



CAPITAL DECISION · WORTHHOUSE DURA + SILICONE

Colonnade North Tower, South Tower & Parking Garage

Worthouse DURA Mediterranean Steel Tile
+ 100% Silicone Flat-Roof Coating

800 Douglas Road
Miami / Coral Gables, FL 33134

Prepared for
The Colonnade Properties LLC

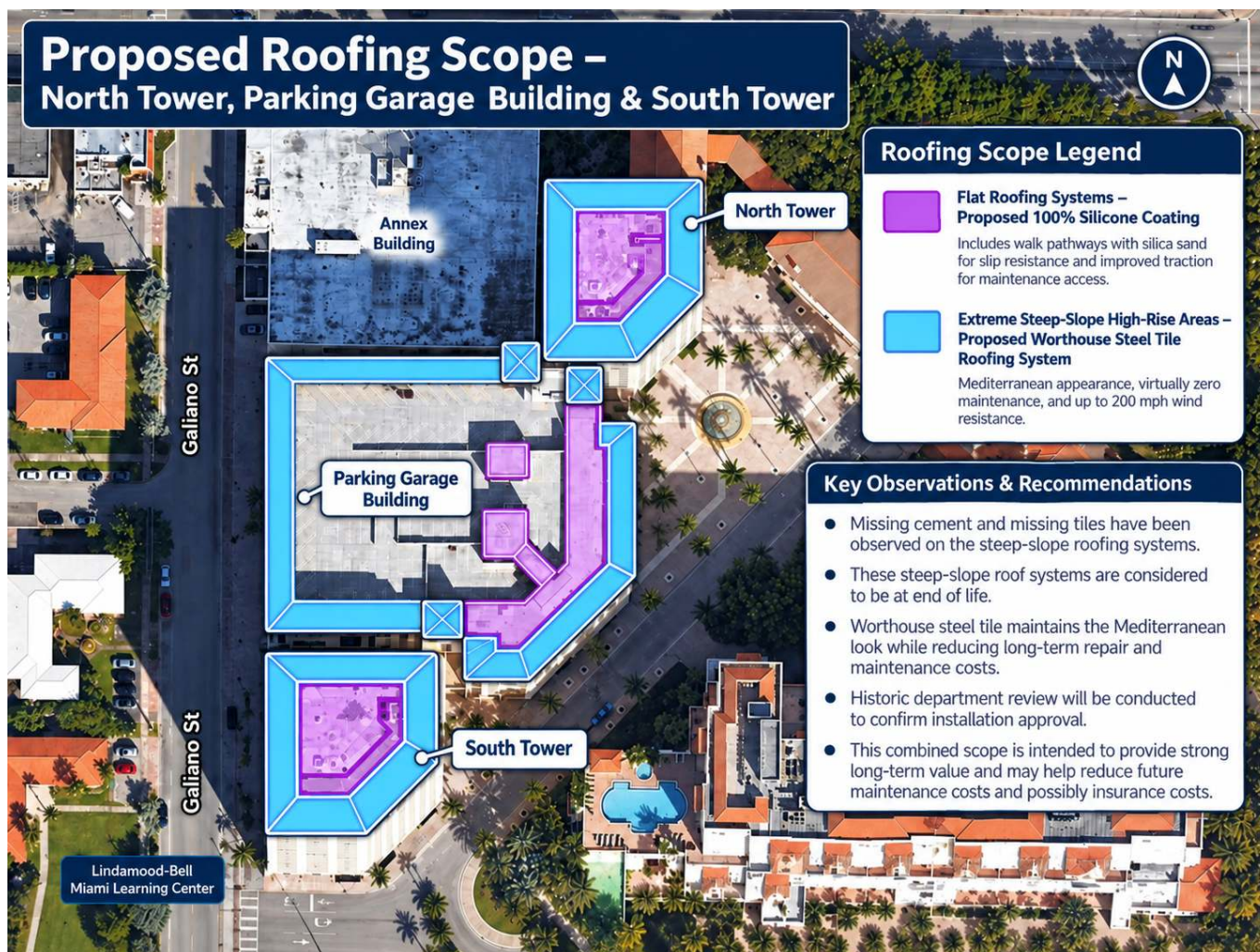
September 23, 2026 · Ref: COL-NST-PG-2026-PRO

Proposed Contract Amount
\$4,217,085.07

Towers \$3,275,464.00 · Garage tile \$803,920.00 · Silicone \$137,701.07

00 PROPOSED ROOFING SCOPE

Campus aerial scope map for this contract. Color legend: **blue** = Worthouse steel tile on steep high-rise roofs (North Tower, South Tower, and Parking Garage steep-slope); **purple** = 100% silicone flats (tower flats and garage flats/parapets) with silica-sand walk paths. Garage steep-slope is priced at **\$6,500/SQ** because it remains high-rise / approximately 10:12 pitch — slightly more accessible than the tower roofs, but priced accordingly and aligned with the Worthouse strategy for the towers. Silicone flats for the garage are included here (moved from the prior LPDS package).



Proposed Roofing Scope — North & South Towers + Parking Garage. Blue = Worthouse steel tile steep high-rise (towers + garage steep); purple = 100% silicone flats (towers + garage flats) with silica-sand walk paths.

01 EXECUTIVE SUMMARY

Ownership is funding capital roof work on the Colonnade’s signature **North and South Towers** and the **Parking Garage** at 800 Douglas Road, Miami / Coral Gables. For the towers, the decision is not simply whether to reroof — it is **whether to reinstall clay tile, or to install Worthouse DURA** Mediterranean-profile steel tile. Clay reinstall sits in a similar capital-cost band to Worthouse DURA, yet it reintroduces ongoing mortar maintenance, elevated-wind breakage at tower height, and a recurring repair cycle. The Parking Garage steep-slope joins this Worthouse program at **\$6,500/SQ** (123.68 SQ = \$803,920.00), with garage silicone flats (8,883.94 SF = \$137,701.07) moved here from the prior LPDS package.

Horizon Commercial Roofing Inc. recommends **Worthouse DURA** as the stronger long-term system. DURA replicates the look of Spanish / Mediterranean clay in steel. Panels are **mechanically fastened with self-drilling fasteners through pre-drilled mounting holes — no mortar or cement bed** on the covering — and are designed for **near-zero maintenance** over the life of the roof. From a distance the profile reads as traditional clay, supporting the complex’s Mediterranean character and the appearance historic reviewers typically expect. After steep-slope work, tower flat roofs and the Parking Garage flats/parapets are restored with a two-coat 100% silicone system (Mule-Hide or comparable approved manufacturer, approximately 32 mils dry-film), including silica-sand walk paths at designated maintenance routes. Brief historic-department review of the Worthouse Mediterranean profile remains part of the permitting path for Coral Gables.

Note on elevation conditions. Field photos document broken and missing clay at height. At tower elevation, wind pressure is stronger and behaves differently — which explains widespread breakage even without a recent hurricane. Displaced tiles also present a falling-object concern over routes below; that exposure is acknowledged here once and is addressed by exiting the clay cycle rather than restated throughout this proposal.

NORTH TOWER \$1,627,992.00 DURA \$1,518,142.00 Coating \$109,850.00	SOUTH TOWER \$1,647,472.00 DURA \$1,538,467.00 Coating \$109,005.00	PARKING GARAGE \$941,621.07 DURA \$803,920.00 Silicone \$137,701.07	GRAND TOTAL \$4,217,085.07 Towers + garage · all-in 4 × 25% ≈ \$1,054,271.27
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Why Worthouse DURA is the better long-term capital choice

- **Similar capital cost, better outcome** — Clay reinstall is similar in price to Worthouse DURA, yet brings ongoing repairs, mortar maintenance, and elevated-wind breakage.
- **No mortar / cement on DURA** — Through-fastened steel panels with self-drilling fasteners; near-zero maintenance over the life of the system.
- **Elevation wind reality** — At tower height, wind pressure is much stronger and behaves differently, which explains the many broken tiles even without a recent hurricane.
- **Mediterranean match + historic path** — From a distance DURA looks very similar to clay; Horizon will present the system to historic/preservation reviewers as the better long-term option that preserves appearance.
- **Wind performance + insurance** — Worthouse publishes wind capability up to **200 mph** (Class 90 uplift framing; qualifying assemblies). Manufacturer literature cites possible premium reductions — phrased here as likely / may, not a guarantee.
- **Parking Garage aligned with towers** — Garage steep-slope at \$6,500.00/SQ reflects high-rise / ~10:12 pitch work that is slightly more accessible than the tower roofs but priced accordingly; silicone flats for the garage are included in this contract.

Pricing has increased approximately 30% since our last quote due to roofing materials increasing.

02 PRICING SCHEDULE

All-in capital pricing for Worthouse DURA steep-slope replacement and silicone flat-roof coating on both towers, plus Parking Garage Worthouse DURA at \$6,500/SQ and garage silicone flats/parapets. Tower DURA quantities use the corrected 15% waste basis. Tower flat areas are shown for reference; tower coating remains lump-sum. Garage silicone is unit-priced per measured SF.

Line Item	Basis	Amount
North Tower — Worthouse DURA	112.04 SQ @ \$13,550.00/SQ	\$1,518,142.00
North Tower — Silicone coating (lump sum)	~13,302 SF ref.	\$109,850.00
North Tower Subtotal		\$1,627,992.00
South Tower — Worthouse DURA	113.54 SQ @ \$13,550.00/SQ	\$1,538,467.00
South Tower — Silicone coating (lump sum)	~13,143 SF ref.	\$109,005.00
South Tower Subtotal		\$1,647,472.00
Towers Subtotal	North + South	\$3,275,464.00
Parking Garage — Worthouse DURA steel tile	123.68 SQ @ \$6,500.00/SQ	\$803,920.00
Parking Garage — Flat + parapets silicone	8,883.94 SF @ \$15.50/SF	\$137,701.07
GRAND TOTAL — Towers + Garage	All-in capital contract	\$4,217,085.07

Towers subtotal: \$3,275,464.00. Garage Worthouse: \$803,920.00. Garage silicone: \$137,701.07. Flat roof reference areas: North ~13,302 SF · South ~13,143 SF. Progress payments: four installments of approximately \$1,054,271.27 (25% each; final \$1,054,271.26 reconciles rounding).

Progress payment schedule

Milestone	%	Amount
Contract signing / authorization to proceed	25%	\$1,054,271.27
Commencement of first contracted steep-slope roof	25%	\$1,054,271.27
Completion of first major steep-slope DURA roof	25%	\$1,054,271.27
Project completion — towers + garage + silicone	25%	\$1,054,271.26

Embedded in each tower's DURA line is an allowance of up to **\$200,000 per building** for engineered perimeter fall-arrest / personnel-safety netting where required by the final safety plan. High-rise access, crane logistics, debris containment, and HVHZ engineering coordination are likewise included in the DURA unit pricing — not billed as separate adders.

What the unit price buys beyond panels and labor: engineering and HVHZ compliance; cranes and lifting; high-elevation material staging; full-time safety and logistics personnel; fall-arrest and debris-containment systems; pedestrian and traffic protection; service-elevator coordination; controlled demolition; weather monitoring; temporary protection; and the additional calendar time required to execute each phase safely on roofs of this pitch and height.

03 FIELD CONDITIONS & CLAY VS WORTHHOUSE DECISION

Field documentation on both towers confirms missing and displaced clay tiles, ridge and cap mortar deterioration, and open voids in the field. Reinstalling clay would recreate the same failure modes at a capital cost similar to Worthhouse DURA — while retaining mortar maintenance, elevated-wind breakage, and a recurring high-elevation repair cycle.

Cement and mortar are deteriorating quickly. Ridge beds, caps, and field bedding that rely on cementitious materials crack, loosen, and shed. On high-rise Mediterranean clay in South Florida, ridge cement typically requires monitoring and re-bedding on a roughly 3–7 year cycle (average ~5 years) simply to keep components secure. Left unaddressed, this is a near-term capital and maintenance issue — not a distant cosmetic item.

At elevation, wind is stronger and behaves differently. Higher wind pressures at tower height explain the many broken and displaced tiles even though there has not been a recent hurricane. Clay that performs acceptably on low-rise buildings presents a different maintenance profile on these approximately 10:12 high-rise roofs. Every future service call reintroduces crane or swing-stage cost, exclusion zones, and disruption for localized breakage or ridge repair.

Ownership is already funding capital roof work. Spending that capital to reinstall clay buys a similar upfront number with a weaker long-term result: ongoing mortar work, elevation wind breakage, and repeated mobilization. Worthhouse DURA is the clearer capital decision — comparable price, mechanical fastening without a mortar bed, Mediterranean appearance, and near-zero maintenance suited to tower height.

03a DOCUMENTED CONDITIONS — NORTH TOWER

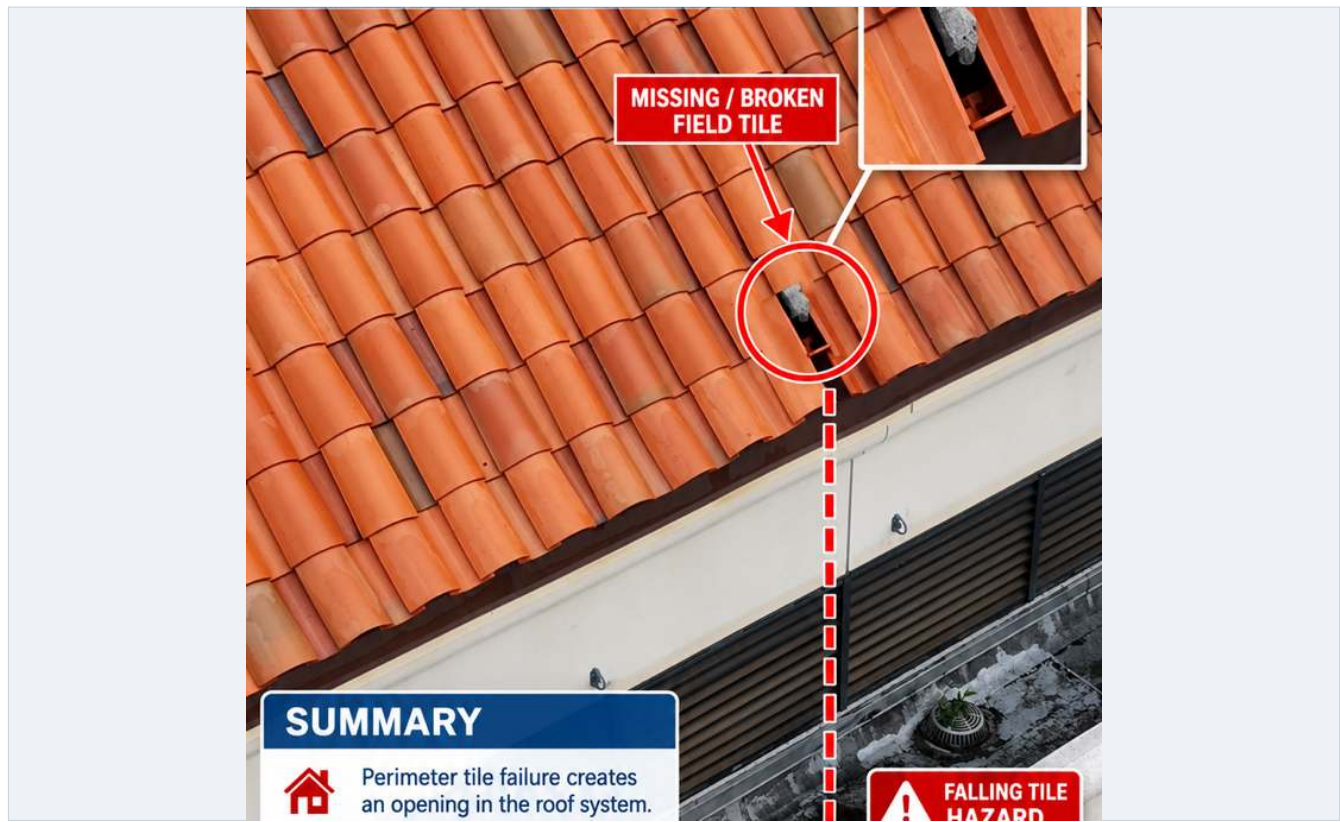


North Tower — broken and displaced clay tiles at elevation



North Tower — missing field tiles; wind exposure at height

03b BROKEN TILE & RIDGE MORTAR — NORTH TOWER



North Tower — broken clay; elevated wind-pressure damage

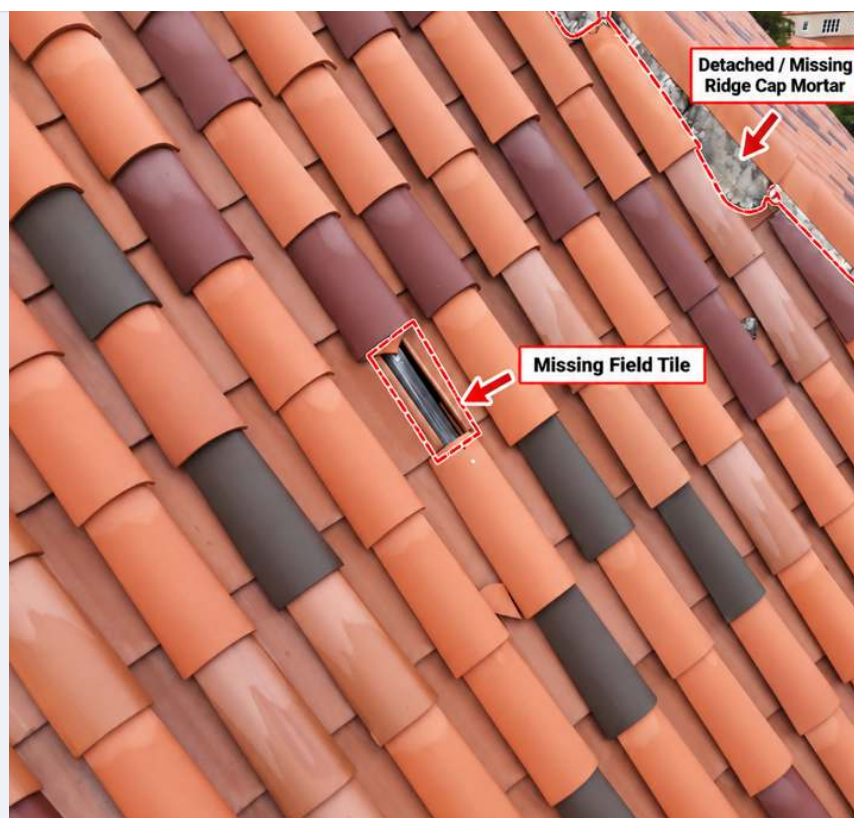


North Tower — ridge mortar brittle and deteriorating

03c MORTAR FAILURE & SOUTH TOWER



North Tower — cement/mortar cracking along bedding



South Tower — missing mortar and ridge distress at height

04 RECOMMENDED SYSTEM — WORTHHOUSE DURA

Horizon proposes **Worthouse DURA** — a Mediterranean / Spanish clay-look modular steel tile — as the better long-term alternative to clay reinstall. DURA delivers the classic barrel-tile aesthetic in German steel: strong diagonal shadow lines, color-infused Noble Matte finishes, and a covering that reads as traditional clay from the street and from neighboring towers. Critically, there is **no mortar or cement bed on the Worthouse covering**. Panels are **through-fastened with self-drilling fasteners through pre-drilled mounting holes** and are designed for **near-zero maintenance** over the life of the roof — ending the brittle cement cycle documented on these towers today.

Wind performance. Worthouse publishes that its steel roof systems are designed to withstand winds up to **200 mph**, with Class 90 wind-uplift framing, Class 4 impact, and Class A fire ratings. Warranty language covers wind-related damage up to 200 mph including named storms (manufacturer terms). Product approvals relevant to Florida / HVHZ work include Miami-Dade NOA and Florida Product Approval listings for the Worthouse tile family (including DURA). **Engineered capacity is assembly-specific**; final allowable pressures follow the approved fastening pattern, project engineering, and AHJ conditions. The **200 mph** figure is manufacturer-published marketing performance on qualifying assemblies — not an independent Horizon guarantee.

From a distance, Worthouse DURA looks very similar to traditional clay and matches the Mediterranean character of the complex. **Horizon will present this system to historic / preservation reviewers** as the better long-term option that preserves appearance without mortar re-bedding. Manufacturer literature also cites possible insurance premium reductions for fire, wind, and impact resistance — phrased here as **likely / may**, not a guarantee. Final installation will follow the approved product assembly, project-specific engineering, attachment requirements, and authority-having-jurisdiction conditions.

Lifecycle rationale: clay is similar in price to Worthouse, yet every future clay repair re-mobilizes cranes, engineered fall protection, high-rise personnel, staging, and exclusion zones. DURA converts that recurring operating burden into a defined capital event — comparable upfront investment, mechanical fastening instead of mortar, Mediterranean appearance, and a maintenance profile suited to tower elevation where wind pressure is much stronger.



Worthouse DURA Mediterranean profile (left) and representative mechanically fastened installation (right).

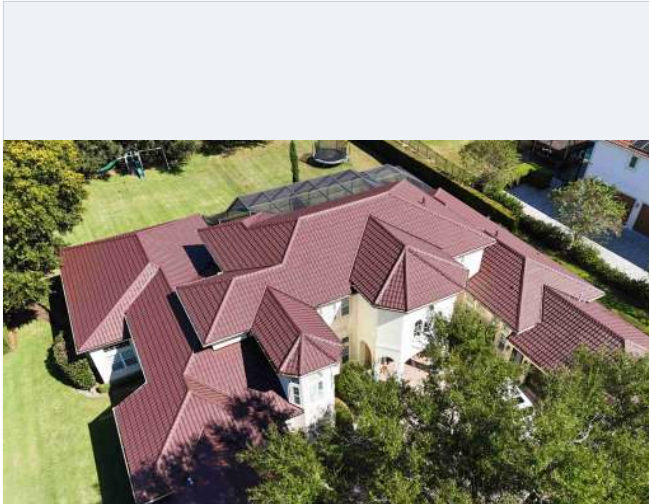
Clay reinstall vs Worthouse DURA — capital comparison

Factor	Clay reinstall	Worthouse DURA (proposed)
Capital cost	Similar / comparable to DURA	Similar capital band; better long-term outcome
Attachment	Mortar / cement bedding & caps	Self-drilling fasteners; no mortar bed
Maintenance	Constant repairs; 3–7 yr ridge cycle	Near-zero maintenance over roof life
Elevation durability	Brittle tile; wind breakage at height	Interlocking steel; Class 90 framing

Historic appearance	Traditional clay look	Very similar from a distance; Mediterranean match
Historic presentation	Same material maintenance cycle	Horizon presents better long-term system
Insurance / wind	Elevation wind breakage continues	Mfr. published up to 200 mph; likely premium benefit
Elevation wind	Higher pressure breaks tiles routinely	Steel system suited to high-rise wind exposure
Longevity	Recurring failure & re-bedding	Long-life modular steel; no mortar cycle

04b WORTHHOUSE DURA — INSTALLATION GALLERY

Representative installations from Worthouse's published project and product galleries. Captions distinguish DURA from other Worthouse steel-tile profiles where the source does not label DURA specifically.

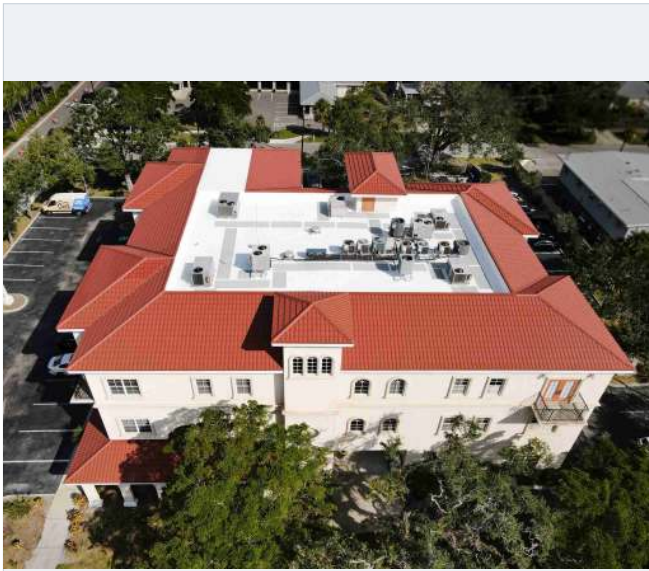


Worthouse DURA — large-building installation (Sierra Brown)

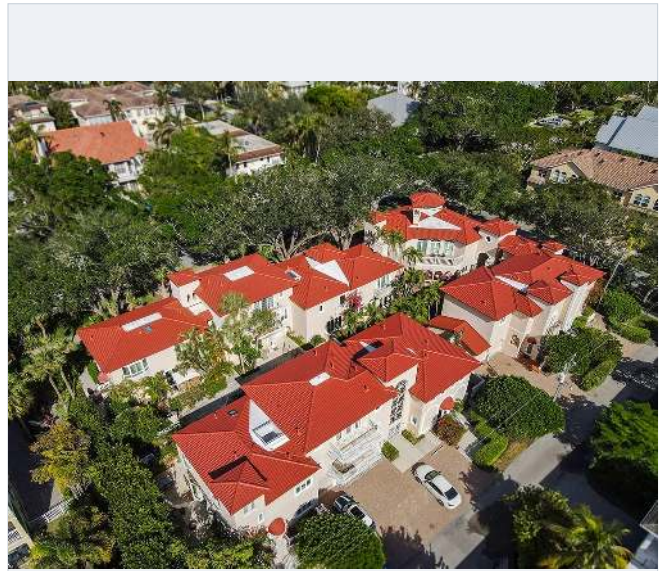


Worthouse DURA Canyon Red — substantial Mediterranean street presence

04c WORTHHOUSE ON LARGE & COMMERCIAL BUILDINGS



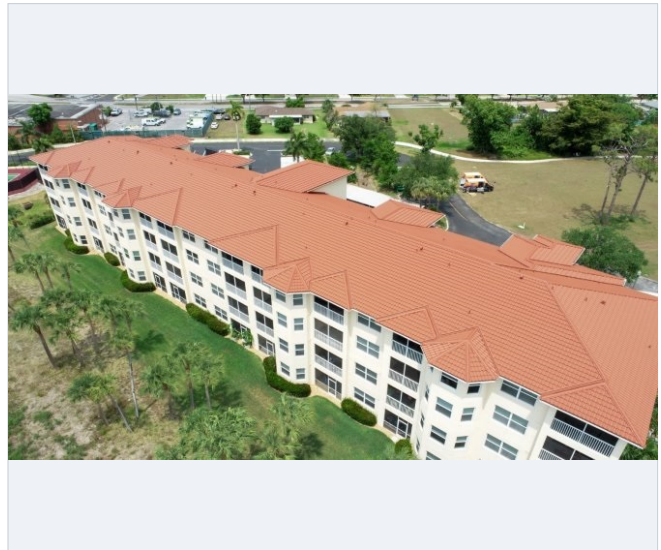
Worthouse steel tile — multi-story commercial building, downtown Sarasota



Worthouse Supre Canyon Red — commercial building, Florida



Worthouse DURA Raven Black — Florida installation



Worthouse Supre Canyon Red — large Florida multi-family (Cape Coral)

Source: worthouse.com project / product galleries; multi-family press photo via Metal Construction News where noted.

05 HIGH-RISE ACCESS & EXECUTION

This is not a conventional reroof. The North and South Tower steep-slope roofs are approximately 10:12 and sit at substantial elevation. Every phase — demolition, temporary dry-in, material delivery, panel installation, ridge detail, debris removal, inspection, and final cleanup — requires controlled access, engineered safety systems, dedicated supervision, and intensive material handling.

The contract price therefore includes the cost of taking on a materially higher level of operational risk and the infrastructure required to control that risk: HVHZ compliance and engineering, cranes and lifting equipment, high-elevation staging, full-time safety and logistics personnel, fall-arrest and debris-containment systems (including up to **\$200,000 per building** for engineered perimeter netting), pedestrian and traffic protection, service-elevator coordination, controlled demolition, weather monitoring, and temporary protection.

Corrected measurements (15% waste basis): North **112.04 SQ** · South **113.54 SQ** · combined ~225.58 SQ of DURA material and system components to be elevated, staged, and installed. Both roofs measured at **10:12 pitch**. Actual steep-slope areas before waste: North ~9,743 SF / 97.43 SQ; South ~9,873 SF / 98.73 SQ.

Logistics & safety inclusions (embedded)

- Cranes, crane mobilization, forklifts/Lulls, spotting/signaling, rooftop receiving crews, and coordinated service-elevator use with protected finishes.
- Dedicated project supervision for daily work areas, material movement, fall protection, exclusion zones, pedestrian interfaces, housekeeping, and weather monitoring.
- Engineered perimeter fall-arrest / personnel-safety netting allowance up to \$200,000 per building (final anchorage and dimensions by qualified professionals).
- Secondary debris/tool containment; engineered debris chute to dumpster; sound-dampened receiving area where practical.
- Pedestrian, vehicle, and traffic protection — barricades, signage, controlled walkways, and spotters during overhead operations.
- Daily coordination with property management on work zones, deliveries, crane activity, temporary closures, and elevator use.
- Weather monitoring with authority to suspend demolition, lifting, or panel handling when wind, lightning, or rain make continued work unsafe.
- Sequenced temporary dry-in; photographic documentation of concealed conditions after demolition.

06 SCOPE OF WORK

The following scope applies to the North Tower, South Tower, and Parking Garage unless otherwise noted. Final means, methods, and sequencing will conform to the approved safety plan, manufacturer requirements, and Miami-Dade / HVHZ conditions of approval.

01 — Complete tile roof tear-off

Remove existing cap-and-pan clay tile roofing systems from the North and South Towers and the Parking Garage steep-slope, including designated underlayment, flashings, and deteriorated ridge/cap components, down to the substrate required for the permitted replacement assembly. Tear-off performed in controlled sections so exposed areas can be protected and dried-in per project sequencing and weather.

02 — Waterproofing, flashings & DURA installation

Prepare the roof substrate and install the approved waterproofing/underlayment assembly, edge metals, wall and penetration flashings, ridge and eave components, vents, transitions, self-drilling fasteners, and Worthouse DURA panels on the North Tower, South Tower, and Parking Garage steep-slope — no mortar or cement bedding on the DURA covering. Garage steep-slope is contracted at \$6,500/SQ (high-rise / ~10:12 pitch; slightly more accessible than tower roofs but priced accordingly). Attachment patterns and details governed by project-specific engineering, manufacturer requirements, and the approved Miami-Dade/HVHZ assembly.

03 — HVHZ / Miami-Dade engineering

Coordination of applicable Worthouse product approvals, project-specific calculations and details, normal roofing permit documents, inspections, and engineering required for the proposed roof system. Extraordinary structural reconstruction or conditions outside the contemplated roofing assembly remain subject to documented change order.

04 — High-rise material quantity & hoisting

Transport, receive, protect, move, and elevate approximately 225.58 roofing squares of DURA material and associated system components, plus underlayment, flashings, accessories, tools, and demolition materials — without relying on ordinary ground-level material-handling assumptions.

05 — Cranes, equipment & service elevator

Cranes and crane mobilization anticipated for the planned work; forklifts, Lulls or comparable equipment where required; qualified spotting/signaling; dedicated rooftop receiving; coordination of any approved service-elevator use with management to limit interference with normal building operations.

06 — Supervision, netting & containment

Dedicated high-risk tower supervision; engineered perimeter fall-arrest / personnel-safety netting allowance up to \$200,000 per building; secondary debris/tool containment; engineered debris chute; sound-dampened dumpster/receiving methods where practical; pedestrian and traffic protection.

07 — Weather, dry-in & concealed conditions

Forecast and jobsite monitoring with high-wind shutdown procedures; sequenced temporary dry-in and water-intrusion control; photographic documentation of concealed deck, structural, or substrate conditions after demolition. Structural reconstruction, hazardous materials, or unusual concealed conditions beyond contracted roofing scope addressed through written change order.

08 — Flat-roof silicone restoration

After steep-slope operations and associated construction traffic are substantially complete, restore the North Tower flat roof (~13,302 SF), South Tower flat roof (~13,143 SF), and Parking Garage flat roof + parapets (8,883.94 SF @ \$15.50/SF = \$137,701.07) with a two-coat 100% silicone coating system by Mule-Hide or a comparable approved manufacturer (tower flats approx. 32 mils dry-film; garage silicone unit-priced). Includes cleaning, preparation, adhesion verification, low-spot/ponding correction where appropriate, silica-sand walk paths at designated maintenance routes, and detailing at penetrations, drains, scuppers, seams, flashings, and transitions. Coating is intentionally sequenced after steep-slope tile work to prevent construction traffic damage.

09 — Quality control & closeout

Photographic documentation throughout demolition, concealed-condition review, waterproofing, flashing, panel installation, safety-system deployment, and final completion. Closeout includes applicable inspection records, approved product information, and manufacturer documentation reasonably required for the contracted assemblies.

07 FLAT-ROOF SILICONE RESTORATION

Flat-roof work is a distinct capital scope sequenced after steep-slope DURA installation so that crane, staging, and foot traffic associated with steep-slope work do not damage the newly applied coating. Tower flats remain lump-sum; Parking Garage flats/parapets are unit-priced silicone (moved from the prior LPDS package) and include silica-sand walk paths.

Area	Reference Area	System	Contract Amount
North Tower flat	~13,302 SF	Two-coat 100% silicone (~32 mils)	\$109,850.00
South Tower flat	~13,143 SF	Two-coat 100% silicone (~32 mils)	\$109,005.00
Parking Garage flat + parapets	8,883.94 SF	100% silicone @ \$15.50/SF	\$137,701.07
Combined flat coating		Towers lump-sum + garage unit price	\$356,556.07

Preparation includes required cleaning, adhesion verification, repairs, and detailing. Depressed areas that retain water will be evaluated and corrected where appropriate using compatible leveling compound or approved repair materials before final silicone application, with the objective of improving drainage and reducing persistent ponding that can accelerate localized deterioration.

Silicone will be installed in two complete coats at the manufacturer-required coverage rate and dry-film thickness for the selected approved system and warranty program (Mule-Hide or comparable). Areas shown are reference only for the towers; tower silicone remains lump-sum. Parking Garage silicone is unit-priced per measured SF as shown in the pricing schedule.

08 WARRANTIES

Horizon workmanship warranty

Horizon Commercial Roofing Inc. will provide a **five (5) year workmanship warranty** covering defects directly attributable to Horizon's installation of the contracted roofing systems. Horizon's obligation for a valid covered workmanship claim is limited to correcting the affected portion of Horizon's work. Product warranties remain separate and subject to the manufacturer's written terms.

Manufacturer warranty

Worthouse DURA panels and the selected silicone coating system will carry the manufacturer warranties applicable to the selected approved systems. Coverage, duration, wind provisions, coastal limitations, registration, transferability, exclusions, and remedies are controlled solely by the manufacturer's written warranty in effect for the project. Horizon does not enlarge or independently guarantee a manufacturer's warranty.

Exclusions

Horizon workmanship coverage does not extend to damage from structural movement, concealed substrate failure, unauthorized modifications, penetrations or repairs by others, abusive traffic, impact, fire, flooding, tornado, extraordinary weather, or other external events beyond Horizon's workmanship, except where a specific manufacturer warranty expressly provides otherwise. Management should notify Horizon before other parties alter or penetrate Horizon-installed roofing assemblies.

09 CAPITAL VALUE & OWNERSHIP PERSPECTIVE

The contract amount reflects a complete high-rise execution strategy, not a conventional square-foot reroof price. Embedded are the extraordinary costs associated with tower elevation, 10:12 slopes, 15% material waste, high-elevation material movement, crane operations, dedicated personnel, engineered fall protection, debris containment, temporary protection, service-elevator coordination, ground-level public protection, traffic control, HVHZ engineering, project supervision, controlled demolition, and the substantial time required to execute each phase safely.

For ownership and investors, this is a **capital decision**: clay reinstall versus Worthouse DURA at a similar capital cost. Clay reinstall brings ongoing mortar maintenance, elevated-wind breakage, and a recurring repair cycle as cement continues to deteriorate. Worthouse DURA delivers long-life performance with mechanically fastened panels (self-drilling fasteners; no mortar bed), near-zero maintenance, a Mediterranean appearance from a distance, and a system Horizon will present to historic reviewers as the better long-term option that preserves character. Manufacturer-published wind capability up to 200 mph may also support likely lower insurance premiums (likely / may — not a guarantee).

Choosing clay again means accepting comparable capital spend for a weaker lifecycle: cement/mortar that continues to fail; higher wind pressures at elevation that break tiles even without a recent hurricane; and recurring high-elevation mobilization for repairs. Choosing Worthouse DURA converts that recurring operating burden into a defined capital event with mechanical fastening, clear manufacturer warranty footing, and a maintenance profile appropriate to these towers.

10 COMMERCIAL TERMS

Total contract amount: **\$4,217,085.07**. Payment in four progress installments (25% each). The first three installments are **\$1,054,271.27**; the final installment is **\$1,054,271.26** solely to reconcile rounding to the exact total. Milestones: (1) contract signing / authorization to proceed; (2) commencement of first contracted steep-slope roof (tower or garage); (3) completion of first major steep-slope DURA roof; (4) project completion — both towers, parking garage steep-slope, and all silicone scopes.

Milestone	%	Amount
Contract signing / authorization to proceed	25%	\$1,054,271.27
Commencement of first contracted steep-slope roof	25%	\$1,054,271.27
Completion of first major steep-slope DURA roof	25%	\$1,054,271.27
Project completion — towers + garage + silicone	25%	\$1,054,271.26

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-NST-PG-2026-PRO** · Date: September 23, 2026.

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

11 PROPOSAL ACCEPTANCE & AUTHORIZATION

By signing below, the parties acknowledge the corrected roof measurements, 15% waste pricing basis, 10:12 tower roof pitch, all-in pricing, allowances (including up to \$200,000 per building for engineered netting), safety and logistics requirements, exclusions, warranties, and payment schedule stated in this proposal. The total contract amount is **\$4,217,085.07**.

North Tower Total	\$1,627,992.00
South Tower Total	\$1,647,472.00
Towers Subtotal	\$3,275,464.00
Parking Garage — Worthouse DURA	\$803,920.00
Parking Garage — Silicone	\$137,701.07
Grand Total	\$4,217,085.07
Progress payments (4 × 25%)	\$1,054,271.27 / \$1,054,271.26 final

THE COLONNADE PROPERTIES LLC

Signature

Printed Name

Title

Date

HORIZON COMMERCIAL ROOFING INC.

Signature

Printed Name
John Leo

Title
Regional Director, SWFL

Date

Manufacturer reference: Worthouse DURA Mediterranean-profile modular steel roofing. Final product approvals, engineering, installation details, and manufacturer warranty documents will control the approved assembly. Silicone coating: Mule-Hide or comparable approved two-coat 100% silicone system (~32 mils dry-film).

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

12 PROJECT DIRECTORY

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

Project	Colonnade North Tower, South Tower & Parking Garage
Address	800 Douglas Road, Miami / Coral Gables, FL 33134
Prepared for	The Colonnade Properties LLC
Proposal date	September 23, 2026
Reference	COL-NST-PG-2026-PRO
Steep-slope system	Worhouse DURA Mediterranean steel tile
Flat system	Two-coat 100% silicone; garage incl. silica-sand walks
North DURA	112.04 SQ @ \$13,550.00/SQ = \$1,518,142.00
North coating	\$109,850.00
North total	\$1,627,992.00
South DURA	113.54 SQ @ \$13,550.00/SQ = \$1,538,467.00
South coating	\$109,005.00
South total	\$1,647,472.00
Towers subtotal	\$3,275,464.00
Garage Worhouse	123.68 SQ @ \$6,500.00/SQ = \$803,920.00
Garage silicone	8,883.94 SF @ \$15.50/SF = \$137,701.07
Grand total	\$4,217,085.07
Progress payments	4 × 25% · \$1,054,271.27 / \$1,054,271.26 final
Netting allowance	Up to \$200,000 per tower (embedded in DURA)
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.