



Florida's Premiere Commercial Roofing Contractor
Committed to Quality

To: Sandpiper Tower Condominiums
Carolyn Kendall
205 Hwy A1A
Satellite Beach, FL 32937

Job Name:
Sandpiper Tower Condominiums

Address:
205 Hwy A1A
Satellite Beach, FL 32937

Date:
October 3, 2017

Reference:
Re-Roof Proposal for Upper Roof Section – Carlisle Single Ply Roof System

We are pleased to submit the following proposal for your consideration on the above referenced premises as follows. We agree to provide all labor, material, tools, equipment and proper insurance with excess liability of twenty six (26) million dollars.

PERMITTING AND TESTING

Permitting and testing that is required to secure a roofing permit is included in our bid proposal. The following test will be completed in order to pull your permit:

- Engineered signed and sealed design wind pressure calculation.
- Florida Product Approval the proposed system.
- Roof plan with elevations of deck and parapet walls.
- Perform drainage survey to verify capacity of existing primary and overflow drains/scuppers in accordance with 2014 Florida Building Code 5th Edition - Section .1503, 1511.6, 1604.62, Plumbing Section 1105, 1106, 1107, ASCE 7-10, Section 8.0 and HVAC Section 1514.4 & 1616.
- Provide roof attachment and engineered fastening pattern in accordance with 2014 Florida Building Code 5th Edition Roof Application Standard RAS 117.
- Notice of Commencement filing with the county and fees before the start of the project.

WORK SCOPE

PREPARATORY WORK

1. Cut and remove all existing roofing down to the concrete deck. There are two (2) roofs existing approximately 2". Remove only as much roofing in one working day period that can be replaced. Water cut off to be installed at the end of each working day to assure a watertight condition.
2. Broom clean the entire roof. Remove all dust and dirt and thoroughly clean with a power air blower.
3. No interior protection is included in this proposal. There could be dust and debris filtering through joints in the concrete deck and any deck replacement locations. This will be the tenants responsibility to protect the interior.

SINGLE PLY ROOF SYSTEM ROOF

Fully adhere Carlisle single ply 60 mil Fleece back TPO roof membrane adhered in FAST 100 adhesive. directly to the concrete deck per manufacturer specifications and local building code requirements.

1. All detail work including vent pipes, roof drains and other miscellaneous roof projections to be done in accordance with Carlisle standard details.

Advanced Roofing, Inc. is an approved applicator of Single Ply Roof Systems for Carlisle.

MISCELLANEOUS INSTALLATIONS

1. Furnish and install new TPO pipe boot flashing at all plumbing vents where existing are removed. Set same in sealant and flash per manufacturer's recommendations.
2. Shop fabricate and install new .040 aluminum all-purpose vents where existing are removed. Set same in sealant and flash per manufacturer's recommendations.
3. City or county roofing permit, crane and sales tax are included.
4. Shop fabricate and install new TPO clad metal drip edge at elevator roof. Set same in sealant and flash per manufacturer's recommendations.
5. Shop fabricate and install new .040 aluminum coping cap metal (kynar finish). Exterior face to be hemmed and cleated with a continuous clip. Interior face to be mechanically fastened and sealed with rubber grommets or sealant.
6. Shop fabricate and install .040 aluminum slip counterflashing for the exhaust fans, fresh air intakes and package A/C units on existing curbs.
7. Digitized roof drawing and photographs depicting work areas and details for this work scope are attached.

GUARANTEE

Twenty (20) year No Dollar Limit (N.D.L.) guarantee on materials and labor by Carlisle.

WARRANTY

Two (2) year standard warranty on materials and labor by ARI Insurance, Inc. with the execution of the five year preventative maintenance agreement.

QUOTATION

FOR THE SUM OF:.....\$186,790.00
 (One Hundred Eighty Six Thousand Seven Hundred Ninety Dollars)

UNIT COSTS

| | |
|-----------------------------------------|----------------|
| Additional wood nailers | \$3.00 per LF |
| Walkway pads at owners desired location | \$17.50 per LF |
| Concrete deck replacement | \$25.00 per SF |

OVERFLOW SCUPPERS

Any additional overflow scuppers required to be installed will be provided at a cost of \$1,500.00 each.
Any additional overflow scuppers required to be enlarged will be performed at a cost of \$750.00 each.

We have financing partners that can provide financing for any size job. Please let us know if you are interested and we can provide the information upon request.

Please be advised that the amount quoted in this proposal has been reduced by the amount of any applicable rebates. The contractor shall receive all rebates, in which Owner agrees to execute any documents necessary for the contractor to recover payment for same.

Extended guarantees are available with a maintenance program.

Our work is done in a workmanlike manner by trained, qualified mechanics using the latest technical equipment for the job. During the course of the job the progress, workmanship and housekeeping is documented and reviewed by management for quality control. As always, ADVANCED ROOFING, INC. is "Committed to Quality".

Customer/Owner acknowledges that during the course of the roof removal process it is possible for debris, including but not limited to, insulation or roofing fabric, to fall inside the structure. ARI will use its best efforts to minimize such an occurrence. However, the parties stipulate and agree ARI shall not be liable for any claim, loss, or damage associated with debris falling inside the structure during the roof removal process regardless of the cause. Customer/Owner shall keep all persons or property free and clear from under the work area in order to minimize any potential claim, loss, or damage.

Safety and protection of the property is our concern and we take precautions to protect people and property from damage or injury during the course of the job. All work areas will be cleaned daily and equipment will be removed immediately upon completion of work.

Notice to Owner: Due to extreme volatility in asphalt, insulation and steel product prices, the price set forth in this proposal/contract applies only to orders for asphalt, insulation and steel products that are ordered and paid for within thirty (30) days of the date of this proposal/contract. All other orders shall be subject to change based upon change in the price of asphalt, insulation and steel related products charged to Advanced Roofing, Inc. **Advanced Roofing shall either pay for all materials within this time period, OR adjust the bid to accommodate their intended method of payment OR notify the Owner in writing when pay request is subject to an up-charge.**

TERMS OF PAYMENT

Progress payments based on percentage of completion using American Institute of Architects form.

- a. Per AIA 702 and 703 Schedule of Values/Progress Payments.
- b. 10% retainage to be paid upon delivery of permit final, warranties and Final Releases of Lien.

ATTENTION PROPERTY OWNERS - DON'T JEOPARDIZE YOUR INSURANCE

We are fully and properly insured, in addition with our base coverage of 1 million, 2 million aggregate, we also carry an additional \$26,000,000 in excess coverage. Proof of insurance will be sent upon request. It is in the best interest of the owner to make sure a contractor carries the amount of insurance as stated above and ask for proof.

Thank you for the opportunity to bid on this work. Should you have any questions or require any additional information, please do not hesitate to call.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

Authorized Signature: _____

NOTE: This proposal may be withdrawn by us if not accepted within Thirty (30) days.

Owner is responsible for asbestos testing and related cost to remove.

Acceptance of Proposal

The undersigned as (check one) Owner *Authorized agent of Owner* hereby accepts and agrees to the prices, specifications and conditions indicated above and on the reverse side of this contract.

Accepted: Signature:

Date: Signature:

*Terms & Conditions on last page(s) apply.

State License: CCC 024413