

QUALIFICATIONS PROPOSAL

Highlands Beach Library

Roof Replacement Project

Submitted by:

CMM Roofing Inc.

2231 72nd Terrace E | Sarasota, FL 34243

Phone: (941) 232-0888

Field Office: Fort Lauderdale, FL

Cover Letter

April 2026

Project Owner / Selection Committee
Highlands Beach Library Roof Replacement Project
Highlands Beach, Florida

Dear Members of the Selection Committee,

CMM Roofing Inc. is pleased to present this qualifications proposal for the Highlands Beach Library Roof Replacement Project. We are a family-owned, Florida-based commercial roofing contractor with over 20 years of experience delivering high-quality roofing solutions across the state and beyond — and we are confident we are the right partner for this project.

Originally established as a DBA of CMM Commercial Contractors Inc., we have grown into CMM Roofing Inc., completing upwards of \$15 million in commercial roofing work annually. We are fully licensed by the Florida Department of Business and Professional Regulation (DBPR), bonded at \$3 million Single / \$5 million Aggregate, and carry extensive insurance coverage. Our team is certified by the industry's leading manufacturers and is highly experienced in all types of commercial roofing systems.

We understand the unique demands that public and institutional facilities place on a roofing contractor: minimal disruption to operations, strict adherence to schedules, transparent communication, and most importantly, delivering a product that stands the test of Florida's unforgiving climate. We have successfully completed projects for school boards, municipalities, condo associations, HOAs, and private developers — and we bring that same commitment to every project we take on.

We invite you to review the following pages demonstrating our qualifications, certifications, bonding, project history, and references. We believe the depth of our experience, the strength of our team, and the breadth of our manufacturer certifications make CMM Roofing Inc. the clear choice for the Highlands Beach Library.

As always — We've Got You Covered.

Respectfully submitted,

Richard Lees, President

CMM Roofing Inc.
(941) 232-0888

Company Overview

CMM Roofing Inc. is a family-owned and operated commercial roofing contractor headquartered in Sarasota, Florida, with a field office in Fort Lauderdale. Originally operating as a DBA of CMM Commercial Contractors Inc., the company has grown over more than 20 years into one of South Florida's most trusted commercial roofing partners — completing over \$15 million in roofing work annually across Florida and neighboring states.

Unlike many regional competitors, CMM Roofing is not owned by a private equity group. Our hands-on ownership — from President Richard Lees to Vice President Connor Lees — is personally involved from project inception through final completion on every job we take on. This commitment to personal accountability ensures a level of quality and client service that larger, investor-owned firms simply cannot match.

We are a proud member of the National Roofing Contractors Association (NRCA) and hold the prestigious GAF Platinum Elite Commercial Roofing Contractor designation — one of the highest certifications available in the commercial roofing industry.

At a Glance

Years in Business	20+ years (originally CMM Commercial Contractors Inc.)
Annual Volume	Upwards of \$15 Million in completed roofing work
Headquarters	Sarasota, FL — Field Office in Fort Lauderdale, FL
Ownership	Family-owned and operated — not private equity
License	Fully licensed by the Florida DBPR
Bonding	\$3M Single / \$5M Aggregate
Insurance	Extensive commercial insurance policies
Geographic Reach	Florida statewide; Georgia and beyond
NRCA Membership	Active member, National Roofing Contractors Association
GAF Status	GAF Platinum Elite Commercial Roofing Contractor

Operational Leadership

CMM Roofing's leadership team brings decades of combined roofing expertise, with hands-on ownership involvement at every level of project execution.

Richard Lees
President

Oversees all sales and customer satisfaction. Richard is actively involved in every project from proposal through completion, ensuring clients have a direct line to ownership throughout the process.

Connor Lees
Vice President

Manages company operations, bidding, and finance. Connor's hands-on approach to project bidding ensures competitive, accurate proposals and sound financial execution on every job.

Michael Barrios
Director of Field Operations

12 years of roofing experience. Manages all field operations and projects, coordinating crews, schedules, and quality control across simultaneous project sites.

Mark Moreno
Chief Superintendent

9 years of roofing experience. Lead superintendent specializing in metal roofing systems, with the expertise to break-form and roll-form metal directly in the field for maximum precision and efficiency.

Patti Gaffney
Project Coordinator

Manages project documentation, scheduling, and client communications, ensuring every project stays on track and all stakeholders remain informed.

Licensing, Bonding & Insurance

CMM Roofing Inc. maintains all required state and local licenses, comprehensive insurance coverage, and substantial bonding to protect project owners on every project.

- Fully licensed by the Florida Department of Business and Professional Regulation (DBPR)
- Performance & Payment Bond: \$3,000,000 Single / \$5,000,000 Aggregate
- Comprehensive General Liability Insurance
- Workers' Compensation Insurance covering all field personnel
- Automobile Liability Insurance

Our bonding capacity — \$3M single, \$5M aggregate — demonstrates our financial strength and provides the Highlands Beach Library and the City with full protection throughout the project. Documentation of all licenses, bonds, and insurance certificates is available upon request.

Manufacturer Certifications

CMM Roofing holds certified installer status with many of the world's leading commercial roofing manufacturers. These certifications require rigorous training, demonstrated installation quality, and ongoing compliance — they are not simply purchased, they are earned. Our certified status grants project owners access to enhanced manufacturer warranties that uncertified contractors cannot offer.

GAF (Platinum Elite)	Carlisle	Durolast
Versico	Garland	Genflex
Mulehide	Imetco	Berridge
MBCI		

Why CMM Roofing Inc. is the Right Choice

CMM Roofing brings a rare combination of scale, expertise, and personal ownership accountability to every project. Here is why we stand apart from other bidders:

1. Proven Public Sector Experience

We have successfully completed roofing projects for school boards, municipalities, housing authorities, military armories, county facilities, fire stations, and public libraries — including the North Miami Public Library (shingle roof replacement, \$155,636) and the City of Dunedin (\$1.2M across multiple buildings). We understand public procurement requirements, documentation standards, and the zero-tolerance approach to disruption that public facilities demand.

2. Financial Strength & Capacity

With \$15M+ in annual volume, bonding up to \$5M aggregate, and a track record of completing large and complex projects simultaneously, CMM Roofing has the financial capacity and manpower infrastructure to execute the Highlands Beach Library project on time and within budget. Our largest individual project award is \$2.179 million — we are not a small contractor learning how to scale.

3. Certified by the Best

Our GAF Platinum Elite status and certifications from Carlisle, Durolast, Versico, Berridge, Imetco, MBCI, Garland, and others mean the project will be installed by a contractor qualified to provide the highest level of manufacturer warranty available. These are not honorary designations — they represent active certification with demonstrated installation competency.

4. Family-Owned Accountability

Unlike many regional competitors now owned by private equity groups, CMM Roofing is family-owned and operated. President Richard Lees and Vice President Connor Lees are directly involved in every project. When you call CMM Roofing, you reach decision-makers — not a call center. This accountability drives our quality and responsiveness on every job.

5. Geographic Reach & Workforce Depth

With headquarters in Sarasota and a field office in Fort Lauderdale, CMM Roofing operates statewide and has completed projects as far north as Georgia and as far south as Marathon in the Florida Keys. We have the logistical infrastructure and skilled labor force to mobilize quickly, staff the project appropriately, and maintain consistent productivity throughout the project lifecycle.

6. Versatility Across All Roofing Systems

From TPO, modified bitumen, and shingle systems to standing seam metal, Decra Villa Tile, clay tile, and PVC — our team is experienced across the full spectrum of commercial roofing systems. Whatever system is specified for Highlands Beach Library, we have installed it before at scale.

Project Approach & Methodology

Experience with Occupied Public Facilities

CMM Roofing is well versed in working on consistently occupied public buildings. Having completed two libraries in the past year alone — with a third library scheduled to commence in early May — we have the hands-on experience and institutional knowledge required to replace a roof while ensuring minimal interruption to daily library activities. The Highlands Beach Library will remain fully operational throughout construction, and our plan is specifically designed with that priority in mind.

Staging Area & Site Access

Our approach for this project is straightforward. We will utilize the north portion of the parking lot directly adjacent to the library — as outlined in the staging area photo below — for material storage and equipment placement. This area will be coned and taped off to prevent patrons from inadvertently entering the work zone.



Proposed Staging and Roof Access Area — Highland Beach Library

Preconstruction Meeting & Submittals

Prior to commencing any work, CMM Roofing will conduct a preconstruction meeting with the City project manager. During this meeting we will confirm the staging area layout, identify and address all points of building entry, and establish a mutual understanding of project protocols. We will also provide detailed submittals including:

- Shop drawings from Petersen PacClad
- A system letter outlining the installation of the specified roofing system
- Engineer-prepared wind pressure calculations outlining perimeter and corner zones
- Product and color samples for owner approval
- A detailed plan of action covering site safety, weekly reporting, proposed schedule, and staging locations

Patron & Pedestrian Safety Plan

Because the existing roof substrate is tile, extra care must be taken during tear-off to protect patrons and pedestrians below. When tear-off activity is centered around the main entrance, CMM Roofing will station a dedicated safety monitor on the ground to ensure the area is clear and safe for patrons entering and exiting the building — eliminating any risk of falling debris. The staging area perimeter will be coned and barrier-taped throughout the project.

Equipment & Debris Removal

For this project, CMM Roofing will deploy a lull/telehandler with a front-mounted bucket to retrieve tear-off debris from the roof. We utilize our own fleet of dump trailers to haul debris off-site, which provides greater flexibility in the staging area and eliminates the need for heavy roll-off dumpsters that can damage concrete and paving. Should a roll-off be required at any point, CMM Roofing will deploy plywood and other dampening materials beneath it to prevent any surface damage.

Dedicated Project Communication

CMM Roofing is committed to proactive, transparent communication throughout construction. Every project is assigned a dedicated Project Coordinator — your primary point of contact for scheduling updates, weather delays, and any unforeseen issues that arise. A dedicated Superintendent will be on-site daily to oversee safe operations and crew coordination. At the conclusion of each week, the Project Coordinator will distribute a written weekly status report including work completed, project photos, any issues encountered, and the projected timeline to completion.

Project Timeline — 5-Week Schedule

CMM Roofing anticipates substantial completion of the Highlands Beach Library roof replacement within five weeks:

Week 1	Tear-off of existing tile roof; re-nailing the deck to current code; replacement of any rotten or deteriorated wood; installation of Carlisle WIP High Temperature Underlayment.
Week 2	Installation of metal roofing panels and trim begins.
Week 3	Continued panel and trim installation.
Week 4	Catch-up week — completion of any remaining panels; final trim and detail work.
Week 5	Punch-out, final inspection, and complete site cleanup.

Scope of Work

Phase 1 — Preparation

- Obtain Notice of Commencement and record. File and pay for permit with the local permitting authority.
- CMM will obtain all required engineering drawings and calculations required to obtain a permit from the local permitting authority.
- CMM will perform a pre-construction meeting to go over set-up areas and staging locations.
- Load roof and distribute weight accordingly for good roofing practice.
- Remove existing Lightning Protection System and store in a safe area; prepare for re-installation upon project completion.

Phase 2 — .040 Aluminum Petersen PAC-Clad Metal Roof Replacement

- Tear off the existing tile roofing system down to the wood decking.
- Remove existing gutters and dispose of. Existing downspouts will remain in place.
- All tear-off debris will be loaded into a CMM Roofing dump trailer and hauled away.
- Re-nail wood deck to current Florida Building Code using 2.5" Ring Shank Nails.
- Replace any damaged, rotten, or missing plywood — billed at \$95.00/sheet. First 10 sheets included at no charge.
- Replace any damaged or rotten fascia boards — billed at \$10.00/linear foot. First 50 linear feet included at no charge.
- Install Carlisle WIP 300 High Temperature Peel and Stick Underlayment across the entire roof deck.
- Install Petersen PAC-Clad SnapClad .040 Aluminum Standing Seam Panels — Kynar 500 finish.
- Install Petersen PAC-Clad .040 Aluminum Drip Edge, Hip and Ridge Cap, Valleys, and all Flashing Details.
- Install new Dektite boots as needed.
- Install new goosenecks as needed.
- Install new 7" K-Style Seamless Gutters. Existing downspouts will be re-used.
- Re-install existing Lightning Protection System and recertify upon completion.
- Jobsite will be swept daily for trash and debris. All waste will be hauled away and disposed of at County Landfill.

Warranties Provided

Warranty Type	Coverage
CMM Workmanship Warranty	10 Years
Weatheright Warranty	20 Years
PVDF Paint Warranty (Kynar 500)	35 Years

Pricing

Description	Price
Permitting, Engineering, and Pre-Construction	Included
Tear-Off Existing Tile Roof System	Included
Remove & Dispose of Existing Gutters	Included
Re-Nail Wood Deck — 2.5" Ring Shank Nails (Florida Building Code)	Included
Plywood Replacement — First 10 Sheets Included <i>(Additional sheets billed at \$95.00/sheet)</i>	Included
Fascia Board Replacement — First 50 LF Included <i>(Additional LF billed at \$10.00/LF)</i>	Included
Carlisle WIP 300 High Temp Peel & Stick Underlayment — Full Deck	Included
Petersen PAC-Clad SnapClad .040 Aluminum Standing Seam Panels (Kynar 500)	Included
Petersen PAC-Clad .040 Aluminum Drip Edge, Hip/Ridge Cap, Valleys & Flashing	Included
New Dektite Boots (as needed)	Included
New Goosenecks (as needed)	Included
New 7" K-Style Seamless Gutters (Downspouts Re-Used)	Included
Re-Install & Recertify Lightning Protection System	Included
Daily Jobsite Cleanup & Debris Hauling	Included
10-Year CMM Workmanship Warranty	Included
20-Year Weathertight Warranty	Included
35-Year PVDF Paint Warranty (Kynar 500)	Included
TOTAL BASE BID — Highlands Beach Library Roof Replacement	\$309,800.00

All pricing is valid for 90 days from the date of this proposal. Unit prices for plywood replacement (\$95.00/sheet) and fascia replacement (\$10.00/LF) apply beyond the included quantities. All work is performed in accordance with the Florida Building Code and applicable local requirements.

Recently Awarded Projects

The following projects have been recently awarded to CMM Roofing Inc., demonstrating our current capacity and active pipeline of commercial work:

Project	Description	Value
Summer Lakes Condos — Oakland Park	Shingle to Shingle Roof Replacement	\$168,000
Summer Lakes Condos Phase 2 — Oakland Park	Shingle to Shingle Roof Replacement	\$268,000
Bayport Beach & Tennis Club — Longboat Key	60 Mil TPO Roof Replacement	\$398,000
Bay Pointe A Condo Association — Palmetto Bay	Stone Coated Metal Roof Replacement	\$249,800
Lake Shore Middle School — Palm Beach County	Shingle to Shingle Roof Replacement	\$2,179,800
St. Lucie County — Lakewood Park Branch Library	Roof Replacement	\$252,665
City of Hialeah Housing Authority — Villa Aida	Roof Replacement	\$78,778
Bayport 2027 Roof Replacement	Roof Replacement	\$224,888

Major Projects Completed — Past Year

The following is a representative sample of major projects completed by CMM Roofing within the past year:

Project	Description	Value
City of Dunedin — Multiple Buildings	TPO Roof Replacement	\$1,200,000
Seven Springs Condos	Roof Replacement	\$450,000
Hammon Park Condos — Lake Worth Beach	Tile to Metal Roof Replacement	\$115,000
North Miami Public Library	Shingle Roof Replacement	\$155,636
Peter Lawrence Clipper Building — Doral	60 Mil TPO Roof Replacement	\$221,878
St. Petersburg Armory	60 Mil TPO Roof Replacement	\$444,000
City of Hialeah — Victor Wilde Community Center	3 Ply Modified Bitumen Roof Replacement	\$400,000
Bermuda Building Condo Association	60 Mil TPO Roof Replacement	\$192,788
Brynnwood Condo Association	60 Mil TPO Roof Replacement	\$378,000
Timbercreek Condo Association — Naples	15,000 sqft TPO / Tapered PolyIso / Shingle Mansard	\$685,000
Sarasota Rosemary District	10,000 sqft TPO over 1.5" PolyIso	\$170,000
Reflections Apartments	50,000 sqft Shingle Re-Roof; Replace Soffit & Fascia	\$300,000
Bronson & Williston Elementary School Re-Roofs	100,000 sqft Shingle to Shingle Re-Roofs	\$525,000
Sarasota Palms Buildings 1–3	50,000 sqft TPO with Tapered Insulation	\$600,000
Flamingo Gardens Apartments	85,000 sqft Shingle Roof	\$350,000
New College Pritzker Building	6,000 sqft TPO + 7,000 sqft Decra Metal	\$168,000

Client References

The following clients can speak directly to CMM Roofing's workmanship, professionalism, and ability to deliver on complex commercial projects. We encourage the selection committee to contact these references.

Client / Project	Location	Contact	Phone / Email
City of Dunedin \$1.2M — Multiple Buildings	Dunedin, FL	Mike Larson	415-471-0117 MLarson@DunedinFL.Net
Bayport Beach & Tennis Club \$500K+ TPO Replacements	Longboat Key, FL	Wally Bekta	708-308-3300 wbekta@gmail.com
Charles Perry Partners Inc. Various Projects Statewide	Various, FL	Rob Tipton	386-853-5516 Rob.Tipton@CPPI.com
Hammon Park \$115K Tile to Metal	Lake Worth Beach, FL	Chris Blanton	954-849-8960 cblanton@amermortcorp.com
Murex Properties \$325K Shingle Replacements	Bradenton, FL	Scott Angle	941-758-5731 sangle@murexproperties.com
Peter Lawrence — Clipper Building \$221K+ TPO Replacement	Doral, FL	Cary DeBien	305-599-6363 CDeBien@peterlawrence.com
North Miami Public Library \$155K Shingle Replacement	N. Miami, FL	Maritza Santana	305-891-5535 msantana@northmiamifl.gov
Salvation Army TPO Roof Replacement	West Palm Beach, FL	Bruce Garabrant	561-686-3530 Bruce.Garabrant@ussf.salvationarmy.org

Closing Statement

CMM Roofing Inc. stands ready to deliver a superior roofing solution for the Highlands Beach Library — on time, on budget, and with the quality and accountability that only a family-owned, owner-operated company can provide. Our 20+ years of Florida commercial roofing experience, our manufacturer certifications, our bonding capacity, and our deep roster of satisfied public-sector clients all speak to our readiness for this project.

We appreciate your consideration and look forward to the opportunity to serve the Highlands Beach community. Please do not hesitate to contact us with any questions.

Richard Lees, President — CMM Roofing Inc.

(941) 232-0888 | 2231 72nd Terrace E, Sarasota, FL 34243

REQUEST FOR PROPOSALS
FOR
LIBRARY ROOF REPLACEMENT
RFP No.: 26-001
PRICE SHEET

Date: 4/17/26

To All Proposers:

The undersigned declares that he/she has carefully examined the specifications and is thoroughly familiar with its provisions and with the quality, type and grade of product/service required by the RFP.

Basis of Award: It is the intent of the Town to award the Proposal to one Contractor who is the lowest responsive and responsible proposer of the option that the Town chooses. Due to budgetary constraints, the Town reserves the right to award whichever option is in the Town's best interest. ALL PRICES MUST BE HELD FOR A MINIMUM OF 120 DAYS AFTER THE PROPOSAL DUE DATE.

Options	DESCRIPTION	UNIT OF MEASURE	TOTAL PRICE
1.	SCORED: Roof Replacement – Library	LS	\$309,800.00
2.	NON-SCORED OPTIONAL ADD ON: Roof Replacement – Water Treatment Plant/Building Department	LS	\$316,200.00

CMM Roofing, Inc.
COMPANY NAME

C Lees
AUTHORIZED SIGNATURE

Connor Lees
PRINTED NAME

(941) 232-0888
TELEPHONE NUMBER

Vice President
TITLE

clees@cmmroofing.com
EMAIL ADDRESS

PROPOSER ACKNOWLEDGEMENT

Submit Proposals to: Clerk's Office
3614 South Ocean Blvd.
Highland Beach, FL 33487
Telephone: (561) 278-4548

RFP Title: "LIBRARY ROOF REPLACEMENT"

RFP Number: 26-001

Proposal Due: 4/21/2026, NO LATER THAN 2:00 P.M. (LOCAL TIME)

All awards made as a result of this RFP shall conform to applicable sections of the charter and codes of the Town.

Name of Proposer: CMM Roofing, Inc.

Federal I.D. Number: 88-1858329

A Corporation of the State of: Florida

Area Code: 941 Telephone Number: 232-0888

Area Code: _____ FAX Number: _____

Mailing Address: 2231 72nd Terrace E.

City/State/Zip: Sarasota, FL 34243

Vendor Mailing Date: 4/17/26

E-Mail Address: clees@cmmroofing.com Clees
Authorized Signature

NON-COLLUSION AFFIDAVIT OF PRIME PROPOSER

State of Florida

County of Mauwakee

Connor Lees, being first duly sworn, deposes and says that:

- 1) He is Vice President of CMM Roofing, Inc.
(Title) (Name of Corporation or Firm)
 the proposer that has submitted the attached proposal;
- 2) He is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such proposal;
- 3) Said proposal is genuine and is not a collusive or sham proposal;
- 4) Further, the said proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other proposer, firm or person to submit a collusive or sham proposal in connection with the Contract for which the attached proposal has been submitted or to refrain from proposing in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communications or conference with any other proposer, firm or person to fix the price or prices in the attached proposal or of any other proposer, or to fix any overhead, profit or cost element of the proposal price or the proposal price of any other proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Town of Highland Beach or any person interested in the proposed Contract; and
- 5) The price or prices quoted in the attached proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

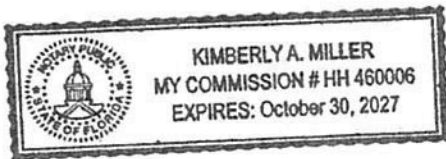
(Signed) [Signature]

(Title) Vice President

Subscribed and sworn to before me
by means of physical presence or online notarization
This 17 day of April 2026

My commission expires 10/30/27

[Signature]



ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein proposal will be paid to any employees of the Town of Highland Beach as a commission, kickback, reward of gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

By: Connor Lees
NAME - SIGNATURE

Sworn and subscribed before me by means of X physical presence or ___ online notarization this 17 day of April, 2026

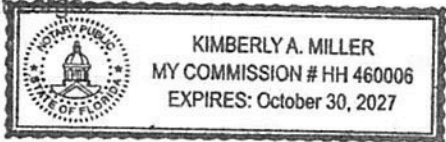
Printed Information:

Connor Lees
NAME

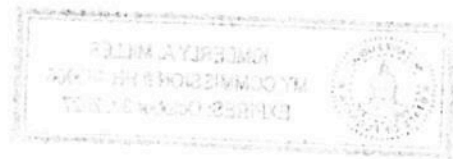
Vice President
TITLE

CMM Roofing, Inc.
COMPANY

Kimberly A. Miller
NOTARY PUBLIC, State of Florida
at _____



"OFFICIAL NOTARY SEAL" STAMP

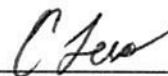


CONFIRMATION OF DRUG-FREE WORKPLACE

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the Town of Highland Beach or by any political subdivision for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie proposals will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

- 1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- 2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- 3) Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in subsection (1).
- 4) In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or *nolo contendere* to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- 5) Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is so convicted.
- 6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Proposer's Signature

PALM BEACH COUNTY INSPECTOR GENERAL

ACKNOWLEDGMENT

The Proposer is aware that the Inspector General of Palm Beach County has the authority to investigate and audit matters relating to the negotiation and performance of this RFP and the resulting contract, and in furtherance thereof may demand and obtain records and testimony from the Proposer and its subcontractors and lower tier subcontractors.

The Proposer understands and agrees that in addition to all other remedies and consequences provided by law, the failure of the Proposer or its subcontractors or lower tier subcontractors to fully cooperate with the Inspector General when requested may be deemed by the municipality to be a material breach of the contract justifying its termination.

CMM Roofing, Inc.
PROPOSER NAME

By CLaw Connor Lees

Title: Vice President

Date: 4/17/26

SCRUTINIZED VENDOR CERTIFICATION
PURSUANT TO SECTION 287.135, FLORIDA STATUTES

This sworn statement is submitted to the Town of Highland Beach, Florida

by Connor Lees, Vice President
(print individual's name and title)
for CMM Roofing, Inc.
(print name of entity submitting sworn statement)

whose business address is 2231 72nd Terrace E., Sarasota,
FL 34243

and (if applicable) its Federal Employer Identification Number (FEIN) is: 88-1858329

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: _____)

1. I hereby certify that the above-named entity:
 - A. Does not participate in the boycott of Israel; and
 - B. Is not on the Scrutinized Companies that Boycott Israel List.
2. If the Contract for goods and services is for more than \$1,000,000, I hereby certify that the above-named entity:
 - A. Is not on the Scrutinized Companies with Activities in Sudan List; and
 - B. Is not on the Scrutinized Companies with Activities in Iran Terrorism Sectors List; and
 - C. Has not engaged in business operations in Cuba or Syria.

Section 287.135, Florida Statutes, prohibits the Town from: (1) contracting with companies for goods or services in any amount if at the time of proposing on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; and (2) contracting with companies, for goods or services over \$1,000,000 that are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in Iran Terrorism Sectors List created pursuant to Section 215.473, Florida Statutes or is engaged in business operations in Cuba or Syria.

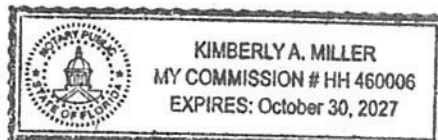
As the person authorized to sign on behalf of the above-named entity, I hereby certify that the statements set forth above are true and that pursuant to Section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs. I further understand that any contract with the Town for goods or services may be terminated at the option of the Town if the company has been found to have submitted a false certification.

CL

(Signature)

The foregoing document was sworn and subscribed before me by means of physical presence or _____ online notarization this 17 day of April, 2026 by CONNOR LEES, as VICE PRESIDENT of CMM ROOFING INC who is personally known to me or produced _____ as identification.

Kimberly A Miller
Notary Public
My Commission Expires: 10/30/27



**SWORN STATEMENT ON PUBLIC ENTITY CRIMES PURSUANT
TO SECTION 287.133(3)(A),
FLORIDA STATUTES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the Town of Highland Beach (the "Town") by:

Connor Lees, Vice President
(Print individual's name and title)

For: CMM Roofing, Inc.
(Print name of entity submitting sworn statement)

Whose business address is: 2231 72nd Terrace E., Sarasota, FL 34243

And (if applicable) its Federal Employer Identification Number (FEIN) is: 88-1858329

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement

_____.)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), FLORIDA STATUTES, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), FLORIDA STATUTES, means a finding of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), FLORIDA STATUTES, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), FLORIDA STATUTES, means any natural person or entity organized under the laws of any state of the United States with the legal power to enter into a binding contract and which proposals or apples to proposal on contracts for the provision of

goods or services let by a public entity or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement (indicate which statement applies).

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

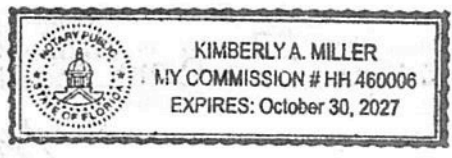
The entity submitting this sworn statement, or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted Proposer list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICE FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

C. Lees
(Signature)

The foregoing document was sworn and subscribed before me by means of physical presence or online notarization this 17 day of April, 2026 by Cannon Lees, as Vice President of Cmm Roofing, Inc who is personally known to me or produced _____ as identification.

Kimberly A Miller
Notary Public
My Commission Expires: 10/30/27



ADDENDA

TOWN OF HIGHLAND BEACH
FLORIDA

RFP TITLE: "LIBRARY ROOF REPLACEMENT"

RFP NO.: 26-001

DATE SUBMITTED: 4/17/26

We propose and agree, if this submittal is accepted, to contract with the Town of Highland Beach, in the Contract Form, to furnish all material, means of transportation, coordination, labor and services necessary to complete/provide the work specified by the Contract documents.

Having studied the documents prepared by: Town of Highland Beach

We propose to perform the work of this Project according to the Contract documents and the following addenda which we have received:

ADDENDUM	DATE
<u>1</u>	<u>3/31/26</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

NO ADDENDUM WAS RECEIVED IN CONNECTION WITH THIS

PROJECT REFERENCES FOR CMM Roofing, Inc.
(NAME OF FIRM)

Company Name:
Department of Military Affairs - Sanford Armory (Charles Perry Partners, Inc.)
Address:
915 E. 1st St., Sanford, FL 32771
Years/Description of Services: 2025
Full installation of a 10,000 sqft Berridge Standing Seam Metal Roofing System.
Job was completed while the Military site remained operational.
Contact Name:
Rob Tipton
Phone: (386) 853-5516 Fax: E-Mail: Rob.Tipton@cpi.com

Company Name:
City of Dunedin
Address:
330 Douglas Ave., 223 Douglas Ave, 1920 Pinehurst Rd., Dunedin, FL 34698
Years/Description of Services: 2024
Large-scale roofing project encompassing approx. 100,000 sqft of TPO roofing across 3 city owned buildings (Library, Senior Center, Community center).
Contact Name:
Mike Larson
Phone: (415) 471-0117 Fax: E-Mail: MLarson@dunedinf1.net

Company Name:
Orlando Housing Authority
Address:
390 North Bumby Ave., Orlando, FL 32803
Years/Description of Services: 2025
Replacement of existing roof system with a 24ga Mechanical Seam metal roof.
Contact Name:
Glenn LaStella
Phone: (407) 648-0002 ext. 3127 Fax: E-Mail: Glenn.Lastella@ori-oha.org

Company Name:
North Miami Public Library
Address:
835 NE 132nd St., North Miami, FL 33161
Years/Description of Services: 2026
Complete Shingle roof replacement, ensuring improved weather protection and extend service life. Scope included removal of existing roof, inspection of substrate, + install.
Contact Name:
Maritza Santana
Phone: (305) 893-6511 ext. 11006 Fax: E-Mail: msantana@northmiami.fl.g

Company Name: Peter Lawrence Clipper Building		
Address: 9515 NW 13 th St., Miami, FL 33172		
Years/Description of Services: 2026 Project included the install of a 60mil TPO roofing system to enhance energy efficiency and provide long-term waterproofing performance.		
Contact Name: Cary DeBien		
Phone:	Fax:	E-Mail:
(305) 599-6363		CDeBien@peterlawrence.com

Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

LEES, CONNOR

CMM ROOFING, INC.
2231 72ND TERRACE E
SARASOTA FL 34243

LICENSE NUMBER: CCC1334661

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/26/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

CMM ROOFING, INC.

Filing Information

Document Number	P20000022322
FEI/EIN Number	88-1858329
Date Filed	03/09/2020
Effective Date	03/08/2020
State	FL
Status	ACTIVE

Principal Address

2231 72nd Terrace E
Sarasota, FL 34243

Changed: 08/29/2024

Mailing Address

PO Box 110
Voorhees, NJ 08043

Changed: 08/29/2024

Registered Agent Name & Address

LEES, Connor
2231 72nd Terrace East
Sarasota, FL 34243

Name Changed: 07/31/2022

Address Changed: 04/14/2025

Officer/Director Detail

Name & Address

Title VP

LEES, Connor
2231 72nd Terrace E
Sarasota, FL 34243

Annual Reports

Report Year	Filed Date
2024	04/18/2024
2025	04/14/2025
2026	04/15/2026

Document Images

04/15/2026 -- ANNUAL REPORT	View image in PDF format
04/14/2025 -- ANNUAL REPORT	View image in PDF format
04/18/2024 -- ANNUAL REPORT	View image in PDF format
05/08/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/07/2023 -- ANNUAL REPORT	View image in PDF format
07/31/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/07/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- Domestic Profit	View image in PDF format

2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P20000022322

Entity Name: CMM ROOFING, INC.

Current Principal Place of Business:

2231 72ND TERRACE E
SARASOTA, FL 34243

Current Mailing Address:

PO BOX 110
VOORHEES, NJ 08043 US

FEI Number: 88-1858329

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

LEES, CONNOR
2231 72ND TERRACE EAST
SARASOTA, FL 34243 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: CONNOR LEES

04/15/2026

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title VP
Name LEES, CONNOR
Address 2231 72ND TERRACE E
City-State-Zip: SARASOTA FL 34243

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CONNOR LEES

VICE PRESIDENT

04/15/2026

Electronic Signature of Signing Officer/Director Detail

Date

Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

ADDENDUM No. 1

DATE: March 31, 2026
RFP No. 26-001 – Library Roof Replacement

This addendum to the drawings, specifications, and/or contract documents is issued to provide additional information and clarification to the original RFP specifications and Proposal Form and is hereby declared a part of the original drawings, specifications and/or contract documents. In case of a conflict, this Addendum No. 1 shall govern.

Clarifications and Q&A

Q: Are we allowed to use any other manufacturer for the metal panels other than Carlisle?

A: The RFP states "If a product other than that specified is proposed, it is the vendor's responsibility to identify such a product within the proposal and to prove to the Town that said product is equal to that specified and to submit brochures, samples, product approvals, and/or specifications in detail on the item(s) submitted. The Town shall be the sole judge concerning the merits of the proposal submitted." Proposers may submit substitutions, but deviations from the Town's requested material specifications may affect scoring.

Q: Is Dark Bronze the final color chosen by the owner?

A: Yes

Q: Are we allowed to use a local manufacturer's Polyglass SA XFR for peel & stick underlayment as long as the metal manufacturer approves?

A: Proposers may submit substitutions, but deviations from the Town's requested material specifications may affect scoring.

Q: Is there any insulation to be installed under the metal roof? If so, what is the R Value?

A: No

Q: Is the contractor responsible for the mitigation of all existing truss straps?

A: Yes, if needed.

Q: A lightning protection system was observed on the library roof. Could you please clarify whether this system is to be upgraded, removed and reinstalled, or left in place?

A: The awarded contractor will be responsible for removing and re-installing the existing lightning protection system.

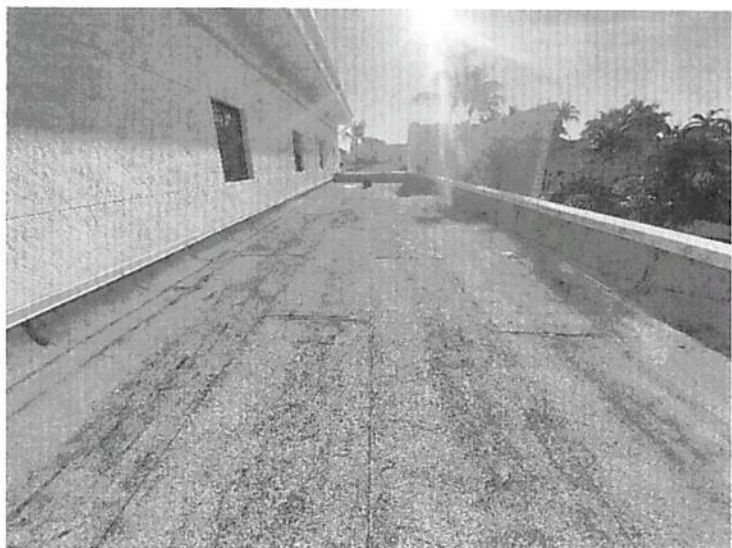
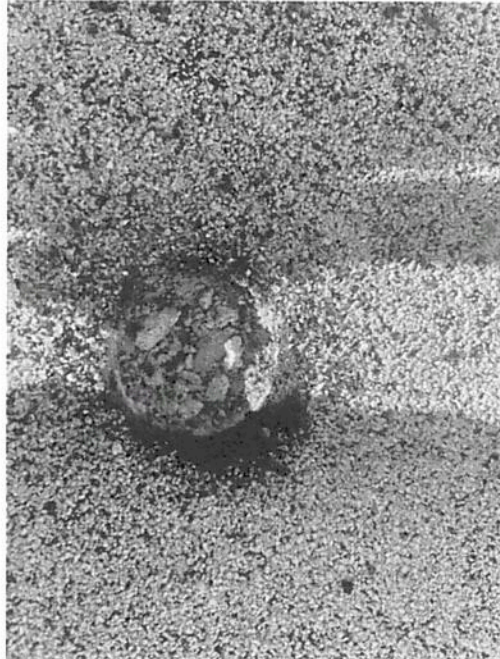


Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

Flat Roof Core Sample Results

The flat roof was found to have a structural concrete deck with lightweight insulating concrete over it. The slope is on the LWIC and there is no ISO or cover board. It is a two layered modified bitumen roofing system.





Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

ACKNOWLEDGEMENT OF ADDENDUM No. 1

RFP NO. 26-001 – Library Roof Replacement

RESPONDENT MUST SIGN, DATE, AND INCLUDE THIS ACKNOWLEDGEMENT OF ADDENDUM NO. 1 WITH RFP PACKAGE IN ORDER FOR SUBMITTAL TO BE CONSIDERED COMPLETE AND ACCEPTABLE.

Connor Coos

PRINT NAME OF REPRESENTATIVE

[Signature]

SIGNATURE OF REPRESENTATIVE

CMM Roofing Inc

NAME OF COMPANY

4/17/26

DATE

Date: April 15, 2026

**Re: Highland Beach Library
Highland Beach, FL**

Project Review Number: PACACW26262

PAC Clad has reviewed the bid documents for the above referenced project and has concluded that the roof assembly is eligible for the Petersen 20-Year Type #2 Standard Weather Tightness Warranty (WTW) per the project specifications.

The following is the approved NOA-No.: 22-1104.12 assembly as specified for the metal roofing and included in our total system warranty package unless otherwise noted below:

Metal Roof Panel

- PAC-CLAD .040 Snap Clad Panels 18" o.c.
- Snap Clad Stainless Steel UL Clips
- #10-12 PHW Stainless Steel Fasteners, two per clip
- PAC Clad HT Underlayment or approved equal
- Panel clip fasteners installed into CDX plywood
- Clip Spacing per NOA-No.: 22-1104.12

TABLE A MAXIMUM DESIGN PRESSURES		
Roof Areas	Field	Perimeter and Corner ¹
Maximum Design Pressures	-110.5 psf	-174.25 psf
Maximum Plywood Nail Spacing	6" o.c.	3" o.c.
Maximum Clip Spacing	24" o.c.	6" o.c.
1. Extrapolation shall not be allowed		

- Complexity Level = 2

Notes:

- This review was performed from a takeoff software program. Any field deviations from the provided report or areas that could not be observed must be addressed by the field service representative and could impact the warranty.

Warranties:

- 35yr Non Pro-rated Standard Paint Finish Warranty
- 20-Year Type #2 Standard Weather Tightness Warranty (WTW)

Exclusions: Standard warranty language (vented flashing, crickets, penetrations, gutters, etc.). Engineering Calculations.

The above assembly is based upon information provided at the time of the review. Any changes or deviations must be re-submitted for review before installation or could result in a decline of the warranty.

** Wind pressure qualifier in all letters based on performance information available at the time of the review.



PAC-CLAD

A **CARLISLE** COMPANY

Please contact me if you have any questions.

Respectfully,

Ben Wildasin

Design Analyst

Ben.Wildasin@CAMetal.com

Elk Grove Village - Baltimore – Tyler – Acworth – Bonney Lake - Phoenix

(p) 800.PAC.CLAD www.pac-clad.com (f) 800.722.7150

Date: April 15, 2026

**Re: Highland Beach WTP
Highland Beach, FL**

Project Review Number: PACACW26263

PAC Clad has reviewed the bid documents for the above referenced project and has concluded that the roof assembly is eligible for the Petersen 20-Year Type #2 Standard Weather Tightness Warranty (WTW) per the project specifications.

The following is the approved NOA-No.: 22-1104.12 assembly as specified for the metal roofing and included in our total system warranty package unless otherwise noted below:

Metal Roof Panel

- PAC-CLAD .040 Snap Clad Panels 18" o.c.
- Snap Clad Stainless Steel UL Clips
- #10-12 PHW Stainless Steel Fasteners, two per clip
- PAC Clad HT Underlayment or approved equal
- Panel clip fasteners installed into CDX plywood
- Clip Spacing per NOA-No.: 22-1104.12:

TABLE A MAXIMUM DESIGN PRESSURES		
Roof Areas	Field	Perimeter and Corner ¹
Maximum Design Pressures	-110.5 psf	-174.25 psf
Maximum Plywood Nail Spacing	6" o.c.	3" o.c.
Maximum Clip Spacing	24" o.c.	6" o.c.

1. Extrapolation shall not be allowed

- Complexity Level = 2

Notes:

- This review was performed from a takeoff software program. Any field deviations from the provided report or areas that could not be observed must be addressed by the field service representative and could impact the warranty.

Warranties:

- 35yr Non Pro-rated Standard Paint Finish Warranty
- 20-Year Type #2 Standard Weather Tightness Warranty (WTW)

Exclusions: Standard warranty language (vented flashing, crickets, penetrations, gutters, etc.). Engineering Calculations.

The above assembly is based upon information provided at the time of the review. Any changes or deviations must be re-submitted for review before installation or could result in a decline of the warranty.

** Wind pressure qualifier in all letters based on performance information available at the time of the review.



PAC-CLAD®

A **CARLISLE** COMPANY

Please contact me if you have any questions.

Respectfully,

Benjamin J. Wildasin

Ben Wildasin

Design Analyst

Ben.Wildasin@CAMetal.com

Elk Grove Village - Baltimore – Tyler – Acworth – Bonney Lake - Phoenix

(p) 800.PAC.CLAD www.pac-clad.com (f) 800.722.7150