with the manufacturer to call for an inspection, bring the roof up to manufacturers spec and attain a certified warranty for the owner.

Since the warranty has been in place the system continues to fail on many fronts and CAT Contracting is progressively working with the owners on resolving the issues and providing a long term solution.



SEARS Roofing

Roofing Size: 745 Squares

Project Valuation: \$855,000

Once the gravel vacuum team was able to arrive on sight the removal of ballast stone was complete in just two days. Once the vacuum team began our roofers initiated loading the roof to counter balance the areas where the ballast stone was being removed. The previous system was a loose laid EPDM membrane over a single layer of three inch polyisocyanurate. Our crew had to be mindful of the previous system because if the proper counter balance was not achieved the roofing system in place could bridge and blow away quite easily.

Once the gravel vacuum team was able to arrive on sight the removal of ballast stone was complete in just two days. Once the vacuum team began our team began loading the roof to counter balance the areas the ballast stone was being removed. The previous system was a loose laid EPDM membrane over a single layer of three inch polyisocyanurate. Our crew had to be mindful of the previous

system because if the proper counter balance was not achieved the roofing system in place could bridge and blow away quite easily.

We first removed the EPDM membrane rolling it into manageable sized rolls and carting over to the crane for lowering and disposal. The existing polyisocyanurate was stacked, wrapped and lowered. The insulation was trucked off and donated to a local charity for use on a community building and reducing waste to the landfills.

The deck was inspected and then the insulation was installed. We used two layers. The lower level installed was 1.5" and the top layer of 2" was seam staggered and secured to avoid thermal bridging and reduce energy loss.

We then installed a 1/2" Securock board which adds greater fire resistance and offers

a severe hail rating.

Our system installed was a 60ml TPO membrane, mechanically fastened over two layers of H staggered polyisocyanurate and Securock. The parapet walls were fully adhered and the metal copings were replaced with Hickman Engineered metal systems dual cleat panel. By enhancing the perimeter sheets and following design criteria by Ver



JC Penneys

Roofing Size: 650 Squares
Additional Trades: Masonry Restoration, HVAC Replacement, Painting, Acoustical Tile
Project Valuation: \$366,000



This project began with removal of 1/2" gravel ballast. The previous roofing system was 4 plies of built up felt/asphalt, over 2" fiberglass insulation adhered by drizzle mopping it to the metal deck. Our crews grid cut the 4 ply which, was embedded with gravel & flood, and hauled the 2'X2' sections to the crane for lowering and disposal.

All flashings were inspected and repaired as needed per manufacturers specifications.

The roofing system was missing the proper amount of expansion joints and run off efficiency so necessary taper and joints were engineered, diagrammed, and installed. The deck was inspected and proper insulation amount was installed. We used two layers. The lower level installed was 1.5" and the top layer of 2" was seam staggered and secured to avoid thermal bridging and reduce energy loss.

We then installed a 1/2" Securock board which adds greater fire resistance and offers a severe hail rating.

Our system installed was a 60ml TPO membrane, mechanically fastened over two layers of H staggered polyisocyanurate and Securock. The parapet walls were taken up to the parapet caps and the metal copings were replaced with Hickman Engineered metal systems dual cleat panel. By enhancing the perimeter sheets, bringing the TPO up the walls and under the cap, and following design criteria by Versico we were able to achieve a 90mph wind rating on the entire roofing system and 110mph on the metals.

Our crew finished up by detailing the system flashings and installed reinforced safety marked walk-paths throughout the roofing system.



Terra Creek Apts.

Roofing Size:	200,000 SF
Additional Trades:	Steep Slope Roofing System, Carpentry and Low Slope Waterproofing
Project Valuation:	\$651,000



Terra Creek is an apartment community situated off bustling East State Street in Rockford Illinois. The community consists of 13, 8-12 Unit 2 story buildings, 6 10-14 Unit Buildings, 8 Duplexes and a Clubhouse.

This project originated after a hail storm in the Spring of 2014. After extensive interviews, reference checks, through and thorough screening CAT Contracting was awarded the project above the 5 other contractors being considered.

We met the insurance carrier adjuster shortly after the claim was filed. As it sometimes goes, the adjuster was uncooperative and short sighted in examining our concerns from the storm. Rather than continue into an argumentative situation, our adjustment specialist aided him and remained polite for the three full days of adjustment despite the fact they were not covering any of the obvious damages to the shingles.

We advised the property owner to remain steady in the process and call the

insurance carrier for a 2nd inspection and requested management or quality supervisor be present. Our owner attended this adjustment as well. After a second review and 3 more days of adjustments our firm was able to assist the client in attaining over half of the property in approval.

We offered a market competitive price on the remaining work and began the roofing project on the entire 200,00SF of re-roofing.

We staged the roofing daily as well as the disposal for minimal interruption to the tenants. Our staff worked throughout the 21-day project in notifying tenants, providing site safety and supervision as well as coordinating the logistics to make this project run efficiently.

We tore the roofing down to the deck. There were notable areas where the decking needed replaced specifically in prior leak prone areas and around the eaves. Our crews replaced the defective decking as required by code and

manufacturers specification. Once the decking was replaced, we installed ice & water shield per code to reach 24" beyond the interior wall, in the valleys and in low slope areas. Our crews then installed GAF tiger paw synthetic felt and began the standard shingling process. We ran GAF Starter Strip along all eaves and rakes, following with the GAF Timberline HD Lifetime shingle.

Our commercial low slope crews were brought in to replace all of the low slope crickets (3700 sf), seaming into the steep slope and under-lapping the existing siding and rebuilding a festering issue Terra Creek had dealt with for years.

We finished the roofing off by installing continuous ridge vent and GAF Seal-A-Ridge high profile ridge cap. We performed this immense roofing project safely, on time, and in budget of our proposal. OSHA visited this project twice along with city inspectors throughout the duration of work. Our firm passed all inspections and met the clients expectations.

Swedish American Medical Center - Belvidere

Roofing Size:	14,300 SF
Additional Trades:	Steep Slope Roofing, Custom Parapet CAP, Custom 6" Guttering
Project Valuation:	\$113,000



Swedes Clinic in Belvidere provides healthcare services to Belvidere and Boone, Western McHenry, and Northern DeKalb Counties. As healthcare facilities do, the constant flow of patients entering an exiting multiple exits posed a logistics challenge. In order to properly prepare the project, we notified management, situated site managers and worked as much after-hours / weekend as possible.

We began by tearing off the existing roofing system to the decking. We removed and replaced all flashings and edge metals. We laid ice shield in the valleys and around the pe-

rimeter per local ordinance and installed the GAF roofing system. The re-roofing process was begun Friday after closing and completed Sunday evening.

Next we installed custom parapet capping around the nearly 800 feet of parapet walls on the property. We built a cleated parapet cap with expansion cleats and riveted corner systems. Once the parapet was complete, our metal technicians installed 1300LF of custom commercial grade 6" Box Gutters and Downspouts.

Glade park strip mall

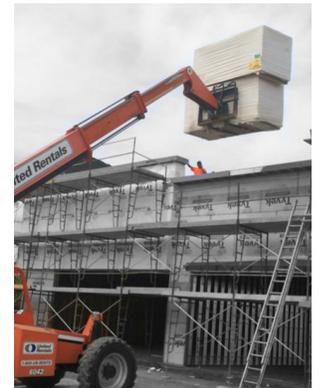
Roofing Size:	7200SF
Additional Trades:	TPO Tapered Roofing System, Custom Metal Work, Carpentry
Project Valuation:	\$84,000



The Glade Park Outlot project was a bid project in Euless Texas contracted by North Rock Real Estate. The project project came to bid as a full new construction roofing and metal work project. The cost to the property owner bid to spec was \$84,000.

The project was the first of 3 outlots to flank the Glade Park shopping development in Euless, Texas. This was a spec built new construction project which consisted of an R20 FM i-90 wind rated system. Four inches of polyisocyanurate insulation was mechanically fastened to the deck as the foundation of the roofing system. Next the 6' perimeter sheets were fully adhered to the walls and perimeter framed the roofing plane. We then installed the main membrane 10' rolls by mechanically fastening each strip and air welding the seams. Transitions to roof walls were adhered with Versico RTS strips and custom pitch pockets were used to seal all metal supports on the decorative walls. A Sunweld roof hatch and ladder were cut and installed into the metal deck, and sealed according to manufacturers specifications. The building itself was designed with structural slope however in

order to prevent pooling water in the corners, at the hatches and near the RTU units, we field engineered a taper system in order to keep the water moving to the wall scuppers. Following the roofing detail work, we had to construct a nailing system around all parapets and fabricate custom soffit panels and fascia covers.



WALGREENS

Roofing Size:	8800 SF
Additional Trades:	Roof Recovering, Shingles & Custom Collection Boxes
Project Valuation:	\$58,000

The Walgreens project was presented to CAT by the Commercial developer Erickson Property Group. The roof was in desperate need of repair however, the budget was the concern. We presented the management of Erickson of variable recovering options.

The option we moved forward with was to avoid the re-roofing categorization under the code law and leave all of the existing insulation except that which was measurable deteriorated or moist. We skinned section by section of the existing EPDM rubber roofing and replaced it with 60ml Versico TPO over HD Fiberboard to add longevity and resilience of the system.

We scheduled our commercial shingle techs to be present in order to seamlessly transition the new roofing into the membrane transitions. We capped off the project by completing custom over-sized collection boxes and box downspouts in order to aid in ice damming and water flow.



K&M Hardware



This project consisted of two different systems due to the buildings added space prior to the original construction. On the first section, our tech found two modified bitumen layers to remove in order to get down to the roof deck. We also realized that upon our core samples the decking was badly deteriorated and likely result in large amounts of metal decking replacement. We called on taper solutions systems grid planning for new 1.5" ISO board and taper system that would provide proper water flow from front to back of roof where the roof was currently inadequately performing. This roof had a .25 pitch with sagging dead spots in the front northwest portion of the roof.

A portion of the roof existed of two systems so our crew had to tear off of two layers of the modified bitumen and fiberboard substrate. After the existing roof was stripped down to Q deck (metal substrate), 3" of ISO and a 1" perlite board was installed due to municipal code compliance for this TPO system per 2003 ICC guidelines. We then fully adhered a Versico 45mil TPO system throughout the field and up the parapet walls.



The second section was stripped and cleaned to its wood substrate. The existing roof system had an undefinable r-value. After it was prepped, a 3" & 1.5" ISO board stagger stacked system was laid, giving an added .25 r-value to the roof system.

Once the ISO was adhered and parapet lines run we mechanically fastened a TPO 45mm single ply membrane. Custom flashing were fitted around protrusions and HVAC units and seams were robot welded throughout the field.

The existing r-value was unmeasurable prior to roof replacement. We assume that there will be a 15% heating/cooling savings due to the newly installed roof.



Roofing Size:	161 Squares
Additional Trades:	Custom Metal and Flashing work
Project Valuation:	\$114,000

Historic Sweden House Hotel & Lodge

Roofing Size:	365 Squares
Additional Trades:	1900 LF Custom 12" Fascia, Internal Gutter System, Custom Structural Rebuild and Finish Carpentry, Modified SBS Flat Roofing, Prime & Finish Coat Car Port
Project Valuation:	\$245,000



The Sweden House Hotel & Lodge is an iconic landmark of the city. The Sweden House has over 100 years of history of hosting weddings, banquets, receptions and housing guests seeking an alternative to the typical chain hotels. Our team was hired to assist the insurance claim process after the hotel owners had vetted over 35 different contractors. The owners of the Sweden House felt, despite the insurance companies rather dismal findings upon initial adjustment, we could aid in an optimal outcome upon re-inspection.

Our initial inspection yielded extensive damage to numerous areas the insurance company had missed including 50% of the roofing surface, the low slope membranes, and necessary build back components. Our team advised the owners of the property to request for a 2nd adjustment at which we would be present to discuss our inspection results. Our recovery specialist discussed code related issues with the carriers scope and our field representative pointed out the additional items and repairs needed that were missed by the insurance company. The adjuster then made the necessary changes to the property summary in order to fund the project properly. The claim was written at \$84,000 prior to this negotiation and the hotel would not have been able to afford the repairs. The second summary included funding for

the new items we presented at re-inspection and subsequently contracted to complete repairs for the ailing property facade. The owners choose to re-roof the building with Owens Corning Duration Brownwood. We installed the Owens Corning System including high profile ridge cap and Ice Shield throughout the valleys and eaves. The property had been built with an internal guttering system that was challenging to restore. An EPDM layer was installed by fully adhering it along the lower five feet of the eave and up the fascia in order to create a waterproof trough. Escape outlets were fashioned to flow to custom downspouts every 30' in order to allow water to move away from the roofing edge to the desired drainage points.

Between the hotel and pool house spanned a 600 sf low slope breezeway covering that was so degraded the substrate had literally turned to dust. Our crew painfully removed all of the bracing and rubble carefully ensuring the preservation of the electrical and plumbing beneath. Our carpenter then built a center beam header with 2/12 rafter slopes to take the water off of the roofing surface to the eaves. The pool house internal gutter was shimmed in order to direct the water away from its internal gutter onto the breezeway for better drainage shed. Siding was removed 3' up the wall and after insulation board was

installed over the T-111 substrate in order to adhere Grace SBS Ice Shield. Once Grace was installed over the newly built structure a self adhering modified SBS membrane was installed to finalize the waterproofing.

Our company was also contracted to install custom fascia on every eave of the massive property. Over 1900 LF of 12" custom fascia was bent onsite and installed from 3 story scaffolding systems. The set up was 100% OSHA compliant and our efficient tradesman completed the task under 3 days.

We finalized the project by restoring the front carport parapet fence with all new carpentry pieces. Our crews then brightened up the look with a new color scheme of Sherwin Williams Classic Cream and Dignity Blue that livened up the entry for new guests. Under the carport we built a false ceiling to hide unsightly electrical conduit and drainage tiles with a beautiful cedar tongue and groove soffit. The front entry doors were sanded and stained with the soffit with a traditional cedar tone poly reminiscent of the properties motif from decades that of past.



Reformers Unanimous Treatment Home (Womens) II

Roofing Size: 275 Squares

Additional Trades: Roofing, Gutters, Metal Work Low Slope EPDM Tie In.

Project Valuation: \$156,000

RUTH Womens home is a treatment facility for the Reformers Unanimous Addiction Program. This is a recent and repeat client we completed from the 2014 hailstorm in Rockford IL. This facility houses nearly 60 women who are attending a faith based rehabilitation program for addiction. The insurance carrier agreed to replace the roof surface however grossly underestimated the scope of work. The damage to the 2 year old shingles was incredible to witness. Hail blew right through the matting (foundation) of the shingles despite the incredibly low years on the roof.

After a short negotiation with the Insurance Carriers adjuster, we settled on a mutually prepared estimate.

In order to minimize interruption and maximize the day we put all of our crews on the project and performed the full re-roofing scope in just one day. Our commercial team removed the current roof covering, added new ice shield to the entire surface and installed the the full GAF Master Elite Roofing System. Flashings were installed and custom fascia was bent to transition the low slope EPDM membrane into the new roof.

We completed the project by replacing all of the guttering on the project and replacing damaged metal work around windows.



Golden Pledge Process

1. Safety and Precaution



Commercial Warning Lines Posted
Guard Rails Set Up
Tension Tarps Over the Landscaping



Secure Ladders and Protect
Your Guttering System



Protect the Lawn From Oil & Gas Burn
Fire Extinguisher Near Compressor



Traffic Safety Flaggers North & South
Ends Throughout Project



Post 24 Hr Notices for Residents



Deliver With Orbital Delivery System
Ground Drop-Avoids weight on the Roof

Golden Pledge Process

2. Construction Process



On Site Job Supervisor
Project Kickoff Discussion w Crew



Mobile Debris Haulers
Eliminates Debris Receptacles Damage and
Clogging Up Driveways



Commercial Crew Efficient Tear Off



Perform a Decking & Flashing Inspection



Install Gutter Apron and Drip Edge



Install GAF Weather Watch
2 Courses in Eaves and 1 in Valleys.

Golden Pledge Process



Remove Siding, Install Ice Shield 5" Up the Wall Intersection per GAF Requirements



Install GAF Shingle Mate Roof Deck Protection



Install GAF Pro-Cut Starter Strips at Eaves and Rakes



Snap Lines Every third course to ensure perfect course height



Install GAF Timberline Lifetime Shingles with 6 Nails per Shingle to achieve 130mph wind warranty



Continuous Clean Up throughout Project Makes for safe and efficient site

Golden Pledge Process



Wet Shingles as Needed to keep from scarring and Foot Fall



Install New England Cut Valley.
3 Layers, Clean Lines, No Cut Edges



Install GAF Cobra Shingle Over Ridge Vent System



Install GAF Pre-Cut Seal-A-Ridge



Blow Out the Gutters to be free from debris and shed granules from the surface



Paint All Roof Protrusions with Matching Roof Accessory Paint

Golden Pledge Process



CAT Rep inspection



Client Walk-Thru and Punch List



GAF Engineer 40pt Roof Inspection



CAT Contracting has over 100 people working on its team for YOU!

Sample Notice to Residents

NOTICE FOR CONSTRUCTION

We will need access to your driveway for loading & unloading materials, disposal containers. All materials delivered by CAT Contracting to the customer's premises shall be stored safely and kept by the customer at no rental or storage charges assessed by the Customer.

- Customer may be asked to supply electricity and water necessary to perform the project.
- Please keep children and pets away from the work area.
- Before work commences, remove all loose items from shelving and walls, including but not limited to pictures, mirrors, plates, etc. Hammering may create vibration that could shake these items off the shelves and walls.
- The resident shall be responsible for covering or removing all property from attics or covering attic contents which can be affected by dust or small debris.
- All moveable items near the perimeter of the home should be relocated during the projects duration. Examples of such items are patio furniture, grills, vehicles, boats, potable plants, etc. Please let us know if you need help.
- Supply Trucks will be unload materials to your home around 10-11am.
- Debris removal will take place throughout your project and we will sweep the property with a magnetic roller however it is highly recommended that shoes are always worn near the property during construction and cautiously for the following weeks as nails can remain hidden in grass and shrubbery.
- Be prepared for noise. The project will be loud and disruptive due to scraping, hammering, and power tool use.
- We will make every reasonable protection of trees, shrubs, and flowers, however on steep slope roofing, leaves, blooms and small branches can be knocked off from falling debris.
- Should you have any scheduling conflicts that you may be concerned with the scheduling of the construction on your residence within the next 24 hours please contact us immediately.
- The Company can be contacted in the event of an emergency at 855-TELL-CAT or 555-475-0706
- The Project Supervisor is Scott Seven and he can be contacted at 555-779-0706
- The Field Representative is Adam Bryant and can be contacted anytime at 555-216-2635
- The Owner of CAT Contracting can be reached at 555-985-0875 in the event communication isn't responded to within 1 hour of your call.

Thank You for your attention to these items and we look forward to making the project an enjoyable experience.



CREW

Commercial References

- Erickson Property Management. Rockford, IL
 - Zach Knutson, EVP/COO
- Rubloff Development Group. Rockford, IL
 - Nolan Rodgers, COO
- McKinley Property Management, Ann Arbor MI
 - Jessica Furlong, RPA, CCIM, CPM
- North Rock Real Estate, Rockford IL
 - Scott Warner, Director of Property Management
- Reformers Unanimous Treatment Facilities. Rockford IL
 - Tony Richardson, Director of Development
- North Love Baptist Church. Loves Park, IL
 - Paul Kingsbury, Pastor
- Country Club Arms Apartments. Rock Hill, SC
 - Florin Owner
- Magnolia Trace Apartments. Florence, SC
 - Brent Bagwell, Owner
- Old St. Ferdinand Shrine. Florissant, MO
 - Geri Debo, Director
- Sweden House Lodge. Rockford IL
 - Anil Thinkar, Owner



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