



1880 Brickell Avenue



1880 Brickell Avenue
Miami, FL 33129



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PRESENTED TO:

Winmar Development
Group

PROPOSAL BY:

Gabriel Santos



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> Introduction



**Gabriel
Santos**

CEO

About Our Company

With over a decade of experience, G's Roofing Solutions has served as one of South Florida's most trusted roofing contractors, delivering high-performance roofing systems across residential, commercial, and institutional environments. Built on a foundation of craftsmanship, safety, and technical excellence, our team brings deep expertise in complex re-roofing, structural repair, and code-compliant installation in some of the region's most demanding climates. Over the past 10+ years, we've earned our reputation by consistently completing high-stakes projects with precision, transparency, and an unwavering commitment to quality.

Our experience extends far beyond standard roof replacements—we have successfully executed large-scale, mission-critical projects for organizations such as Broward Health, the Miami-Dade County Public School District, and major commercial operators including HGreg's Orlando facilities. These projects required meticulous coordination, strict adherence to safety and compliance standards, and the ability to operate effectively in active, occupied environments—skills that directly translate to the scope and scale of the Celebration Point re-roofing. With our proven track record, robust project management systems, and a highly capable field team, G's Roofing Solutions is uniquely positioned to deliver this multi-building replacement safely, efficiently, and to the highest standard of workmanship.

Proposed Scope of Work



Upper Roof Level & E Waterproofing

Below is the Scope of Work proposed for the entirety of the project to reach completion:



Roof System Installation

Install a new GAF EverGuard 60 mil TPO single-ply roofing system over the prepared substrate. The membrane will be fully adhered and all seams heat-welded to create a continuous, watertight surface. Installation will follow manufacturer specifications and applicable building codes. This system is designed for long-term durability, energy efficiency, and weather resistance.



Insulation System Placement

Install a full layer of 2" polyisocyanurate insulation across the roof deck to provide thermal performance and a stable base. Boards will be adhered or fastened per system requirements to ensure proper attachment. Tapered insulation will be installed in select areas to promote positive drainage. This ensures proper water flow and prevents long-term ponding issues.

Scope of Work... (Continued)



Roof Preparation & Layout

Prepare the roof deck by ensuring it is clean, dry, and ready for installation of the roofing system. Materials will be staged and laid out to maximize efficiency and minimize disruption during construction. Proper layout ensures accurate alignment of insulation and membrane components. This step is critical to achieving a high-quality finished system.



Perimeter Edge Systems

Install aluminum coping cap and cleat systems along parapet walls to protect roof edges and provide a secure termination. Additional edge metals, including drip edge and gravel stop, will be installed where required. All edge components will be integrated into the roofing system for watertight performance. This ensures durability and protection at critical perimeter transitions.



Flashing & Waterproof Detailing

Install flashing systems at all penetrations, curbs, and vertical transitions to ensure complete waterproofing. This includes pipe boots, detail membrane, and reinforced seam treatments. All details will be sealed and heat-welded to prevent water intrusion. Proper detailing is essential to the long-term performance of the roof.



Final Inspection & Closeout

Perform a final inspection of the roofing system to ensure all components are properly installed and meet quality standards. Any punch list items will be addressed prior to project completion. The jobsite will be cleaned and all debris removed. The finished system will be ready for final acceptance and long-term service.



Scope of Work... (Continued)



Surface Preparation & Cleaning

Prepare all concrete surfaces by pressure washing and removing dirt, debris, and contaminants. Cracks will be opened, cleaned, and the substrate brought to a sound condition. Proper preparation ensures maximum adhesion of the waterproofing system. This step is critical to long-term system performance.



Roof Equipment Coordination

Seal all cracks and joints using elastomeric sealants and backer rod where required. This allows for structural movement while maintaining a watertight seal. Special attention will be given to high-stress and transition areas. Proper treatment prevents future water intrusion and system failure.



Substrate Repair & Restoration

Repair spalled, damaged, or uneven concrete areas using appropriate repair mortar and patching materials. This restores the surface to a smooth, uniform condition. A properly repaired substrate ensures consistent coating thickness and adhesion. This step provides a solid foundation for the waterproofing system.



Reinforced Base System Installation

Apply GAF Barrier Guard and HydroStop base coat in multiple layers to build the waterproofing system. Reinforcement fabric will be embedded within the coating to provide strength and crack-bridging capability. This creates a durable, monolithic membrane across the entire surface. The system is designed to handle movement and environmental exposure.



Protective Coating Application

Apply HydroStop top coat to seal and protect the system from UV exposure and weather conditions. In designated areas, TrafficCoat will be applied to provide additional durability and abrasion resistance. These coatings extend the lifespan of the system and improve overall performance. The final surface will be uniform, sealed, and weather-resistant.



Detailing, Protection & Closeout

Install reinforcement and additional coating at all edges, penetrations, and transitions to ensure complete waterproofing. Adjacent surfaces will be protected during installation using masking and temporary coverings. A final inspection will be performed and all punch list items addressed. The project will be completed cleanly and ready for long-term service.

> Project Timeline

01

Week 0

Job Approval

Accrue all necessary paperwork including insurance and licensure for job approval.

02

Week 1-4

Upper Roof

Install GAF TPO over insulation on upper roof levels.

04

Week 17

Punch List

Walkthrough with PM and ensure all items have been closed out.

03

Week 4-16

Waterproofing Balconies

Prepare concrete decking and apply waterproofing wherever necessary.



Collaboration

Finishing a project this size will require a group effort between ourselves and the project manager. Be prepared to coordinate so we can succeed here!

> Detailed Breakdown of Costs

Phases & Contract Price	Cost	Percentage
● Upper Roof Level	\$252,900	30%
● Waterproofing Balconies	\$590,100	70%

Total	\$843,000	100%
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Payment Term Structure	Timing	Percentage
● Mobilization Deposit	At Permit Approval	30%
● In Progress Inspection	At First Inspection	30%
● Final Inspection Passed	After Final Inspection	40%

These terms apply on a per-building basis.	100%
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Please note that prompt payment ensures the continuation of the project for each building. On this page, we've broken down the costs of each individual building for your consideration. Please note that final payment carries Net 30 day terms after passing the final inspection. Failure to pay

within that timeline will incur a 5% late fee once it is past due, and will compound at a rate of 5% for each calendar week thereafter. Work will not commence on any building until after Mobilization Deposit for the building has been cleared..