ROOF CONSULTING SERVICES, INC.

Project Name & Location	Roof Issue:	Service Type:	Date:	Estimated Cost (In Thousands) RCS Cost to Client	Estimated Cost (In Thousands) Potential Cost Savings to Client
Client: Treasure Isle HOA Project: Treasure Isle Condominiums Address: 763 Comet Drive, Foster City, CA Contact: Dan James (650) 245-6838	Aging steep slope asphalt shingle roofs on fifty-one (51) occupied buildings, approx. 244,551 SF, in need of full replacement	Replacement Design & Construction Admin.	Since January 2026	$67,750.00	Indeterminate

In January of 2026, RCS was contracted by the Treasure Isle Homeowners Association to provide roof replacement design and construction administration services for the Treasure Isle Condominiums in Foster City, CA. The community includes twenty-four (24) residential buildings plus auxiliary structures (Buildings 1-51), with approximately 244,551 square feet of steep slope asphalt shingle roof area.





RCS evaluated all fifty-one (51) buildings to confirm as-built conditions, then developed a 161-page project manual (bid documents, AIA contract conditions and technical specifications) and a 31-sheet drawing set including a building location map, twenty-seven (27) roof replacement plans and installation details.

The design calls for full tear-off and new reflective architectural asphalt shingles over ice and water guard and glass reinforced underlayment, pre-finished aluminum metal detailing and seamless roll formed gutters, backed by a 40 year limited lifetime manufacturer's warranty (first ten (10) years non-prorated) and a five (5) year contractor's watertight guarantee.

Because the buildings remain occupied during construction, the documents set site use limits, 72-hour resident notice and a 100% payment and performance bond. Bid alternates (gutter guards, extended non-prorated warranties) and unit prices for deteriorated decking, nailers, wall panels and stucco let the Association control final scope and budget for hidden conditions.







The project is currently in the bidding phase. Seven (7) California roofing contractors were invited to bid, with a mandatory pre-bid meeting on November 3, 2026 and bids due November 24, 2026. RCS will then assist with bid leveling and contract award, submittal review, pay requests, in-progress quality control inspections, the final punch list inspection and project close-out.





We are confident that this approach will deliver a competitively priced, properly installed roof system that protects the residents of Treasure Isle for decades to come.