

**Region:** 5

**Location:** DE001

**CSS #:** 14891

**Maximo Work Order No.:** 11104

**Asset #:** NA

**Date Issued:** 01/07/2020

**Original Description:**

There is a water damaged ceiling tile in office 1 in the OMS building. The tile was removed and there are no pipes running above it. I am assuming that the leak is a roof leak. Need to have it looked at and repaired. Once the leak is repaired, the damaged ceiling tiles need to be replaced as well. POC is SFC Mojica at 302-465-5283 or SFC Bermudez at 954-275-3382

**Repairs Needed:**

Labor and materials to repair section of Roof above offices on OMS Building. Note that this is just for OMS Building and that the flat roofs for all buildings at the site need extensive repair and are in very bad shape. A quote to repair all flat roofs and the remaining roof on the OMS Building can be provided upon request.

**RS Means Line Buildup and Labor Summary (Data Version 2017, Q4):**

Quantity	Line Item Number	Description	Labor Hours	Labor Rate/Hr	Materials	Equipment	Total
1	NA	Various Materials, See provided detail	--	--	\$19,485.40	--	\$19,485.40
--	NA	Booth Brothers Labor	250	\$62.50	--	--	\$15,625.00
1	NA	Hotel and per Diem	--	--	--	--	\$3,750.00
1	NA	Tax	--	--	--	--	\$1,092.92
--	NA	CMI Coordination and Site/Task Oversight	16	\$80.00	--	--	\$1280.00

**Estimate Summary:**

Labor Hours	Labor Cost	Material Cost	Equipment	Total Cost	CE Factor	Total Estimate
266	\$20,655.00	\$20,578.32	\$0.00	\$41,233.32	100%	<b>\$41,233.32</b>



## Booth Brothers Construction LLC

6901 Eastern Ave • Baltimore MD • 21214 • (443) 503-5322

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Nov 7, 2019

OMS Building  
344 N New St  
Dover, DE 19904  
CSS14891 WO 6036 DE001  
Tina Lee

We are pleased to quote you the following, subject to the terms and conditions:

### Scope of Work:

Booth Brothers Construction LLC will:

1. Supply all labor, materials and insurance
2. Tarp and protect property grounds
3. Power wash and scrub entire roof with GACO detergent removing all mold fungus and foreign materials from roof
4. Apply GACO patch on all seams, penetrations and suspect areas
5. Remove Approximately 900 square feet of damaged roofing materials down to substrate
6. Install new iso board Mechanically fastened
7. Install new GAF granulated torch down system overlapping one foot
8. Install GACO bleed trap over entire roof prepping for GACO roof system
9. Install GACO flex seamless roof system over entire roof at a minimum of 24mil. Thickness per Manufacturers specifications
10. Install yellow walkable pathways to all roof top units that need serviced
11. Clean up and haul away all job-related debris

- 18 Two-gallon tubs of GACO Fibered Flex Patch      @\$102.80      \$1,850.40
- 15 Five-gallon drums of GACO bleed trap system      @\$161.00      \$2,415.00
- 2 quarts of GACO detergent, moss and fungal removal      @\$92.00      \$184.00
- 18 Five-gallon cans of GACO S-4200 silicone roof system      @\$347.00      \$6,246.00
- 24 Twelve-inch-wide, 3/4 "nap GACO rollers      @\$16.00      \$384.00
- 8 Three-inch-wide GACO brushes      @\$8.00      \$64.00
- 38 4x8 sheets of ISO board      @\$90.00      \$3,420.00
- 11 rolls of torch down granulated roofing material      @\$92.00      \$1,012.00
- 6 cases white OSI 100% silicone caulking      @\$48.00      \$288.00
- 6 cans yellow textured GACO walkway material      @\$390.00      \$2,340.00
- 2 rolls specialized roofing tape to mark walkways on roof      @\$6.00      \$12.00
- Trash removal fees      \$400.00
- Miscellaneous supplies (cap nails, washers, screws, tarp, propane)      \$870.00

Subtotal: \$ 19,485.40

Labor for 250 man-hours \$ 15,625.00

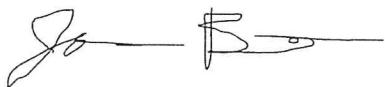
Hotel Cost: \$ 2,500.00

Per Diem: \$ 1,250.00

Subtotal: \$ 38,860.40

Sales Tax: \$ 1092.92

Total: \$ 39,953.32

A handwritten signature in black ink, appearing to read "Josh Booth".

Josh Booth

Booth Brothers Construction LLC



**Booth Brothers Construction LLC**  
6901 Eastern Ave • Baltimore MD • 21214 • (443) 503-5322

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Sept 27, 2019

OMS Building  
344 N New St  
Dover, DE 19904  
CSS14891 WO 6036 DE001  
Tina Lee

The attached pictures of brick damage are caused by the past leaking and leaking now of the roof. If the roof is fixed and deterioration of brick will immediately cease and, in certain areas, there is no visual structural damage as of now, but it only takes one bad winter for structural damage to occur to the brick by the water flowing through to the foundation. All damaged bricks and mortar joints are repairable and there is no need for major construction at this moment.

Currently:

Mortar joints are popping out

Fractures in upper corners along brick joints and in some areas have actually cracked brick in half

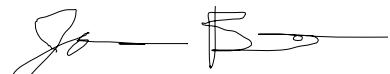
Deterioration of metal window lintels

Beginnings of brick spalling (separation of brick face from the brick); minor at present time. There were only a few that need to be replaced.

Water saturation and lower section of building there is heavy moss growth and deterioration of mortar joints

There are cracks all throughout the upper exterior of all the buildings. As of now, they just need re-pointed and not replaced. If left alone, major sections of building will need to be rebuilt.

If we eliminate water problem now by installing a new roof, we will avoid costly, perhaps millions of dollars, of structural damage to the building



Josh Booth

Booth Brothers Construction LLC













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