



V&R Sheet Metal, LLC – DBA
VRSHESM973KM

Lewis County – Old Jail Re-Roofing Project

28 Southwest Chehalis Avenue – Chehalis, Washington 98532

Proposal Submitted By:

Rob Gerlach
Vice President / Chief Estimator
Office: (253) 328-5678
Cell: (253) 576-5291
Email: robg@vrroofing.net

Scope of Work:

General Conditions:

- ❖ Obtain applicable commercial roofing permit from local jurisdiction having authority
- ❖ Obtain applicable miscellaneous permitting required from local jurisdiction for work
- ❖ Set up and maintain ground staging area per pre-construction meeting / bid documents
- ❖ Set up and maintain OSHA / WISHA compliant safety at roof top level
- ❖ Provide required project submittals per project documents
- ❖ Provide 100% Performance & Payment Bond

Roofing (Sections I, J, K, R, Q, N, N1, O, O1, S):

- ❖ Demolish and dispose of existing roof related penetration flashings
- ❖ Demolish and dispose of existing roofing system down to an assumed structurally solid deck
 - We have not included deck repair or deck removal & replacement costs within our proposal
- ❖ Demolish and dispose of existing roof related sheet metal flashings
 - We have not included nailer removal, repair, replacement, or installation costs within our proposal
- ❖ Installation of multiple layers ¼":12" tapered 20 PSI felt faced polyisocyanurate insulation
 - To be adhered to underlying substrate(s) using manufacturer's specified low rise foam insulation adhesive at manufacturer's specified bead pattern
 - Insulation to meet / exceed AVG R-30
- ❖ Installation of 1-Layer ½" Densdeck Prime coverboard – adhered using manufacturer's specified low rise foam insulation adhesive at manufacturer's specified bead pattern
- ❖ Installation of 1-Layer TremPly KEE FB 0.060 Mil Membrane (White) – adhered using manufacturer's specified bonding adhesives
- ❖ Installation of 1-Layer TremPly KEE 0.060 Mil Membrane (White) – adhered to vertical substrate using manufacturer's specified bonding adhesives
- ❖ Installation of 1-layer 20 Ga. metal strapping behind all vertical terminations to support manufacturer's fastening requirements
 - At roof to wall details – membrane to be terminated at the highest existing vertical point using gum-lipped aluminum termination bar
- ❖ Fabrication and installation of new 24 Ga. standard color 2-piece counterflashing at roof to wall flashings
- ❖ Fabrication and installation of new 24 Ga. standard color sheet metal unit skirt flashing at existing mechanical units
- ❖ Fabrication and installation of new 24 Ga. galvanized sleeper cap at existing sleepers
- ❖ Fabrication and installation of new 22 Ga. galvanized coping clip
- ❖ Fabrication and installation of new 24 Ga. standard color standing seam sheet metal coping – canted to interior / roof side
 - Fabrication and installation of new 24 Ga. standard color beauty cover / fascia to match existing paint lines of exterior
- ❖ Furnish and install new KEE clad through wall scupper flashings / retrofit drain assemblies
- ❖ Furnish and install no more than 60 linear feet of walkway pad – to be decided upon by the Owner

Roofing (Sections M, L, P):

- ❖ Demolish and dispose of existing roof related penetration flashings
- ❖ Demolish and dispose of existing roofing system down to an assumed structurally solid deck
 - We have not included deck repair or deck removal & replacement costs within our proposal
- ❖ Demolish and dispose of existing roof related sheet metal flashings
 - We have not included nailer removal, repair, replacement, or installation costs within our proposal
- ❖ Installation of 1-Ply TRA Sheet – adhered to concrete substrate using manufacturer's specified adhesive
- ❖ Installation of 1-layer filter fabric – loose laid over base ply
- ❖ Installation of 1-layer Trem-Drain – loose laid over filter fabric
- ❖ Installation of 1-layer 40 PSI XPS Insulation – loose laid over Trem Drain
- ❖ Installation of 1-layer 3" HeavyGuard Paver System
- ❖ Fabrication and installation of new 24 Ga. standard color 2-piece counterflashing at roof to wall flashings
- ❖ Fabrication and installation of new 24 Ga. standard color sheet metal unit skirt flashing at existing mechanical units
- ❖ Fabrication and installation of new 22 Ga. galvanized coping clip
- ❖ Fabrication and installation of new 24 Ga. standard color standing seam sheet metal coping – canted to interior / roof side
 - Fabrication and installation of new 24 Ga. standard color beauty cover / fascia to match existing paint lines of exterior
- ❖ Furnish and install new stainless steel clad through wall scupper flashings / retrofit drain assemblies

Sheet Metal:

- ❖ Fabrication and installation of 22 Ga. galvanized coping cleat at exterior face
- ❖ Fabrication and installation of 24 Ga. standard color standing seam coping – canted to roof interior
- ❖ Fabrication and installation 24 Ga. standard color unit skirt flashing
- ❖ Fabrication and installation of 24 Ga. standard color surface mounted counter flashing at roof to wall
 - Does not include underlying WRB manipulation / replacement
 - Does not include removal or replacement of existing siding unless otherwise noted

Base Bid Value:

\$1,375,563.77 + WSST If Applicable

Project Duration:

70 Working Days (Monday Through Friday – 8-10 Hours Each Working Day)

Skylight Resealing

\$26,250.00 + WSST If Applicable

Masonry Control Joint Repair and Sealing

\$67,000.00 + WSST If Applicable



V&R Sheet Metal, LLC – DBA

VRSHESM973KM

Change Order / T&M Rates

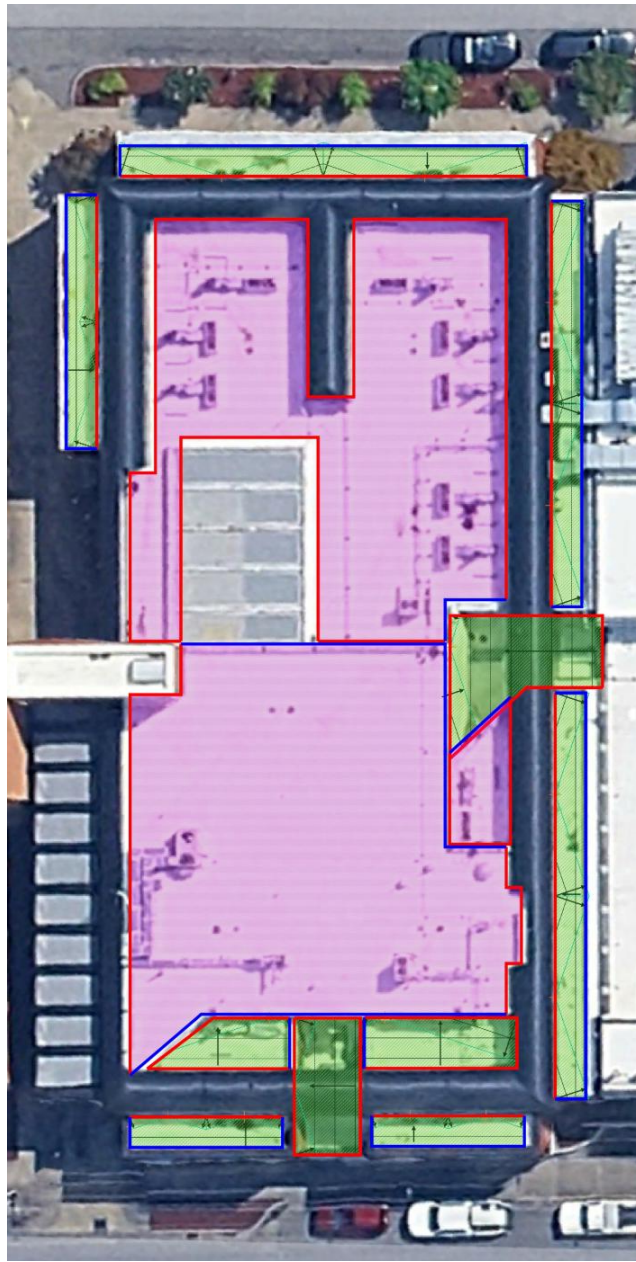
	<u>Regular Time</u>	<u>Overtime</u>	<u>Double Time</u>
Roofing – Apprentice / Journeyman	\$151.20	\$186.20	\$221.20
Roofing – Foreman	\$158.76	\$195.51	\$232.26
Roofing – Superintendent	\$166.70	\$205.29	\$243.88

Sheet Metal – Apprentice / Journeyman	\$210.00	\$266.00	\$322.00
Sheet Metal – Foreman	\$220.50	\$279.30	\$338.10
Sheet Metal – Superintendent	\$231.53	\$293.27	\$355.01

Additional Tuck Pointing - \$30.86 Per Linear Foot

Exterior Waterproofing Rate Per Hour - \$173.66 Per Hour

Materials & Equipment + 15%





V&R Sheet Metal, LLC – DBA
VRSHEM973KM

Legend	Pitch	Description	SF	LF	EA
		1/4": 12" Tapered System W/ 1/2": 12" Tapered Crickets - Adhered	3,491.00	1,108.92	41.00
		(SECTION I) - Demo Roof + Concrete Deck + Tapered Insulation - Adhered + 1-Layer 1/2" Densdeck Prime - Adhered + 1-Layer 0.060 Mil TremPly KEE - Adhered	480.00	172.00	4.00
		(SECTION J) - Demo Roof + Concrete Deck + Tapered Insulation - Adhered + 1-Layer 1/2" Densdeck Prime - Adhered + 1-Layer 0.060 Mil TremPly KEE - Adhered	480.00	172.00	4.00
		(SECTION K) - Demo Roof + Concrete Deck + Tapered Insulation - Adhered + 1-Layer 1/2" Densdeck Prime - Adhered + 1-Layer 0.060 Mil TremPly KEE - Adhered	300.00	112.00	4.00
		(SECTION R) - Demo Roof + Concrete Deck + Tapered Insulation - Adhered + 1-Layer 1/2" Densdeck Prime - Adhered + 1-Layer 0.060 Mil TremPly KEE - Adhered	480.00	172.00	4.00
		(SECTION Q) - Demo Roof + Concrete Deck + Tapered Insulation - Adhered + 1-Layer 1/2" Densdeck Prime - Adhered + 1-Layer 0.060 Mil TremPly KEE - Adhered	525.00	107.52	5.00
		(SECTION N) - Demo Roof + Concrete Deck + Tapered Insulation - Adhered + 1-Layer 1/2" Densdeck Prime - Adhered + 1-Layer 0.060 Mil TremPly KEE - Adhered	215.00	69.40	4.00
		(SECTION N1) - Demo Roof + Concrete Deck + Tapered Insulation - Adhered + 1-Layer 1/2" Densdeck Prime - Adhered + 1-Layer 0.060 Mil TremPly KEE - Adhered	180.00	72.00	4.00
		(SECTION O) - Demo Roof + Concrete Deck + Tapered Insulation - Adhered + 1-Layer 1/2" Densdeck Prime - Adhered + 1-Layer 0.060 Mil TremPly KEE - Adhered	300.00	80.00	4.00
		(SECTION O 1) - Demo Roof + Concrete Deck + Tapered Insulation - Adhered + 1-Layer 1/2" Densdeck Prime - Adhered + 1-Layer 0.060 Mil TremPly KEE - Adhered	180.00	72.00	4.00
		(SECTION S) - Demo Roof + Concrete Deck + Tapered Insulation - Adhered + 1-Layer 1/2" Densdeck Prime - Adhered + 1-Layer 0.060 Mil TremPly KEE - Adhered	351.00	80.00	4.00
		Typical Roof To Wall Flashing - 8" Flashing Height / 18" Flashing Piece - No Sheet Metal	0.00	666.92	21.00
		2-Piece Roof To Wall Surface Mounted Counterflashing	0.00	666.92	21.00
		Typical Mechanical Curb Flashing - 8" Flashing Height / 18" Flashing Piece - No Sheet Metal	0.00	60.00	12.00
		Mechanical Unit Skirt Flashing	0.00	60.00	12.00
		Parapet Wall - 3'0" Flashing Height / 66" Flashing Piece - No Sheet Metal	0.00	442.00	20.00
		Standing Seam Coping System W/ Sloped Clip & Beauty Cover	0.00	442.00	20.00
		4" Encapsulated Sleeper Flashing W/ New Sheet Metal Cap	0.00	0.00	16.00
		Retrofit Scupper Flashing	0.00	0.00	30.00
		Walkway Pads	0.00	60.00	0.00
		(SECTION M) - Demo Roof + Concrete Deck + TRA Sheet - Adhered + Filter Fabric - Loose Laid + TremDrain - Loose Laid + 5" XPS - Loose Laid + 3" HeavyGUARD Pavers	4,951.00	316.44	13.00
		(SECTION L) - Demo Roof + Concrete Deck + TRA Sheet - Adhered + Filter Fabric - Loose Laid + TremDrain - Loose Laid + 5" XPS - Loose Laid + 3" HeavyGUARD Pavers	4,401.00	464.00	16.00
		(SECTION P) - Demo Roof + Concrete Deck + TRA Sheet - Adhered + Filter Fabric - Loose Laid + TremDrain - Loose Laid + 5" XPS - Loose Laid + 3" HeavyGUARD Pavers	282.00	75.28	4.00
		IRMA - Typical Roof To Wall Flashing - 8" Flashing Height / 18" Flashing Piece - No Sheet Metal	0.00	637.00	25.00
		IRMA - Typical Mechanical Curb Flashing - 8" Flashing Height / 18" Flashing Piece - No Sheet Metal	0.00	232.00	56.00
		IRMA - Parapet Wall - 3'0" Flashing Height / 66" Flashing Piece - Coping System W/ Fascia	0.00	218.72	8.00
		IRMA - Retrofit Scupper Flashing	0.00	0.00	4.00
		IRMA - Penetration Flashing	0.00	0.00	13.00
		IRMA - Mounting Grip	0.00	0.00	41.00
		IRMA - Retrofit Drain Flashing	0.00	0.00	14.00



V&R Sheet Metal, LLC – DBA
VRSHESM973KM

Proposal Qualifications

- ❖ This proposal is valid for 30 days following the date “Submitted Date” of this proposal. Following the close of business on the 30th calendar day following the submittal of this proposal, a new proposal must be requested/provided in order to reflect any pricing variations that may have occurred.
- ❖ Items listed within the “Proposal Exclusions” section of this proposal are specifically excluded from being performed.

Proposal Exclusions

Custom colors, wood or wood work not specified, framing, vertical insulation, asbestos testing, asbestos abatement, water testing, mechanical work (i.e. disconnection / reconnection & raising / lifting), electrical work, plumbing work, structural repair / replacement, seismic work/upgrades, Washington State Sales Tax, fume/noise mitigation, off hour / premium time work, engineering, OCIP/CCIP/WRAP participation, permitting not specified, FM Global Insurance standard implementation, non roofing / waterproofing apprenticeship allocation, drain testing, deck inspection, new penetration spotting / placement, construction site requirements beyond OSHA/WISHA requirements (i.e. daily stretch & flex), threshold manipulation, door removal / replacement, window removal / replacement, masonry repair / replacement