



Partnered with **BlueThread Services** 

Evaluation and Proposal

Roswell City Hall - Renovation

March 23, 2026



Proposal prepared for:

City of Roswell

ATTN: Nathaniel Mascarenas

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Project Information

Customer:

City Hall
425 N Richardson
Roswell, NM 88201
Phone: 575-624-6700

Project Address:

City of Roswell
425 N Richardson
Roswell, NM 88201
Phone: 575-624-6700



Address Shown:



Area Outlined in Red Above

Image above provided by Google Maps®

Evaluation

Per your request, an inspection was performed at the above-mentioned property to determine the conditions of the existing roof and to develop a scope of work that will address your current needs. For the purpose of clarification photos have been included. Our findings are as follows:

Existing Roof Conditions and Comments:

- **Roof Type:** TPO
- **Square Foot:** Approx 5,623 sq. ft. including walls
- **Roof Age:** Unknown
- **Overall Roof Condition:** Failing
- **Active Leaks:** Yes

Roof Condition Summary –

The existing TPO roofing system exhibits advanced signs of aging and weathering, including membrane brittleness, surface cracking, and seam separation. Prolonged UV exposure and loss of flexibility have compromised the integrity of the membrane, resulting in active water infiltration. Ponding water is also present in the central roof area where HVAC units are located, further accelerating membrane deterioration. Based on these conditions, the roofing system has reached the end of its service life and requires repair or full replacement to prevent continued water intrusion and associated damage.

Photo Documentation:



Recommendations: -15-Year NDL Metacrylics Warranty

Scope of Work: – Roof Renovation

Project Area: Approximately 5,623 sq. ft.

1. Safety & Preparation

- Set up OSHA-compliant fall protection and safety equipment prior to the start of work.
 - Verify all work areas are secure and accessible for personnel and equipment.
 - Lift existing HVAC units to allow for proper surface preparation, before coating application, correct ponding water conditions by improving drainage
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2. Surface Cleaning

- Thoroughly pressure wash the entire roof surface to remove dirt, debris, and contaminants.
 - Allow surface to dry completely before applying any coatings or primers.
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3. Primer Application

- Apply **Metacrylics® TPO Primer** or **Roof & Tile Primer** at a rate of **0.3 gallons per square (SQ)** over the entire roof area.
 - Allow **4–12 hours** for primer to cure before proceeding.
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4. Penetration Detailing

- Perform **3-course penetration detail** in accordance with **Metacrylics® Penetration Detail Instructions**.
 - Ensure all roof penetrations, seams, and transitions are properly reinforced.
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5. Base Coat & Fabric Application

- Apply **Metacrylics® Clear Acrylic Base** at a rate of **2 gallons/SQ** over the entire roof.
 - While coating is still wet, **embed Polyester Fabric** using a brush or broom to ensure full adhesion.
 - Immediately apply an additional **2 gallons/SQ** of **Metacrylics® Clear Acrylic Base** to fully saturate and encapsulate the fabric.
 - Allow **24–48 hours** to cure.
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6. Reflective Finish Coat

- Apply **Metacrylics® Acrylic White** at a total rate of **4 gallons/SQ**, applied in **two coats of 2 gallons/SQ each**.
 - Extend coating over **parapet walls, flashing, HVAC ducting**, and any other roof-mounted structures.
 - Allow at least **24 hours** curing time between coats.
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7. Cleanup

- Remove all debris, waste materials, and unused products from the work area.
- Leave the roof clean and free of obstructions upon completion.

Investment: - 15 Year Renovation System

Cost	\$ 68,051.67
2.7% bond fee	\$ 1,837.40
NMGRT @8.2708% (updated July-June.2026 NMGRT rates)	\$ 5,780.38
<u>TOTAL</u>	<u>\$ 75,669.45</u>
Warranty: 15 Year. Manufacturers No Dollar Limit Warranty 2-Year Contractor Workmanship	

City of Roswell may utilize RoofCARE's CES contract #2026-05-G1123-ALL

Please note that **CES is no longer processing purchase orders without a valid Gordian/detailed quote.**



2 Year Contractor SmartCARE Maintenance Service on entire building roof

- Inspect the existing roof for any deficiencies or corrective repairs.
- Provide a report of any deficiencies or corrective repairs that need to be made.
- Provide basic cleaning of the roof by cleaning scupper and drain locations.
- Maintain existing manufacture and contractor warranties.

Payment Terms:

- **40%** due prior to mobilization 2 in progress billings anticipated
- Remainder due upon completion
- Pricing valid for **60 days**.

Thank You,

Jesse Sanchez

Jesse Sanchez

Date 03/23/2026

NA

Client Approval – *Print*

Option Selected

Client Approval - *Sign*

Date

Standard Exclusions:

- 1.** Any items not specifically included in the scope(s) of work above are excluded from this proposal.
- 2.** Permits are excluded from this proposal. If a permit is required for this project the cost for the permit will be added to the contract amount by a change order.
- 3.** If, after the time of bidding, or during the performance of the contract, the price of the material significantly increases, through no fault of the contractor, the price shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases.
- 4.** Standing water on the existing roof. Standing water on the existing roof may not be corrected by installing the above roof system. Some standing water may occur on the roof area after installation of this roof system
- 5.** Any/All damage to Any/All HVAC equipment is excluded.
- 6.** Any/All cost to raise, disconnect, re-connect any roof top located equipment is excluded
- 7.** Any/All damage to any electrical conduit running across the roof or mounted to the walls is excluded.
- 8.** Any/All cost to raise, disconnect, re-connect any electrical conduit is excluded.
- 9.** All removal or re-alignment of any satellite dishes located on top of the roof is excluded.
- 10.** We were not permitted to perform any destructive testing to accurately determine the makeup of the current roofing system(s). All pricing included in this proposal are of a "rough estimate" nature and not a firm price quote. We must be given the opportunity to determine the exact makeup of the existing roofing system(s) before a firm price for any roof repairs can be given.