



# WARREN ROOFING & INSULATING CO.

*Commercial Roofing & Sheet Metal Contractor Since 1922  
City of Cleveland SBE Certified*

January 26, 2021

Port of Cleveland  
1100 W. 9<sup>th</sup> Street  
Cleveland, OH 44113

Attention: Jared Magyar

Subject: Roof Assessment

Dear Jared:

Per your request a survey of all metal roofs was conducted. Our assessment includes type of construction, age, remaining life expectancy, maintenance budgets, replacement budgets, photos and diagrams.

BUILDING A-

TYPE OF CONSTRUCTION-

Original roof is a metal standing seam roof anchored to the bar joists.  
The top roof is a metal standing seam roof fastened to the original roof with batt insulation sandwiched in between the two roofs.

AGE-

The top roof was installed over the original roof in the early 2000's and is 15-20 years old.

REMAINING USEFUL LIFE-

The top roof is in fair condition and could last 10 more years. The issue is the attachment. The top roof was only fastened to the high side of the standing seam on the original roof. No fasteners to the existing structure. The top roof had severe wind damage with 49,000 s.f. blowing off in 2012 and 6,500 s.f. blowing off in 2020. Based on the attachment method it's just a matter of time before more wind damage.

MAINTENANCE RECOMMENDATIONS-

We recommend adding fasteners to the steel bar joists at the leading edge to help prevent further wind damage. Budget \$20,000.00.

We do not recommend long term preventative maintenance more than service calls. This roof needs to be replaced as budgets allow.

REPLACEMENT COSTS-

\$3,600,000.00. Add \$1,800,000.00 to replace the areas previously repaired after wind events.

We appreciate the opportunity to quote this work to you and look forward to putting our 99 years of roofing experience to work for you.

Very truly yours,

**WARREN ROOFING & INSULATING CO.**



**John Vetrovsky, Senior Vice President**



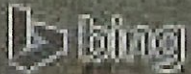
BUILDING A

2012 storm  
damage area

2020 storm  
damage area



2012 storm  
damage area





BUILDING A

Damage from recent wind event

Cut in existing roof panel



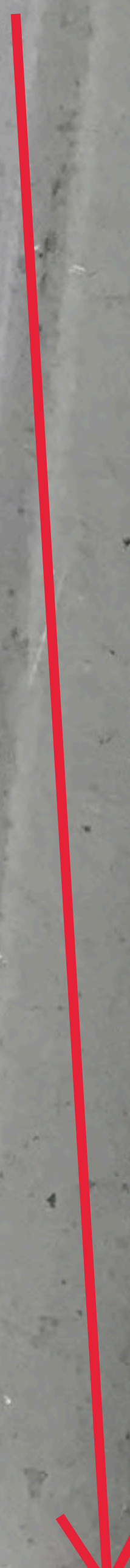


Cut in existing panel.



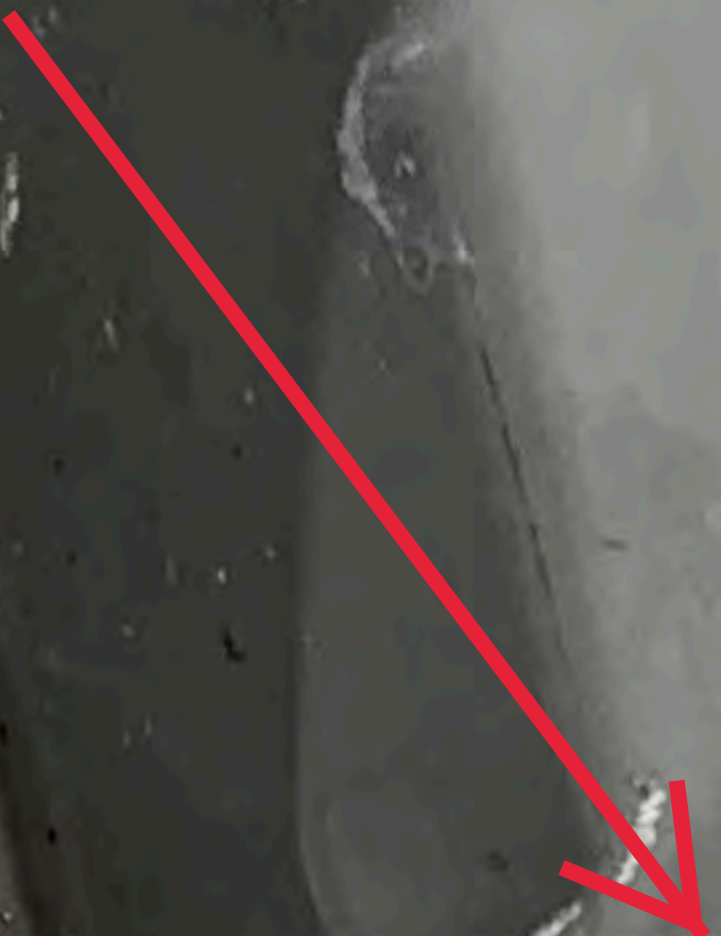


Holes penetrating panels.





Standing seam rib  
crushed.









Damage from most recent wind event.















SE side metal retrofit roof  
installed around 2005.

NE corner replaced from  
damage from Hurricane  
Sandy.





Gutter edge NE corner



Damaged standing  
seam rib NE side.











Tie in from the roof  
installed after Hurricane  
Sandy.



