



“Total Satisfaction since 1985”





DATE: 8/2/2024

**PROPOSAL SUBMITTED To: Village Of Thornton
700 Park Ave. Thornton, IL
Police Department
708-935-6778 Att: Brian Roberts**



JOB LOCATION: 700 Park Ave. Thornton, IL

Proposal for: New Roof System on building with Options.



We hereby propose the following, to furnish all material, labor, insurances, dumpsters and supervision for the above project:

Safety Procedures & Actions:

- 1.) Perform the following services within TRC safety standards.**
- 2.) Prior to start of the job, TRC Roofing, Inc. shall meet with the owner or owner's representative to discuss roof access and staging area for equipment, dumpsters, and materials.**
- 3.) Furnish and install safety equipment in compliance with TRC Roofing, Inc's written safety program.**
- 4.) Install warning lines at roof perimeter, as well as on the ground where roofing related activities shall be performed.**
- 5.) Project materials will be stored on the job site in accordance with good construction practices. If stored on the roof, materials will be distributed throughout the entire roof area with care for weight placement.**

**System to be 60 mill Fully adhered TPO roof system,
Manufacture – Versico**

- 1.) Remove and Dispose of roof down to concrete deck.**
- 2.) Deck will be inspected, areas where decking needs replacement, will be priced on a square ft. basis.**
- 2.) Unit Cost:**
 - Gypsum deck (Top coat repair): \$8.00 per square ft.**
 - Plywood: \$85.00 per sheet**
 - Gypsum deck (Panel Replacement): \$65.00 per square ft.**

- 1 x 4, 1 x 6 or 1 x 8: \$9.50 per lineal foot
- Rafter Replacement: \$9.00 per lineal foot
- Metal Deck: \$17.50 per square foot for A or B Decking.
- Metal Deck: \$27.50 per square foot for N or F Decking.
- Tectum deck: \$35.00 per square foot
- Tuckpointing: \$8.00 per square foot
- Grind joints and tuckpoint: \$14.00 per square foot
- Remove and replace brick: \$45.00 per square foot
- ½" HD Board: \$47.00 per sheet
- 2 x 6, 2 x 8, 2 x 10 \$8.00 per lineal ft.
- ¼" sanded plywood per sheet \$125.00
- 1" ISO \$3.00 per square foot
- 1.5" ISO \$4.00 per square foot
- 3" ISO \$5.00 per square foot

- 3.) After deck is clean of debris, we will be installing a layer of poly iso insulation 1" inch thick 4' by 4' fully adhered in polyiso adhesive.
- 4.) Furnish and install 2 – 2" by 6" wood nailers around perimeter of roof.
- 5.) Furnish and install 1 – 2" by 12" face nailer to properly secure the wood nailers to the building.
- 6.) Furnish and Install Versico 60 Mill TPO roofing system fully adhered attached.
- 7.) All seams to be heat welded with proper overlap. These are hot air welded, no open flame is used.
- 8.) All perimeter walls, curbs, skylights to be flashed with 60 mill TPO Membrane, to be solidly adhered and attached as per manufactures specifications.
- 9.) All flashings to be solidly adhered, at the rate of 1.5 gallon per 100 square feet, with Versico bonding adhesive.
- 10.) Soil stacks, and new pitch pans to be installed at all electrical projections.
- 11.) Furnish and install surface mount counter flashing. Metal shall be 24-gauge steel with Kynar painted finish. Colors picked by owners.
- 12.) Due to height and safety, crane will be needed on job for hoisting and lowering of material. Access next to building is needed.
- 13.) Furnish and install 12 new retrofit drains & commercial downspouts.

14.) Furnish and install metal capping around perimeter with fascia clip.

15.) This roof carries a 20-year (manufactures NDL material & labor warranty) from date of completion. 5 Year Total Roofing and Construction labor warranty.

Roof Option 1 - Total Cost for Full Roof with Versico TPO Fully adhered and 1" insulation:

Total Cost \$259,840.00 ACCEPTANCE: Not code compliant

Roof Option 2 - Total Cost for Full Roof with Versico TPO Fully adhered and 2 Layers of 2.6 inch ISO to reach building code of an R-value of R 30. (Note two more additional wood nailers will be included to reach the new height of insulation.)

Total Cost \$ 370,400.00 ACCEPTANCE: _____

TERMS: To be paid upon completion -Net 30/45

Additional Option 1 : Full Sky Light Replacement

Additional Cost to Contract: \$18,900.00 / ~~\$18,900.00~~

Additional Option 2 : Complete Wall Soffit and Over Hang Soffit Replacement

Additional Cost to Contract: \$20,400.00

Total: \$409,700
~~\$409,700~~

NOTES:

- * If The HVAC units need to be detached and reset this will be the responsibility of the owner. If you do not have an HVAC company, we have a company that we can recommend.
- * Permit cost will be additional and included with final invoice.
- * This proposal may be withdrawn if not signed within 30 days.
- * Earliest Start date would be August 19th for the project, we would be able to load material the week of August 12th.

Hoping this meets with your approval. Please review and call me if you have any questions.

Justin Cooper
Justin Cooper- President
Total Roofing & Construction Services, Inc.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. I hereby represent and acknowledge that I am the owner, or agent for the owner, of the property and hereby authorize you to perform the work as specified. I also acknowledge that failure to pay will void all warranties. Payment will be made as specified in the terms of the contract. I agree to pay for the costs, including reasonable attorney fees and expenses, for the filing of a mechanic's lien or any legal action necessary to recover payments if they are not paid as outlined above. A finance charge of 1 1/2% per month will be added to all past due balances. This is an annual percentage rate of 18%.

Accepted by : _____ Date: _____

Who is Total Roofing & Construction Services, Inc?

- We are a family run, owned, and operated business
- We have been servicing the Chicagoland area for over 39+ years.
- Our installer's and crews have been with us for over 20+ years.
- Environmentally conscious roofer
 - Certified Green Roofers by GAF manufacturers
 - Participate in the Asphalt recycle program
- We have installed over 1,000,000 million square feet of roofing material throughout the Midwest and counting!



Trusted and Certified by Industry
Leading Manufacturers



& More!



CLIENTS & PREVIOUS PROJECTS

Property Management

ACM community
Advanced Property Advocate
Cardinal Properties
Classic Community CMS
Connected Properties
-Lang Properties
Hinsdale Point Mgt.
Home Angel Properties
HSR Properties
Meadow lake Mgt.
Offerman & Associates
Park Management
R & Y Properties
S & P Management
Scherer Management
Versailles Mgt.

Restoration Companies

Hay & Sons
Universal Restoration

Hotels

Intercontinental Hotel
Westin Hotel
Residence Hotel
Courtyard of Marriott
And more

Hospital

Roseland Hospital

Churches

Zion Lutheran Church Beecher, IL
Trinity Lutheran Church
Crete Methodist Church

Entertainment Venues

Hollywood Casino Amphitheatre
Alpine Valley Amphitheatre

General Contractors

Henry Builders
Metropolitan Builders
Par Construction
Gierczyk Development

Automotive

Oil Express
Toyota of River Forest
Citgo Gas

Multi-family complexes

Over 700 complexes completed
Winding Waters of Mill Race
Remington Apartments
Arboretum of Park Forest

Commercial Retail

Walgreens (10+)
Home Depot
Blockbuster (10+)
Toy's R US

Restaurants

White Castle (10+)
Burger King (15+)
Red Robin

Institutional

Marian Catholic High School
Oak Park River Forest High School
School District 149
School District 147
Bergervan DenDenburg
Thornridge High School
Illinois Lutheran High School
Luther East High School
Riverdale Park District
Ryco Salt Domes

Watch Project Footage

Trinity Lutheran Galewood (Chicago, IL)



Beecher High School



Nortfield, IL Salt Dome

