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Sky Harbour Condominiums

To: Clayton L Prescott, Owner - Structural Engineer, Prescott Engineering, LLC

From: Ken DuLac, President, Sky Harbour Condominium Association

Re: Roof replacement on the Sky Harbour High-Rise Building.

Clayton, I want to thank you for the fine work your company did to accomplish a very complex roof replacement.

1. The decision to replace the roof instead of repair was facilitated by your input and knowledge. We could ask the right questions of those roofers who claimed it was possible to repair. Getting them all to admit that repairing was not a very sound option was important for our organization to move on to the replacement effort.
2. You helped us decide on the best type of roofing system to use. Explained the pros and cons of all possibilities and your knowledge of warranties and roofing systems made our decision on the type of roof to pursue much easier. Your ability to take technical terms and turn them into language that the board and owners could understand is a very valuable skill.
3. You helped us to select a very reputable roofer who stuck with this complex effort and worked around many obstacles. This roofer did a very fine job and we expect decades of worry free roof issues. You were also very conscience of our budget restrictions and worked to get us the best deal possible.
4. Our roof was complex due to two factors:
 - a. We had many cell phone and antennas on our roof. We needed a strong structure that would stand up to the fact that our roof is often a work area for these companies. In addition, there were 5 major cell phone companies that had to be coordinated with to accomplish the job. The contract we had with your company put you in the hot seat of doing this coordination and, while most of the companies were easy to work with, T-Mobile was a nightmare. But you valiantly kept fighting to get them to respond to the roofer's needs. This was without a doubt the most frustrating part of your efforts but you handled it in a highly professional manner.
 - b. Our building is 50 years old and some of the structure no longer met the building codes. You worked with the city to get us exemptions where possible. Then worked with the roofer to define changes needed to meet code where necessary.

I know that you spent many hours, especially on the cell phone platform issues. Your effort and good decisions have given us a roof which will stand up to traffic and will last for many years. You also managed to not alienate the cell phone companies whose rental income is a substantial benefit to our owners. Thank you again.

Ken DuLac
President of the Board
Sky Harbour Condominium Association
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