

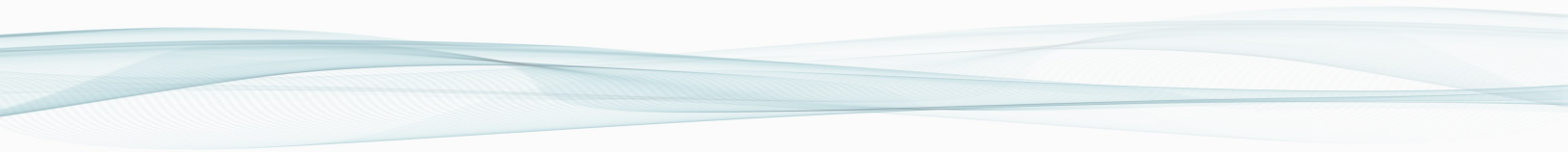


**2021**

## Company Overview



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# Table of Contents

About Sylvester Roofing.....	3
Dedication to Safety.....	4
Partnerships.....	5
Community Involvement.....	6
Executive Team.....	7
Project Management Team.....	8
Experience Portfolio.....	10
Partner Portfolio.....	19

# About Sylvester Roofing



Sylvester Roofing is a leader in roofing systems, waterproofing solutions, and architectural sheet metal.

Since 1984, Sylvester Roofing has been recognized as the #1 choice across the industry.

- Certified Expertise in Roofing Systems, Rooftop Decks, Waterproofing & Architectural Sheet Metal
- 400+ Booked Contracts Annually
- \$5Million Largest Completed Multi-Material Roofing System in 2020
- \$25Million single, \$40Million aggregate bonding capacity
- 95% Employee Retention Annually

## License and Bonding

Sylvester Roofing is fully bonded and insured with limits that exceed required minimums by the state for General Liability, Automobile, and Workers Compensation Insurance policies.

- State of California Roofing Contractors License – No. 516696
- License Types – C-39 (Roofing) C-43 (Sheet Metal) ABS (Abatement)
- \$25,000,000 single, \$40,000,000 aggregate bonding capacity
- Payment and Performance Bond – available upon request



# Dedication to Safety



## Insurance & Workers Compensation

Sylvester Roofing's current 2021 Workers Compensation Insurance EMR rating is .50. This is an elite safety metric in the construction industry illustrates our prioritization of employee safety.

## Certifications & Safety Qualifications

Competent Industrial Rescue • Competent Person • Crane Hoisting • EM 385 1-1 • Fall Protections • First Aid/CPR • Forklift • OSHA 10 • OSHA 30



# Partnerships



## Partner Certifications



## Professional Associations



# Community Involvement



Sylvester Roofing is proud to support organizations that empower our communities.



# Executive Team



Sylvester Roofing is a team of experts dedicated to high-quality roofing, craftsmanship and superior service.

## **Douglas Sylvester**, *President & Operations Officer*

Doug has been in the roofing industry for 40+years and founded Sylvester Roofing Company Inc. in 1984. Due to his commitment to his employees and community, Sylvester Roofing has remained a top competitor in the industry and continues to grow with Doug's guidance through portfolio expansion into rooftop decks, waterproofing and architectural sheet metal. Doug continues to oversee business production and operations.

## **Anthony Zaffuto, MBA**, *Chief Executive Officer*

Anthony began working for Sylvester Roofing in 2006. He is Certified Six Sigma Black Belt, earned his bachelor degree in Business from Cal State University San Marcos and his M.B.A. from Iowa State in 2009. Anthony wears many hats at Sylvester Roofing including CEO, Lead Estimator and Project Manager, and is a part owner of Sylvester Roofing.

## **Wesley Sylvester, CPA**, *Chief Financial Officer*

Wesley provides both operational and programmatic support to the organization. He supervises the finance department and is the chief financial spokesperson for Sylvester Roofing. Wesley graduated Cum Laude from California Polytechnic State University San Luis Obispo and is a certified public accountant. He has held the role of CFO since 2010 and is a part owner of Sylvester Roofing.

# Project Management Team



## **Ben Monson**, *Estimator & Project Manager*

Ben began working for Sylvester with 10 years of construction experience ranging from General Contracting, Roofing, and Structural Concrete. He brings a wealth of knowledge in all aspects of construction with a diverse project profile totaling over 1 billion dollars in finished construction.

## **Ivan Graham**, *Estimator & Project Manager*

Ivan joined Sylvester Roofing in 2014. He comes from the landscape design industry. He has aided in the growth of Sylvester Roofing and continues substantial customer retention.

## **Kurt King**, *Estimator & Project Manager*

Kurt began working for Sylvester Roofing in 2004. He has worked in all levels within the roofing industry from manufacturing with Eagle Tile to contracting. He has over 30 years of experience in the industry.

## **Sean Young**, *Estimator & Project Manager*

Sean began working with Sylvester Roofing in 2013. He has four years of roofing installer experience, estimates, and manages projects.

## **Steve McLain**, *Estimator & Project Manager*

Steve began working for Sylvester Roofing in 2010. He has a bachelor degree in Business Communication from San Diego College and ten years of project management experience.

## **Michael Becerra**, *Estimator & Project Manager*

Michael began working for Sylvester Roofing in 2014 and has held several integral roles at the company including field installer, sheet metal shop foreman and superintendent. The breadth of first-hand experience across roles Michael has held at Sylvester Roofing brings extensive value to every project that he oversees. Michael has a Associates Degree from Universal Technical Institute.

## **Lindsay Hosfield**, *Project Manager*

Lindsay joined the Sylvester Roofing team in 2013 as a project manager and is a part owner of Sylvester Roofing. Lindsay has an undergraduate degree from Fullerton State University. Lindsay supports the estimation team portfolios to ensure consistent growth in the company.



# Project Management Team



## **Mike Timmons**, *Service Department Manager*

Mike also began working in the field with Sylvester Roofing. He manages our service department which, much like the HVAC industry, will assign a technician at a set rate to make repairs. The service department empowers Sylvester Roofing to address customer concerns with agility, quality and precision.

## **Luis Lopez**, *Superintendent*

Luis was promoted to superintendent in 2020 after 6 years as a foreman at Sylvester Roofing. With a total of 10 years in the roofing industry, Luis brings a depth of knowledge and leadership to the field team.

## **Gabe Quintanilla**, *Superintendent*

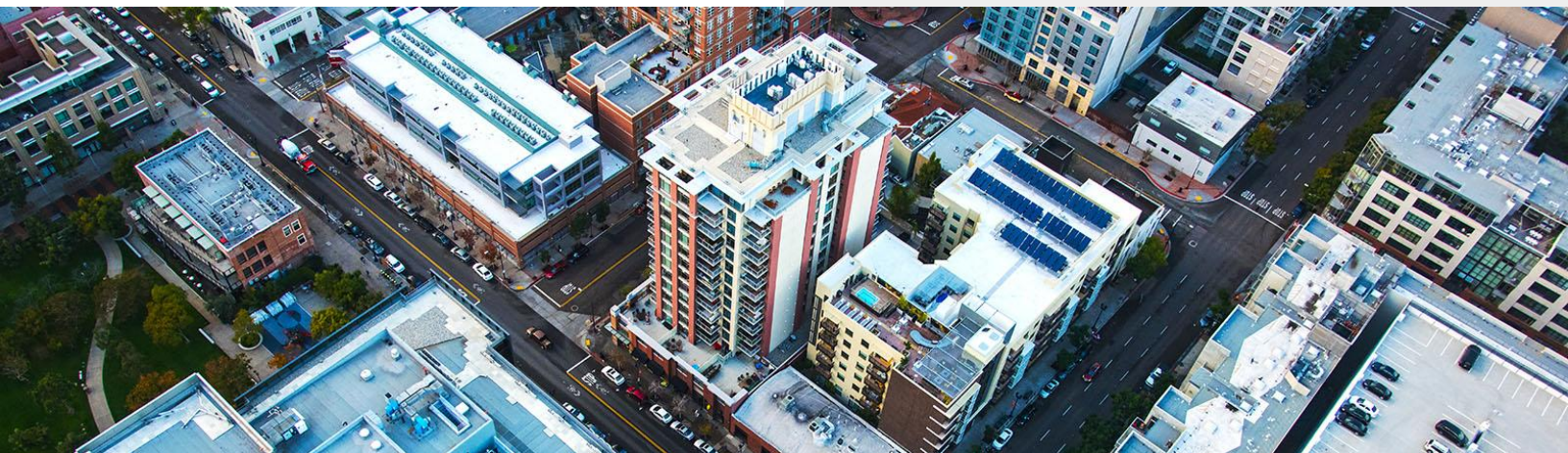
Gabe was promoted to superintendent in 2021 after 5 years as a foreman at Sylvester Roofing. Gabe's experience and leadership brings immense value to any project.

## **Project Foremen**

Collectively, our foremen average over 20 years of employment with Sylvester Roofing. In addition to strict safety adherence, our field teams are trained to deliver superior craftsmanship and integrity in each roofing system we install.



# Experience



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# Project Case Study

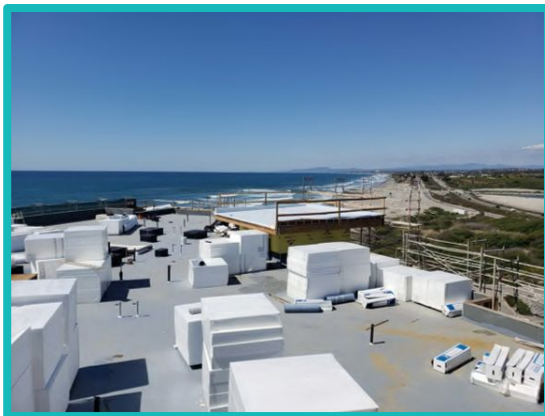
Industry: Hospitality  
Partner: Suffolk Construction  
Completion: 2020



## Alila Marea Beach Resort

The Alila Marea Beach Resort in Encinitas, CA project was led by our partner Suffolk Construction to construct a 130-guestroom hotel, bar, restaurant and 5-star amenities with sweeping iconic views of Ponto Beach. The 226,000sq ft resort brings to life the vision of architect Joseph Wong Design Associates.

**Sylvester Roofing** was chosen to construct a 60,000 sq ft TAN Carlisle 60 mil APEEL model TPO roofing system, which was adhered over a tapered EPS system over a Carlisle 725 Temp roof.



# Project Case Study

Industry: Commercial  
Partner: Whiting-Turner  
Completion: 2018



## Viasat Carlsbad Campus

Viasat campus has significantly grown through two major campus expansions; a 198,000sq ft North campus on 14 acres and a 340,000sq ft East campus on 23 acres.



**Sylvester Roofing was chosen** to construct this expansive project with a Carlisle TPO roof.

Viasat now is a modern, sleek behemoth of a landmark to this north county city, totaling to 1.1 million square feet across 17 buildings.

Under phenomenal direction and collaboration with Smith Consulting Architects, 33% percent of the Sylvester Roofing built roof space has solar panels, which qualified the campus for San Diego Gas & Electric's Savings by Design program.



# Project Case Study

Industry: Education  
Partner: Clark Construction  
Completion: 2020



## North Torrey Pines Living & Learning at UC San Diego

The new North Torrey Pines Living and Learning (NTPLL) Neighborhood on the UC San Diego campus is an impressive 1.5 million square feet of residential and academic spaces, anticipated to meet the growing communal and living needs for 40,000 students on campus in the years ahead.

Led by our partner Clark Construction, the NTPLL neighborhood also provides below-grade parking for 1,200 vehicles, roadway improvements, and utility and site improvements.

**Sylvester Roofing was chosen** for our multi-application expertise to construct:

- Fully adhered 80 mil fleece back SARNAFIL single ply PVC roof
- Standing seam metal roof system
- Elevated Pedestal Concrete Pavers
- American Hydrotech hot fluid applied waterproofing system
- American Hydrotech traffic coating system



# Project Case Study

Industry: Automotive  
Partner: Dempsey Construction  
Completion: 2020



## Audi Costa Mesa

The state-of-the-art auto dealership located in Costa Mesa, CA consists of two primary structures led by our partner Dempsey Construction. The front building showcasing a 2-story, 42,000sq ft showroom and sales building; and the rear structure, a 1-story, 50,600sq ft service building with parking on the roof.

**Sylvester Roofing was chosen** for the exceptional combined expertise of commercial roofing, roof-top engineering for car parking, and hot fluid applied waterproofing. The intricate roofing scope consisted of a Carlisle TPO roof and an American Hydrotech Hot Fluid Applied Waterproofing System.



# Project Case Study

Industry: Mixed-use Commercial  
Partner: Swinerton  
Completion: 2019



## 2100 Kettner Downtown San Diego

The 150,000sq ft “2100 Kettner” project in downtown San Diego was led by our partner Swinerton. The six-story office building features 35,000 square feet of core and shell office space on Floors 2-6 and a sweeping rooftop deck overlooking the downtown San Diego coastline. Designed by architects at Gensler, the building is poised to attain coveted LEED Platinum certification. Sustainable features include: green roof space, solar PV system, EV charging stations, and modular wetlands stormwater treatment.

**Sylvester Roofing was chosen** to construct a pedestal rooftop deck system with Stepstone concrete and bison 2'x4' Cumaru wood tile, over a 80 mil Johns Mansville fully adhered PVC membrane, over 1/4 " cover board adhered over a tapered poly-iso rigid insulation system.



# Project Case Study

Industry: Commercial  
Partner: Lusardi Construction  
Completion: 2014



## Sorrento Canyon Technology Center

The Sorrento Canyon Technology Park in San Diego is a four-building commercial space that transformed into one cohesive campus through extensive exterior modifications. The project was led by Lusardi Construction to bring the designs of ARCHITECTS hanna gabriel wells to life.

**Sylvester Roofing was chosen** for our expertise in custom architectural sheet metal to produce the complex angles created with ACM panels at the roof and soffits. The ACM panels had to be measured and field cut to successfully achieve the unique and stunning angles as designed in the concept renderings.





# Project Case Study

Industry: Mixed-Use Commercial  
Partner: BN Builders  
Completion: 2019



## Borrego Springs Community Facility

The Borrego Springs project was led by our partner BN Builders to construct an expansive, ground-up civic center including a new branch library, a 16-acre public park and a sheriff's station. This new community facility designed by Roesling Nakamura Terada Architects achieves LEED Gold Certification and is a Net Zero Energy structure.

### Sylvester Roofing was chosen to construct:

- 18,000sq ft Carlisle TAN TPO roofing system (induction weld 60 mil over 1/4 cover board and r30 rigid polyiso insulation)
- custom exterior sheet metal manufacturing and on-site installation



# Project Case Study

Industry: Mixed-Use Commercial & Retail  
Partner: Whiting Turner  
Completion: 2014



## La Costa Town Square

La Costa Town Square is a 41.5 acre mixed-use complex located in Carlsbad, CA. It is 253,800sq ft of commercial and retail space including a grocery store, fitness center, restaurants, shops, banks, a gas station and open air plazas—all overlooked by the iconic clock tower focal point. La Costa Town Square was a development of Aspen Properties and is built on a total 83 acre lot at the corner of La Costa Avenue and Rancho Santa Fe Road.

**Sylvester Roofing was chosen** to construct the two main roofing systems and the exterior sheet metal for the commercial, dining and retail complex.

- 200,000 sq ft of flat roof system comprised of a 60 mil induction weld Carlisle tan TPO over 1/4" coverboard and r30 rigid poly iso
- 80,000 sq ft of tile roof system comprised of Boral Concrete flat tile over 2 layers of 40# felt
- Entire exterior sheet metal scope





# Partner Portfolio



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# ENERGY STAR®-RATED JM TPO ROOF CROWNS WESTGATE HOTEL EXPANSION

From ordinary to extraordinary – San Diego’s one-of-a-kind boutique hotel



**Description:** With a Grand Lobby recreating the Palace of Versailles, The Westgate Hotel is truly one-of-a-kind. Completed in 1970, it is filled with priceless antiques and a timeless elegance not found anywhere else in San Diego. To the hotel’s management, a leaking roof would be unthinkable—and that was critical in the design of the new four-story Fitness Center planned by the Hollander Design Group of La Jolla.

**Challenges:** In addition to a durable roof for the hotel’s expansion, San Diego’s Roof Covering Bulletin 123 required the specification of a white roofing membrane. Limited roof access to the occupied hotel, tight building weight limitations and seismic concerns ramped up the challenges for the project’s design team. “The Westgate is probably one of the most unusual projects that I’ve ever encountered,” says architect Jeff Hollander of HDG. “We added a fourth floor (to an existing three-story building) that includes a 3,000 sq. ft. pool and a 5,000 sq. ft. indoor fitness area protected by the TPO roofing system. The primary drivers for the roofing decision were easy accessibility to the roof and a clean and tidy installation.” The roof system also needed to be light—and white.

**Solution:** General Contractor (GC) Johnson & Jennings used a “hard bid” process to select its roofing contractor. However, the winner of the bid, Sylvester Roofing, had a few advantages its competitors may have lacked, including a proven relationship with the GC and Pinnacle Council® status with Johns Manville. “The pre-construction services and support, including product documentation and specifications provided by JM are designed with the architect in mind and are a real advantage to us in the bidding process,” says Anthony Zaffuto, CEO of Sylvester Roofing. “The Westgate hotel required an aesthetically pleasing, durable roof, while adding a third key element—ease of installation.”

The contractor’s most experienced five-man crew used a two-part urethane adhesive to attach the ¼” tapered polyiso system provided by JM to the new steel deck. The 80 mil TPO membrane was fully adhered to a gypsum coverboard with a VOC compliant water-based adhesive.

“Sylvester Roofing runs a wonderful combination sheet metal and roofing shop,” notes Hollander. “They did an amazing job in forming the metal and installing the detail work. Along with JM, they became our one-stop-shop for custom flashings, metal fascia and a lot more. With all of the challenges we faced on the design-end of this project, we were thankful that the TPO roofing installation turned out to be the smoothest and most straightforward part of the Westgate expansion.”

*Location:*  
**San Diego, California**

*Building Representative:*  
**Westgate Hotel Group, San Diego**  
Richard Cox

*Architect:*  
**Hollander Design Group (HDG)**  
Jeff Hollander, AIA, IIDA, LEED AP  
President of HDG

*Roofing Contractor:*  
**Sylvester Roofing Company Inc.**  
Anthony Zaffuto, CEO  
JM Peak Advantage® Pinnacle Council® Contractor

*Waterproofing Consultant:*  
**David Reed Consulting**  
David Reed, President

**Roofing System Solution: ST8RA**  
**20-Year JM Peak Advantage® Guarantee**

ENRGY 3® Tapered Roof Insulation System  
JM TPO 80 mil Membrane,  
Reinforced, Fully Adhered



# SIKA AT WORK RADY CHILDREN'S HOSPITAL - CAPS UNIT SAN DIEGO, CALIFORNIA

ADHERED EnergySmart Roof® USING  
80 MIL Sarnafil® G 410 FELTBACK MEMBRANE IN WHITE  
AND 60 MIL Sarnafil® G 410 FELTBACK MEMBRANE IN TAN

**Sarnafil**

**BUILDING TRUST**



# SARNAFIL AND SYLVESTER ROOFING PROVIDE NON-INVASIVE INSTALLATION

Sometimes a roofing installation requires surgical precision. When the Rady Children's Hospital in San Diego needed a new roof on its Child and Adolescent Psychiatry Services (CAPS) building, they looked for a roofing system and contractor that could handle installation on the 23,500-square-foot roof under a myriad of specialized electrical and HVAC equipment and pipes. These systems had to remain operational throughout the entire installation, requiring detailed and exact planning on the part of the installer.

"It was crucial that the installation of the roof occur without shutting down any of the mechanical equipment, making this a very complicated project," remarked Melanie Stawnyczyk Marin, project manager at Rady Children's Hospital. "It was like changing the transmission on a car while driving 90 miles per hour on the freeway."

Not only was it important to select the right contractor for such a challenging installation, but it was also vital to select a roofing system that would last for many years and require little maintenance. "Once the new roof was on we didn't want to have to touch it again," Marin stated. The roofing system also had to be able to withstand a lot of foot traffic from trade people servicing the electrical and HVAC equipment.

## A CUTTING EDGE TEAM

After consulting with an architect, Rady Children's Hospital decided to go with the Sarnafil EnergySmart Roof® 80 mil feltback membrane, installed by Sylvester Roofing Company, Inc., of Escondido, California. "The Sarnafil roofing system is the premium brand among PVC systems with a quality that surpasses their competitors," said Anthony Zaffuto,

CEO of Sylvester Roofing. "Sika Roofing also provides great design services support, which I knew would be very helpful with this project."

Marin was pleased with this selection. "I've had prior experience with the Sarnafil roofing system, so I knew it would be a bullet-proof system," she stated. "I also prefer companies like Sika which are involved during the installation and have authorized applicators, such as Sylvester Roofing. I have worked with Sylvester Roofing many times over the last 12 years and knew they would be a professional partner on this project."

## BRINGING IN THE RIGHT SPECIALIST

One of the first things Sylvester Roofing did was partner with an HVAC company to begin the tear off of the old roof, which had five inches of rock on top of multiple layers of asphaltic built-up roofing. "The HVAC company performed the delicate process of lifting the mechanical equipment up just high enough for our crew to get underneath the equipment and tear off and re-roof each section of roofing," Zaffuto explained.

"Sylvester Roofing and the mechanical contractor did an excellent job, especially since some of the equipment and conduits on the roof were quite fragile," Marin said. "As a result, there was no interruption in the electrical or HVAC operation."

## PREVENTIVE MEASURES

Another challenge Sylvester Roofing faced was ensuring the safety of the patients and staff in the CAPS building. In addition to the typical concerns of noise, fumes and vibration that are posed with a roofing

## PROJECTS

Rady Children's Hospital - CAPS Unit  
San Diego, California

## OWNER

Rady Children's Hospital

## ROOFING CONTRACTOR

Sylvester Roofing Company, Inc.  
Escondido, California

## ROOFING SYSTEM

Adhered EnergySmart Roof using  
80 mil Sarnafil G 410 feltback membrane  
in White (23,500 square feet) and  
60 mil Sarnafil G 410 feltback membrane  
in Tan (4,000 square feet)

## PROJECT SIZE

27,500 square feet

## COMPLETED

April, 2015





installation on an occupied building, it was imperative that no debris from the installation fall into an outdoor courtyard adjacent to the roof. “The area directly below the roof work was an inpatient psychiatric unit, so security for staff and patients and mindfulness of the roofing crew was of utmost importance.”

To make sure debris did not enter the courtyard, a ‘bumper’ made out of sheet metal and roofing membrane was placed around the perimeter to keep things from falling off the roof, according to Zaffuto. The crew also had to keep track of screws, metal, tools and other items, and sweep the courtyard area on a regular basis.

Maintaining the watertight integrity of the roof was of vital concern. “To that end we removed anything that was incorrectly installed on the old roof, then fabricated mini vents out of the Sarnafil membrane and sheet metal and fit them into the gutters,” Zaffuto stated.

In addition to the CAPS building roof, Sylvester Roofing also installed a fully adhered Sarnafil 60 mil feltback membrane in Tan on the 4,000-square-foot roof over the administrative building.

#### **AMBULATORY PROTECTION**

After the roofs were installed on the two buildings, Sarnafil Crossgrip Walkway mats were rolled out on both roofs. “The Crossgrip Walkway is a premium product,” Zaffuto said.

“The maintenance crew loves the Crossgrip Walkways because they offer traction and are easily reconfigured,” Marin stated. “They are well worth the additional expense.”

#### **NO UNFORESEEN COMPLICATIONS**

Despite all the complications faced during the roof installation, the project was executed “without a hitch,” Zaffuto said. “This was a very challenging job for the installation team and the design team, and the Sika representatives really helped us with establishing some specific details.”

“Everyone involved did an excellent job,” Marin remarked. “The amount of effort and craftsmanship that Sylvester Roofing put into this job was

incredible, and the roofing foreman was very conscientious about making sure the patients and staff faced little to no disruption from the installation.”

It was this professionalism and attention to detail that earned Sylvester Roofing second place in the Low Slope Category of Sika Sarnafil’s 2015 Project of the Year competition.

#### **A HEALTHY OUTLOOK**

Today the roof is leak and problem free. “This was one of the coolest and hardest roofing projects I’ve ever been involved with” Marin said. “We’re very happy with both the Sarnafil roofing system and with Sylvester Roofing.”

“The Sarnafil system is a great product, and I’d definitely use it again,” Zaffuto stated. “In fact, we are planning to install a Sarnafil roof on the next reroofing phase at Rady Children’s Hospital. Fortunately this roof doesn’t feature as much HVAC equipment!”



# RADY CHILDREN'S HOSPITAL - CAPS UNIT



## WHO WE ARE

The commercial roofing industry has relied on thermoplastic single-ply membranes from Sika for more than 50 years to achieve sustainable roofing and waterproofing solutions.

Sika is a globally active specialty chemicals company. Sika supplies the building and construction industry as well as manufacturing industries (automotive, bus, truck, rail, solar and wind power plants, facades). Sika is a leader in processing materials used in sealing, bonding, damping, reinforcing and protecting load-bearing structures. Sika's product lines feature high-quality concrete admixtures, specialty mortars, sealants and adhesives, damping and reinforcing materials, structural strengthening systems, industrial flooring as well as roofing and waterproofing systems.

Our most current General Sales Conditions shall apply.  
Please consult the Product Data Sheet prior to any use and processing.  
ISO 14001: 2004-Compliant



ENERGY STAR® for roofing products is only valid in the United States  
ENERGY STAR is a trademark of the U.S. EPA.  
LEED® is a trademark of the U.S. Green Building Council.  
Green Globes® is a trademark of the Green Building Initiative

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**Sarnafil®**

**BUILDING TRUST**







## Sylvester Roofing Co., Inc.

Sylvester Roofing Co., Inc., an industry leading commercial and residential roofing contractor headquartered in Escondido, CA, provided San Diego with quality roofing services for more than 30 years. As a full service roofing contractor, Sylvester Roofing specializes in a broad range of building types including, but not limited to, industrial, warehouse, government, educational, retail and residential. With a strong “commitment to quality” mission, Sylvester Roofing offers the skills and expertise that ensures customer satisfaction from start to finish, and beyond. Their primary focus is superior service and exceptional workmanship, which is reflected in their services provided.

Staffed with a team of professionals who have decades of experience within the industry, Sylvester Roofing has the capabilities to provide their customers with the most dynamic services, including new construction and re-roofing as well as roof repairs, roof inspections, preventative maintenance, custom metal work, fascia renovations, architectural composition shingles, and much more. Sylvester Roofing looks to provide the highest standard of service, quality and workmanship on every roofing project. From specifications to completed installations and follow-up inspections, Sylvester Roofing is focused on one goal – maximizing your roofing investment by offering superior service that extends the life of your roof and lowers its lifecycle costs.



### Sylvester Roofing Co., Inc.

306N West El Norte Pkwy., PMB 371  
Escondido, CA 92026

Tel: 760.743.0048

Fax: 760.743.4152

Web: [www.sylvesterroofing.com](http://www.sylvesterroofing.com)

### Quick Facts

- Established in 1984
- Carlisle Authorized Applicator since 2007

### Awards

- ESP “Excellence in Single-Ply” Award

### Sylvester Roofing Bond, License and Insurance

- American Contractors Indemnity Insurance Bond – No. 80942R2006
- State of California Roofing Contractors License – No. 516696
- Payment and Performance Bond – available upon request

### Community Sponsorships

- 13th Annual Tommy Thomas Memorial Golf Tournament – “Golf for Kids”
- Boys and Girls Club of North County basketball tournament
- San Diego Habitat for Humanity “Home Builders Blitz”
- High Golden Eagle Stadium, San Pasqual High School
- North County United GU-11 Red girls’ soccer team
- North County United GU-10 girls’ soccer team
- North County United GU-09 girls’ soccer team
- Athletic Booster Foundation, Escondido High School
- Escondido Chamber of Commerce

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**Web:** [www.sylvesterroofing.com](http://www.sylvesterroofing.com)

# Sylvester Roofing Co., Inc.



Sylvester Roofing is committed to providing, developing, and maintaining a safe and healthy work environment for all of their employees. They regularly conduct self-safety inspections and has implemented safety as part of the regular planning process, including some of the strictest enforcement policies of OSHA procedures in the industry. Sylvester Roofing also provides extensive employee training programs to eliminate confusion about handling materials and carrying out procedures. This complete communication system links all aspects of the operation together, allowing for quick answers and immediate attention to problem areas.

As a trusted partner of Carlisle SynTec Systems, Sylvester Roofing has received Carlisle's prestigious ESP (Excellence in Single-Ply) award. The ESP award, one of the most recognized awards in the single-ply industry, goes to Carlisle authorized applicators who exceed Carlisle standards for customer service,

timely deliveries and quality applications. With the ESP distinction, Sylvester Roofing can offer unmatched Carlisle warranties for up to 30 years.

As a Carlisle authorized applicator, the experts at Sylvester Roofing have demonstrated their knowledge and experience with a full line of Carlisle roofing systems and products. To become a Carlisle authorized applicator, a company must undergo training conducted by Carlisle that covers roofing system installations and maintenance. After completing the initial training program, authorized applicators also take part in a continuing education program to ensure they understand the latest technology and procedures from Carlisle.

To discuss a new roofing project, schedule an inspection of an existing roofing system or find out how you can benefit from the services offered by Sylvester Roofing Co., Inc. call 760-743-0048 or visit their website at [www.sylvesterroofing.com](http://www.sylvesterroofing.com).

**“Nothing is more important than the safety of our employees.”**

**- Doug Sylvester, President, Sylvester Roofing Co., Inc.**



Johns Manville Peak Advantage®  
717 17th Street • Denver, CO 80202  
Guarantee Services: 1-800-922-5922  
www.jm.com

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May 23, 2019

SYLVESTER ROOFING CO INC  
306N WEST EL NORTE PARKWAY, PMB 371  
ESCONDIDO, CA 92026

To Tony Zaffuto,

Sylvester Roofing Co Inc has achieved Pinnacle Council® status in the Peak Advantage program for 2019. As a Pinnacle Council member, you have obtained one of the most elite recognitions within the commercial roofing industry.

Johns Manville Peak Advantage contractors earn membership in the Pinnacle Council through a combination of quality workmanship and annual installed system squares.

Sylvester Roofing Co Inc has been a valued Johns Manville partner for many years. Your professionalism and ranking place you within the top tier of all Peak Advantage Contractors. We are pleased to have you as a Pinnacle Council member and look forward to many successful installations in the future.

Thank You,

A handwritten signature in black ink, appearing to read "Brian Mumpy".

Brian Mumpy  
Marketing Leader  
Johns Manville Roofing Systems

**Balfour Beatty**  
Construction

January 15, 2016

Doug Sylvester  
Sylvester Roofing Company, Inc.  
306 N W El Norte Parkway #371  
Escondido, CA 92026

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f.858.635.7401  
10620 Treena St., Suite 300  
San Diego, CA 92131-2433  
License No. 979126

Re: Zura Hall Renovation Success

Dear Doug:

I wanted to extend our thanks, and those of the University, to you and the Sylvester Roofing team for your commitment and dedication to the successful construction of the Zura Hall project. With an accelerated design schedule and an even shorter time to deliver the work it was a challenge enough. Add in the unforeseen challenges of an aged structure, an approval agency that constantly threatened to derail the process and limitless other opportunities for problems and it becomes evident that it was the united efforts of every player on the team stepping up to the challenge that made it a success.

The only reason that this project succeeded is due to the highly collaborative and always cooperative approach of the project companies and staff. Also, BBC commends you for your ability to step up and help other trades and BBC whenever there was a need. There were many times that your firm helped with the temporary water proofing of building roof penetrations and you performed what was asked without hesitation.

San Diego State University took a huge risk in their approach to the delivery of this project along with Balfour Beatty. Now, with an on time and on budget completion "we" are enthusiastically sharing the story of a team that "exceeded all of their expectations". To quote Robert Schulz, Associate VP and University Architect, "it was especially impressive, that this was the most cooperative project team I've ever witnessed". Zura Hall is now SDSU's flagship residence hall and sets the standard for those to come.

We value the partnership that was developed along the way and I give special thanks to you for your coordination, positive energy and commitment. I can definitively endorse Sylvester Roofing Company, Inc. for any client looking for a 'go to' subcontractor and am already looking forward to our next project together.

Sincerely,



Anton Greenville  
Senior Vice President  
Balfour Beatty Construction

cc: Chris Drinko, BBC  
Jason Plitz, BBC  
Brian Cahill, President, BBC CA Division

# west coast Air

Conditioning Co., Inc.

July 20, 2016

TO:

**ROCKY COAST BUILDERS**

Doug Ladderbush

[dl@rcbcorp.com](mailto:dl@rcbcorp.com)

**SYLVESTER ROOFING**

Tony Zaffuto

[tony@sylvesterroofing.com](mailto:tony@sylvesterroofing.com)

**TRANE**

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**PRECISION ELECTRIC**

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**GSSI**

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Oscar Gonzalez

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**HENDRIX CALIFORNIA SCHOOL**

**CONSTRUCTION SERVICES**

Don Hendrix

[ldonh01@aol.com](mailto:ldonh01@aol.com)

**BLACKHAWK HELICOPTERS**

Ken Krauss

[kenkrauss@blackhawkhelicopters.com](mailto:kenkrauss@blackhawkhelicopters.com)

REFERENCE: MONTGOMERY MIDDLE SCHOOL  
HVAC REPLACEMENT

Gentlemen,

As we wrap Montgomery Middle School up, we wanted to voice our appreciation to each of you for the outstanding dedication and effort that you provided in completing this difficult and time challenged project successfully.

To our Engineers at DEC and GSSI, who provided incredibly prompt attention to the various unforeseen conditions as they arose, to each sub-contractor who continually attacked each task as soon as the conditions allowed, and our Inspector Don Hendrix, who supported all efforts, we thank you.

This project, with its challenges, had many instances where momentum could have been lost and completion pushed beyond the end date. Because of all efforts, this not only was averted, we made it look simple.

Thank You,



David A Dudley



Parker Crist

Cc: James Beard - CVUSD  
Matt Fisher - WCA  
James Clower - WCA

khaislip  
Cajon Valley USD/CS150/Letter to Subs 072016



**Liberty Mutual Surety**  
17771 Cowan, Suite 100, Irvine, California 92614, (949) 263-3300  
www.libertymutualsurety.com

January 20, 2021

Re: Letter of Surety Credit Prequalification for Sylvester Roofing Company, Inc.

To Whom It May Concern,

We are pleased to recommend Sylvester Roofing Company, Inc. and the exceptional abilities they bring to the construction marketplace.

The Ohio Casualty Surety Company (Ohio) / Liberty will support surety bonds for Sylvester Roofing Company, Inc. for single size jobs in excess of \$25,000,000 with an aggregate program of approximately \$40,000,000. We have liberal capacity available and are prepared to provide a surety bond to support projects, subject to acceptance of the contract terms and conditions.

Ohio is an admitted surety (approved by California Department of Insurance). Ohio is rated A XV (Excellent) by A.M. Best and is an approved surety for Federal bonds under Title 31 of the United States Code per U.S. Treasury Department Circular 570.

This letter is an offer as an indication of our past experience and confidence in this firm. Any specific request for bonds is a matter between Sylvester Roofing Company, Inc. and ourselves, and we assume no liability to third parties if, for any reason, we do not execute said bond(s).

Please accept our judgment that Sylvester Roofing Company, Inc. is well qualified to provide the necessary financial, technical, and management resources to satisfy your project's construction requirements.

**The Ohio Casualty Insurance Company**

A handwritten signature in blue ink that reads "Margie Wager". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Margie Wager, Attorney-in-Fact

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

County of San Diego }

On January 21, 2021 before me, Dawn Marie Manzano, Notary Public,  
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Margie Wager  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Dawn M Manzano  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Signer is Representing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Signer is Representing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8201986-983754

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Debbie R. Thomas, Margie Wager

all of the city of San Diego state of California each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 26th day of August, 2019.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 26th day of August, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 20th day of January, 2021.



By: Renee C. Llewellyn, Assistant Secretary

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.