

Vendor 3 - SRC - TPO (Thermoplastic Olefin)/ SPF (Spray Polyurethane Foam) Roofing System-Summary

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

Specialization:

- SPF roof system: Spray Polyurethane Foam Roofing System (TPO)

Estimate Details:

- Listed Below

Exclusions:

- Hazardous material removal
- Mechanical disconnecting/reconnecting
- Additional work not specified

Standard Conditions:

- Daily and final cleaning of the job site
- Fabrication and installation of new coping metal

Terms and Conditions:

- No items or work not specified in the scope of work and specifications
- Negotiation of change orders

Warranty:

- 10-year labor and material warranty
- Yearly roof inspection service

Additional Charges:

- Permits and work change orders
- Damaged wood replacement at an additional cost

Preparation:

- Permit coordination
- Access and storage coordination
- Deck and inspection scheduling

System Application:

- Application of Spray Polyurethane Foam per requirements
- Mechanical fastening of fire-rated cover board
- Priming and spraying of polyurethane foam and elastomeric coating

Category	Information
Business Hours	
Work Postponement	
Safety	
Job Site Conditions	Job site will be cleaned daily during the project and at the completion of the project.
Provision of Water and Power	
Modification of Equipment or Substandard Conditions	
Protection of Building Surfaces	
Time and Materials Billing	
Payment	
Warranty	Ten (10) year labor and material warranty will be issued following job completion and when final payment is received. <u>Yearly Roof Inspection Service</u> will be provided during the first year of the warranty, including onsite inspection and summary report. Yearly Roof Inspections help extend the working life of the roof, minimize disruptions, and prevent costly repairs. Ensure the physical integrity of the property's assets.
Disputes and Arbitration	
Attorney's Fees	
Acceptance	
Insurance Coverage	
Exclusions	No items will be <u>supplied</u> or work performed unless specifically included in the described scope of work and written specifications. No change orders for additional work are anticipated or desired. Any necessary change orders will be negotiated, written, and approved by the Owner prior to any changes being affected.
Additional Charges	

Roof Condition Summary:

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:

Building	Warranty Description
A	Ten (10) year labor and material warranty
B	Ten (10) year labor and material warranty
C	Ten (10) year labor and material warranty
D	Ten (10) year labor and material warranty
E	Ten (10) year labor and material warranty
F	Ten (10) year labor and material warranty
G	Ten (10) year labor and material warranty

Price differences for each roof:

The total price for all seven buildings, including all labor, material, supervision, and tax, is \$680,220.00. Please note that there are no specific differences listed for each building.

The prices provided represent the total cost, including all labor, material, supervision, and tax, for each respective building.

Building	Price
A	\$73,410
B	\$131,870
C	\$153,850
D	\$71,550
E	\$72,010
F	\$128,550
G	\$48,980

Foam Roofing Proposal

Date: June 8, 2023
Prepared For: Kelli Pearman - Community Director
209-957-1688
PacificVillas.CD@fpimgt.com

Project Site: 4550 Shelley court Stockton, CA 95207



Prepared By: [Redacted]
[Redacted], CA 91702
[Redacted] Office
[Redacted].com
[Redacted].com

Scope of Work

Preparation:

- [REDACTED] Roofing will obtain the necessary permits such as the re-roofing city permit, crane, alley and/or parking permits, which will be billed separately as a work change order.
- Access and storage of material and equipment will be coordinated with site contact.
- Remove and dispose of existing roof and composition base and wall flashings. Excludes any hazardous material removal which may be discovered during demolition or re-roofing.
- Coordinate and schedule the deck inspection and the final sign off inspection with the City Building Department as required.
- Damaged or deteriorated wood will be removed and replaced at an additional cost of \$85.00 per man hour plus material cost and billed as a field change order.

System Application:

- The application of Spray Polyurethane Foam shall be applied per Manufacturers requirements
- Mechanically fasten fire rated cover board over plywood substrate.
- Prime entire roof surface at a rate of .33 gallons per 100 sq. ft.
- Spray 3.0 lb. density polyurethane roofing foam to a nominal thickness of 1.5-inches to the entire roof deck.
- Polyurethane foam shall then be coated with elastomeric coating to be applied in three applications totaling 3.0 gallons per 100 sq. ft. (24 dry mil coating thickness).
- The first white base coat shall be spray applied at a rate of 1.50 gallons per 100 sq. ft.
- The final white top coat shall be spray applied at a rate of 1.50 gallons per 100 sq. ft. with broadcasted aggregate granules applied at a rate of 40lb per 100 sq. ft.

Special Conditions:

- Job site will be cleaned daily during the project and at the completion of the project.
- Excludes mechanical disconnecting/ reconnecting top allow proper roofing as needed.
- Fabricate, furnish and install new coping metal to parapet walls.
- No items will be supplied or work performed unless specifically included in the above descr bed scope of work and written specifications. No change orders for additional work are anticipated or desired. Any change orders discovered to be necessary, whether they be for an increase or decrease to the contract amount, will be negotiated, written, and approved by Owner prior to any such change being affected.

Warranty:

- A Ten (10) year labor and material warranty from [REDACTED] Company, Inc. will be issued following job completion and when final payment is received.
- **Yearly Roof Inspection Service** - [REDACTED] Company will, during the first year of this warranty, provide an onsite inspection and summary report.
- *Yearly Roof Inspections is an important step in extending your roof's service life.*
- *Helps extend the working life of your roof.*
- *Minimizes workplace disruptions related to rooftop maintenance and repair.*
- *Regular inspections can also prevent costly repairs when not noticed/repared promptly.*
- *Ensure the physical integrity of the properties assets.*

SPF roof system: Spray Polyurethane Foam Roofing System (TPO): 7 buildings total

- 1 # \$73,410
- 2 # \$131,870
- 3 # \$153,850
- 4 # \$71,550
- 5 # \$72,010
- 6 # \$128,550
- 7 # \$48,980

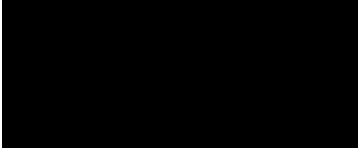
Price:

- Total price including all labor, material, supervision and tax: \$680,220.00 Initial _____

Thank you for the opportunity to provide you with a proposal of our roofing services if you are in accordance with the specifications within please initial and send us back the proposal. Should you have any questions or concerns please do not hesitate to contact us at any time.

[REDACTED] Estimator
[REDACTED] Company Inc.
[REDACTED]
[REDACTED]
[REDACTED]





Billing Info

Date: _____

Project: _____

Company: _____

Attention: _____

Fax / Email: _____

Billing Information:

Company: _____

Contact: _____

Address: _____

Phone #: _____

Email: _____

Regards,

, Project Manager





 Company, Inc.



TERMS AND CONDITIONS

- 1) Seller will maintain liability, comprehensive and Worker's Compensation insurance coverage on its employees for the duration of construction. Seller shall upon request, provide copies of certificates of insurance verifying coverage for Worker's Compensation and General Liability Insurance.
- 2) Seller will comply with all applicable California Contractor's License Board regulations covering the work to be done.
- 3) Seller will furnish sufficient labor and materials to complete construction in accordance with the specifications referred to in the contract, unless prevented from doing so by cause(s) beyond its control, such as untimely weather, backordering of material etc.
- 4) The Buyer and/or Owner is responsible and liable for the weight load capacity of the roof components, including but not limited to, the deck or surface and supporting structures over which the roof is installed, whether attached or unattached, and assumes all consequences involving the structural integrity of the roof components on all contracts for roofing services. Buyer also warrants any and all tanks, steam systems, automatic sprinkler systems, motors, interior ceiling foil or plumbing attached will withstand the usual weight, heat or vibration caused by the workmen, materials or equipment used thereon by Seller. Buyer agrees to indemnify, defend and hold Seller harmless from any and all claims involving Seller's work which are related to Buyer's obligation as set forth in this paragraph.
- 5) The Buyer shall pay Seller within (10) days, there is no retention. Accounts which are not paid within 30 days from the invoice date shall be assessed a 1-1/2% interest and/or the maximum rate allowed by law. A fee of \$10 per month will be assessed. Should legal action become necessary to collect on this account, Seller shall be entitled to reasonable attorney's fees and costs, collection cost, and shall be entitled to initiate the action in the judicial district it so chooses.
- 6) Any payment due to Seller shall in no way be contingent upon the acceptance of work done by others over which Seller has no control.
- 7) Seller will obtain necessary permits for specified work. Permit Fees/Additional Requirements requested by the City that require supplemental requirements including special permits or engineering documents will be billed to owner/client.
- 8) If special permits or engineering documents are required to complete the job. This will be considered an Add-on cost and will be billed accordingly. If Satellite dish(s) are present in our work area, they will need to be moved to allow for the application of the new roof system installation. This quotation does not include any electrical, HVAC, or plumbing disconnects/reconnects or repairs. If any electrical, HVAC or plumbing disconnections reconNECTIONS or repairs are required a change order will be issued to cover the cost associated with these types of repairs from certified contractor.
- 9) Any additional or extra work ordered or requested by the Buyer or extra trips caused by work not being completed on time, shall constitute extra charges to the contact price.
- 10) If unexpected, unforeseen or adverse conditions are encountered that affect the cost or progress of the work, the contractor shall notify the owner immediately and the owner must negotiate change order to resolve the unexpected condition.
- 11) Seller is not responsible for any hazardous waste products or asbestos containing materials in the existing building and/or roofing system which may be disturbed or discovered during demolition or re-roofing. Scope of work under this contract does not include testing, abatement or remediation of hazardous or toxic materials such as, but not limited to, toxic mold, fungus or asbestos at or near job site. If such contaminants are discovered, Seller may, at its option, suspend further performance of this contract pending investigation, testing and if appropriate, remediation or abatement of any contamination, and will be conducted at the sole cost of the owner. The time frame for this contract will be extended if any delays resulting from testing for and/or abatement of toxic or hazardous materials present at the job site. Any additional costs incurred by Seller as a result of contamination by toxic, mold, asbestos, or other hazardous materials or substances found at or near job site shall be paid by the owner. The owner shall indemnify and hold harmless Seller against all loss, liability and expenses caused by or arising out of toxic mold or other hazardous materials at or near the job site.
- 12) Seller's scope of work does not include testing for, inspecting or otherwise determining the integrity or soundness of the structural components of the roof, walls or other structural aspects of the premises. Seller's scope of work does not include design, evaluation, sizing or maintenance for drains on the roof, or the drainage system from the roof. Seller recommends that a design professional be consulted to assure proper design (i.e. roof system selection) installation, conformance to building codes, insurance requirements. Seller is not responsible for pre-existing conditions to any existing protrusions or items, electrical lines, gas lines, HVAC unit, curbs, duct work skylights, lighting protection, communication systems, cables and HVAC disconnects and reconnects. The building owner is responsible for repair or upgrade of these items or systems.
- 13) Arbitration: if a dispute shall arise between Contractor and owner with respect to any matters or questions arising out of or relating to this Agreement or breach thereof, such dispute shall be decided by arbitration, administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgement may be entered upon it in any court having jurisdiction thereof. In the event of arbitration, the losing party shall be liable for the reasonable attorney's fees and costs incurred by the successful party.
- 14) Buyer may cancel this contract without penalty at any time prior to installation for any of the grounds as Enumerated in Civil Code Section 1689.
- 15) These terms and conditions may not be modified or changed except in writing, signed by an authorized office of Seller.

NOTICE TO PROPERTY OWNER

Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the Registrar, Contractor's State License Board, P.O. Box 26000, Sacramento, California, 95826. Owner has the right to require contractor to a performance and payment bond at owner's expense.

Initial:

Snak King



Project Background

Snak King began in 1978 making only one snack with just two employees in a minute 1,200 square foot workspace. Over 50 years later, they have grown to now operate several super facilities, making many snacks under five individual brand names known as El Sabroso, The Whole Earth, Granny Goose, Jensen's Orchard, and Nutibles.

In 2004, the City of Industry Snak King Facility devastatingly experienced a 12,000 square foot roof collapse due to heavy rains. In 2006 however, [REDACTED] Roofing played their part in the revival of the facility. [REDACTED] Roofing reroofed the entire 138,500 square foot facility using polyurethane spray foam and fluid applied elastomeric coating. With these quality products and experienced workmanship, the Snak King facility has been operating safely and smoothly to this day.

[REDACTED] Roofing is proud to have been a part of this process and to have formed this relationship with the famous Snak King group.

SIZE

138,500 Sq. Ft.

LOCATION

City of Industry, California

ROOF TYPE

Spray Polyurethane Foam

MARKET / INDUSTRY

Food Processing & Storage/Warehousing

TYPE OF SERVICE

Re-Roofing

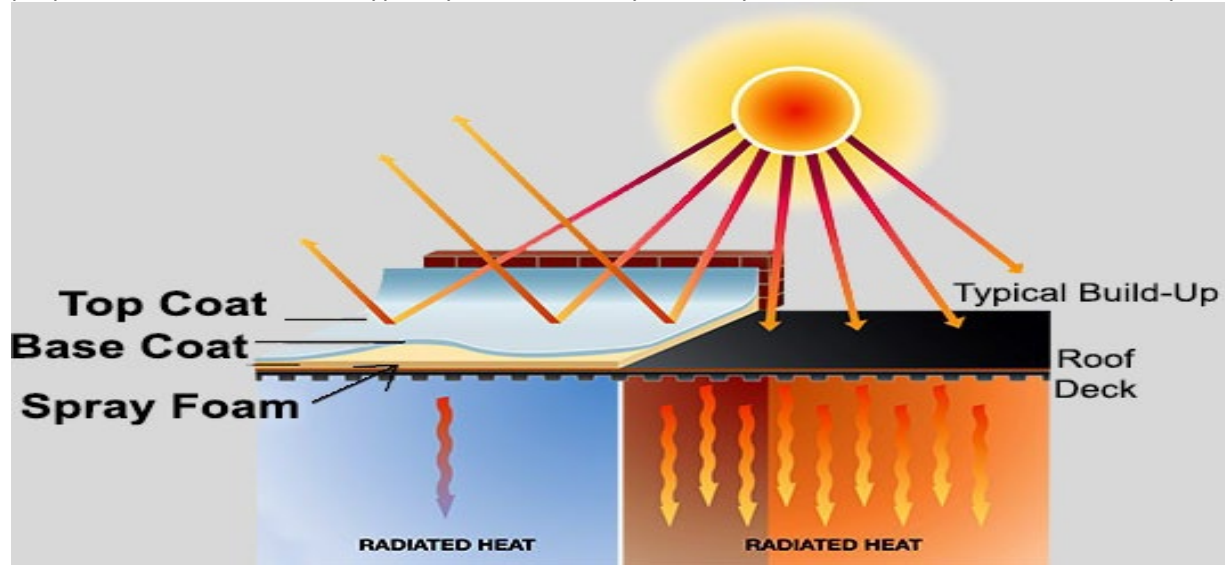
ROOFING SYSTEM

Fluid Applied Elastomeric White Roof Coating and Polyurethane Spray Foam Roofing applied over Existing Roofing

Foam roofing Benefits

- Seams and penetrations are the primary sources of leaks in roof systems, spray foam eliminates this vulnerability
- The continuous solid surface does not require joints or seams, removing the most vulnerable area for leaking.
- eliminates thermal bridging by providing a continuous layer of insulation over existing thermal bridges in the roof deck and/or assembly
- The use of high-density SPF within a building can add significant structural strength, minimizing damage from movement and racking events.
- SPF roofing systems are sustainable indefinitely with the proper maintenance and are typically recoated every 8 to 15 years to extend the life of the roof system.
- SPF roofing system allows for simple build-up corrections for depressions and other poor drainage issues.

SPF roofing systems are a fully adhered, insulated, monolithic air barrier that can reduce air leakage by 83% and save 40% or more of the buildings heating and cooling cost by maintaining your buildings optimum temperature. Seams and penetrations are the primary sources of leaks in roof systems, spray foam eliminates this vulnerability. The continuous monolithic solid surface does not require joints or seams, removing the most vulnerable areas that are prone to leak. Going with this roofing option would be installing a fully adhered monolithic thermal blanket and would be top coated with a UV resistant acrylic coating that will add additional protection and UV resistance. It's lightweight, long lasting, energy efficient, seamless and easy to install causing little to no disturbance to your everyday normal operations. These versatile roofs can be easily be modified, altered, added to, to accommodate future building modifications. The changes to the roof system are seamlessly integrated into the existing roof without any compromise or any problems at the junction. With SPF roofing system we have the ability to make build-up corrections for depressions and other poor drainage issues as well as enhance water diverters to help promote positive drainage. SPF roofing systems are sustainable indefinitely with the proper maintenance and are typically recoated every 8 to 15 years to extend the life of the roof system.





These mechanical metal ductwork connection are sealed with a 3 course mastic seal



Once the mastic becomes weathered and deteriorated these areas become prone to leaks



Fractures and splits start accruing in several areas



The surface is prep and sprayed with polyurethane foam



HVAC Ductwork is seamlessly integrated into the roof system removing the most vulnerable areas that are prone to leak



Seams and penetrations are the primary sources of leaks in a roof systems, spray foam eliminates this vulnerability