

COMMERCIAL EXTERIORS



The area's trusted leader
in maintenance-free
exterior solutions.





Introduction

We would appreciate the opportunity to bid your project. We know that when it comes to selecting a contractor, our area offers many attractive options.



S&K Roofing, Siding & Windows is uniquely positioned to be able to offer you the best combination of quality and value available. With offices in Maryland and Northern Virginia, S&K is one of the area's largest home improvement companies. We have the manpower to accomplish what few companies can — to expertly install quality materials in a manner that is the least disruptive to the individual tenant.

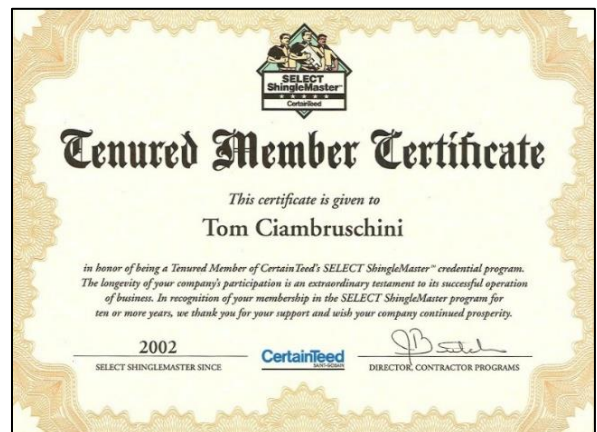
S&K Roofing, Siding & Windows is family owned and operated and has been serving our region since 1980, satisfying well over 100,000 customers.

We are absolutely committed to gaining “Customers for Life”, and therefore provide our valued customers with the best service in the business. We have achieved the highest rating available from Angie's List (Super Service Award winner from 2008-2021) and hold an A+ rating with the Better Business Bureau. (MHIC #21080, VA License #2705 105665, PA License #006976 and WV License #044803)



Certifications & Memberships

We hold numerous certifications for roofing including holding the titles of CertainTeed Select Shingle Master, DaVinci Masterpiece Contractor, and EcoStar Gold Star Applicator. We hold CertainTeed’s highest siding installer rating, the coveted “CertainTeed 5-Star Contractor” certification, and are an EPA Lead-Safe Certified firm. We are nationally recognized members of the Vinyl Siding Institute, the Cedar Shake and Shingle Bureau, and the National Roofing Contractors Association.





S&K Roofing, Siding and Windows is proud to have received the Angi Super Service Award each year since 2008.





Our Experience

At S&K, we have many similar projects of this scope and scale successfully installed under our belt. Please take a moment to look over the references that we have provided below, as well as letters of reference.

Vanguard Management

Fountain Hills Condominium
Germantown, MD

Willow Cove Condominium
Germantown, MD
Annie Geralis @ 301-540-8600

Scenery Pointe Condominium
Germantown, MD
Stephan Collins @ 301-540-8600

Bozzuto Management Co.

Lakeside Apartments
Centerville, VA
Bob Hobson @ 866-698-7513

The Apartments at Harbor Park
Reston, VA
Sarah Peske @ 703-318-6700

Clagett Management

Ballenger Pointe Condominium
Frederick, MD

Echo Glen II Condominium
Alexandra Williams @
301-695-6676

Abaris Realty

Rock Creek Garden Condominium
Silver Spring, MD
Andrew Miller @ 301-468-8919

Property Management People

Spring Ridge Condominium
Frederick, MD
Richard Gemmell @ 301-620-0782

Chestnut Gable Condominium

Odenton, MD
Toni Butler @ 410-654-4444

BGC Contracting

Charthouse
Alexandria, VA & Annapolis, MD
Todd Haynie @ 240-674-5473

Leisure World of Maryland

Silver Spring, MD
Steve Wischmann @ 301-598-1081

Main Street Property

Tuckerman Station Condominium
Rockville, MD
Richard Skobel @ 240-632-0001

J.C. Property Services

Doncaster Village
Earl Langkham @ 443-421-1310

Donohoe Construction

Citizens Care & Rehabilitation
Center
Frederick, MD
Glen @ 202-333-0880

Park Place Residential

Annapolis, MD
Glen @ 202-333-0880

Howard Property Management

Glen Meadows Apartments
Columbia, MD
Cesar Ramos @ 410-313-8608

Forrester Construction

UMCP Sorority Renovation,
President's House
College Park, MD
Dan McCullough @ 301-816-1700

National Cathedral School – Scott Hall

Washington, DC
Dan McCullough @ 301-816-1700

Glen Arm Building

Annapolis Storage
Annapolis, MD
St. Timothy's Fowler House
Stevenson, MD
Paul Reif @ 410-296-7930

Woodland Village Condominium Association

Ellicott City, MD
Cathy Price @ 410-654-4444

South Riding Proprietary

South Riding, VA
Jeff Smith @ 571-277-4560

Ellicott Meadows Community Association

Ellicott City, MD
Shaun Butler @ 410-531-7464

Our Experience

(continued)

Brodie Management

Dreams Landing Condominiums
Annapolis, MD
Liz Hagerty @ 410-825-6060

Quest Management

Crescent Point Apartments
Gwynn Oak, MD

Brentbrook
Randallstown, MD
Steve Rosenbaum @
410-303-7989

Garrison Forest School

Owings Mills, MD
Andy Dripps @ 410-340-4756

Constellation Energy

Riverside Plant
Dundalk, MD
Lou King @ 443-623-6348

Henry H. Lewis Contractors, LLC

Friends School Dining Hall
Baltimore, MD
Fred Svec @ 410-356-4200

Bovis Lend Lease, Inc.

Ritz Carlton Residences
Baltimore, MD
Ken O'Grodnick @ 410-244-8979

Residential Realty Group Inc.

Garrison Overlook
Owings Mills, MD
Cathy Price @ 410-654-4444

Building Envelope Consulting, LLC

Olde Mill Condominiums
Millersville, MD
Michael Williams @
540-999-6232

The Weitz Company

Sunrise Senior Living
Potomac, MD
Aaron Bunge @ 301-365-2276

Stoehr Companies Inc.

Verizon Wireless -
Freezeland
Linden, VA
Gregg B. Stoehr @
410-549-2945

Simon Property Group

Bass Pro Shop
Hanover, MD
Dave Poag @ 410-540-5130

Hirschfeld Building Construction Company

Towson Town Place Apartments
Towson, MD
Todd Gambino @ 860-953-7000

Metropolis Management

Potomac Crest Town Homes
Potomac, MD
Carey Porter @ 410-603-6501

Tidewater Property Management

The Village of Mill Run
Owings Mills, MD
Mordy Weimer @ 443-548-0191

SES Engineering, Inc.

SES Main Office Complex
Mt. Airy, MD
Steve Clark @ 410-970-7503



**Winifred Manor
Condominium Association**



S&K Roofing
Tom Ciambuschini
5399 Enterprise St.
Eldersburg, MD 21784

Subject: Winifred Manor Roofing Project

Dear Tom,

The Board of Directors wanted to let you know how pleased Winifred Manor is with our new roofs. S&K under promised and over delivered in many areas such as, painting the vent pipes, having Matt on the premise overseeing the job, workers always pitching in picking up the debris throughout our community and completing the project in less than three weeks.

Winifred Manor looks forward to working with S&K in the future.

Sincerely,

Board of Directors
Jane Bowe, President Jane Bowe
Ginny Claar, Vice President Ginny Claar
Rita Kerner, Treasurer Rita Kerner
Moniea Adams, Secretary Moniea Adams
Nancy Hart, At Large Nancy Hart
Harry DeCrispino, At Large Harry DeCrispino
Don Rites, At Large Don Rites

2020 Rudy Serra Drive
Eldersburg, MD 21784
410-552-9020 / winifredmanorcondo@gmail.com



MONTGOMERY MUTUAL, INC. • 3701 ROSSMOOR BOULEVARD • SILVER SPRING, MARYLAND 20906
301-598-1080 • FAX: 301-598-1084

S &K Roofing, Siding, and Windows
5399 Enterprise St.
Eldersburg, MD, 21784

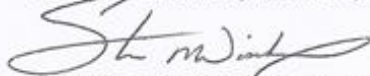
Dear S &K Roofing, Siding, and Windows,

I wanted to take some time and express my sincere gratitude regarding the outstanding service Montgomery Mutual Inc. has received from S &K Roofing, Siding, and Windows. From day one when we first meet with Don Katzenberger and Tom Ciambuschini, to formulate an action plan and work on logistics, the service has been second to none.

Montgomery Mutual is comprised of 93 separate buildings and a total of 898 units. S &K Roofing, Siding, and Windows completed numerous projects for Montgomery Mutual totaling well over a million dollars. We are a very large private community located in Leisure World of Maryland with special needs and concerns for our residents. S &K Roofing, Siding, and Windows addressed every need and concern we had with quality materials and construction crews which are extremely efficient.

Montgomery Mutual has plans to utilize S &K Roofing, Siding, and Windows for numerous projects in the future. I cannot stress enough the superior job S &K Roofing, Siding, and Windows has accomplished for us. It makes all the difference in the world having a contractor you can trust.

Sincerely,
Montgomery Mutual, Inc.
Leisure World Management Corporation, Agent



Steve Wischmann, CMCA, AMS
Property Manager



VANGUARD MANAGEMENT

Vanguard Management Associates, Inc.
Telephone 301 / 540-8600
Facsimile 301 / 540-3752

Post Office Box 39
Germantown, Maryland 20875-0039
www.vanguardmgt.com

To Whom it May Concern

Re: S&K Roofing Recommendation

This letter is directed to you as a strong recommendation for S & K Roofing and Windows contractor.

I have had the opportunity to work closely with Donald Katzenberger, owner of S&K Roofing and Windows, on various extensive roof replacement projects. I am a Community Manager for several large Condominium Associations. We recently finished replacing sixteen (16) roofs on a Condominium property located in Germantown, Md., which houses a total of 225 units. The roofing project was very organized from beginning to end. The workers were all very professional, punctual, work areas were kept neat and clean, and no debris was left in the common area. The finished product was inspected by the Board of Directors and they were all very satisfied with the workmanship and the guarantees that the company provided. Additionally, S&K is currently involved in another large roofing project for another Condominium that I manage and this project will be completed in phases.

I would definitely recommend S&K Roofing and Windows for any upcoming roof project that you may have. Should you have any additional questions or comments, please contact me at 301-237-6607.

Sincerely,



Annie Geralis
Community Manager





RESIDENTIAL REALTY GROUP, INC.
the community management specialist



Mr. Don Katzenberger
5399 Enterprise Street
Eldersburg, Maryland 21784

Re: Woodland Village Condominium Association, Inc.
Ellicott City, Maryland 21784
Completion of Roofing and Siding Project

Dear Don,

The completion of this job is bittersweet to me, because I enjoyed working with you and your team tremendously, and now I miss you!

As you are aware; you were up against five (5) bidders for this job, but as the old cliché goes, "You had me from hello!" When we met at the introductory meeting, there was something about your presentation, demeanor and sincerity that made me hope you would land this job. I just simply believed that you were honest, real and held a high level of integrity; both personally and professionally. You didn't let me down from that first introductory meeting to the final project meeting and even with all the odd and ends we are tying up after the final check was issued.

Considering this was the largest job you or I ever worked on, it is amazing to me that it went so smoothly, and I owe so much of that to you and your team. I so appreciate your personal interaction and your desire to do whatever you had to in order to make life easy for me, and I know that wasn't always easy with how some of the residents pushed our buttons, but you handled every situation exactly as a person in my position could ask for, and I can't thank you enough!

I am not sure if I shared this with you or not, but the Asset Manager from the bank that loaned the Association the \$3.5 million dollars for this project sent me this message when the last draw went through, *"I cannot begin to thank you enough for your continued line of communication throughout this construction process. Because of you and your team, this project has been one of the smoothest I have worked on."* We were an amazing team, and I can't begin to thank you enough for working so well with the Engineer and Me!

I know I have already referred you to so many others, and they are also already in awe! You are my preferred roofing, siding and window guy! Words are inadequate, but I hope you know that in my twenty-five years in this business; I have never worked with another company that could compare to you! THANK YOU!!! I look forward to working on many more projects together! All my best to you for continued success!

Sincerely yours,



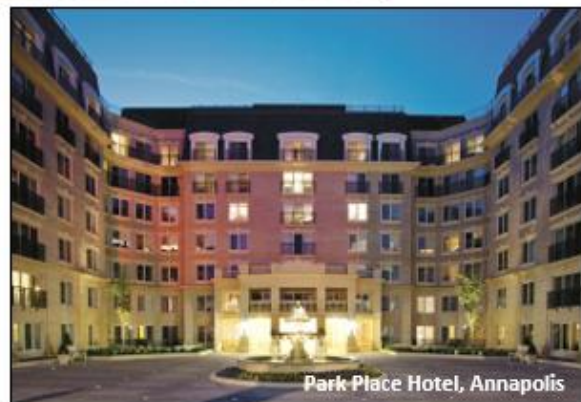
Cathy M. Price
Executive Vice President of Operations
Association Managing Agent

3600 Crondall Lane, Suite 103
Owings Mills, Maryland 21117
(410) 654-4444
(410) 654-5666 Fax
1-800-464-0550



Email: info@residential-realty.com

P.O. Box 22838
West Palm Beach, FL 33416-2838



S&K Roofing, Siding and Windows has provided roofing and exterior replacement work on numerous condominiums and apartment developments in the area, including:

- Leisure World, Silver Spring, MD
- The Cove Condominiums, Columbia, MD
- Crossfox Condominiums, Columbia, MD
- Deering Woods, Columbia, MD
- Annen Woods Apartments, Pikesville, MD
- Horizon Run Condos, Montgomery Village
- Forsgate Condos, Columbia, MD
- Park Place Hotel, Annapolis, MD
- The Ritz Carlton, Baltimore, MD
- Woodland Village Condominiums



Meet the S&K Team

The high quality workmanship, industry-leading customer care and well-organized administration of our company would not be possible without employing top-notch staff at every level. Below are the names and positions of many of the team members that help S&K exceed expectations.

President/CEO Don Katzenberger
Chief Financial Officer Scott Hanel
General Manager Chris Jester
Vice President of Commercial Sales & Development Tom Ciambuschini
Business Development Director Charlie McCurry
Office Manager Crystal Miller
Integration Manager Tara Davis
Field Operations Manager Ray Smallwood
Quality Control Manager Sean Toms

Sales Team

Mickey Abbate, Jack Leons, Brad Katzenberger, Robert Moore, Tom Moore,
Chris Moran, Eric Myers, Josh Powers, Chad Ringold, Matt Thomas

Sales Support

Vince Caraballo, Juny Gonzales, Kasey Harrison

Department Managers

Mary Bonnell, Cindy Warren, Dane Bathurst

Master Carpenters Jon Miller, Dwayne Mills
Quality Control Matthew Collis, James Kesselring
Service Tech Ignacio Castro, Bernie Collis
Accounting Katie Ward
Contract Manager Mary McKelvin
Contract Administrator Mandy Goad
Administrative Assistant Cissy Lynch



How We Can Help Your Community



S&K Roofing, Siding and Windows has many years of experience working with community associations and apartment complexes. We have serviced well over 100,000 customers in the area since 1980. This experience uniquely positions us to provide top-quality care in both installation and customer service.

For your project, S&K will assign our finest crews to provide you with the best contractor experience possible. Additionally, we will assign a Quality Control Inspector who will be on-site daily to manage our workforce. That inspector will also be available to address any tenant concerns that might arise during our installation.

Administratively, you can expect that any questions or concerns will be addressed promptly by a member of our staff. You will be given your project manager's direct mobile number and e-mail address, allowing you access to our team anytime a need should arise.

We trust that the S&K Roofing, Siding and Windows team will not only meet, but exceed your expectations. Our participation in the selection process is much appreciated, and we look forward to earning your business and your trust.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/16/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER V W Brown Insurance Service 10380 Old Columbia Rd. Ste 104 Columbia MD 21046	CONTACT NAME: Allison Tallon PHONE (A/C. No. Ext): (410)730-2688 FAX (A/C. No): (410)730-0219 E-MAIL ADDRESS: atallon@vwbrown.com														
INSURED S&K Roofing, Siding & Windows, Inc. 5399 Enterprise Street Sykesville MD 21784	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : Westfield Insurance Company</td> <td>24112</td> </tr> <tr> <td>INSURER B : Chesapeake Employers Insurance Company</td> <td>11039</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Westfield Insurance Company	24112	INSURER B : Chesapeake Employers Insurance Company	11039	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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COVERAGES **CERTIFICATE NUMBER:** 2021-2022 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			TRA 8057037	07/01/2021	07/01/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			TRA 8057037	07/01/2021	07/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			TRA 8057037	07/01/2021	07/01/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	2647176	07/01/2021	07/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 For Evidence of Insurance

CERTIFICATE HOLDER S & K Roofing, Siding & Windows, Inc. 5399 Enterprise Street Sykesville MD 21784	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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