

ALWAYS ON TOP OF IT

**NATIONAL ROOFING**

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NATIONALROOFING.COM

January 10, 2023

TO: City of Gallup Purchasing  
Per CES Contract:  
#2020-10B-C1208-12348  
110 West Aztec  
Gallup, NM 87301

ATTN: Marc Lujan

FROM: National Roofing Co., Inc.  
6821 Academy Parkway W. NE  
Albuquerque, NM 87109

RE: Gallup Vehicle Shop  
1980 Warehouse Lane  
Gallup, NM 87301  
Roof Proposal



### INDUCTION WELDED TPO ROOF SYSTEM (COMPLETE METAL ROOF RE-COVER)

- Clean and prep existing metal roofing to be recovered; South roof area as Base Bid.
  - ▶ Infill metal roof panels with 1.5 lbs. expanded polystyrene foam.
  - ▶ Mechanically attach a ½” high density cover board over the EPS and metal roof panels.
- Install a 60-mil TPO membrane over the cover board.
  - ▶ The TPO assembly consists of 10’ x 100’ sheets of thermoplastic that is rolled-out over the coverboard.
  - ▶ The membrane will be adhered to the coverboard using standard manufacturer’s bonding adhesive.
- Flash curbs and penetrations with 60mil TPO in accordance with manufacturer’s written instruction.
- All details per manufacturer’s recommended methods for warranty.
- Install edge terminations.
  - ▶ Install new wood nailers on edge conditions to match new insulation heights.
- Install new 24ga. galvanized edge metal termination.
  - Existing Gutter & Downspouts will remain in place.
- Provide a 20-year manufacturer’s warranty.
  - NRC 2-year workmanship warranty.

## MECHANICAL, ELECTRICAL SUBCONTRACTOR WORK

- Disconnect & reconnect four (4) each evaporative cooler.
- Disconnect & reconnect four (4) each exhaust fans.
- Install four (4) each evaporative cooler extensions to the bases and duct. Add base extensions to the 4ea exhaust fans.
- Extend conduits coming through roof as needed.
- Any conduit taken apart will be reinstalled with raintight fittings and set on proper roof supports.
- Missing flue caps will be replaced.

BID AMOUNTS	
As of publication date, some material lead times are excessive. Material Pricing is un-stable. Manufacturers have moved to a "Price when Shipped" sales model. Adequate allowances for these circumstances should be considered. **	
<u>We are utilizing published pricing for ship date good to February 10, 2023.</u>	
BASE BID - recover of existing roofing	Price (excludes tax)
60 mil TPO regular smooth membrane adhered over coverboard, provide a 20-year warranty.	\$228,924.00
North Entry not included. Recommend structural engineer	N/A

**Reader is advised to review all Work Scope, Notes, Exclusion, Terms and Conditions listed below.**

**Exclusions:**

- Non-scheduled work hours
- Moisture or Asbestos Testing, SWPPP or BIM Costs
- Manufacturer's Shop Drawings
- Interior protection or repair to interior when damage is caused by normal execution of roofing or re-roofing activities.
- Bid amount includes flashing at penetrations indicated on Documents – Pipes, vents, curbs and curb insulation, hatches and ladders are not included unless noted otherwise.
- Products, materials, installations not specifically included in the Scope of Work above.

**Submitted prices are subject to the following terms and conditions:**

- We have anticipated needing one (1) mobilization to complete our work - NRC will negotiate for additional mobilizations if required by factors outside our control.
- Our standard work week is four 10-hour days. This Bid is based on a final project schedule that allows a reasonable time to complete the Work in an efficient manner. Roof activities may be delayed due to environmental conditions that result in unsafe working conditions and those that would adversely affect system installation. Subcontractor shall be entitled to an equitable adjustment in the price of the work resulting from any change of schedule, acceleration of work, or out of sequence work required as a result of factors outside of our

control. **National Roofing shall not be responsible for damage or delay caused by circumstances beyond its reasonable control, including delays due to the ongoing COVID 19 pandemic.**

- We have included our standard insurance coverage (general liability, pollution liability, auto and worker's compensation). Please call if you need a copy of the policy limits.
- Final Contract terms will be subject to review upon Notice of Award; fees are based on the assumption that this Bid Abstract will constitute part of the Agreement between National Roofing and the General Contractor
- \*\*If requested, Material pricing utilized at time of bid will be provided with our submitted Schedule of Values for reference and to establish a baseline for material orders. Comparison with material billing upon shipment and receipt may result in Contract Price adjustments.
- Roof Assembly based on generically calculated uplift pressures in accordance with ASCE 7-10 formula and in conjunction with Roofing System Manufacturer's tested assemblies. Additional uplift capacity in the system required by code adopted after Bid Date or due to supplemental design information may result in additional costs to the Project.

**Notice:**

At existing construction, National Roofing shall not be liable for any claims or damages arising from or related to deficiencies in existing drainage conditions. Roofer's work does not include evaluation of the adequacy of the existing drainage components (for example, sizing and placement of existing scuppers); nor does the building code require compliance with current plumbing codes when existing drainage elements are not modified. National Roofing may make recommendations to improve drain conditions if potential deficiencies are detected during the course of roofing operations.

Additionally, tapered insulation above deck (if included in scope) may not compensate for all low points in an existing roof; National Roofing shall not be liable for ponding water due to existing imperfections in the roof deck. If obvious deflection or low spots are noted in the existing deck after existing roof tear off, additional tapered insulation may be required to achieve positive drainage.

Unless specifically noted elsewhere, addition of drains or scuppers for improved drainage, or supplemental insulation required to compensate for unseen imperfections is not part of the base bid and will be offered as a change order for consideration prior to installation.

Neither National Roofing's License Code Bond nor the license issued under 60-13-19 of the Construction Industries Licensing Act protects the consumer if the contractor defaults on this contract.

**Addenda Noted:** None received

**Plan Dates:** None received

**Project Manual:** None received

Submitted by:

Keith Trujillo

Roofing Systems Estimator, National Roofing Company

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