

Vendor 2 - WR - Non TPO And TPO Option Included (Thermoplastic Olefin) - Summary

RFP #0004 - Roofing - Pacific Villas - 4550 Shelley Court, Stockton, CA 95207

Specialization:

- Roofing services

Estimate Details:

- Listed Below

Exclusions:

- Wood not listed, plumbing, mechanical, electrical, structural, waterproofing, and all other specification sections unless listed above
- Responsibility for mold or any organic growth in or on the building
- Cost of bonds
- Satellite Dish recalibration
- Light Ponding Water for under 72 hours
- Solar Reconnecting or Recommission
- Dry Rot Repairs until approved for the homeowner or property manager

Standard Conditions:

- The proposal includes insurance coverage for workers' compensation, disability, automobile liability, and general liability.
- No special conditions are noted.

Terms and Conditions:

- Payment is based on monthly progress, with full payment due upon completion
- Interest accrues after 30 days at 1.5% per month
- Non-payment may result in termination and legal proceedings
- Additional charges for deviations and extra labor are billed on a time and material basis

Warranty:

- Upon completion and final payment, a 10-year contractor's warranty is provided
- Manufacturer guarantees for materials are also applicable

Miscellaneous:

- The owner and/or contractor are responsible for the building's structural suitability, permits, and insurance. Acts of God are not the contractor's responsibility.
- Access to the job site is permitted, and final payment constitutes a waiver of claims.
- Disputes are subject to arbitration, and the prevailing party may recover costs.

Additional Charges:

- Addition or deviation from the specifications described

- Damage to the work by others
- Temporary protection of the building not originally included
- Premature notice to start work causing unnecessary trips
- Trips back to the job to repair openings created after work is complete
- Labor required to be done outside of normal business hours

Category	Information
Business Hours	Construction hours are between 8:00 a.m. to 5:00 p.m. Additional charges will be assessed for work done after hours or on weekends.
Work Postponement	Work may be postponed in unfavorable weather conditions. Buyer may request work in less advantageous conditions, but additional charges may apply, and warranty coverage may be affected.
Safety	<u>Seller</u> reserves the right to organize the work site for safety purposes. Buyer must ensure that the structure or surface is safe and suitable for the work.
Job Site Conditions	<u>Buyer</u> is responsible for providing water and electrical power. Buyer is also responsible for any necessary modifications or upgrades to equipment or substandard conditions, unless included in the scope of work.
Provision of Water and Power	Buyer is responsible for providing water and electrical power at no charge.
Modification of Equipment or Substandard Conditions	Buyer is responsible for any necessary modifications, reconfigurations, or repairs to equipment or substandard conditions, unless specifically included in the scope of work.
Protection of Building Surfaces	Seller will protect surfaces immediately adjacent to the work area, but Buyer is responsible for protecting all other surfaces and personal property.
Time and Materials Billing	If time and materials work is necessary, repair technicians will be provided at standard rates. Materials will be charged at retail rates.
Payment	50% of the payment is due upon the start of work, and the remaining balance is due upon completion. Failure to pay may result in legal consequences.
Warranty	Provides a 10-year workmanship warranty. Any materials warranties are provided by the manufacturer(s).
Disputes and Arbitration	Any disputes will be resolved through binding arbitration under the Construction Rules of the American Arbitration Association.
Attorney's Fees	The prevailing party in a legal dispute is entitled to all costs, including attorney's fees and costs of action.
Acceptance	By accepting the proposed work, the buyer agrees to all terms and conditions stated in the contract.
Insurance Coverage	No information provided in the given text.
Exclusions	Skylight replacement and certain corrections or damages are not included in the scope of work.
Additional Charges	Additional work not specified in the scope of work will incur extra charges.

Price differences for each roof:

Please note that the base option represents the cost without removing the existing built-up cap sheet roofing system, while the option includes the additional cost of removing and replacing the existing system.

Building	Option	Description	Cost
Building A	Base	Remove existing shingles on interior parapet walls.	\$24,224.00
	Option	Remove existing built-up cap sheet roofing system, <u>clean</u> and dispose of all related debris.	\$46,000.00
Building B	Base	-	\$39,088.40
	Option	Remove existing built-up cap sheet roofing system, <u>clean</u> and dispose of all related debris.	\$84,000.00
Building C	Base	Remove existing shingles on interior parapet walls.	\$33,384.14
	Option	Remove existing built-up cap sheet roofing system, <u>clean</u> and dispose of all related debris.	\$37,000.00
Building D	Base	Remove existing shingles on interior parapet walls.	\$31,684.66
	Option	Remove existing built-up cap sheet roofing system, <u>clean</u> and dispose of all related debris.	\$37,000.00
Building E	Base	-	\$47,460.00
	Option	Remove existing built-up cap sheet roofing system, <u>clean</u> and dispose of all related debris.	\$81,000.00
Building F	Base	-	\$42,552.44
	Option	Remove existing built-up cap sheet roofing system, <u>clean</u> and dispose of all related debris.	\$73,000.00
Building G	Base	Remove existing shingles on interior parapet walls.	\$34,871.31
	Option	Remove existing built-up cap sheet roofing system, <u>clean</u> and dispose of all related debris.	\$44,000.00

Roof Condition Summary:

Please note that the condition assessment is based on the information provided

Building	Roof Description	Condition
Building A	Composition	Good
Building B	Composition	Fair
Building C	Composition	Good
Building D	Composition	Good
Building E	Composition	Fair
Building F	Composition	Fair
Building G	Composition	Good

Roof warranty - For specific roofs:

Please note that the provided warranty costs are not listed in the Bid

Upon completion and final payment provide a 10 year contractor's warranty.

Building	Warranty Description
Building A	10-year contractor's warranty
Building B	10-year contractor's warranty
Building C	10-year contractor's warranty
Building D	10-year contractor's warranty
Building E	10-year contractor's warranty
Building F	10-year contractor's warranty
Building G	10-year contractor's warranty



[Redacted]
[Redacted]
[Redacted]

Suite A
West Sacramento,

[Redacted]
[Redacted]

[Redacted]

Company Representative

[Redacted]
[Redacted]
[Redacted]

**RoDevia Brigham
Proposabid Llc.**
4550 Shelley Court
Stockton, CA 95207
(408) 353-2769

Job: RoDevia Brigham

Roofing Section

Scope or Work:

Hold site specific preconstruction and safety meeting with personnel to ensure project safety requirements are understood and followed.

Install the necessary safety equipment to ensure all OSHA and safety guidelines are followed.

Provide all necessary permits and schedule all inspections.

Dry-rot found other than fascia will be replaced at an additional cost agreed upon in writing.

If option to remove existing built up roof system is chosen, an asbestos report must be obtained in order to get permits. Any asbestos found will be removed at an additional cost by certified asbestos removal company.

Building A

Clean and prep. flat portion of the roof system. Approx. 1,200 sq. ft.

Install one layer of GAF silicone primer, and one layer of GAF silicone coating.

Remove existing shingles on inside parapet walls. Approx. 1,200 sq. ft.

Clean all debris related to our scope of work and dispose of properly

Install T1- 11 siding on interior of parapet walls, prime and paint.

Remove and replace approx. 201 ln. ft. 2x12 fascia prime and paint new wood.

Remove and replace approx. 201 ln. ft. cap metal on parapet walls.

Cost is \$24,224.00

Building B

Clean and prep. flat portion of the roof system. Approx. 4,500 sq. ft.

Install one layer of GAF silicone coating to touch up existing coating.

Remove existing shingles on inside parapet walls. Approx. 2,500 sq. ft.

Clean all debris related to our scope of work and dispose of properly

Install T1- 11 siding on interior of parapet walls, prime and paint.

Remove and replace approx. 457 ln. ft. 2x12 fascia prime and paint new wood.

Remove and replace approx. 457 ln. ft. cap metal on parapet walls.

Cost is \$39,088.40

Building C

Clean and prep. flat portion of the roof system. Approx. 2,000 sq. ft.

Install one layer of GAF silicone primer, and one layer of GAF silicone coating.

Remove existing shingles on inside parapet walls. Approx. 1,400.00 sq. ft.

Clean all debris related to our scope of work and dispose of properly

Install T1- 11 siding on interior of parapet walls, prime and paint.

Remove and replace approx. 257 ln. ft. 2x12 fascia prime and paint new wood.

Remove and replace approx. 257 ln. ft. cap metal on parapet walls.

Cost is \$33,384.14

Building D

Clean and prep. flat portion of the roof system. Approx. 2,000 sq. ft.

Install one layer of GAF silicone primer, and one layer of GAF silicone coating.

Remove existing shingles on inside parapet walls. Approx. 1,400 sq. ft.

Clean all debris related to our scope of work and dispose of properly

Install T1- 11 siding on interior of parapet walls, prime and paint.

Remove and replace approx. 233 ln. ft. 2x12 fascia prime and paint new wood.

Remove and replace approx. 233 ln. ft. cap metal on parapet walls.

Cost is \$31,684.66

Building E

Clean and prep. flat portion of the roof system. Approx. 4800 sq. ft.

Install one layer of GAF silicone coating to touch up existing coating.

Remove existing shingles on inside parapet walls. Approx. 2700 sq. ft.

Clean all debris related to our scope of work and dispose of properly

Install T1- 11 siding on interior of parapet walls, prime and paint.

Remove and replace approx. 480 ln. ft. 2x12 fascia prime and paint new wood.

Remove and replace approx. 480 ln. ft. cap metal on parapet walls.

Cost is \$47,460.00

Building F

Clean and prep. flat portion of the roof system. Approx. 3,800 sq. ft.

Install one layer of GAF silicone coating to touch up existing coating.
 Remove existing shingles on inside parapet walls. Approx. 2,600 sq. ft.
 Clean all debris related to our scope of work and dispose of properly
 Install T1- 11 siding on interior of parapet walls, prime and paint.
 Remove and replace approx. 480 ln. ft. 2x12 fascia prime and paint new wood.
 Remove and replace approx. 480 ln. ft. cap metal on parapet walls.
 Cost is \$42,552.44

Building G

Clean and prep. flat portion of the roof system. Approx. 2,000 sq. ft.
 Install one layer of GAF silicone primer, and one layer of GAF silicone coating.
 Remove existing shingles on inside parapet walls. Approx. 1400 sq. ft.
 Clean all debris related to our scope of work and dispose of properly
 Install T1- 11 siding on interior of parapet walls, prime and paint.
 Remove and replace approx. 252 ln. ft. 2x12 fascia prime and paint new wood.
 Remove and replace approx. 252 ln. ft. cap metal on parapet walls.
 Cost is \$ 34,871.31

Upon completion and final payment provide a 10 year contractors warranty.
 Total Cost is \$210,732.51

OPTION:

Remove existing built up cap sheet roofing system, clean and dispose of all related debris.
 Remove existing composition roofing on interior parapet wall. areas, clean and dispose of all debris.
 Install 1/4 in dens deck over existing plywood deck to maintain fire rating.
 Install 60 mil TPO roof system, mechanically attached.
 Install TPO roof system fully adhered to inside parapet wall areas.
 Install new drains, pipe flashings and curb flashings.
 Remove 2x12 fascia and replace with new primed and painted 2x12 fascia.
 Remove existing cap metal and install new.
 Upon completion provide 20 year No Dollar Limit Warranty on material and labor.


Cost is as follows.

- Building A \$46,000.00
- Building B \$84,000.00
- Building C \$37,000.00
- Building D \$37,000.00
- Building E \$81,000.00
- Building F \$73,000.00
- Building G \$44,000.00

Total for OPTION is \$402,000.00

	Qty	Unit
Total Cost	0.00	EA

TOTAL	\$0.00
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Get low monthly payment options with  **Acorn**
FINANCE

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██████████

Exclusions:

1. Wood not listed above, plumbing, mechanical, electrical, structural, waterproofing and all other specification sections unless listed above.
2. Responsibility for mold or any organic growth in or on building.
3. Cost of bonds.
4. Satellite Dish recalibration
5. Light Ponding Water for under 72 hours.
6. Solar Reconnecting or Recommission.
7. Dry Rot Repairs until approved for homeowner or property manager.

STANDARD CONDITIONS:

We include the following insurance coverage amounts in our proposal

- | | |
|---------------------------|-----------------------------------|
| A) Workmen's Compensation | Statutory - minimum |
| B) CA Disability | Statutory – minimum |
| C) Automobile Liability | \$1,000,000 combined single limit |
| D) General Liability | \$2,000,000 general aggregate |

SPECIAL CONDITIONS: None Noted

We Hereby Propose: to furnish all labor, materials and equipment to perform the above listed scope of work for a lump sum of the price quoted above on this estimate.

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YOU MAY CONTACT THE CONTRACTORS' STATE LICENSE BOARD TO FIND OUT IF THIS CONTRACTOR HAS A VALID LICENSE. THE BOARD HAS COMPLETE INFORMATION ON THE HISTORY OF LICENSED CONTRACTORS, INCLUDING ANY POSSIBLE SUSPENSIONS, REVOCATIONS, JUDGMENTS, AND CITATIONS. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR:

CONTRACTORS' STATE LICENSE BOARD

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Terms and Conditions

TERMS. Monthly Progress payments based upon percentage of completion. Payment in Full of the amount of this contract is due and payable upon completion. Interest shall start to accrue 30 days from the date of final invoice on any unpaid balance at 1 ½ % per month (18% per annum) or at the maximum legal rate permitted by law. If legal proceedings are required to collect an unpaid balance, all costs including actual attorney fees shall be added to the unpaid balance. Non-payment in accordance with these terms shall be considered material and cause for termination of performance by Company.

- 1. ADDITIONAL CHARGES.** The following shall be an addition to the work order price and charged on a time and material basis, including 30% for overhead and profit: addition or deviation from the specifications herein described; damage to our work by others; temporary protection of the building not originally included in this work order; premature notice to start work causing unnecessary trips; trips back to the job to repair openings created after work is complete; and any labor required to be done outside of normal business hours.
- 2. EXCLUSIONS.** The following items are not included in this work order unless otherwise specifically stated in writing: repairs to the roof deck, installation of wood or cant strips, furnishing or installation of sheet metal or roof drains, repairs or alteration to the building other than the roof, identification and/or abatement of Asbestos Containing Material, or work preparatory or incidental to these items. No interior protection or clean up included. ██████████ ██████████ **Group Inc.** is not be responsible for any damage incurred due to nails or screws penetrating the roof deck or for damage incurred to anything secured or attached to the roof deck, joists or any other roofing structure member which becomes loose, unsecured or falls as a result of the roofing operations of ██████████ ██████████ **Group Inc.**
- 3. MATERIALS.** All materials used shall be as stated in the specifications and/or attached Scope of Work.
- 4. OWNER AND/OR CONTRACTOR RESPONSIBILITY.** The Owner and/or Contractor is solely responsible for structural suitability of the building in light of specifications of the roofing system to be applied pursuant to this work order. Including, but not limited to, load bearing capacity, dew point and vapor transmission calculations. Further, the Owner and/or Contractor shall be solely responsible for any damages to any furniture, furnishing, fixtures or contents of the building during the performance of the work, except such damages as may be cause by the sole negligence of ██████████ ██████████ **Group Inc.**
- 5. PERMITS.** Owner and/or Contractor shall secure and pay for necessary approvals, permits, easements, assessments and charge required for construction use or occupancy of permanent structures or permanent changes in existing facilities.
- 6. GUARANTEE AND WARRANTY.** The type of guarantee and extent of coverage shall be as indicated in accordance with written guarantees, if any, offered by manufacturers of materials incorporated into the project. In addition to the manufacturer's guarantees, and upon receipt of final payment, shall guarantee workmanship furnished as part of this work order against defects in such workmanship for a period of Two (2) years from the completion of work. ██████████ ██████████ **Group Inc.** liability is limited to repairs or roofing and waterproofing work and materials installed by ██████████ ██████████ **Group Inc.** **EXPRESSLY EXCLUDING CONSEQUENTIAL DAMAGES. THERE ARE NO OTHER GUARANTEES OR WARRANTIES EXPRESS OR IMPLIED.**
- 7. PONDING WATER.** It is understood by Owner and/or Contractor that a Ponding Water condition is not indicative of a defective roof system. Positive Drainage is a design goal and is not always achievable will not be held responsible for a Ponding Water condition that results from a roof structure that is not designed to achieve Positive Drainage as defined by the National Roofing Contractors Association (NRCA). Ponding water is defined as a roof surface that is incompletely drained. Positive Drainage is a drainage condition with additional roof slope provided to ensure drainage of a roof area with 48 hours after a rainfall.
- 8. BOND.** A manufacturer's standard form of Surety Bond will be furnished where payment and performance bonds are specified.
- 9. INSURANCE.** ██████████ ██████████ **Group Inc.** agrees to purchase and maintain, as required by law, workers' compensation, liability and property insurance protect the Owner and/or Contractor from injuries and/or damages which may arise out of or result from ██████████ ██████████ **Group Inc.** operations under this work order and for which may be legally liable, whether such operations be by or by anyone directly or indirectly employees by ██████████ ██████████ **Group Inc.** or by anyone for whose acts ██████████ ██████████ **Group Inc.** may be liable. **Owner and/or Contractor agree to look solely to ██████████ ██████████ **Group Inc.** appropriate insurance carrier for any and all damages including those caused by ██████████ ██████████ **Group Inc.** sole negligence. The Owner and/or Contractor agree to provide sufficient insurance to protect against loss or materials installed or on the premises due to**

fire, windstorm, hail or floods. Owner and/or Contractor provided property insurance shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and physical loss or damage including, theft, vandalism, malicious mischief, collapse, false work, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements. If the property insurance requires minimum deductibles the Owner and/or Contractor shall be responsible for payment of the additional costs not covered because of such increased or voluntary deductibles. The insurance shall waive rights of subrogation, if any against ██████████ ██████████ Group Inc. The Owner and/or Contractor shall purchase and maintain such insurance as will insure the Owner and/or Contractor against loss of use of the Owner's and/or Contractor's property due to fire or other hazards, however caused. The Owner and/or Contractor waive all rights of action against for loss of use of the Owner's and/or Contractor's property, including consequential damages.

10. **ACTS OF GOD.** Shall not be responsible for damage or delay due to strikes, fires, accidents or other caused beyond its reasonable control.

11. **ACCESS.** ██████████ ██████████ Group Inc. shall be permitted to use driveways, and paved areas leading to, or adjacent to, the job site for its equipment without liability to occasion by the negligence of others or by its equipment.

12. **STRUCTURAL SUITABILITY.** ██████████ ██████████ Group Inc., assumes full responsibility for furnishing of roofing materials and for providing specifications and recommendations for their proper installation. does not, either itself or through its representatives, practice architecture or engineering and offers no opinion on, and expressly disclaims any responsibility for, the structural soundness of any roof deck on which roofing products may be applied. Opinions of competent structural engineers should be obtained by the Owner and/or Contractor as to the structural soundness of the roof deck and its ability to properly support the contemplated roof installation. accepts no liability for any failure of the roof deck, its ability to support the contemplated roof installation, or resultant damages.

13. **FINAL PAYMENT.** The making of final payment shall constitute a waiver of all claims against by the Owner and/or Contractor except for those arising from (a) unsettled liens stemming from work performed by ██████████ ██████████ Group Inc. (b) terms of any guarantee or warranty issued pursuant to this work order. No guarantee or warranty provided by shall be valid until full and final payment is received.

14. **ARBITRATION.** Any controversy or claim arising out of or relating to this work order, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association in Chicago, IL, and judgment upon the award rendered by the Arbitrator(s) may be entered in any Court having jurisdiction thereof. Notwithstanding the foregoing, in ██████████ ██████████ Group Inc. sole discretion, collection of unpaid balances may be sought in any Court having jurisdiction thereof or under this arbitration clause. The prevailing party shall be entitled to recover all costs including but not limited to all attorney fees, costs, and expert witness fees.

MISCELLANEOUS. These Terms and Conditions together with the cover page providing the Scope of Work, etc. and any attachments constitute the entire agreement (Agreement) of the parties. Modifications to this Agreement can be made only in writing signed by ██████████ ██████████ Group Inc. Owner and/or Contractor permitting performance of work indicates acceptance without exception of this Agreement, even if this Agreement is not executed.

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Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date