

CRCA TODAY

2025, ISSUE 3

The Magazine
of Roofing and
Waterproofing
in Illinois
and Beyond

CRCA – A New Beginning
Weathering Change Orders
Green Roof Maintenance: Tools & Tricks
Workplace Wellness – Not Difficult



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A New Beginning For CRCA

By Troy Wormley, CRCA Executive Director



Troy Wormley

As I reach out to CRCA Members, Partners, and Industry Colleagues, I am honored and excited to step into the role of Executive Director for the Chicago Roofing Contractors Association (CRCA), effective June 5, 2025. I want to extend my heartfelt gratitude to the Board of Directors for

entrusting me with this opportunity to serve and lead such a respected and vital organization within our industry.

With deep appreciation for the work of my predecessors and the dedication of our members, I enter this role with a strong commitment to advancing the mission of our association. Our work in the roofing sector is essential—not only in protecting homes and businesses but also in setting the standard for safety, innovation, and sustainability.

One of the reasons I am excited to lead the CRCA is that I have been a part of the roofing industry for almost my entire life . . . it's in my blood. Starting very young, I remember working summers at my father's roofing company and learned firsthand about shingles, wood shake, slate, and hot roofing. My dad and uncle taught me all the facets of roofing, allowing me to perform all its glamorous duties. I faced its challenges and understood what working long hours truly meant, because as you all know, you don't go home until your system is watertight.

Years later during college, I worked with my dad at another roofing company after he sold his business and interned there, managing projects, enforcing safety, and implementing the new customer service craze of *Total Quality Management*. It was fascinating learning how a company larger in size managed their day to day.

After graduating college with a business and marketing degree, I went on to work for Illinois Tool Works (ITW) for several years in their construction fastening divisions. I was promoted to sales, and then regional manager, covering

most of the country. Being a manufacturer, I mastered all facets of supply chain selling to distributors, OEM, and specialty companies, while also managing my own sales force as well as independent representative firms. Spending most of my time with contractors and helping pull through sales efforts for my distribution, I realized I loved being in the field and building relationships.

My father started his current Chicagoland roofing contracting company in 1998, and I joined him full time in late 2007 after 16 years at ITW.

At my father's roofing company, I served as Vice President for 17 years. After a couple of years in, it was apparent that a sheet metal company was needed to complement the roofing division, so a sheet metal company was started, which I ran as well. This career change allowed me to coach my boys in many sports and spend more time with my wife and family.

However, the biggest benefit was the opportunity to really engage with our incredible association. For years, I attended the trade show and golf outing, but not until 2013, (my first year as a board member) was I lucky enough to experience what the CRCA had to offer. I started as the Chair of the Membership Committee, and that positive experience led me to leading Emerging Leaders, Building Envelope, Scholarship, Nomination, Management, and Financial committees, to Foundation Chairman, CRCA President in 2018-2019 and then A&R Trustee.

I absolutely love being involved in this family we call the "CRCA". I'm grateful for the comradery and friendships I have been blessed with that will last my lifetime.

As someone who grew up in a roofing family, I deeply respect the craftsmanship, grit, and dedication it takes to succeed in this industry, I'm honored to represent and advocate for the contractors who are the backbone of our profession. This association exists for you—roofers, business owners, and crews in the field—and I'm committed to making sure our work reflects your needs. Whether it's helping you stay on top of code changes, giving you access to quality training, or fighting for smart

regulations that protect your business, my focus is simple: support the people who get the job done. I understand the challenges you're facing—whether it's supply chain pressures, evolving codes, dynamic product requirements, or navigating a changing labor market; this association will work hard to make sure your needs and perspectives are not only heard, but reflected in our programs, policies, and events.

Our Associate members are more than just links in the supply chain—you are partners in innovation, quality control, safety, and long-term industry success. Without your leadership in developing and delivering the products that keep projects moving, our industry doesn't function. It's that simple.

Consultants, service providers, engineers, insurers, software developers, marketing professionals, and more, you bring expertise that strengthens our industry far beyond the rooftop. You help our members work safer, smarter, and more sustainably. I recognize that your success is directly tied to the success of our contractors, manufacturers, and suppliers—and I intend to champion that connection.

In the coming months, my focus and vision moving forward will be on:

- Listening to our members to understand your needs, challenges, and aspirations.
- Strengthening our partnerships across the construction and building materials industries.
- Become a stronger voice at the state and national level on the issues that affect your bottom line.
- Engage meaningfully with contractors and suppliers through association events and programs to ensure your voice is heard in industry discussions.
- Promoting standards and advocacy that help protect product integrity, market fairness, and industry growth.
- Expand resources to help you train your teams and grow your business.
- Provide more networking opportunities to connect, share best practices, and build a stronger contractor community.
- Support innovation and education around new materials, sustainable practices, and evolving technologies.
- Share insights and innovations that help the industry solve real-world challenges and collaborate on initiatives that raise the professionalism and visibility of roofing as a whole.

This is an exciting time for our association. With evolving technologies, growing awareness of environmental responsibility, and a new generation entering the workforce, we have a real opportunity to shape the future of roofing together. This association is strongest when all sectors—field professionals, manufacturers, distributors, and affiliates—are aligned. Your voice matters, and I'm here to make sure it's heard and respected at every level of our work. I look forward to building a stronger, more inclusive association that brings greater value to all who contribute to this industry.

I welcome your input and invite you to connect with me directly—whether to share your ideas, voice your concerns, or simply introduce yourself. Together, I believe we can build on the strong foundation of our association and reach new heights.

Thank you for the hard work you do, day in and day out. I look forward to earning your trust and building an even stronger future for our industry. 🏡



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Legal Issues Roofing Contractors Face with OCIPs and CCIPs

By Trent Cotney



Trent Cotney

Owner Controlled Insurance Programs (OCIPs) and Contractor Controlled Insurance Programs (CCIPs) can be valuable tools on large roofing projects, but they also shift risk and administrative burdens in ways that can surprise contractors. For CRCA members, the key is to evaluate the legal terms

in the wrap up documents with the same rigor as the prime contract. A wrap program consolidates certain coverages for all enrolled parties, typically general liability and sometimes workers compensation, under a single policy purchased by the owner or general contractor. That structure can reduce premium costs to the sponsor and help centralize claims, yet it can also create risk mitigation issues unless the contract is negotiated and coordinated carefully.

Enrollment is the first legal checkpoint. Many wrap manuals make enrollment a condition of payment or a prerequisite to access the site. Make sure to enroll before you start work for your protection. Verify the contract clearly allocates who is responsible for timely enrollment, data submissions, and any penalties for late or incomplete information. Ensure the scope to be covered is defined with precision. Roofing coverage may be limited by height, hot work, residential use, or certain membrane or coating types. If the work you actually perform does not fit the program's definition at the time of loss, you may find yourself outside the wrap and without the insurance protection you expected.

Completed operations is the next pressure point. Roofing claims often arise years after substantial completion, so you should confirm the wrap includes completed operations coverage for the full statute of repose period in the state where the project sits. In Illinois, the construction statute of repose generally runs ten years from the act or

omission, which means insurance should ideally track that duration. If the wrap only provides a shorter tail, negotiate either an extended reporting period or a requirement that the sponsor procure a completed operations extension that matches the repose period. In addition, insist that the wrap remains primary and noncontributory for completed operations, and that any return premium or program closeout does not terminate tail rights.

Deductibles, self-insured retentions, and backcharges create another source of conflict. Wraps often carry large project wide retentions that the sponsor intends to recoup by backcharging participating trades at the end of the job or upon a claim. Contractors should cap their financial responsibility for retentions and defense costs and require transparent allocation methodologies. Avoid open ended obligations to reimburse deductibles, especially when you do not control counsel selection or settlement strategy. If the program requires you to cooperate with the third-party administrator, make sure you retain the right to be heard on coverage and to receive status reports while protecting privileged communications with your own counsel.

Payroll and audit provisions can be traps. Many wraps calculate charges and credits based on audited payroll, man hours, or contract value. Require clear definitions of what labor counts, what offsite fabrication or warehouse time is included, and how change orders will be treated. Spell out deadlines for audits and the final accounting, with dispute resolution rights if you disagree with the numbers. Where bid credits are required, document your standard insurance costs in the bid file so you can prove the credit is accurate and avoid double giving up premium dollars.

Coordination with your corporate insurance program is essential to prevent wrap gaps. Your own policies may include wrap exclusions, residential or condominium exclusions or roofing specific restrictions. Work with your broker to obtain wrap up exclusion buybacks if needed and to confirm how your umbrella responds. Clarify primacy and concurrency. The contract should state the wrap is primary and noncontributory to your program for

covered operations. Conversely, require that your own policy remains primary for non-covered operations such as offsite fabrication, auto, professional services, design assist, pollution, and equipment rental, which are often excluded from wraps.

Additional insured and indemnity provisions must be harmonized with Illinois law. Illinois restricts agreements that require a party to indemnify another for that party's own negligence, but separate insurance obligations may still be enforceable if properly drafted. Align the indemnity language with the coverage provided to you by the wrap up so that you are not promising more than insurance will provide. Limit your indemnity to the extent of your negligence and your insured obligations under the wrap, and avoid broad hold harmless clauses that could be invalid or uninsurable.

Scope drift between covered and non covered work is a recurring issue for roofers. Punch list and warranty service after substantial completion are frequently excluded from wrap coverage even though the owner still views you as part of the project team. Require the contract to specify whether post completion service is covered, and if not, price and ensure that exposure under your own program. Similarly, clarify whether tear off and temporary dry in are covered operations, how water intrusion claims will be investigated, and whether weather delays or emergency protections alter coverage placement between the wrap and your policy.

Safety and claims handling protocols should be memorialized. Wrap manuals often mandate participation in sponsor run safety meetings and incident reporting. Noncompliance may jeopardize coverage or become a breach of contract. Confirm that safety requirements are feasible for roofing operations and that hot work and torching rules align with your procedures. On claims, require prompt notice to enrolled contractors, transparency on reservation of rights and coverage positions, and a meaningful opportunity to contribute to expert selection and joint inspections, especially where the alleged defect implicates roof design or sequencing outside your control. Recognize, in a CCIP, you may need stronger provisions ensuring independent claim handling, transparent allocation of deductibles, and the right to challenge backcharges without going through the GC-controlled process.

Dispute resolution and venue clauses matter more than most contractors expect. If the sponsor controls the wrap carrier and the administrator, you want a fair way to challenge coverage determinations and backcharge allocations without litigating in a distant forum. Consider

mandating mediation followed by arbitration in the project state, or at least preserving the right to bring a declaratory judgment action on coverage against the carrier in a convenient venue. Include a prevailing party fee provision for accounting disputes so you have leverage when contesting audit results.

Finally, document management is critical. Keep enrollment records, certificates, endorsements, payroll submissions, safety meeting sign ins and all claim correspondence for at least the length of the completed operations tail. Build a checklist for each wrap project so turnover does not result in missing paperwork years later. When in doubt, ask for the entire wrap manual, specimen policies, endorsements, and the sponsor's agreement with the carrier before you bid. If information is not available at bid time, include a contingency that allows for equitable adjustment or the right to withdraw if the wrap materially differs from your assumptions.

The bottom line is that OCIPs and CCIPs are not commodity insurance. They are contract structures that rearrange liability, defense, and cost allocation across the entire project. CRCA members can benefit from wraps when the program is transparent, the completed operations tail matches Illinois exposure, deductibles are capped and fairly allocated, and corporate policies are tuned to avoid gaps. A disciplined review before bid, at enrollment, and again at closeout will keep the cost savings from being erased by uncovered claims or surprise backcharges years down the road.

The information contained in this article is for general educational information only. This information does not constitute legal advice, is not intended to constitute legal advice, nor should it be relied upon as legal advice for your specific factual pattern or situation. 🏠

Trent Cotney is a partner and Construction Team Leader at the CRCA Associate Member law firm of Adams & Reese, LLP and CRCA General Counsel. For more information, you can contact him at 866.303.5868 or trent.cotney@arlaw.com.

Workplace Wellness Is Not Difficult

By Cary Seager



Cary Seager

As a workplace wellness consultant for a benefits consulting firm over the past two decades, I've seen employers fall on opposite ends of the spectrum when it comes to supporting employee well-being: doing too much without strategy or doing nothing at all.

Many employers have attempted to implement wellness initiatives with little or no return. They have tried "lunch and learns", gym reimbursements, walking challenges, or an employee assistance program (EAP). In all cases, engagement was low and no lasting behavior change was created.

For those on the other spectrum, and you question whether wellness is worth the efforts, ask yourself:

- What is your annual average increase in employee benefit costs?
- How much are healthcare costs impacting your company's bottom line?

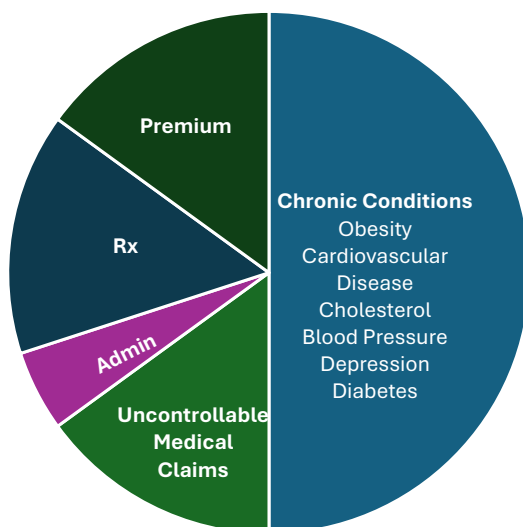


Exhibit A: Typical Employer's Health Insurance Cost
Courtesy of AssuredPartners, A Gallagher Company

Recruiting and retaining talent is tough. Offering competitive benefits at a sustainable cost is just as

important as offering competitive pay. Most importantly, your employees spend most of their waking hours helping your company succeed, why not support their health and productivity in return?

A Real-World Example

Recently, an employer approached me about launching a "Wellness Wednesday" campaign with weekly customized videos, a Slack channel, and ongoing communication. I cautioned them that with their small HR team, this approach wasn't sustainable. They moved forward anyway. Less than two months later, they admitted it was too much and asked for help to rethink their strategy.

So, What Is the Most Impactful and Easiest Wellness Strategy?

Focus on Preventive Care

Don't reinvent the wheel, leverage your existing health plan and contribution structure to reward employees who complete an annual physical. Primary care physicians are trained to not only identify and control physical health conditions, but also to identify and support mental health needs.

Preventive care reduces long-term medical costs, lowers ER visits, and supports healthier, more productive employees. Consider these findings:

- A 2019 AssuredPartners study found that individuals with a regular doctor are more consistent with treatments and check-ups. "Inside the Minds of American Consumers", 2019
- [A California study](#)¹ linked increased primary care spending to fewer hospital stays and ER visits.
 - Higher investment in primary care is associated with:
 - Better quality and patient experience
 - Lower hospital and emergency department use
 - Reduced total cost of care

Once Preventive Care Is in Place, Layer on These Proven Strategies:

- **Leverage your health insurance carrier**
Carriers are making it easier to support wellbeing

and condition management by offering point solutions such as weight loss programs, virtual musculoskeletal care, diabetes prevention, self-service mental health cognitive behavioral therapy, all at no cost to the employer. Promote these year-round through open enrollment materials, new hire packets, benefit guides, newsletters, and your intranet.

- **Motivate through challenges**

Employees often ask for help with motivation. Wellness challenges are fun, build culture, and drive engagement. Use a wellness or safety committee to track participation. No budget? Use a simple Excel sheet or free apps like StepUp. Affordable vendors can also manage points programs and distribute incentives. Ask your benefits broker for recommendations.



- **Secure leadership support**

This goes beyond top management telling HR to “run with it.” All levels of leadership should be educated and involved. Even something as simple as adding a wellness topic to safety meetings can make a big difference.

- **Build a wellness team**

Wellness ambassadors are passionate about health and bring fresh ideas to the table. They help communicate programs and foster camaraderie. A team-driven approach ensures your wellness program is meaningful, inclusive, and well-communicated.

- **Integrate wellness into your culture**

If you asked any employee whether their employer cares about their health, they should confidently say “Yes!” They should also know where to find tools to support their physical and mental well-being.

- **Evaluate and evolve**

The employers I consult with invest in wellness because it’s the right thing to do. We know

early detection of conditions like cancer not only saves lives and improves quality of life, but reduces health insurance and workers’ compensation claims. The goal is to keep your wellness programming fresh for the most impact. Regularly assess your strategy through claims data, employee surveys (formal or informal), and collaboration with your insurance broker to stay current with industry trends.

Workplace Wellness Is Not Rocket Science

To fulfill your company’s mission, you need a healthy, productive workforce. Since employees are your greatest asset, and one of your largest expenses, it makes sense to invest in their well-being. Start simple with preventive health measures and gradually adopt other proven strategies. Over time both your employees and your bottom line will reap the rewards. 🏠

About the Author

Cary Seager is Regional Director of Health & Productivity at CRCA Associate Member, AssuredPartners, A Gallagher Company. She leverages 25 years of employee benefits expertise and excels in crafting strategic wellness plans that enhance employer and employee satisfaction while driving positive behavioral changes and reducing medical, prescription, and worker’s compensation claims.

Cary is a committed wellness advocate, holding certifications as a Corporate Wellness Specialist, Wellness Coach, and training in Mental Health First Aid. Additionally, she is a certified facilitator for the Complete Health Improvement Program (CHIP) and Beat the Pack tobacco cessation program. As a licensed life and health agent, Cary brings a comprehensive skill set to her role.

Cary holds an MBA from the University of Findlay and a BS in Finance from Miami University. To learn more, contact cary.seager@assuredpartners.com or <https://www.assuredpartners.com/employee-benefits/employee-wellness-engagement/>.

Endnote

1. <https://www.chcf.org/resource/primary-care-matters/primary-care-spending/>

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Weathering Change: Handling Change Orders Like A Pro

By Mike Zimmermann



Mike Zimmermann

Change orders are a routine part of commercial and residential roofing projects. Whether due to unforeseen conditions, owner-requested changes, or weather-related damage, change orders (i.e., changes to the scope of work) are a fact of life on a construction site. When handled well, a change in

scope is routine and can improve the construction project. When handled poorly, a change order can disrupt timelines, budgets, and relationships. Handling change orders professionally helps the customer by advancing the project with minimal disruption. Handling them well also protects your business by maintaining client trust and ensuring you get paid for the additional work performed.

This article outlines how commercial roofing contractors can effectively manage change orders, including how to handle situations where urgent work must proceed before paperwork is completed.

What Is a Change Order?

As we discuss this important part of construction, it is important to define it. The term change order is a nickname for a contract amendment. Quite simply a change order is an amendment to the construction agreement which affects the scope of work and/or the price. Change orders typically occur after work has started, but not always. Like all contract amendments, change orders must be documented.

Common change orders come in many forms. Some examples include adding additional roof sections or new penetrations to a project which is already in progress. A typical one would be a shopping center owner who decides to re-roof additional tenant spaces after your project has started. Another example is a tenant buildout happening simultaneously with your roofing project. With construction occurring inside the building, it is common for

new pipes or HVAC unit curbs to suddenly appear while your crew is onsite. These new items need to be flashed and were not part of your original scope. Accordingly, you must amend the scope by means of a change order.

Change orders are also quite common in ground-up new construction projects. Often, the number of roof penetrations is unknown until the building is constructed. In addition, there may be design changes which alter the roof size or configuration.

Every so often there are change order requests which have nothing to do with the roofing scope. A few years ago, we were working on a large apartment building. The masonry sub, for whatever reason, had left base flashings out of their scope, thinking the general contractor would supply them. Rather than having the mason obtain the flashing and execute a change order, the GC asked Reliable Roofing to supply it for the mason to install. This was a change order for Reliable Roofing, although it had nothing to do with the roofing scope of work.

Regardless of the type or purpose of the change order, the process for creating negotiating and executing it should be the same every time.

Establish a Clear Change Order Policy in the Contract

Your contract documents should contain clear instructions for changing the scope of work. If you use a published set of documents, such as the AIA forms, there is most likely a change order process in the documents. The AIA, for instance, contains a detailed process for creating change orders. (The AIA also contains a mechanism called a Construction Change Directive, which is different from a change order and should be avoided by contractors.) The AIA Change Order process is relatively simple and generally reflects the realities of the discovery of the new conditions, the negotiation with the customer and the ultimate documentation of the change in scope. The AIA Owner-Contractor Agreement states:

§ 13.4 If concealed or unknown physical conditions are encountered at the site that differ materially from those indicated in the Contract Documents or from those conditions ordinarily found to exist, the Contract Sum and Contract Time shall be equitably adjusted as mutually agreed between the Owner and Contractor; provided that the Contractor provides notice to the Owner and Architect promptly and before conditions are disturbed. (AIA Document A104-2017)

This provision works because it expresses four key concepts: (1) Acknowledgment by the owner that unforeseen conditions do occur; (2) acknowledgment that there needs to be an equitable adjustment to the contract when such conditions are discovered; (3) a negotiation between customer and contractor; and (4) notice from the contractor to the customer that a new jobsite condition has been found.

If you use your own custom contract documents, consult with your attorney to make sure that these four concepts are set forth in your change order clauses. Occasionally, building owners are surprised at the notion of unforeseen conditions. This is especially true on re-roofing projects where the roofing contractor is dealing directly with the owner and not an architect and general contractor. Having these four concepts clearly laid out in your contract gives the roofing contractor a powerful page to reference in the contract when explaining the need for a change order. In addition, the clause requires the owner and contractor to attempt to agree on the specific scope and specific cost of the change.

Although the AIA clause, and similar provisions work well, you can improve upon it by writing common examples of unforeseen conditions into the contract. Roofing contractors encounter some change orders quite frequently. Here are a few examples which could be helpful in educating the customer as to what may trigger a change order. If you put some examples into the agreement, you educate the customer on the issues that can arise during construction. Your attorney may write these "by way of example and not by limitation":

- additional penetrations not present at the time the proposal was submitted;
- presence of additional, hidden roof systems (plies or layers) in areas where no roof core was taken;
- relocation of electrical conduit hidden in the roofing felts or substrate boards;
- Requiring the roofing contractor to vacate the site and re-mobilize later due to other trades.

The more information a customer has at the beginning of a project, the easier it is to discuss construction challenges during the project such as change orders.

Companywide Systems for Change Orders

Your foreman and site supervisors must be trained to spot changes in scope. This requires them to know the original scope and be able to refer to it when speaking with customer personnel. Well-trained onsite personnel will know their scope and recognize change order conditions. They will communicate internally to your project manager and also communicate with clients or GCs on the spot. They must take photos and write accurate field notes daily. Finally, even in urgent situations, your field people must involve your office in order to preliminarily document the change order in a fashion that will be automatically approved later.

Occasionally disputes arise. However, if you have stuck to your systems and followed these steps, you should be able to persuade your client that the change order is valid. If the client refuses to sign or pay for a change order, review the documentation and photos with them. If you reach an impasse, consult your attorney.

Gray Areas: Rotten Deck or Nailer

One of the most common issues we encounter is deteriorated structural decking or rotten perimeter nailer. These need to be replaced as part of the job in order for the roof system to remain attached. Most contractors have some reference to these items in our contract forms. For example, the Reliable Roofing contract form states that "we will replace rotten or corroded decking at the unit prices set forth below." And there is a pricing section for deck replacement. The concept of replacing decking is already in the contract and so is the price. Here is the question, if these items are already contemplated in the contract and the price has already been agreed to, is replacing bad decking really a change order?

Attorneys, property owners and contractors could probably argue about this forever. In the author's opinion, best practice for these items is to treat them as a change order: notify the customer as decking is replaced, photograph and document the quantities, and use the same change order form as any other change order.

Urgent Change Orders

Despite the best planning and communication, there are times when a scope change is urgent. For example, on a new build, the general contractor may need an area of the building, such as an electrical room, temporarily waterproofed so that work can continue. And this condition may not be realized by the general

contractor until it is actually urgent. In this case, there are three steps to follow: (1) document the change order immediately via email with a precise scope and price; (2) receive approval to proceed via email from the person authorized to sign change orders; (3) photograph and confirm that the work is done via email with the customer's project team.

First, just because something is urgent does not mean we can skip documenting and pricing the change order. It's true that there may not be time to write the formal change order document, but there is always time for a well-written email. The email must contain the scope and the agreed price. If it does not, and the contractor proceeds with the work, the contractor has lost all leverage to make sure that the price is fair and opens itself up for Monday morning quarterbacking by the customer after the work is done. Do not proceed with the work until there is at least an email with the scope and price.

Second, you must receive the approval from the person authorized to execute change orders. Often, the customer's contract is very specific about who can execute change orders on behalf of the customer. In such cases, it is almost never the onsite superintendent of the general contractor or the facility manager of an occupied building. You must know your contract documents for each project. If the contract states that no one may execute a change order except the president of the company, then do NOT proceed with the change order until the president of the company responds to your email and approves the scope change and the price. There is always a lot of pressure from the onsite people to proceed without paperwork. You must politely inform them that you want to help, but the contract is very specific about who may approve change orders. Explain that it is their own paperwork that dictates who must approve. Most of the time, getting an email from the authorized party is fairly easy in a truly urgent situation. Once the work is done, this email becomes the basis for the formal change order paperwork.

Third, once the change order is completed, email photos and your own confirmation that the work is done and you await the change order paperwork. Photos are a contractor's best friend for completed work. These combined with the earlier email authorizing the work make it very difficult for the customer to deny that they approved the change order.

Best Practices for Handling Change Orders

1. Write a clear change order process into your contract forms and give examples of common change orders.

The author is a frequent critic of the AIA forms with respect to contractors. However, the change order language in the A104 is simple and fairly reflects actual practice. Using similar language is a good way to improve your own forms. (Remember to stay away from the AIA's "Construction Change Directive." This is not a change order; it is forced labor and should be avoided in the author's opinion).

2. Write time and material pricing and unit pricing into your contract for common items.

Like our deck repair example, the common items are easily identified and priced. The goal is to inject routine into the surprises that come up on a jobsite. Having pricing at the ready fosters that routine.

3. Prepare a form for documenting the change order and obtaining signatures.

Forms are an excellent way of ensuring that your people follow the same process every time. On jobs which may encounter multiple change orders, using the same form educates the client and established routine. At minimum, your form should contain (a) the date and description of the change; (b) how this differs from the original contract scope; (c) the price for the change or specify that the price shall be communicated later if this is a time and material items; (d) the new total contract price; (e) a signature line for the customer's authorized representative. Change orders must be signed.

4. Identify and Communicate Scope Changes Promptly

As soon as a scope change is identified—whether it is a rotten deck revealed during tear-off or a request to add walk pads—notify the customer or general contractor immediately. Good communication is key. Explain (a) what additional work is required; (b) why it is needed; and (c) provide the cost and impact on time.

5. Use photos or drone footage to visually document the issue if possible.

Old adages are old adages for a reason and a picture is still worth a thousand words. Nothing helps explain construction like pictures. This is even more significant for change orders. Consider which is more persuasive: your kind words about rusty decking or a color picture of giant rusted out holes in the roof deck.

6. Follow the process in the contract.

Having a great contract and an excellent form are worthless if you do not follow them. Like other matters in

running your business, follow the established process to the letter.

Conclusion

Handling change orders efficiently is part of being a professional commercial roofing contractor. With clear policies, prompt communication, detailed documentation, and a plan for emergencies, you can protect your bottom line while maintaining client satisfaction. Urgent work does not mean you abandon documentation—it means you document just as carefully and follow up swiftly with formal paperwork. 🛠️

Proactive Change Order Management Is the Hallmark of a Well-Run Roofing Business.

This article is intended to be informational only and is not intended to be legal advice. For all legal issues affecting your construction projects, consult your attorney.

The Contracts & Insurance Committee of the CRCA produces contractor resources and monitors legal, architectural and insurance developments in the roofing industry.

Mike Zimmermann is the President of CRCA Contractor Member Reliable Roofing in Lake Zurich and serves on the CRCA Board of Directors and the Contracts and Insurance Committee. He is a licensed attorney and practiced law for 25 years before joining the commercial roofing industry. Prior to starting Reliable Roofing, Zimmermann was a partner and practice group leader at Tressler LLP, a national law firm headquartered in Chicago.



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Roof Talk—Contractor



Company: TORI Construction, LLC

Location: 4234 W. 124th Pl., Alsip, IL

Business Founded: 2007

Number of Employees: under 20

Joined CRCA: July 2020

Who is providing the answers: Jennifer Grove,
President

What Services Does Your Business Offer?

We are a construction firm self-performing commercial roofing. We are 100% female owned and operated. We are a certified WBE, DBE, SBE business.

Where Do You See Your Business in 5-10 Years?

Every year has been an adventure. My hope is that we continue to grow and keep building our fantastic company culture.

What Is Your Best Business Memory to Date?

This business has never failed to bring “interesting events” my way. But if I had to pick one, it would be in 2023, the day we officially moved into our new office. Sharing a small space for the first 16 years kept the “interesting” alive, but being able to walk into the front door of OUR space was amazing.

How Did You Learn About CRCA?

I was introduced to the CRCA by an associate member.

If You Attend CRCA Events, Can You Describe a Benefit of Attendance?

Being at CRCA events has so many benefits . . . whether it be for the networking or education. I have yet to find an event where I don’t walk out with at least one new idea, connection, or bit of new knowledge

What Value Does CRCA Membership Bring to You?

I cannot measure the value in words. This organization has helped me in so many areas. From personal growth to business development, to all around relationships. The value is topnotch!!!

What Advice Would You Give a New CRCA Member?

Don’t be afraid to get involved. I was nervous walking into the first few membership meetings and events but never stopped showing up. Joining the Chicagoland Women in Roofing Committee (CWIR) and now being on the CRCA Board of Directors were two of the best decisions I have made. If you are looking for a seat at a table, I will save one for you!

Is There Anything Additional That You Would Like to Add That Was Not Asked/Mentioned?

CRCA is not just for the top-level owners. If you think being in operations, administration, or field crew excludes you, it doesn’t! Here you will find people from all roles and levels. Don’t let anything stop you from getting involved 🙌



Jennifer Grove

Roof Talk—Associate



Company: Geocel

Location: Elkhart, IN

Business Founded: 1974

Number of Employees: 90

Joined CRCA: 2004

Who is providing the answers: Patty Grover,
Regional Manager

What Services Does Your Business Offer?

Founded in 1974, the Geocel brand has built a strong reputation of providing innovative sealants and roof coatings specially designed for tough construction and repair applications in commercial, residential, industrial and transport (non-automotive) markets. Quality is a key ingredient in every Geocel product and service offered. This is why professionals have come to trust and depend on Geocel products to help them do the job right the first time. The quality line of sealants helps professionals save time, lower costs, and reduce callbacks.

Where Do You See Your Business in 5-10 Years?

Geocel's long term focus is to continue to innovate and focus on introducing new sealant technologies for the residential and commercial roofing and gutter repair segments. Geocel's goal is to be the industry sealant leader for all roofing and gutter repair needs.

What Is Your Best Business Memory to Date?

One of my favorite memories in this role come from those moments when a customer approaches us with a challenge, often thinking of us solely for our trusted Geocel 2300 technology. While it is always great to be recognized for such a standout product, the real magic happens when we get to dig deeper into their needs and introduce them to other solutions within our extensive product lineup.

There's something incredibly rewarding about watching a customer's reaction when they realize we offer a broader range of technologies than they ever imagined. These moments of discovery - when we help solve a problem with a product that they didn't even know we carried - are a testament to the depth of innovation and support we bring to the table. It's not just about selling a product; it's about being a true partner in problem-solving.

How Did You Learn About CRCA?

Geocel has been a member since 2004. My predecessor was introduced all those years ago, probably after being a CRCA trade show exhibitor!


If You Attend CRCA Events, Can You Describe a Benefit of Attendance?

Attending a CRCA event means you will interact with the best of the best within the roofing industry. These include such as Manufacturers like Geocel, local Distributors and Wholesalers, network with other Contractors, Educational Seminars, etc. There's always something to learn and someone new to meet at every CRCA event.

What Value Does CRCA Membership Bring to You?

Networking with the contractors and other manufacturers. Building relationships, continuing education, and support the CRCA staff offers. Receiving updates in the roofing industry and the always changing trends.

What Advice Would You Give a New CRCA Member?

Network as much as possible and participate in as many CRCA events as possible so that you can learn from others while you're promoting your own services, products, or knowledge. Get out there and meet someone new every time! 

Green Roof Maintenance: Tools and Tricks of the Trade

By Michael Davenport



Michael Davenport

Basic green roof maintenance is straightforward: clean the drains, pull the weeds, water and feed plants as required to maintain good vegetative coverage. There are many tools and practices to make those efforts easier and safer, but not many resources sharing those tips with contractors. Below are

some simple ways to help avoid problems and increase efficiency during maintenance visits.

The foremost consideration when working on-structure is safety. Personal Protective Equipment (PPE) is dictated by each job site, but the best practice is to always keep a hard hat, hi-visibility vest, safety harness, and lifeline in your vehicle, readily available. A paver grabber may also be necessary to access tie-ins. Other trades may be working nearby, and the weather can change quickly, so it is smart to always bring sunscreen, sunglasses, dust masks, gloves, basic first aid, and rain gear. Carry these items in a backpack so hands are free to safely climb ladders and open roof hatches. Bring a rope for hoisting and lowering equipment and debris. Paracord is fine for buckets of tools, but you may need a stronger rope for heavy items. Bungee ball cord ties help keep paracord organized and carabiners save time attaching rope.

Coordinating maintenance visits with clients is often critical for efficiency. Try to get approval for a visit confirmed at least a week prior to minimize wait times at a security desk or loading dock. Some multi-level commercial projects require a lot of in-building transit; if you have built up trust with the gatekeepers, ask for a fob or key to save everyone time. For some residential projects, terrace access may only be through a resident's apartment unless you can bring a ladder to access from the ground. A foldable, multi-position ladder will fit in most vehicles (or freight elevators) and allow access to all kinds of difficult

locations. If you must lean a ladder on a fancy railing, duct-tape some rags to the frame to avoid scratching a powder-coated finish.

Five-gallon buckets are multi-purpose containers, holding tools, growing media, weeds, and water. Their handles make them easy to pull up through a roof hatch with a rope, two at a time. They nest perfectly, so you can stack a bunch of empty buckets on a shop cart or collapsible wagon. Buckets, along with just about any other item you bring on the roof, can become airborne by a wind gust, so be vigilant about keeping everything secure. Contractor bags can quickly become wind-blown debris once opened—on a windy day consider bringing a chunk of stone or brick to weigh down a bag before you fill it with debris. Once the bag is full, tie it tight to prevent debris from blowing out. Similarly, a dustpan should be narrow enough to fit inside a five-gallon bucket—otherwise it might blow off the roof. Mini-brooms and bench brushes save space and can get into tight spaces between edging and HVAC units. Knee pads will protect yourself from a hot roof membrane or gravel ballast; if a kneeling pad is preferred, get one that fits securely in a bucket.

Essential hand tools include pruners, a handsaw, hori hori (soil knife), channel lock pliers, vise grips, pipe wrench, wire stripper, and multitool. You may not need all these tools for a particular job but keep a well-stocked toolkit in your vehicle—if maintenance visits to the roof are only monthly (or fewer) during the growing season, better to be overprepared than make a repeat visit. Electrical tape, zip ties, zip lock bags, and a tape measure always come in handy. A star bit screwdriver may be needed to open drain box covers. Hoses and extension cords can be hung from the interior walls of a work van with bungee cords.

Insufficient water is the overwhelming reason for plant death on green roofs. Even if there is no automated irrigation system associated with the vegetative roof assembly, there is likely some sort of water source on the roof that can be accessed for supplemental hand-watering during drought. Bringing fittings that can connect a hose to a roof hydrant or a key to properly

open and close a wall hydrant is crucial. A hose nozzle or water wand with a shutoff valve will help apply water uniformly—undiffused watering can displace growing media. For winterizing automated irrigation systems, a quick coupler key may be needed as well as a fitting that connects a garden hose to a portable compressor. Adding an irrigation kit to your vehicle will save you time when irrigation issues arise. A well-stocked kit will include both brass and PVC fittings, replacement irrigation parts, fresh batteries for any controllers and timers, cutting tools, plumber's tape, primer, PVC cement, and rags. A cordless drill makes removal of irrigation valve bonnets easy.

For cutting back large areas of vegetation or mowing lawns, battery-powered tools are preferable. Hedge and line trimmers with 20- or 40-volt rechargeable batteries are available at any big hardware store, and although they are not as powerful as gas-powered models, they are lighter, quieter, and less polluting, and eliminate the need to bring flammable fuel into buildings. Bring extra charged batteries for big jobs. Some battery-powered mowers have foldable handles which increases portability. When cutting back vegetation with power tools, use caution working near the roof's parapet—a line trimmer can throw debris over the side of the building.

Carry a mobile phone at all times. You will need it if you are accidentally locked out on the roof. It is also important to document your maintenance efforts with digital photography. Try to capture images of the entire vegetative roof assembly each visit, as well as any potential problems like damage or trash from other trades. Organize pictures in project folders so you can quickly find evidence of past work for clients. If a green roof looks exceptionally vibrant, high-quality images taken with a DSLR camera can be used for marketing purposes. It is also smart to take closeup images of flowers to help with plant identification. A tremendous web resource for species information is illinoiswildflowers.net and iNaturalist is a mobile app that can be helpful in the field, especially for weed identification. Record a maintenance log for each visit, even if your maintenance obligations are not long-term. If any warranty claims are made, proof of maintenance activities may be required. If the plant material was full of weeds at installation, the only way to prove it is with thorough documentation.

Occasionally wildlife will cause some damage to the green roof plants. Canada geese may build nests and pigeons may eat just-sown seed. Rarely do these conflicts require intervention, but they may be alleviated by securely installing an owl or coyote decoy in or near the green roof as a deterrent. That said, if wildlife is using the vegetation as habitat or a food source, it indicates that the

project is successfully providing ecosystem services along with all the other green roof benefits. Clients are typically willing to trade off some aesthetic ideal for altruism—tell them that their green roof is a big birdfeeder, and they are helping to solve the biodiversity crisis. If you can convince ownership that their vegetative roof assembly is an asset rather than just another expense, everyone wins.

- Ladders aren't just for getting on the roof. Sometimes valves are in hard-to-reach places and a foldable ladder can be used as an A-frame.
- Prepare for odd plumbing connections by keeping a kit of fittings to allow easy garden hose access to water lines.
- It may be easier to climb a ladder to access a roof than to bring equipment through a residential unit.
- Two five-gallon buckets can be tied together at the handles for hoisting.
- Tie-in points may be below pavers. Bring a paver grabber and use a map from the construction documents to locate tie-ins quickly.
- Carry all tools and debris securely. Unexpected wind gusts can turn tools into projectiles.
- Owl decoys may help prevent unwanted birds from nesting. 🦉



Omni Image: Compressor to hose fittings



Omni Image: Ladder + rope hoist



Omni Image: Tie-in under pavers



Omni Image: Debris carryout



Omni Image: Owls

Michael Bukka Davenport is the Director of Technical Support for CRCA Associate Member, Omni Ecosystems and has over 30 years of professional horticulture experience. Born in California and raised in New Jersey, he has gardened almost everywhere in between, from rural Oregon to New York's Central Park. Formerly the Curator of Horticulture at Chicago's Lincoln Park Zoo and Director of Horticulture at Fairchild Tropical Botanic Garden in Miami, Davenport led Omni's green roof maintenance efforts for six years.

For more info, contact mdavenport@omniecosystems.com. Green Roof Maintenance Guidelines and other product data can be found at <https://www.omniecosystems.com/omni-infinity-media-instructions-and-specifications> webpage.

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1099-NEC Reporting Threshold Update

With the recent passage of the One Big Beautiful Bill Act (OBBBA), there are several changes that affect business owners. One highlight to note is the higher reporting threshold for 1099s.

For decades, the IRS has required that businesses file Form 1099-NEC (previously 1099-MISC) for payments made to independent contractors that exceed \$600 in a calendar year. These include payments for rent, to attorneys and other independent contractors. This threshold amount has remained unchanged since the 1950s!


Beginning in 2026, the reporting threshold for certain business payments increases from \$600 to \$2,000, with inflation adjustments starting in 2027.

Under the OBBBA, the threshold increases to \$2,000, meaning:

- Fewer 1099s will need to be issued and filed.
- There will be reduced paperwork and administrative overhead for small businesses.
- There will be better alignment with inflation and modern economic realities.

Certain deadlines must be met. A Form 1099-NEC must be filed with the IRS by January 31 of the year following the year in which a payment was made. A copy must be sent to the recipient by the same January 31 deadline.

Contact your tax professional to learn more about these and other updates that affect your business with the OBBA passage.



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OSHA provides Workplace Safety Reminders that cover a variety of topics important for roofing professionals, the supply / manufacturing industry and the workforce. To learn more, visit <https://www.osha.gov/#moreRemindersModal> and sign up to receive reminders.



OSHA—Workplace Stress

Did you know?

- Nearly one in five US adults live with a mental illness².
 - Workplace stress has been reported to cause 120,000 deaths in the US each year³.
 - Approximately 65% of U.S. workers surveyed have characterized work as being a very significant or somewhat significant source of stress in each year from 2019-2021⁴.
 - 83% of US workers suffer from work-related stress and 54% of workers report that work stress affects their home life⁵.
 - For every \$1 spent on ordinary mental health concerns, employers see a \$4 return in productivity gains
- ¹Centers for Disease Control and Prevention. (July 2018). *Mental Health in the Workplace*.
 - ² National Institute of Mental Health. (January 2022). *Mental Illness*.
 - ³ Goh, J., Pfeffer, J., & Zenios, S. A. (2015). The relationship between workplace stressors and mortality and health costs in the United States. *Management Science*, 62(2), 608-628.
 - ⁴ American Psychological Organization. (October 2021). *Stress in America: Stress and decision-making during the pandemic*.
 - ⁵ The World Health Organization (2022). *Mental health in the workplace*.

Overview

Stress can be harmful to our health and increase mental health challenges. Mental health challenges can include clinical mental illness and substance use disorders as well as other emotions like stress, grief, feeling sad and anxious, where these feelings are temporary and not part of a diagnosable condition. While there are many things in life that induce stress, work can be one of those factors. However, workplaces can also be a key place for resources, solutions, and activities designed to improve our mental health and well-being.

Workplace stress and poor mental health can negatively affect workers through¹:

- Job performance
- Productivity
- Work engagement and communication
- Physical capability and daily functioning

Understanding the Problem

Loneliness. Isolation. Uncertainty. Grief. Fear. Stress can increase these and other mental health challenges and can be harmful to our health. The amount and type of stress experienced varies from person to person due to many factors, including those experienced at work.

While there are many things in life that induce stress, work can be one of those factors. Workplace stress and poor mental health can negatively affect workers through their job performance and productivity, as well as with their engagement with others at work. It can also impact worker physical health, given that stress can be a risk factor for various cardiovascular diseases. However, workplaces can also be a key place for resources, solutions, and activities designed to improve our mental health and well-being.

Work has always presented various stress. Workers are constantly dealing with new stressors introduced to the workplace, and in some instances, these stressors have amplified other issues at work. More than 80% of US workers¹ have reported experiencing

workplace stress, and more than 50% believe their stress related to work impacts their life at home.

Workplace stressors may include:

- Concerns about job security (e.g., potential lay-offs, reductions in assigned hours).
- Lack of access to the tools and equipment needed to perform work safely.
- Fear of employer retaliation
- Facing confrontation from customers, patients, co-workers, supervisors, or employers.
- Adapting to new or different workspace and schedule or work rules.
- Having to learn new or different tasks or take on more responsibilities.
- Having to work more frequent or extended shifts or being unable to take adequate breaks.
- Physically demanding work.
- Learning new communication tools and dealing with technical difficulties.
- Blurring of work-life boundaries, making it hard for workers to disconnect from the office.
- Finding ways to work while simultaneously caring for children including overseeing online schooling or juggling other caregiving responsibilities while trying to work, such as caring for sick, elderly, or disabled household members.
- Concerns about work performance and productivity.

These, and many other, work-related stressors can take a toll on a person's sense of well-being and negatively impact their mental health. For some, these stressors can contribute to serious problems, such as the development or exacerbation of mental health challenges (e.g., anxiety disorder, depression disorder or substance use disorders.) Psychologists and psychiatrists are sounding the alarm about a mental health crisis forming, and data supporting their concerns have started to emerge. As one example, survey results from the Centers for Disease Control and Prevention (CDC)² suggest that about 40 percent of U.S. adults were experiencing negative mental or behavioral health effects in June 2020, including symptoms of anxiety disorder or depressive disorder, trauma-related symptoms, new or increased substance use, or suicidal thoughts. An article published by the National Safety Council in August 2020³ detailing a spike in opioid overdoses further highlights the need for more mental health resources.

Because of the many potential stressors workers may be experiencing, a comprehensive approach is needed to address stressors throughout the community, and employers can be part of the solution. More than 85% of employees surveyed in 2021 by the American Psychological Association⁴ reported that actions from their employer would help their mental health. The goal is to find ways to alleviate or remove stressors in the workplace to the greatest extent possible, build coping and resiliency supports, and ensure that people who need help know where to turn. This toolkit offers resources and tips that employers, workers, and co-workers can use to support each other. Unions and worker organizations can also use these resources to support worker mental health.

Guidance and Tips for Employers


Workplaces can have many stressors. Issues in the workplace can exacerbate the risk of experiencing mental health challenges. Combined, these stressors can make it more difficult for workers to get their tasks done; threaten their productivity, happiness, and well-being; and lead to burnout. Because of the many potential stressors employees may be experiencing, a comprehensive approach is needed to address stressors throughout the community, and employers can be part of the solution. More than 85% of employees surveyed in 2021 by the American Psychological Association⁵ reported that actions from their employer would help their mental health.

The goal is to find ways to alleviate or remove stressors in the workplace to the greatest extent possible, build coping and resiliency supports, and ensure that people who need help know where to turn. Reducing workplace stress benefits everyone across an organization. It can improve morale and lead to increased productivity and better focus, fewer workplace injuries, fewer sick days, and improved physical health (e.g., lower blood pressure, stronger immune system). All these factors can also lead to reduced turnover among an employer's workforce.

In fact, the World Health Organization⁶ estimate that for every dollar U.S. employers spend treating common mental health issues, they receive a return of \$4 in improved health and productivity. Employers can make a difference when it comes to helping their staff manage stress. Key things they can do include:

- **Be aware** and acknowledge that people can carry an emotional load that is unique to their own circumstances. They may be experiencing heightened levels of loneliness, isolation, uncertainty, grief, and stress; and some may face additional demands, such as parents caring for children or elderly household members; and those with existing mental health or substance use challenges.
- **Identify factors are making it harder for workers to get their jobs done** and determine if adjustments can be made.
- **Show empathy.** Ensure workers that 1) they are not alone, 2) their employer understands the stress they are under, 3) there is no shame in feeling anxious, and 4) asking for help is important. Employers can reassure employees they are open and receptive to discussions about employees' work stress, by creating a safe and trustworthy space.
- **Provide access** to coping and resiliency resources, workplace and leave flexibilities without penalty, or other supportive networks and services. Research from the American

Psychological Association suggests 50 % of employees find that a lack of paid time off or sick leave has a negative impact on stress levels at work.

To learn more about guidance and tip for employers, training resources and other outreach materials, visit <https://www.osha.gov/workplace-stress>. 

Endnotes

1. <https://www.stress.org/workplace-stress/>
2. <https://www.cdc.gov/mmwr/volumes/69/wr/mm6932a1.htm>
3. <https://www.nsc.org/safety-first-blog/an-epidemic-during-a-pandemic>
4. <https://www.apa.org/pubs/reports/work-well-being/compounding-pressure-2021>
5. <https://www.apa.org/pubs/reports/work-well-being/compounding-pressure-2021>
6. <https://www.who.int/teams/mental-health-and-substance-use/promotion-prevention/mental-health-in-the-workplace>



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By CRCA Staff

CRCA Emerging Leader Event a Success!

CRCA's Emerging Leaders Committee facilitated a networking event at Schaumburg's Top Golf in May. The events sponsors included Anderson & Shah Roofing, APOC/ICP Group, Columbia Green Technologies, Geocel/Kool Seal, and Liftoff Crane Service LLC. This annual event always draws a good crowd! CRCA thanks Hunter Panels for the raffle prize of Maine Lobsters!



CRCA Photo

CRCA Foundation Awards Scholarships

Long known for recognizing college-bound high school seniors, CRCA, through the CRCA Foundation awarded \$40,000 at the June 18th event at Morton Arboretum. While dealing with a bit of rain, it was a great night to recognize all these future leaders!



2025 Scholarship Recipients - CRCA Photo

CRCA Recipients

- Dev Sharma
- Gage Zeigler

Chicagoland Roofing Council Recipients

- Alejandro Garcia
- Karla Romano
- Ryleigh Lafferty
- Vanessa Valdez
- Tyler Plank
- Bryce Wormley

CRCA Member Recipients

- Nicholas Gillam—Industrial Cork Company, Inc.
- Olivia Vitacco—JJ Superior Metal, Inc.

Congratulations to all recipients and a special thanks to the CRCA / CRC Scholarship Committee volunteers who pour through countless pages of applications during the process!

"Fore" for the CRCA Golf Outing!

CRCA has sponsored an Industry Golf Outing at Silver Lake Country Club for over 30 years. This event draws contractors and associates from all over the country to gather and talk roofing, network and also a bit of golf. Typically a sold-out event, this year was no exception. CRCA thanks the over 35 sponsors and the hard-working program committee who make this event happen.

The Program Committee includes long-time chairs of Mike McMillin and Tony Roque as well as committee members: Matthew Adler, Greg Dedic, Jeff DeJong, Mike Dobersch, Mark Duffy, Joe Kauffmann, Noel Prudent, Ryan Schultz and Randy Zaleski.



2025 CRCA Program Committee (Missing from photo—Joe Kauffmann, Ryan Schultz, Randy Zaleski)

To see more photos from this year's event, visit: <https://www.crca.org/Events/Event-Photos/2025-Event-Photos>

Steep & Shingle Presentation

A great big thanks to CRCA Steep and Shingle Committee members, Kevin Filotto and Marge Biggs for presenting "Roofing Essentials: Materials and Contractor Tips" in August at the Schaumburg Public Library. They did a great job representing CRCA and the industry!

CRCA's Gone to the Dogs!



Over 150 CRCA members and families gathered in Rosemont in late August for a Chicago Dogs Family Event. This family-filled

event is all a popular one with CRCA Members as it provides a relaxed venue to network and also spend time with families. A great big thanks to ABC Supply for sponsoring the event.

Upcoming 2025 Events—Visit CRCA.Org for More Information!

- CRCA CWIR Hands-On Training on Systems 101 and Hand Tools—September 25, GAF, Downers Grove
- CRCA Casino Night, sponsored by CRCA Membership Committee—October 9, Marriott, Schaumburg
- CRCA CWIR Feed My Starving Children Event, October 23, Schaumburg
- CRCA New Member Meet & Greet—November 11, Virtual
- CRCA Membership Meeting & Lunch—November 18, Maggiano's Oak Brook
- CRCA Annual Awards Dinner—December 5, Marriott Southwest, Burr Ridge
- 2026 CRCA Trade Show & Seminars—January 14-16, Drury Lane, Oakbrook Terrace

CRCA Wellness Award Looking for Submissions

CRCA is requesting submissions for the 2025 Wellness Award from Associate and Contractor Members. This prestigious award is determined by the CRCA Health & Safety Committee and awarded to an associate or contractor company that demonstrates how they create a safer place to work by addressing physical, mental, and emotional health within their organization. Previous recipients include Korellis Roofing and Richards Building Supply. Deadline to submit is October 1, 2025. Contact info@crca.org to learn more.

CRCA Member News

USG Celebrates Securock Anniversary

On May 1, 2025, USG Corporation celebrated the 20th anniversary of Securock® Brand Roof Boards. Since its introduction, Securock® Brand has evolved into a trusted and comprehensive building envelope portfolio.

"When we launched Securock® Brand Gypsum-Fiber Roof Board in 2005, we set out to solve real-world challenges in roofing—durability, moisture resistance and severe weather protection," said Anson Johnson, Vice President, Gypsum Materials, USG Corporation. "Twenty years later, we're proud that Securock® Brand continues to deliver and exceed those promises."

Sika Awards Announced

Sika Roofing and Waterproofing recently announced the Projects of the Year competition that recognized 2024 outstanding achievement by approved applicator network in the areas of design, application, and installation. This event is competitive and contractors submit entries in four categories: Low Slope—New Construction, Low Slope—Re-Roofing, Steep Slope, and Waterproofing.

This year's recipients include:

- **Olsson Roofing** - Sonder Hotel, Chicago. This 60-story mixed-use tower at 446 E. Ontario Street in Chicago's Streeterville neighborhood recently underwent a major renovation, converting 100,000 square feet of vacant office space into 101 hotel rooms. Olsson installed the new courtyard waterproofing system for the new courtyard.
- **Bennett & Brosseau** - The Foundry Luxury Apartments, Kingsbury St., Chicago is a 27-story residential tower, featuring Chicago's first two-story rooftop amenity and pool deck. B&B completed the waterproofing using Hydrotech® Monolithic Membrane 6125® (MM 6125®), to provide a seamless barrier on multiple project levels.

New CRCA Member Contacts!

Note the following new CRCA contacts and reach out to them and introduce yourself or if product knowledge is needed. Does your company have any new faces? Send their info to info@crca.org today!

Architectural Building Solutions

- **Trevor Carlson**—Sales Representative—trevor@absreps.com
- **Cecilia Cintora**—Customer Service/Inside Sales Representative—cecilia@absreps.com
- **Isreal Villanueva**—Sales Representative—isreal@absreps.com

Performance Roof Systems—a SOPREMA Group Company

- **Vasili Korovilas**—Sales Representative—vkorovilas@performancerooftsystems.us

Malarkey Donates 500th Roof

In early August, Malarkey Roofing Products reported the donation of its 500th roof to the Central Oklahoma Habitat for Humanity. Dale Rushing, President: "It always makes me very proud to see a freshly installed Malarkey roof, of course, but this one - our 500th with the Central Oklahoma Habitat for Humanity - is especially heartwarming because of our team's connection to the cause."

To learn more, contact Bobby Lambrix at malarkey.mediacontact@amrize.com.



A.C.T. Photos

A.C.T. Gives Back to the Community

To help feed those in need, A.C.T. Metal Deck Supply's staff gathered on June 19th at the Northern Illinois Food Bank in Geneva. Together, they packed 5,712 pounds of food to help provide over 4,700 meals in Northern Illinois. Visit <https://www.feedingamerica.org/> for additional information.

Johns Manville Contractor Awards Announced



The annual top-tier Johns-Manville awards were recently announced for 2025. Congratulations to the following CRCA Contractor Members!

5280 Council

- All American Exterior Solutions—Lake Zurich, IL

Pinnacle Council

- Care Sheet Metal & Roofing, Inc.—Brookfield, IL
- Complete Building Maintenance—Lombard, IL
- Local Roofing Co., Inc.—Gurnee, IL
- Olsson Roofing Company—Aurora, IL

Summit Council

- Active Roofing Company—Chicago, IL
- Elens & Maichin Roofing & Sheet Metal, Inc.—Joliet, IL
- Roofing Solutions, LLC—Hickory Hills, IL

Lakefront School Supply Drive

Thanks to Lakefront Roofing & Siding Supply for hosting the recent 3rd annual Back to School Event. With donations from Lakefront, CRCA Members and others, school backpacks were filled for 110 children plus Christmas gifts were wrapped for adults served by the Cornerstone Community Outreach, an organization that provides shelter and services for homeless individuals and families in the community.

Save the Date!



The 2026 CRCA Trade Show and Seminars will be held January 14-16, 2026 at the Drury Lane Conference Center, Oakbrook Terrace, IL. This

informative annual event offers resources for contractors, consultants, specifiers, code officials and others to develop top level practices. This knowledge ultimately provides building owners and managers the best roofing, waterproofing, insulation, and air barrier installations that can be found.

Don't miss the FREE Continuing Education

Credits—offered during each day's sessions. Watch for event and attendee registration information at CRCA.org later this fall. 📅



Photo Credit:
Marco Calderon Photography Inc.

The Fahy Commons Building at Muhlenberg College
Allentown, PA
2" Field-Lok in Sandstone
Architect: ReVision Architecture
Contractor: Whiting-Turner
Installer: Alan Kunsman Roofing & Siding, Inc.

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{ Fahy Commons is the first building in the world to reach the ambitious goal of Living Building Challenge (LBC) Core Ready certification! }



Meet Jenn Simchick, our new product representative!

Jenn is passionate about building strong relationships and helping our clients succeed. Ready to start your next project? Give her a call at 312-965-9876 - she's here to help!

Allentown, PA | Mesa, AZ | University Park, IL | Elkton, MD | www.atas.com | 800.468.1441

CRCA Contractor Members

The Contractor Members of the Chicago Roofing Contractor Association install all types of roofs, including reflective single ply, modified bitumen, built up, gravel, reflective coatings, shingle, shake, slate and tile, vegetative garden or photovoltaic coverings. From formation following the Great Chicago Fire of 1871, CRCA Members have moved with the times and technology, yet continue to maintain some of the same goals set forth over 140 years ago. To find a CRCA Professional Contractor, visit www.CRCA.org.

1st Home Improvement.....(847) 496-5530
A&E Roofing & Siding.....(630) 264-1553
A.P.E.K. INCORPORATED.....(815) 774-0900
A+ Roofing Co., Inc.....(630) 227-1111
A-1 Roofing Co.....(847) 952-3600
Active Roofing LLC.....(773) 238-0338
Adams Roofing Professionals, Inc.....(847) 364-7663
Adler Roofing and Sheet Metal, Inc.....(815) 773-1200
Advanced Roofing & Woodworking Inc.....(630) 231-7663
Advocate Construction, Inc.....(314) 391-9835
Aegis Construction Group, Inc.....(630) 709-8121
Air Pressure Damp Proofing.....(847) 394-4100
All American Exterior Solutions.....(847) 438-4131
All Sealants, Inc.....(708) 720-0777
Allendorfer Roofing Co., Ltd.....(773) 463-7808
Anderson & Shah Roofing Inc.....(815) 741-0909
Anthony Roofing Tecta America LLC.....(630) 898-4444
Apex Exteriors, Inc.....(847) 531-8960
Bennett & Brosseau Roofing, Inc.....(630) 759-0009
BP Roofing Solutions, LLC.....(815) 885-8326
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Champion Roofing, Inc.....(847) 673-7663
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Complete Building Maintenance Co.....(630) 932-7890
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Windows, Inc.....(847) 221-5600
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Crawford Roofing Experts, LLC.....(708) 385-5555
Crowther Roofing &
Sheet Metal & HVAC.....(815) 726-2400
CSR Roofing Contractors, Inc.....(708) 848-9119
Culture Construction And Consulting LLC.....(234) 285-8873
Custom Roofing Contracting LTD.....(847) 639-8400
Dardon Construction Inc.....(866) 327-3661
DCG Roofing Solutions Inc.....(847) 296-6611
Deady Roofing & Construction, Inc.....(708) 672-0874
Distinctive Roofing, Inc.....(815) 986-0831
Domain Corporation.....(773) 628-0001
DRC Roofing & Construction.....(630) 412-1188
Driscoll Renovations, Inc.....(630) 628-7800
DuSable Construction Co.....(773) 463-9290

Dynamic Exteriors 10, Inc.....(773) 954-6034
E. Ariel Roofing Solutions LLC.....(224) 357-8745
Elens & Maichin Roofing &
Sheet Metal, Inc.....(815) 727-2689
F & G Roofing Company, LLC.....(708) 597-5338
Feze Roofing, Inc.....(630) 530-5944
Filotto Roofing, Inc.....(815) 740-5461
Foremost Improvements Inc.....(847) 376-8617
Four Elements Restoration.....(866) 848-9337
Freeport Industrial Roofing.....(815) 235-5350
GC Roofing LLC.....(773) 766-3421
Global Exterior Experts.....(877) 455-4562
Gluth Brothers Roofing Co.....(219) 844-5536
Great Lakes Roofing.....(708) 862-1550
H.C. Anderson Roofing Company, Inc.....(815) 624-4129
Happy Roofing.....(630) 234-8331
Henson Robinson Company.....(217) 544-8451
Huuso.....(630) 200-1419
J. P. Larsen, Inc.....(708) 293-7662
Jerry & Sons Roofing &
Remodeling, Inc.....(708) 926-9150
Jones & Cleary Roofing /
Sheet Metal Co., Inc.....(773) 288-6464 x23

KBC Exteriors LLC.....(708) 497-3737
Knickerbocker Roofing &
Paving Co., Inc.....(708) 339-7260
Korellis.....(219) 844-1400
Kreiling Roofing.....(309) 673-3649
L. Marshall Roofing &
Sheet Metal, Inc.....(847) 724-5400
Langlois Roofing, Inc.....(815) 933-8040
Licitra Roofing Inc.....(708) 485-4848
Lindholm Roofing.....(773) 283-7675
Local Roofing Co., Inc.....(847) 244-0500
M&T Exteriors Inc.....(331) 240-2911
M. Cannon Roofing Company, LLC.....(847) 519-0698
M. W. Powell Company.....(773) 247-7438
Malcor Roofing of Illinois, Inc.....(630) 896-6479
Matthews Roofing Company, Inc.....(773) 276-4100
McDermaid Roofing &
Insulating Company.....(815) 963-8458
Metalmaster Roofmaster.....(815) 459-6415
MidAmerica Roofing, Inc.....(630) 759-7500
Mortenson Roofing Co., Inc.....(815) 464-7300
MTS Contractor Services Inc.....(630) 994-0033
NIR Roof Care, Inc.....(800) 221-ROOF



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 Pine Roofing Company (773) 539-9595
 Pine Waterproofing & Sealants (847) 678-5700
 Prate Roofing & Installations LLC (847) 526-6402
 Preservation Services, Inc. (815) 407-1950
 Pro-Tech Roofing, Inc. (847) 759-1970
 Prusak Construction & Roofing, Inc. (708) 422-2624
 R. B. Crowther Company (815) 942-6623
 Raincoat Roofing Systems, Inc. (708) 681-5757
 Rako Roofing Inc. (773) 780-5482
 Reliable Roofing (888) 279-7663
 Relianz Restorations Co. (847) 447-3511
 Renaissance Roofing, Inc. (815) 547-1725
 Riddiford Roofing Company (847) 378-6024

Ridgeworth Roofing Co., Inc. (708) 598-0039
 Roof Worx Exteriors (630) 634-7600
 Roofing Systems, Inc. (815) 654-9540
 Roofs, Inc. (708) 447-9300
 Sager Sealant Corporation (708) 354-9300
 Seal Tight Exteriors, Inc. (708) 755-3555
 Showalter Roofing Service Inc. (630) 499-7700
 SMART Roofing, Inc. (773) 992-5100
 Solaris Roofing Solutions, Inc. (630) 639-5400
 Sombreros Roofing, LLC (815) 766-4613
 South Shore Roofing of Illinois, Inc. (708) 620-8130
 Sta-Dry Roofing (770) 849-0079
 STAR Roofing & Siding Co. Inc. (773) 588-6550
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 a Tecta America Company (815) 626-7744
 Stewart Roofing Company (773) 264-1754
 Style Exteriors Inc. (847) 865-3069

Sullivan Roofing Inc. (847) 908-1000
 TAR Roofing Inc. (630) 422-1589
 Tecta America Illinois Roofing (630) 554-2200
 Tidwell Roofing & Sheet Metal (847) 437-2710
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 Weatherguard Roofing Co. (847) 888-3008
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CRCA Associate Members

The Associate Members of the Chicago Roofing Contractors Association are a vital part of the association and actively support the activities. Besides their generosity, they are represented on the CRCA Board of Directors, Co-Chair the Membership and Trade Show Committees and serve on the Health & Safety, Contracts & Insurance, Industry Affairs, Program and Scholarship Committees.

4C's Spray Equipment Rental	(717) 245-2711	Capstone Materials Group LLC	(847) 722-6652	Garza Roofing Equipment and Supply	(630) 229-4440
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A.C.T. Metal Deck Supply	(630) 978-7800	Castle Metal Products	(847) 806-4540	Georgia-Pacific Gypsum LLC	(317) 608-8921
AAAdvanced Building Products	(312) 835-5543	Cedar Shake & Shingle Bureau	(604) 820-7700	Gibraltar Building Accessories	(800) 527-1924
ABC Supply Company, Inc.		CertainTeed Roofing Products	(630) 605-9237	Giuffre Midwest LLC	(708) 656-9200
Alsip	(708) 224-3418	CHEM LINK Inc.	(330) 334-0066, x2237	Greenlight Solar Energy Solutions	(630) 785-0031
Addison	(630) 932-6653	Chicago Metal Supply & Fabrication	(773) 227-6200	Gulfeagle Supply	(630) 773-0997
Aurora	(630) 844-1700	Chris Industries Inc.	(847) 729-9292	Gutter Supply	(847) 283-0006
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Elgin	(847) 628-6048	CNA Insurance	(412) 860-3528	Roofing Products Group	(517) 841-7000
Gurnee	(847) 360-8094	Columbia Green Technologies	(503) 327-8723	Hapco Inc.	(800) 345-9353
Manteno	(815) 468-7041	Comprehensive Roofing Solutions Inc.	(815) 498-9485	Hendrick Phillips Salzman & Siegel, PC	(404) 522-1410
Niles	(847) 588-0935	ComStruct Sales, LLC	(847) 922-3520	Henry/Carlisle	(773) 412-9022
Wauconda	(847) 487-7810	Continental Materials, Inc.	(973) 557-1884	Hines Supply	(224) 244-3611
West Chicago	(630) 293-1222	Contractors Express, inc.	(630) 655-1795	HLP Systems, Inc.	(847) 362-0777
Acrisure	(816) 695-1306	Cordeck	(262) 857-3000	Houseworks Daylighting Solutions, LLC	(847) 729-0255
Active Ventilation Products Inc.	(845) 565-7770	Cutco Gifting	(847) 814-3703	Hunter Panels	(888) 746-1114
Adams and Reese LLP	(813) 227-5501	Dataforma, Inc.	(866) 764-9992	IB Roof Systems	(800) 426-1626
Adroit Marketing, Inc.	(630) 885-5447	DaVinci Roofscapes	(800) 328-4624	ICP Building Solutions Group	(330) 753-4585
ADVANCED Architectural		Disposal Alternatives	(617) 975-2000	IKO Industries Inc.	(312) 576-5243
Sheet Metal & Supply	(231) 861-0050	Division 7-23 Group LLC	(414) 322-9159	Industrial Cork Company, Inc.	(630) 832-2803
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All Weather Products, inc.	(630) 655-3555	DSP Insurance Services, Inc.	(847) 934-6100	INSULFOAM	(402) 624-6611
Alloy Architectural Solutions	(847) 296-6611	Duravent Group	(800) 835-4429	International Leak Detection, LLC	(866) 282-LEAK (5325)
Another Plumbing Company	(815) 475-5988	Duro-Last Roofing, Inc. (Chicago)	(815) 674-5399	IR Analyzers	(800) 879-1964
Architectural Building Solutions, Inc.	(630) 402-9988	Eagleview-Pictometry	(866) 659-8439, x5561	JJ Superior Metal, Inc.	(708) 544-3757
Assured Partners Inc.	(630) 355-2077	East Lake Metals LLC	(219) 655-5526	Jobba Trade Technologies	(855) 633-3327
ATAS International, Inc.	(610) 395-8445	Economy Disposal Service LLC	(847) 776-1500	Johns Manville Roofing Systems	(224) 325-2524
Atlas Roofing Corporation	(800) 677-1476	EcoStar LLC	(800) 211-7170	Karnak Corporation	(732) 388-0300
Barge Terminal Trucking, Inc.	(630) 499-5565	Elevate, Holcim Bldg. Envelope Div.	(800) 428-4442	Kemper System	(716) 558-2971
Berridge Manufacturing Company	(630) 326-9444	Estimating Edge, LLC	(844) 334-3378, x148	Lakefront Roofing Supply	(773) 509-0400
Big Rock Supply	(630) 350-2300	Everest Systems LLC	(800) 575-8966	Leister Technologies	(630) 760-1000
Bird Ladder & Equipment	(773) 726-0155	Exceptional Metals	(888) 340-7169	Liftoff Crane Services LLC	(630) 800-6639
Bitec, Inc.	(501) 354-8585	FAKRO America, LLC	(630) 543-1010	LiveRoof, LLC	(800) 875-1392
Bitumar USA Inc.	(410) 610-5953	FiberTite Roof Systems	(708) 935-6011	Lomanco, Inc.	(800) 643-5596
Blue Ridge Fiberboard, Inc.	(866) 850-8834	Flameproof Companies	(630) 859-0009	LRS	(844) 633-3577
Bone Roofing Supply, Inc.	(630) 628-8170	FlashCo.	(707) 824-4448	Lurvey Supply	(262) 479-8369
Brava Roof Tile	(844) 290-4196	Flex Membrane International Corp.	(610) 916-9500	MACK Construction Services, LLC	(773) 525-3411
Brown & Brown Inc.	(630) 245-4600	Gaco Western	(262) 951-0237	Mac-Tech	(414) 486-9700
C.R. Leonard Plumbing & Heating, Inc.	(815) 744-0791	GAF Materials Corporation	(630) 241 5372	Malarkey Roofing Products	(800) 545-1191
Caber Hill Advisors	(312) 618-0715	Garlock Chicago	(630) 521-9645	Marathon Roofing Products/	
Capital One	(312) 550-2742	Garth Building Products & Services Corp.	(708) 564-5137	MRP Supports, LLC	(800) 828-8424

CRCA Associate Members

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NPC Colored Sealants	(708) 681-1040
NSS Skylights	(708) 385-5815
OMG Building Products LLC	(800) 633-3800
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Oak Forest	(708) 802-6123
Rockford	(779) 368-2264
Warrenville	(630) 326-4711
Wauconda	(847) 416-3202
R.M. Lucas Company	(813) 789-7893
Raptor Synthetic Underlayments	(317) 202-8200
Readyslate	(866) 339-2038
RestoreWorks Masonry Restoration	(219) 924-9700
Richards Building Supply Company	
Corporate	(773) 586-7777
Calumet City	(708) 891-2211
Chicago/Belmont Ave.	(773) 499-7177
Joliet	(815) 725-2458
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Rockwool	(855) 876-3755
Roofing REV Marketing	(773) 680-6952
Roofivent, LLC	(708) 618-9525
RP Rents	(800) 732-2490
Rugged Coatings	(205) 440-4996
Runnion Equipment Company	(708) 447-3169
S.J. Mallein & Associates	(630) 570-0301
Safety Check, Inc.	(815) 475-9991
SBC Waste Solutions Inc.	(312) 522-1115
Schwab Group LLC	(630) 326-9444
Sentry Building Innovations	(503) 575-9025

Service First Solutions	(469) 496-0055
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Sika Sarnafil	(800) 532-5123 x7222
Siplast	(800) 922-8800
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Joliet	(815) 600-8886
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Suman Building Group	(708) 635-9928
Sustainable Building Components	(815) 641-0634
Swanson, Martin & Bell, LLP	(312) 321-9100
Terial	(857) 231-2816
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Triangle Fastener Corporation	(800) 486-1832
TRUFAST	(800) 443-9602
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United States Gypsum	(773) 213-6192
USI Insurance Services	(716) 314-2005
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VaproShield	(253) 851-8286
VB Synthetics	(312) 664-3810
VELUX America LLC	(864) 941-4770
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Versico	(800) 992-7663
VFC Lightning Protection	(801) 292-2956
W. R. Meadows, Inc.	(847) 214-2100
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MTech Roofing Solutions LLC	(630) 777-8024
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Raths, Raths and Johnson, Inc.	(630) 325-6160
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