



P.O. Box 8661 Alta Loma Ca 91701

License: B-1033426

**Property:** 1111 Bailey Ave.

Needels, CA 92363

**60mil Sarnafil PVC Roof System**

REVISION 4

**Base Bid Contract Price:.....\$259,486.00**

Prices based on regular wage rates during normal working hours between 7am and 5pm, two phases, no weekend or after hour work has been figured. Based on good accessibility to indoor ladder access, load, and staging near building.

1.1-Contractor will supply all necessary labor, materials, and equipment to complete the following Sarnafil 60 mil White PVC Roof System as follows:

**1.1 Scope Of Work:**

- Remove existing two (2) layers Built-Up Cap sheet roofing material including wall flashings, down to wood deck and haul away all debris. Area discussed at job walk attached herein. Abatement is included per the Asbestos Abatement Report Dated April 8<sup>th</sup>, 2023.
- Scope includes small pop out roofs on the building noted herein.
- Replace dry rot or damaged wood decking. Please note that this will be done at an additional charge based on the wood being replaced and is to be negotiated prior to commencing replacement.
- Install 1/2" sloped tapered polyisocyanate insulation behind equipment curbs for crickets per manufactures specifications.
- Mechanically attach one-layer 1/4" Dens Deck cover-board over polyiso per manufacturers specifications.
- Mechanically attach one (1) layer of Sarnafil S-327 White, 60-mil. PVC Single-Ply Membrane per manufacture's specifications.
- Fully-adhere one (1) layer of Sarnafil G459, White, 60-mil. PVC Single-Ply Membrane at parapet walls & mechanical curbs using low VOC bonding adhesive per manufacturers specifications.
- Flash exhaust fans, drains, and pipe penetrations per manufacturer's specifications. Seal and caulk all terminations.
- Install new 24g Galv. counter flashing at mechanical roof curbs to achieve proper membrane termination per manufacturers requirements.
- Install up to 126' ln. ft. walk pad included per plans.
- Install new 24-gauge Kynar finished (standard colors only) 16" stretch out coping metal with a 22 gauge galvanized cleat to the top of parapet walls.
- Install new Galvanized metal counter flashing as needed to existing Reglets per manufacture's specifications.
- Clean up and haul away all roof debris.
- New Sarnafil roof to have a two (2) year Contractor warranty against leaking due to workmanship.
- New Sarnafil roof to have a Twenty (20) yr. manufacturer's NDL warranty on labor and materials.

**Exclusions:** Abatement and or testing of any kind, Patching and repairing of any roof, All Sheet metal not specifically mentioned above, Light weight insulating concrete of any kind, Reglets (re-use existing), Lead sheets or Lead flashings (not needed), Copper or Stainless Steel flashings, Gutters, Leader heads, Down spouts, Splash pans or blocks, Solar panel Removal or Reinstallation, Skylights, Deck replacement, Wood Nailers, Wood Blocking, Raising of any equipment

The image displays architectural drawings for the City of Needles Facilities. The primary drawing is a floor plan showing various rooms such as the Multipurpose Room, Kitchen, Conference Room, and several offices. A red dashed line outlines a specific area within the plan. To the left, there are sections labeled 'SAN BERNARDINO COUNTY COURTS (NOT IN SCOPE)'. The drawing includes numerous callouts and dimensions, such as '1.425.5 x 1' and '2.16 x 1'. Below the floor plan, there are two detailed views: a 'PIPE FLASHING DETAIL' and an 'EQUIPMENT CURB DETAIL'. Both details show cross-sections of the roof structure with various materials and components labeled. The 'PIPE FLASHING DETAIL' shows a pipe passing through a roof with a flashing and sealant. The 'EQUIPMENT CURB DETAIL' shows a curb with a roof opening and various structural elements. The drawings are dated '1/2017' and include a scale of '1/4" = 1'-0"'. The title block at the bottom right indicates the project is 'CITY OF NEEDLES FACILITIES' and the drawing is 'FLOOR PLAN'.

### Roof Diagram

**Notes:**

1. Price based on only two (2) layers of existing built up roof system over wood deck.
2. All Safety Standards per CAL/OSHA will be adhered to. Any additional safety requirements beyond CAL/OSHA standards may result in an additional surcharge.
3. Prices are good for 30 days from the bid date unless otherwise noted.
4. All work to be completed in a workmanlike manner according to standard practices.
5. Overtime requirements due to inclement weather, other trade delays and/or delays not related to Rite-Way Roof are not included in this price.
6. Our price to perform this work includes all applicable insurance, taxes, labor, material and equipment.
7. Due to insurance and safety concerns, no work will be performed during inclement or adverse weather conditions i.e., rain or severe wind.

Owner acknowledges that, while contractor may make observations about the general condition of the roof(s) being serviced, nothing in this agreement creates any obligation on the part of contractor to warn, advise or make recommendations to owner concerning conditions observed other than the immediate area(s) repaired by contractor.

West Coast Renovators

Owner or Representative:

By:-----

By:-----

Ron Zepnak: C.E.O.

Title:-----

Price good for 30 days