

June 1, 2023
Michelle Cox
Fulton County Government

RE: VE Cascade Library Roof Proposal

Thank you for your interest in our products and services. Upon reviewing the project requirements have the following proposal for your review.

Disclaimer:

Only what is listed in our Scope of Work is included. Please notify us if any changes need to be made to our scope of work.

BASE BID SCOPE OF WORK

Set up and Safety:

1. Install fencing at material storage areas and at the front door location per the staging map.
2. Install overhead protection at 1 employee door location per the staging map.
3. Install warning flags at roof working areas. Flags are to be staged 6' from all walls under 39".
4. Deliver PJ and Dumpster to site.

Membrane roofing and insulation scope:

1. Existing Roofing to remain in place.
 1. Ideal to perform an infrared scan prior to the re-roof to identify any areas of wet insulation.
 2. Wet insulation to be removed and replaced at the unit price provided below.
2. Install a new cricket plan, per the secondary page provided. This will be loose-laid.
3. Install a new 1/2" High-Density cover board over the loose-laid cricket insulation attached through the existing roofing system to the metal deck with fasteners.
 1. please note, this will cause vibrations and noise inside the library.
4. Install new 60 mil TPO - white in color over the newly installed cover board. The new membrane will be attached to the metal decking with new fasteners through all layers of cover board.
5. Flash all drains with new membrane and sealant. existing drains to remain.
6. Flash all penetrations with new pre-fabricated pipe boots.

Wall and Curb Flashings:

1. At all walls, remove the existing modified bitumen and cant strip.
2. Install a new 1/4" separator board over all wall substrates.
3. Flash all walls and curbs with new 60 mil TPO adhered with the manufacturer's standard TPO bonding adhesive.
4. Curbs will be terminated in white skirt flashing to match the membrane.
5. Install new pre-fab corners at all curb locations.
6. Low to high roof transition wall locations, install new termination bar to terminate membrane.
7. At all parapet wall locations wrap the membrane to completely cover the existing wood nailer.
 1. The existing nailer will be inspected, rotted wood nailer will be replaced at the unit price provided below.
8. At the standing seam roof transition, install tpo clad metal flashing to extend under metal panels.

Copings and Counter flashings and metal specialties:

1. Remove the existing coping to allow for the wall flashings to be extended up and over the parapet wall.
2. Reinstall the existing coping.
 1. Please note, some coping may be damaged during the removal process. We would need to replace damaged coping utilizing the owner's contingency.

2. **Prior to the award of the scope, Ideal to verify that the coping will still fit once the membrane is wrapped over the nailer.**
3. This does not include the internal gutter cap, this will remain in place.
 1. Seams of the internal gutter cap will be cleaned and re-sealed.
4. Provide new counter flashing to cover the termination bar at the low to high-roof transitions. This will be fabricated from a standard color from 24 GA material.
5. Provide all new scuppers at the existing locations to include a new metal flashing, 3" wide to be fabricated from a standard color 24 GA metal. .

Additional Roof Specialties

1. Install a new roof hatch at the existing location.
 1. The ladder at this location will not be moved due to existing location restrictions.
2. Install the manufacturer's walk-way pads at the existing location layout.
 1. Limited to the roofing section with the roof hatch only.

Additional Scopes

1. Remove and replace sealant at internal metal gutter caps.
2. Install wet sealant at existing clearstory gaskets. Gaskets may have to be replaced at an undetermined unit cost at this time.
 1. The cost for this section only includes the installation of sealant.

Additional Items:

1. Daily clean up of generated waste.
2. Site to be left neat and clean of Roof debris
3. Warranty - Membrane Manufacturer's 20 yr NDL with Contractor's 1-year Labor.
4. Includes 10% Owner contingency (Please owner contingency will be affected by adds or deducts)
5. Includes \$20,000.00 for consulting services.

Base Bid Price -----\$412,187.00

Due to the current state of the market, the COVID-19 Pandemic, and global raw material shortages, the above price is subject to change. Owner/ Contractor should understand that the above Base Bid Price is based on the current market pricing and FOB Job Site. Actual pricing is based on the material ship date. Current lead times are 12 to 60 weeks depending on the material type. To assist you with calculating contingency amounts and managing material escalation, we presented an estimated escalated cost. Please understand we cannot guarantee prices or ship dates. But, we can be transparent and fair about cost increases. In order to get the best price possible, we encourage early contract awards and communication so that material can be ordered as soon as possible. Please note that our Bid Price assumes it is the Owner/Contractors' responsibility to incur any and all costs related to providing a suitable laydown area or storage facility, additional transportation, additional material handling, and builders risk insurance for any material delivered before the roofing scope begins. Finally, pricing does not include mandatory vaccination or COVID19 testing requirements unless otherwise specified.

Adds:

1. To install new **24 GA standard color Fascia** in lieu of the existing coping at all coping locations. -----
\$7,972.00 to the base bid price
2. To install new **.040 Aluminum Post Painted Custom Color Fascia and Custom Color metal flashings** --
-----\$ 50,571.00 to the base bid price.

Deducts:

none

Unit Prices:

1. To replace existing wood nailers per ln ft per row:
 1. 2x4 = \$5.00 ln ft

PROPOSAL



SAFE | CLEAN | DRY

2. 2x6 = \$6.00 ln ft
3. 2x8 = \$6.50 ln ft
4. 2x10 = \$7.00 ln ft
5. 2x12 = \$8.00 ln ft
2. To Replace we 2" Insulation:
 1. \$6.50 sq ft
3. To repair/ replace decking:
 1. Paint and Prime rusted deck = \$4.50 sq ft
 2. To remove and replace steel decking = \$30.00 sq ft

Notes and Exclusions:

The Base Bid Price above including; Tax, Insurance, Warranties, Hoisting, and all Safety Equipment are included in this proposal. Unless noted elsewhere, permitting, dumpsters, and portable restrooms are an assumed responsibility of the General Contractor, and are not included in the price above.

Exclusions: OCIP/ CCIP, BIM Modeling, Adjacent Roof Repairs, Temporary Roofing, Interior Protection, Overnight Work, Vertical Control Joints, Vapor Barriers, Window Flashing, Wood Nailers, Wall Sheathing, Curbs, Soffit, Exterior Ladders, Vents, Lightning Protection, and Low-Voltage Electrical Conductance Testing are excluded unless otherwise stated above.

Ideal Building Solutions is not responsible for Plumbing, Electrical, or HVAC work which may be necessary to complete the project, unless otherwise stated above. Please also note that depending on how or if Lightning Protection has been installed (by other trades) onto the new coping, it may void the coping warranty. Ideal Building Solutions is not responsible for Interpretation of Local Building Code.

This proposal is based upon current, applicable Design Standards and a Suitable Decking System for the above Roof System proposed on this Project. Due to material shortages and pricing volatility, this Proposal price is subject to change

If there are any questions, please don't hesitate to call me at or email me at cfinney@ibsroofing.com.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Finney", written over a white background.

Carson Finney
Director - Sales & Service Team
2578 OLD ROCKBRIDGE ROAD
NORCROSS, GA 30071