



144033

**WEATHERPROOFING
TECHNOLOGIES, INC.**
a subsidiary of Tremco Incorporated

October 21, 2008

County of Hidalgo
2802 So. Business 281
Edinburg, Texas 78539

Project: Roof Replacement Services for
La Mansion in Mission
2401 N. Moorefield Road
Mission, Texas 78572

PROPOSAL #2

Below you will find a brief narrative, outlining our findings and recommendations for the proposed repairs at the County Office Building at La Mansion in Mission.

The scope of work below represents the County's best value for effective repair and fundamentally parallels the requirements discovered during our inspections and prior conversations. The assembly will be installed in accordance with applicable design agencies and/or codes; including the National Roofing Contractors Association (NRCA), Factory Mutual Research Center (FM), Underwriters Laboratories (UL), the International Building Code (IBC) and the Primary Manufacturer's Installation Guidelines Manuals. Acceptance, execution and completion of work will be contingent upon the County of Hidalgo's General Provisions. Please note the following scope of work:

SCOPE OF WORK FOR ROOF REPLACEMENT

(METAL TILE at steep slope roof areas and TPA Single Ply roofing at low slope decks)

The following outline is a listing of anticipated replacement procedures required to properly replace the roof system(s) on the **County Office Building at La Mansion in Mission**. Once replacement procedures are initiated and existing materials are removed it may become necessary to adjust and/or alter these replacement procedures and/or materials to conform to the existing conditions.

Scope of Work for Roof Replacement at Steep-Slope Roof Areas:

1. Remove existing clay tile roofing and wood nailers down to the existing substrate.
2. Repair or replace damaged or deteriorated substrate as required. The condition of existing wood nailers, wood blocking and wood decking cannot be determined until the existing roofing and flashings are removed. Replacement of existing damaged or deteriorated wood blocking or nailers, if

required, will be added to the contract by unit pricing which will be determined prior to issuance of a purchase order.

3. Install one (1) ply of a Self Adhesive, SBS Modified Bitumen Base Sheet Underlayment over the properly prepared substrate. Prime substrate as required.
4. Install a new **Metal Tile** roof system in accordance with the manufacturer's instructions. Provide all trim, flashing, fittings and other appurtenances as required. Color to be selected by Owner.
5. Raise, relocate or re-work existing mechanical equipment, vents, piping, conduits, and other roof top items to remain as required to provide proper flashings of proper height above the finished roof system.

Scope of Work for Roof Replacement at Low-Slope Deck Areas:

1. Properly clean and prepare existing concrete and masonry substrate.
2. Install a White 45 mil Polyester Fleece Backed Tri-Polymer Alloy Thermoplastic Single Ply Roof System fully adhered over the properly prepared substrate.
3. At all equipment curbs and elevation changes, install a base flashing system consisting of White Tri-Polymer Alloy 55 mil Un-reinforced membrane fully adhered with TPA Bonding Adhesive. Parapet walls will be flashed in a similar fashion or clad in metal panels to match the tile roofing system after being properly sealed.
4. Provide pre-fabricated TPA flashing boots, TPA corners, TPA cover strip, and TPA Walkway as required.
5. Install new sheet metal work as required, including but not limited to fascia, counterflashings, pitch pans, scuppers, conductors, gutters, downspouts, flashing and trim. Use TPA Coated Metal at all areas.
6. Raise, relocate or re-work existing mechanical equipment, vents, piping, conduits, roof drains and other roof top items to remain as required to provide proper flashings of proper height above the finished roof membrane. Provide for owner approved certified Mechanical, Electrical and Plumbing contractors to raise, re-locate, disconnect and re-connect services as required.
7. Re-work existing doors as required to allow for proper flashing of the roof system.
8. Provide new skylights as required to match existing.

Roof System Warranty and Service Agreement:

Tremco TremCare® Gold Roof Inspection & Roof Maintenance Service Agreement:

1. **Roof Management and Maintenance:** The following services will be provided to the building owner on an annual basis, for a period of ten (10) years, utilizing employees under the direct supervision of Weatherproofing Technologies, Inc.
2. **Roof Inspection Report:** Provide report of roof conditions based upon the annual roof inspections.
3. **Storm Reports, Monitoring and Follow-up:** Roof inspection at building owner request of roof areas after major storm activity.
4. **Annual Roof Top Housekeeping:**
 - a. Inspect roof membrane, drains, gutters, and scuppers of debris.
 - b. Remove, bag and properly dispose of all debris from the roof membrane, drains, gutters and scuppers.
5. **Annual Roof Preventative Maintenance to Include the following:**
 - a. **Metal Edge Flashing Components:** Tears, splits, and breaks in the membrane flashings will be repaired with appropriate repair mastics and membranes. Open flashing strip-ins will be repaired with appropriate mastics and membranes. Metal edge cleats and clips will be re-secured. Exposed fasteners will be re-sealed.
 - b. **Parapet Wall and Counterflashing Systems:** Tears, splits and breaks in the flashings will be repaired with the appropriate repair mastics and membranes. Breaks, tears and splits in flashing strip-ins will be repaired with appropriate repair mastics and membranes. Coat all exposed reinforcing membranes with approved mastics. Exposed fasteners will be re-sealed. Void in termination bars, counterflashings and parapet caps will be cleaned and re-sealed. Re-secure termination bars and counterflashings. Check and re-secure loose metal coping caps to cleats.
 - c. **Equipment/Projection Flashing Components:** Tears, splits and breaks in the flashings will be repaired with appropriate mastics and membranes. Open or split flashing strip-ins will be repaired with appropriate mastic and membrane. Unsecured roof top equipment will be secured. Exposed fasteners will be tightened and re-sealed. Termination bars and counterflashings will be sealed. All pitch pans will be refilled and topped off. Metal projections (hoods and clamps) will be checked and re-sealed.

- d. Roof Membrane Preventative Maintenance and Repair: Tears, splits and breaks in the roof membrane will be repaired with the appropriate repair mastic and membranes. All membrane repairs will follow the Manufacturer's written repair and maintenance guidelines. Dress up reflective coatings on flashings. Coat all exposed reinforcing membranes with approved mastics.
 - e. Drains, Gutters and Scuppers: Check and re-secure drain bolts and clamping rings. Advise owner of missing drain dome strainers. Check strip-ins around drain leads, coat with approved mastic. Check gutter straps, joints and strip-ins. Check inside and exterior of scuppers for open solder or caulking seals.
6. Leak response responsibilities of the Manufacturer to Building Owner:
- a. In the event that a leak should occur:
 - (1) Provide toll free 800 number for Owner to call in leak report. Number will be monitored twenty-four (24) hours a day, 365 days a year.
 - (2) Provide a response to Owner on all leak calls within twenty-four (24) of when call is made.
 - (3) Provide a repair crew, at the building site, within two (2) business days of the call.
 - (4) Provide follow-up inspection to ensure that repairs were made properly.
7. Monitor all leak events and response and provide a written quarterly summary if leaks have occurred. Deliver to Owner at the end of each quarter when leaks have occurred.

Applicable permit fees, if any, are covered under this proposal. All cost estimates have been priced in accordance with the Texas Cooperative Purchasing Network (TCPN) contract number R4812.

Total for roof replacement: **\$ 433,862.96**

Should you have any questions regarding this information, please contact us for clarification. Thank you for your consideration and for the opportunity to assist you.

Respectfully,

Ivan Trinidad

Ivan Trinidad
Construction Manager
(216)212-8365