



CAPITAL ROOFING PROPOSAL · VEREA TRUE BARREL CLAY

The Colonnade — LPDS Remainder & Douglas Entrance Building

Verea True Barrel Cap & Pan Clay Tile
Completing the campus clay program on low-rise, high-visibility roofs

800 Douglas Road
Miami / Coral Gables, FL 33134

Prepared for
The Colonnade Properties LLC

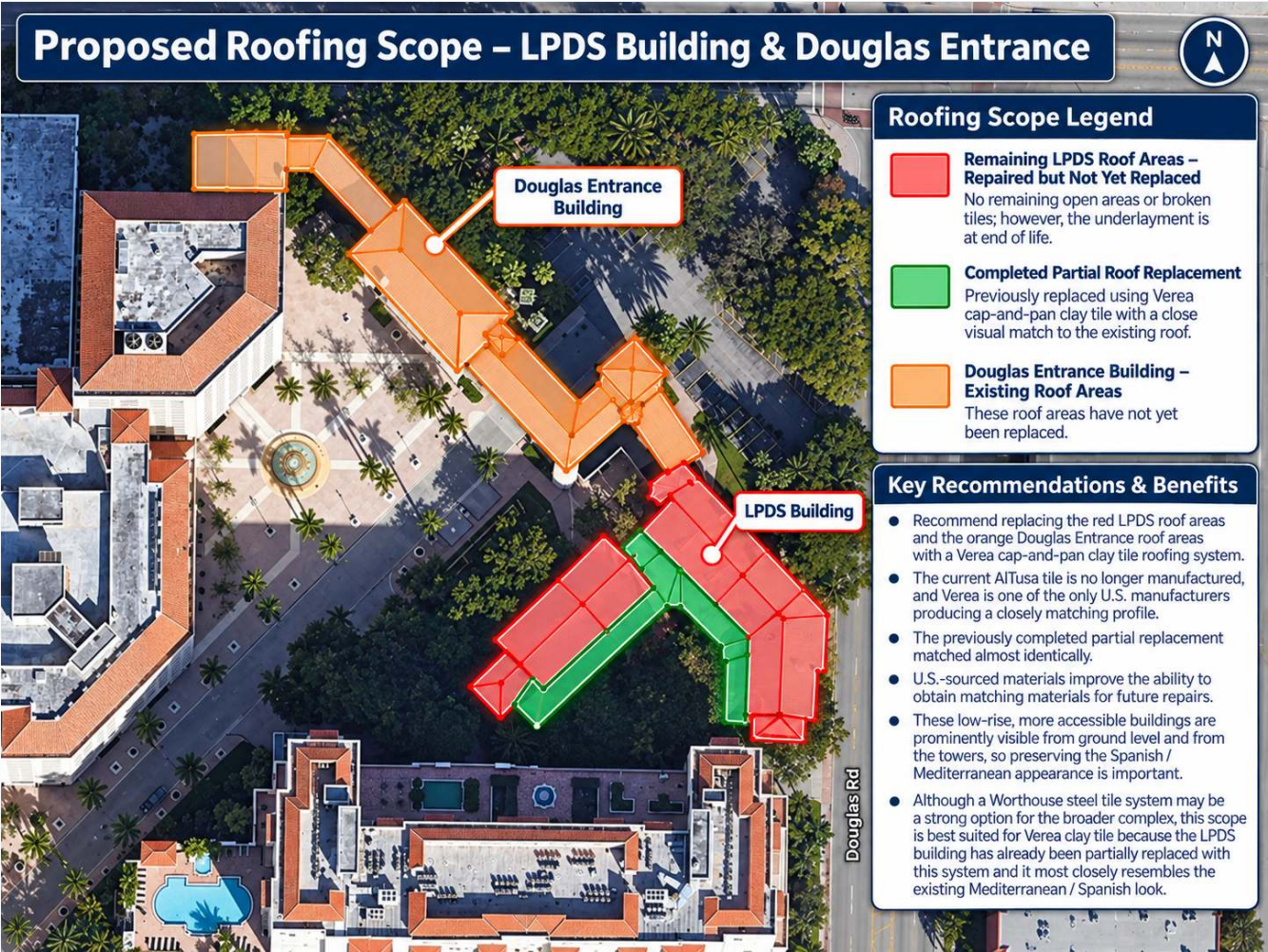
September 23, 2026 · Ref: COL-LPDS-DE-2026-PRO

Proposed Contract Amount
\$807,309.91

Douglas Entrance \$415,110.57 · LPDS Remainder \$392,199.34

00 PROPOSED ROOFING SCOPE

Campus aerial scope map for this contract. Color legend: **green** = completed partial Verea clay (prior Horizon LPDS work); **orange** = Douglas Entrance to replace with Verea; **red** = LPDS remainder to replace with Verea. Existing Altusa clay is discontinued. These low-rise, high-visibility roofs receive clay to match the campus Mediterranean character and Horizon's prior LPDS partial installation. Parking Garage steep-slope and silicone flats are **not** included in this contract.



Proposed Roofing Scope — LPDS Remainder & Douglas Entrance (Verea clay). Green = completed partial Verea; orange = Douglas Entrance; red = LPDS remainder. Altusa discontinued; low-rise high-visibility → clay matches campus.

01 EXECUTIVE SUMMARY

Horizon Commercial Roofing Inc. proposes a coordinated capital clay-roofing program for two interrelated Colonnade assets at 800 Douglas Road, Miami / Coral Gables: the **remaining LPDS Building roof areas** and the **Douglas Entrance Building**. This contract completes the campus clay strategy begun with Horizon’s prior partial LPDS Verea replacement. Parking Garage steep-slope Worthouse DURA and silicone flat restoration are addressed under a separate North & South Towers + Parking Garage proposal.

Material strategy in brief. Douglas Entrance and the LPDS remainder receive **Verea True Barrel Cap & Pan clay tile** — the same Florida-manufactured system already installed successfully on the LPDS partial replacement. These are the roofs most visible from the towers and when driving into the complex; clay fully embodies the Spanish villa / Mediterranean character of Douglas Entrance and the Colonnade. As low-rise, high-visibility roofs, clay matches the campus and replaces discontinued Altusa with a currently manufactured Florida tile system.

Priority hazard condition. The LPDS remainder and Douglas Entrance are among the most damaged roof areas on the campus. Numerous perimeter clay tiles are broken, loose, displaced, or no longer securely attached — including tiles at or near roof edges where they pose a falling hazard. Exposed areas also leave the waterproofing assembly vulnerable to continued weathering. Upon acceptance, Horizon will immediately mobilize a crew to remove loose tiles at locations where they pose a risk of falling, prior to beginning full replacement work.

DOUGLAS ENTRANCE \$415,110.57 Verea clay 130.27 SQ @ \$3,186.54/SQ	LPDS REMAINDER \$392,199.34 Verea clay 123.08 SQ @ \$3,186.54/SQ	GRAND TOTAL \$807,309.91 Clay scopes · all-in 4 × 25% progress ≈ \$201,827.48 each
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Investment composition

- **Verea clay — Douglas Entrance:** \$415,110.57 (130.27 SQ @ \$3,186.54/SQ).
- **Verea clay — LPDS remainder:** \$392,199.34 (123.08 SQ @ \$3,186.54/SQ).
- **Grand total:** \$807,309.91. Progress payments: four installments of approximately \$201,827.48 (25% each; final installment reconciled to the exact total).

02 PRICING SCHEDULE

All-in capital pricing for Verea True Barrel clay on Douglas Entrance and the LPDS remainder. HVHZ engineering, permitting, attachment testing, logistics, and included accessories are embedded in the line amounts — not billed as separate adders. Parking Garage scopes are excluded from this contract.

Scope	Quantity	Rate	Amount
Douglas Entrance — Verea clay tile	130.27 SQ	\$3,186.54 / SQ	\$415,110.57
LPDS Remainder — Verea clay tile	123.08 SQ	\$3,186.54 / SQ	\$392,199.34
GRAND TOTAL — Clay Scopes	All-in capital contract		\$807,309.91

Douglas Entrance: \$415,110.57. LPDS Remainder: \$392,199.34. Grand total: \$807,309.91.

Progress payment schedule

Total contract amount: **\$807,309.91**. Payment in four progress installments (25% each). The first three installments are \$201,827.48; the final installment is \$201,827.47 solely to reconcile rounding to the exact contract total.

Milestone	%	Amount
Contract signing / authorization to proceed	25%	\$201,827.48
Commencement of first contracted roof	25%	\$201,827.48
Completion of first major steep-slope roof	25%	\$201,827.48
Project completion — both clay roofs	25%	\$201,827.47

Milestone notes. (1) Contract signing authorizes mobilization, permitting, engineering, procurement, and safety preparation. (2) First-roof commencement is due when roofing work begins on any contracted steep-slope or coating area. (3) First major steep-slope completion applies to whichever of Douglas Entrance clay or LPDS remainder clay is finished first. (4) Final payment is due upon completion of both contracted clay roofs, subject to applicable final inspections and closeout.

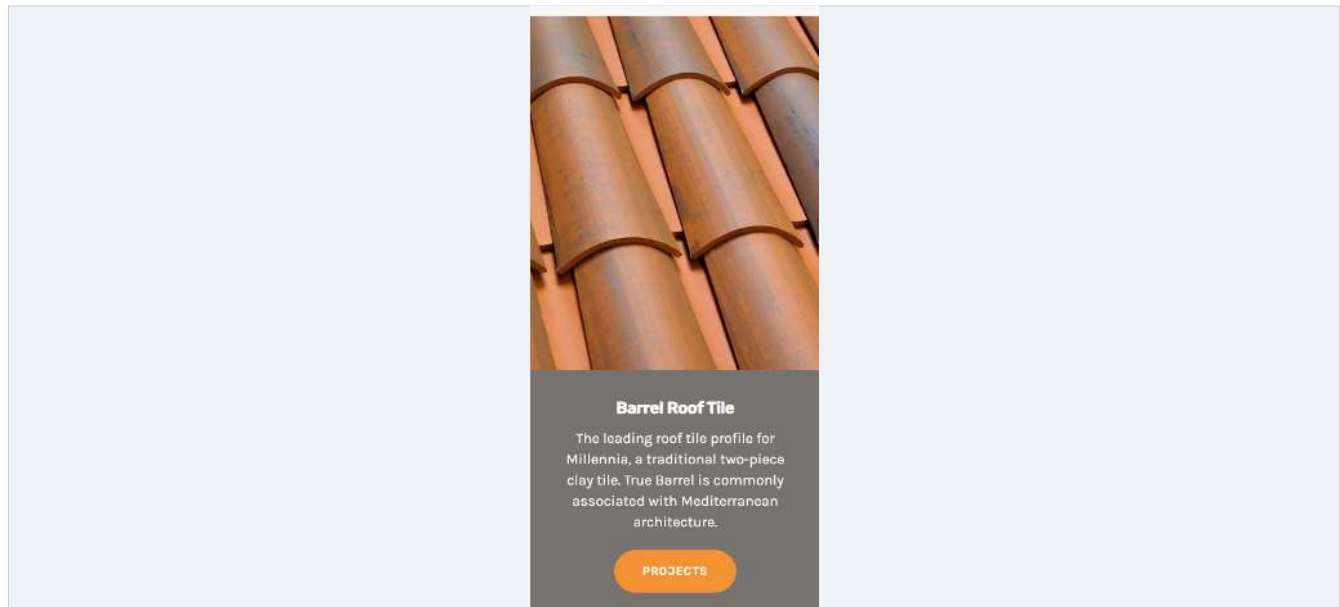
Unit price — 2×6 plank decking. If deteriorated 2×6 wood plank decking requires replacement (as encountered on the prior LPDS partial), replacement is billed at **\$12.00 per linear foot installed** (\$120.00 per 10-foot section), photographed and documented for management. Concealed joist, truss, beam, or structural repairs are outside this unit price and require separate written change-order authorization.

03 MATERIAL STRATEGY

Why Verea clay on Douglas Entrance & LPDS remainder

Douglas Entrance and the remaining LPDS roof areas are the roofs most visible from the towers and when driving into the complex. Authentic **Verea True Barrel Cap & Pan clay** fully embodies the Spanish villa / Mediterranean character that defines Douglas Entrance and the Colonnade. Horizon has already installed this Verea system successfully on the prior partial LPDS replacement — providing proven field performance, matching appearance, and a known attachment / underlayment assembly for the remainder.

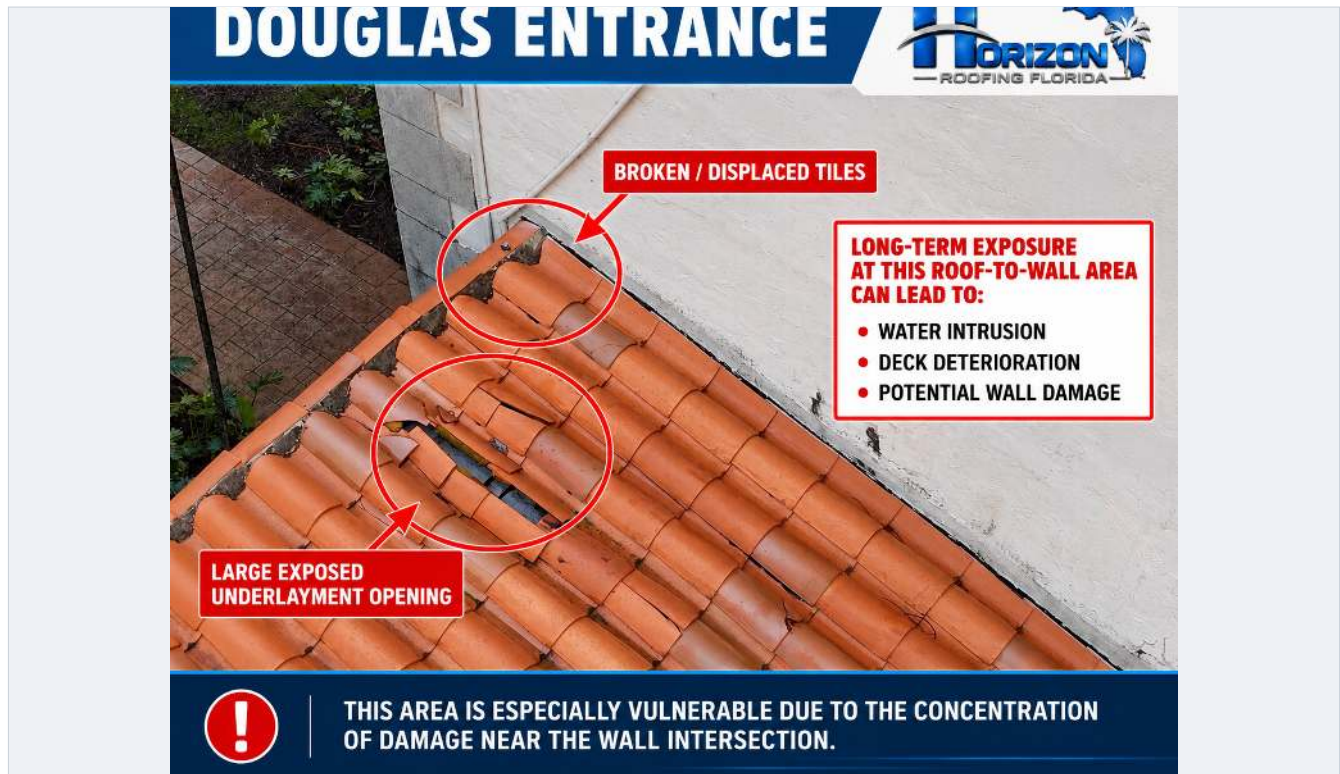
Clay is also the more practical choice on these **lower, more accessible roofs**. Service calls, future tile repairs, and routine inspection are far simpler at LPDS and Entrance elevations than at tower height. Florida-manufactured Verea tile supports long-term maintenance because replacement material can be sourced domestically — an advantage over the discontinued Altusa clay currently on these roofs. Approximately **1,000 SF of matching spare Verea tile** is included for future repairs (stored on-site or at Horizon's warehouse at management's discretion).



Verea True Barrel Cap & Pan clay tile — the system installed on the LPDS partial replacement and proposed for Douglas Entrance and the LPDS remainder.

03a DOCUMENTED CONDITIONS — DOUGLAS ENTRANCE

Annotated field photos of current clay-tile distress on Douglas Entrance and LPDS-adjacent entrance conditions. Conditions include brittle cement/mortar failure, broken and displaced tiles, and exposed underlayment with elevated moisture risk.

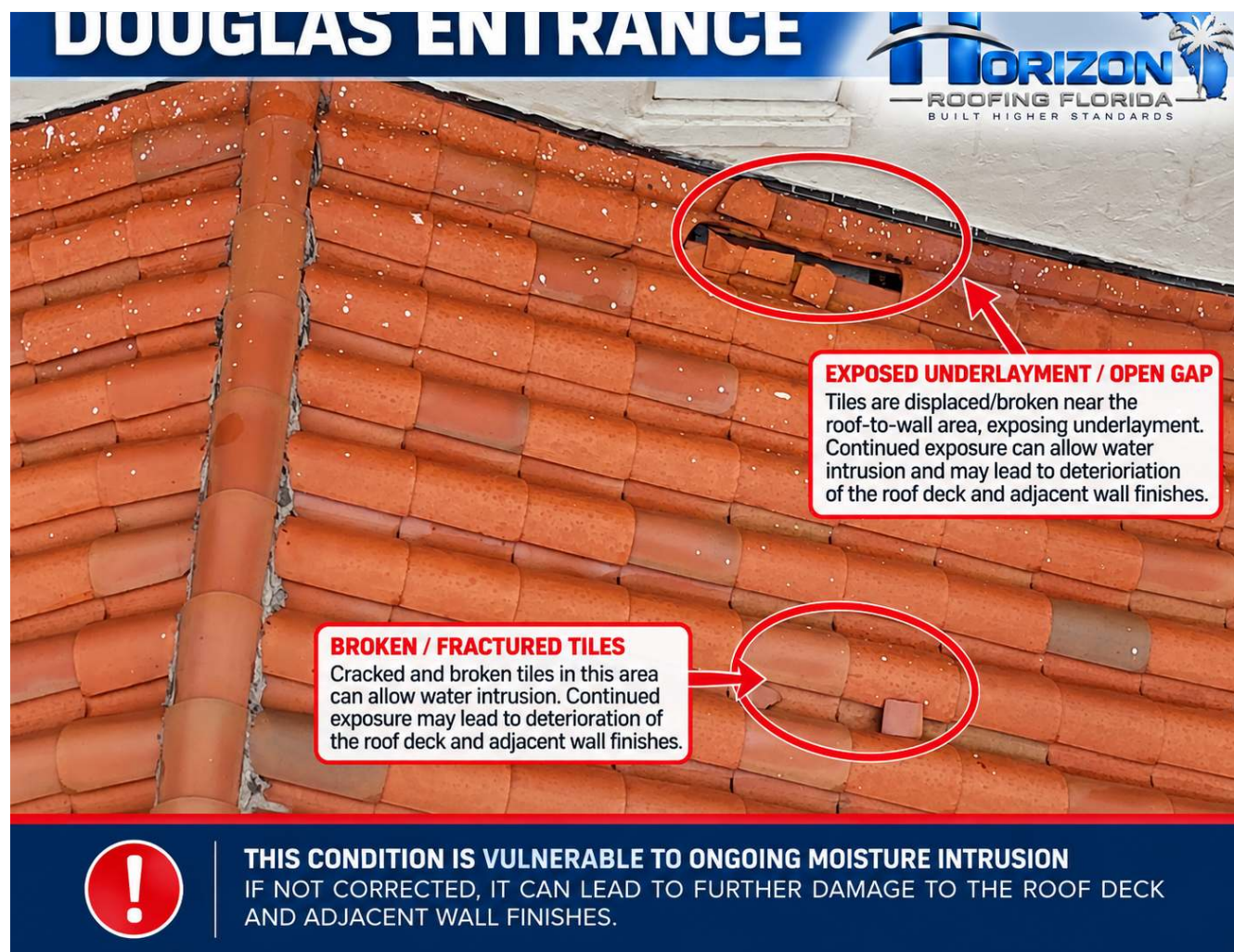


Douglas Entrance — broken tiles at roof-to-wall; large exposed underlayment



Douglas Entrance — fractured tile cluster; moisture intrusion risk

03b DOCUMENTED CONDITIONS — ENTRANCE DETAIL



Douglas Entrance — exposed underlayment / open gap with broken tiles

04 SCOPE OF WORK

Horizon will furnish all labor, supervision, equipment, materials, disposal, permitting coordination, required engineering, and associated installation for the contracted scopes. The second-floor LPDS roofing system already replaced by Horizon is specifically excluded.

1. EXISTING ROOF SYSTEM REMOVAL

Completely remove the existing Altusa discontinued cap-and-pan clay tile roofing system from contracted tile areas down to the existing wood roof decking. Existing tile, underlayment, flashings, and designated components will be removed and disposed of in an orderly manner.

2. 2×6 PLANK DECKING — UNIT PRICE

Deteriorated 2×6 wood plank decking requiring replacement will be billed at \$12.00 per linear foot installed (\$120.00 per 10-foot section), including installation. All such decking will be photographed and documented for management.

3. CONCEALED JOIST, TRUSS & STRUCTURAL CONDITIONS

If deterioration is discovered in joists, trusses, beams, or other concealed supporting components, the condition will be documented and photographed immediately. Such repairs are outside the decking unit price and will be priced separately by written change order. Significant structural conditions may require evaluation or direction by a licensed engineer before repairs proceed.

4. POLYGLASS TWO-PLY WATERPROOFING / UNDERLAYMENT

Install a new Polyglass two-step base-and-cap sheet roofing system over the prepared wood deck. Laps, seams, terminations, transitions, and penetrations will be integrated into the waterproofing assembly per the permitted assembly and manufacturer requirements.

5. VEREA TRUE BARREL CLAY — DOUGLAS ENTRANCE & LPDS REMAINDER

Furnish and install a new Verea True Barrel Cap & Pan clay tile roofing system on Douglas Entrance (130.27 SQ) and the LPDS remainder (123.08 SQ). The system preserves Spanish / Mediterranean character while replacing discontinued Altusa clay with a currently manufactured Florida clay tile system matching Horizon's prior LPDS partial installation.

6. DUPONT HIGH-STRENGTH TILE ADHESIVE ATTACHMENT (CLAY)

Verea clay tiles will be installed using the specified DuPont high-strength roof tile adhesive / foam attachment system, subject to product approvals, permitted assembly, engineering, and manufacturer requirements. This approach avoids routine mechanical tile-fastener penetrations through the new waterproofing assembly. Final installation will comply with the approved HVHZ assembly.

7. HVHZ, PERMITTING & ENGINEERING

Contract pricing includes project-specific permitting, applicable High Velocity Hurricane Zone product-approval requirements, and engineering for the proposed Verea clay assemblies, subject to final authority-having-jurisdiction requirements and approved construction documents. Work will meet applicable Miami-Dade / HVHZ requirements.

8. ATTACHMENT / UPLIFT VERIFICATION

Attachment verification testing will be performed in each applicable tile roof section to confirm attachment, rigidity, and strength per the permitted system, testing requirements, engineering direction, and manufacturer criteria. Testing and documentation form part of Horizon's quality-control process.

9. HISTORIC & ARCHITECTURAL COMPATIBILITY

Verea True Barrel was selected to maintain the Spanish / Mediterranean appearance of Douglas Entrance and the Colonnade. Historic-review and permitting submissions will use approved product information. Final approval remains subject to the City of Coral Gables and other authorities having jurisdiction.

10. FLORIDA-MANUFACTURED TILE & SPARE STOCK

Specified Verea clay tiles are manufactured in Florida. In addition to contracted quantities, Horizon will furnish approximately 1,000 SF of matching roof tile for future repairs, stored on-site or at Horizon's warehouse at management's discretion.

11. PENETRATIONS, FLASHINGS & EDGE COMPONENTS

All penetrations within contracted roof areas will be properly flashed and sealed. Scope includes new or replacement roof vents, pipe boots, plumbing penetration flashings, roof-to-wall flashings, drip edge and applicable metal components, tile accessories and closures, ridge and termination components, and other accessories required to complete each system.

12. LOGISTICS, DEBRIS CONTROL & SITE OVERSIGHT

Pricing includes personnel to oversee logistics so pedestrian movement, vehicular traffic, and normal property operations are disturbed as little as reasonably possible. Equipment for staging and hoisting (cranes, Lulls, forklifts, or similar) is included as

required. Removed materials will transfer via controlled debris chutes into designated dumpsters, with sound-dampening where practical — consistent with Horizon's prior LPDS partial replacement approach.

05 PERMITTING / HVHZ / HISTORIC

Contract pricing includes project-specific permitting, applicable High Velocity Hurricane Zone product-approval requirements, and engineering for the Verea clay assemblies on Douglas Entrance and the LPDS remainder. Work will be installed to meet applicable permitted Miami-Dade / HVHZ requirements governing the project, subject to final AHJ requirements and approved construction documents.

Historic-review and permitting submissions will use applicable approved product information and project documentation for the Verea True Barrel clay system. Final approval remains subject to the City of Coral Gables and other authorities having jurisdiction. Clay is presented for these low-rise, high-visibility roofs to preserve Mediterranean character and match Horizon's prior LPDS partial installation.

06 TERMS & PROGRESS PAYMENTS

Total contract amount: **\$807,309.91**. Payment in four progress installments of approximately **\$201,827.48** (25% each), reconciled exactly as shown in the schedule below.

Milestone	%	Amount
Contract signing / authorization to proceed	25%	\$201,827.48
Commencement of first contracted roof	25%	\$201,827.48
Completion of first major steep-slope roof	25%	\$201,827.48
Project completion — both clay roofs	25%	\$201,827.47

Warranties (summary)

Horizon workmanship. Five (5) year workmanship warranty covering defects directly attributable to Horizon's installation of the contracted roofing systems. Horizon's obligation for a covered workmanship defect is limited to correcting the affected portion of Horizon's work. This warranty is separate from all manufacturer product warranties.

Manufacturer warranties. Verea clay roof tile is furnished with the manufacturer's applicable limited lifetime warranty (subject to the manufacturer's written terms, including duration tied to continued ownership where so stated). All manufacturer warranties are governed exclusively by the applicable manufacturer's written terms, registration requirements, limitations, exclusions, remedies, and transfer provisions. Horizon does not enlarge or independently guarantee a manufacturer's warranty.

Workmanship exclusions (summary). Horizon's workmanship warranty does not cover damage from hurricane-force winds of 74 mph or greater, tropical-storm conditions, tornadoes, hail, lightning, flooding, storm surge, wind-driven debris, falling objects, fire, earthquake, or other Acts of God; damage associated with weather-related emergency declarations when caused by the declared event; third-party alteration, penetration, or unauthorized roof work; or pre-existing / concealed structural deficiencies, building movement, substrate failure, or moisture originating from non-roof sources. Management should notify Horizon before other parties modify or penetrate Horizon's roofing assemblies.

Claims. Management shall provide Horizon prompt written notice after discovering a condition believed to be covered and a reasonable opportunity to inspect before destructive investigation or repair by others, except where immediate emergency action is reasonably necessary. For a valid covered workmanship claim, Horizon's obligation is to repair or correct the portion of Horizon's work containing the covered defect. Nothing in this proposal is intended to waive rights or remedies that cannot lawfully be waived under applicable Florida law.

This proposal is prepared exclusively for The Colonnade Properties LLC and authorized advisors. Pricing is based on the scope, measurements, access assumptions, and allowances stated herein. Material substitutions, extraordinary concealed conditions, or owner-directed changes will be documented by written change order. Proposal reference: **COL-LPDS-DE-2026-PRO** · Date: September 23, 2026.

John Leo, Regional Director — Southwest Florida
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 1201 SE 9th Terrace, Cape Coral, FL 33990
 (239) 628-0748 · john@horizonroofingfl.com · www.horizonroofingfl.com
 Licenses: CCC1329116 · CGC1535585

07 PROPOSAL ACCEPTANCE & AUTHORIZATION

By signing below, the parties acknowledge the scope, pricing, unit prices, inclusions, exclusions, warranties, and payment schedule stated in this proposal and authorize Horizon Commercial Roofing Inc. to proceed subject to permitting, approved product assemblies, engineering requirements, mutually agreed scheduling, and applicable contract requirements. The total contract amount is **\$807,309.91**. Upon acceptance, Horizon will promptly mobilize to remove loose tiles that present a falling hazard before commencement of the full replacement sequence. Concealed joist, truss, beam, or structural repairs outside the stated decking unit price will require separate pricing and written change-order authorization.

Douglas Entrance — Verea clay	\$415,110.57
LPDS Remainder — Verea clay	\$392,199.34
Grand Total	\$807,309.91
Progress payments (4 × 25%)	\$201,827.48 / \$201,827.47 final

THE COLONNADE PROPERTIES LLC	HORIZON COMMERCIAL ROOFING INC.
Signature	Signature
Printed Name	Printed Name John Leo
Title	Title Regional Director, SWFL
Date	Date

Manufacturer reference: Verea True Barrel Cap & Pan clay tile (Florida-manufactured). Final product approvals, engineering, installation details, and manufacturer warranty documents will control the approved assembly.

Horizon Commercial Roofing Inc. · Horizon Roofing Florida · 1201 SE 9th Terrace, Cape Coral, FL 33990 · (239) 628-0748 · www.horizonroofingfl.com · CCC1329116 · CGC1535585

08 PROJECT DIRECTORY

A concise reference sheet for ownership, advisors, and property management.

Project	The Colonnade — LPDS Remainder & Douglas Entrance Building
Address	800 Douglas Road, Miami / Coral Gables, FL 33134
Prepared for	The Colonnade Properties LLC
Proposal date	September 23, 2026
Reference	COL-LPDS-DE-2026-PRO
Clay system	Verea True Barrel Cap & Pan (Entrance + LPDS rem.)
Douglas Entrance	130.27 SQ @ \$3,186.54/SQ = \$415,110.57
LPDS Remainder	123.08 SQ @ \$3,186.54/SQ = \$392,199.34
Grand total	\$807,309.91
Progress payments	4 x 25% · \$201,827.48 / \$201,827.48 / \$201,827.48 / \$201,827.47
Decking unit price	\$12.00 / LF installed (2x6 plank)
Spare Verea tile	~1,000 SF matching stock included
Contractor	Horizon Commercial Roofing Inc. / Horizon Roofing Florida
Address	1201 SE 9th Terrace, Cape Coral, FL 33990
Contact	John Leo, Regional Director SWFL
Phone / Email	(239) 628-0748 · john@horizonroofingfl.com
Web	www.horizonroofingfl.com
Licenses	CCC1329116 · CGC1535585

End of proposal. Confidential — prepared exclusively for The Colonnade Properties LLC.