ROOF CONSULTING SERVICES, INC.

Project Name & Location	Nature of Firm's Responsibility	Project Owner's Name, Phone Number & Email Address	Completion Date (actual or estimated)	Estimated Cost (In Thousands): Entire Project	Estimated Cost (In Thousands): Work for Which Firm Was/Is Responsible
Kimco Realty – Multiple Facilities 6060 Piedmont Row Drive South, Suite 200 Charlotte, NC 28287	Designated Commercial Roof Consultant (MSA): Visual Roof Condition Evaluations, Non-Destructive Moisture Surveys, Roof Replacement Design & Specification Services	Kimco Realty Mr. Chris Freeman (704) 362-6105	Since 2009 to Current	Since 2009 $10,000,000+ In Fees	Since 2009 $10,000,000+ In Fees

RCS serves as Kimco Realty's designated commercial roof consultant under a Master Services Agreement (MSA). Since 2009, RCS has provided roof condition inspections and roof replacement design and specification services for Kimco's open-air shopping center portfolio throughout the continental United States.





Over the course of the relationship, RCS has inspected **more than 500,000,000 square feet** of roofing for Kimco, with annual inspection programs ranging from 25,000,000 to 50,000,000 square feet (approximately 35,000,000 square feet per year). Using our proven approach of field crews traveling between properties within a geographic region, RCS documents roof system composition, deficiencies and remaining service life, then delivers database reports and AutoCAD roof plans that Kimco uses to plan and prioritize its annual capital expenditure budgets.





From those inspections, RCS prepares replacement and recovery bid documents for **forty (40) to seventy-five (75) roof replacements annually**, delivered through a consistent process on every project:

- **Bid package:** RCS prepares the complete contractor bid package, including a site-specific bid form with lump sum base bids, alternates and add / deduct unit prices, technical specifications, roof plans and details, and issues the invitation to bid.

- **Pre-bid meeting:** RCS coordinates an onsite pre-bid meeting with the Kimco property manager and all bidding contractors, and answers contractor RFIs through written addenda.
- **Bid leveling and award:** Following receipt of bids, RCS generates a bid tabulation / leveling workbook in Excel and provides a recommendation for contract award.
- **Final inspection and close-out:** After construction, RCS performs a final inspection of the new roof installation, issues a punch list of corrective items, and reviews the contractor's photographs of completed punch list work for final acceptance.





During 2025 and 2026 alone, RCS has completed approximately **one hundred (100) roof replacement projects** for Kimco, ranging from single-building TPO and PVC / KEE recovery and replacement projects to multi-building shingle and clay tile repair projects at shopping centers across the country.

Each roof system is specified with a twenty (20) year manufacturer's warranty and a two (2) year contractor workmanship warranty. Recovery designs over sound existing assemblies, competitive bidding among regional roofing contractors, and unit pricing for deck, blocking and drain repairs allow Kimco to control costs on every project.









We are confident that our long-term relationship with Kimco Realty will continue because of the quality of service, accuracy of information and consistency of documents that RCS provides across its national portfolio.

Representative Kimco Realty open-air shopping centers