



**PILLAR
ROOFING**
Commercial Services



TPO Retrofit Proposal

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1750 N. Collins Blvd. Ste. 106 Richardson, Texas 75080

Company Name: **Pillar Roofing Commercial Services**

Date: _____

Contact Person: **Wayne Dishman Commercial Service Manager**

Cell #: **214-293-2904**

Email Address: _____

Project Address: **1750 N. Collins Blvd.**

Building #: _____

City, State & Zip: **Richardson, Texas 75080**

Inspection Report:

The photos directly below show both of these roof systems were inspected on **Nov. 15th 2022**. On that day both of these roof systems had a lot of water ponding on the surface and we were not able to get a close look at the drainage areas or take test core cuts.



The photos below show: On our 2nd inspection on **Nov. 22th 2022** it was much drier and we were able to take our test core cuts.



The photos directly above show: both of these roof systems have a jipson lightweight construction material as a base substrate. You can see the white material in the photos, it looks like chalk and has heavy duty wire running through it for structural integrity. This means we can not use hardware to attach the the new roof system, it must be fully adhered with low rise foam adhesives.



The photos above show: The parapet wall area is stretching out of place and separating, leaving large openings for rain to enter the interior areas. The perimeter areas are full of debris and granules that have separated from the modified bitumen roof material. It's this debris that is causing most of the drainage issues.

The photos below show: The asphalt materials that were used to seal the parapet wall areas are shredding apart and has become porous allowing rain to seep behind the parapet wall and eventually into the interior areas.



The photos below show: Problems that will need to be addressed prior to the start of the TPO Retrofit membrane installation project.

Problem 1: the ponding water on the modified bitumen section, the large A/C unit has a persistent leak that is part of the source.



Problem 2: the drains on both sections of this roof system are clogged and needs a plumber to get them operational ASAP. These backed up roof drains allow water to hang around and saturate through the aged roofing material seams of the roofing



On the Tar & Gravel roof the drains are clogged with debris and gravel that has gotten past the drain caps. There are very few drains on these roof systems and most are clogged with debris and not allowing rain to move off the roof.



Problem 3: the gutter system is clogged as well and will need to be flushed out and cleaned of all debris so rain can drain off.

Some scupper downspout drains are also clogged. These overflow drains are where the rain water is supposed to run down through and then off property to the street.



Scope Of Work: Phase 1

Roof Surface preparation:

- Vacuum gravel off the BUR (built-up roof) surface, and then spud the rough surface as needed, haul away daily.
- All project debris will be removed from the roof on the backside location away from front entrance.
- Dumpsters will be located near by to catch all project debris which will be hauled away once dumpsters are full.

Project Preparation:

- Set-up staging area with tools and equipment, secure roof access areas.
- Load the roof with materials needed for the Phase 1 portion of the project, the BUR installation.

A/C Units & Roof Fixture Details:

- Custom cut and install cover insulation board around all A/C unit equipment and A/C curbs as needed.
- Fully adhere ISO insulation around all penetrations and roof flashings.

Carlisle 60 Mil TPO Membrane:

- Fully adhere the Carlisle 60-mil TPO with low rise foam bonding agents to the cover insulation board.
- Clean, overlap seams, and hot-air heat weld side and end laps.
- Install rain reverting crickets and saddles to contour roof slope for proper water drainage, toward roof drain locations.
- All TPO seams will overlap approx. 6" on center at every crossing and connection.
- Apply lap sealant to seal cut edges of sheet membrane and verify field strength of seams twice daily.

TPO Drain Details:

- The new TPO membrane will need to be retrofitted around existing drain areas to allow maximum water flow off the roof.

Metal Flashing Details:

- TPO will be fully adhered up and over the A/C curb platforms and approx. 12" up the elevator building roof-to-wall areas.
- Custom fabricated term-bar will be mechanically attached around A/C platforms and the roof-to-wall areas, as needed.

TPO Perimeter Details:

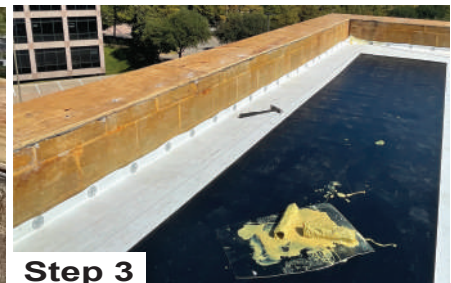
- The photos below show the steps needed to reseal the parapet walls around the entire perimeter areas with this TPO termination detail.
- Step 1: Install plywood with small shims creating a sight slope on the top area of the parapet wall; this will allow for run off.
- Step 2: Adhere shim and plywood into place along the top and in the counters of the parapet wall using low rise foam adhesives.
- Step 3: Mechanically attach the field TPO membrane to the side of the parapet wall as shown in the photo below.
- Step 4: Adhere the TPO membrane to the sides of the parapet wall and the plywood around the entire perimeter areas.
- Step 5: Form fit the TPO membrane sheet to the parapet as well as up and over the plywood, adhere in to place as needed.
- Step 6: Mechanically attach a 3 piece metal flashing assembly to the outside parapet walls, this is what will be seen from the ground.



Step 1



Step 2



Step 3



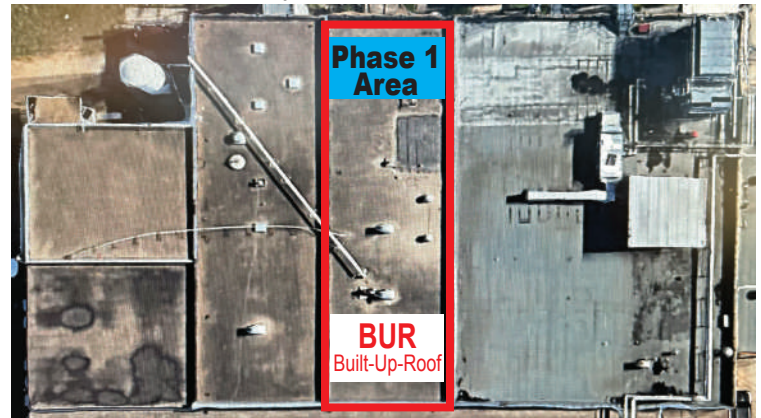
Step 4



Step 5



Step 6



This parapet wall detail is typical for all perimeter TPO membrane termination points of phase 1 & 2.

Scope Of Work: Phase 2

Roof Surface preparation:

- Remove all loose granules and debris, remove all unused equipment, remove any loose material as needed, haul away daily.
- All project debris will be removed from the roof on the backside location away from front entrance.
- Dumpsters will be located on the roofs edge to catch all project debris which will be hauled away once dumpsters are full.

Install ISO Cover Board:

- Cover board will go down over the existing rough roof material and will serve as the new smooth surface for the TPO membrane.
- Fully adhere 4 x 8' 1/2" inch thick high density sheets of base cover board to the existing modified bitumen material.

A/C Units & Roof Fixture Details:

- Custom cut and install cover insulation board around all A/C unit equipment and A/C curbs as needed.
- Fully adhere ISO insulation around all penetrations and roof flashings.

Carlisle 60 Mil TPO Membrane:

- Fully adhere the Carlisle 60-mil TPO with low rise foam bonding agents to the cover insulation board.
- Clean, overlap seams, and hot-air heat weld side and end laps.
- Install rain reverting crickets and saddles to contour roof slope for proper water drainage, toward roof drain locations.
- All TPO seams will overlap approx. 6" on center at every crossing and connection.
- Apply lap sealant to seal cut edges of sheet membrane and verify field strength of seams twice daily.

TPO Drain Details:

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Metal Flashing Details:

- TPO will be fully adhered up and over the A/C curb platforms and approx. 12" up the elevator building roof-to-wall areas.
- Custom fabricated term-bar will be mechanically attached around A/C platforms and the roof-to-wall areas, as needed.

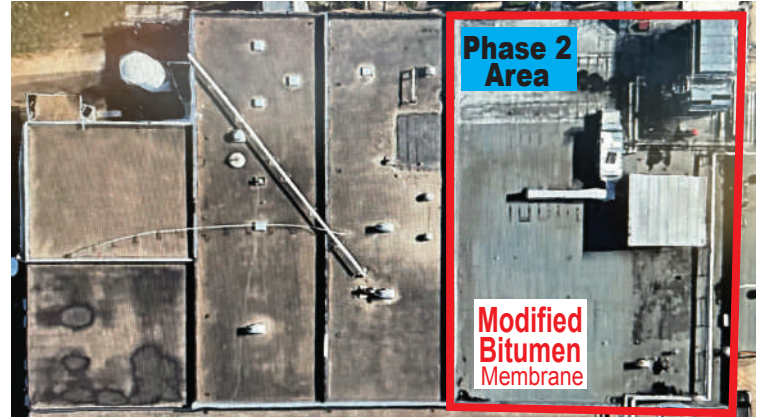
Safety Work Pad Details:

- Our TPO technicians will be installing yellow safety walk pads around A/C units with a tack welding process. These work pads will provide protection for the TPO membrane on areas of the roof that need frequent maintenance or A/C service.

This Safety Work Pad detail is typical for phase 1 & 2.

TPO Roof System Maintenance:

- Rainwater flows faster off a TPO Roofing System so all drain areas must be cleared and checked twice a year.
- Debris needs to be regularly removed from under A/C units, gas lines, and all other fixtures and utility areas.
- Seam testing will be done around major TPO juncture and overlapping detail areas.
- Examine water-flow and drainage efficiency around the entire TPO Roof System.
- Examine all parapet wall details to make sure termination areas are secure and dry.



Project Logistics:**Project Staging:**

- Our team will park their work vehicles and equipment along the side area of the project as shown on our diagram.

Set-Up and Staging Area

- Our project staging area will be positioned next to the back stairs roof access area as shown on our diagram.

Mobile Restroom

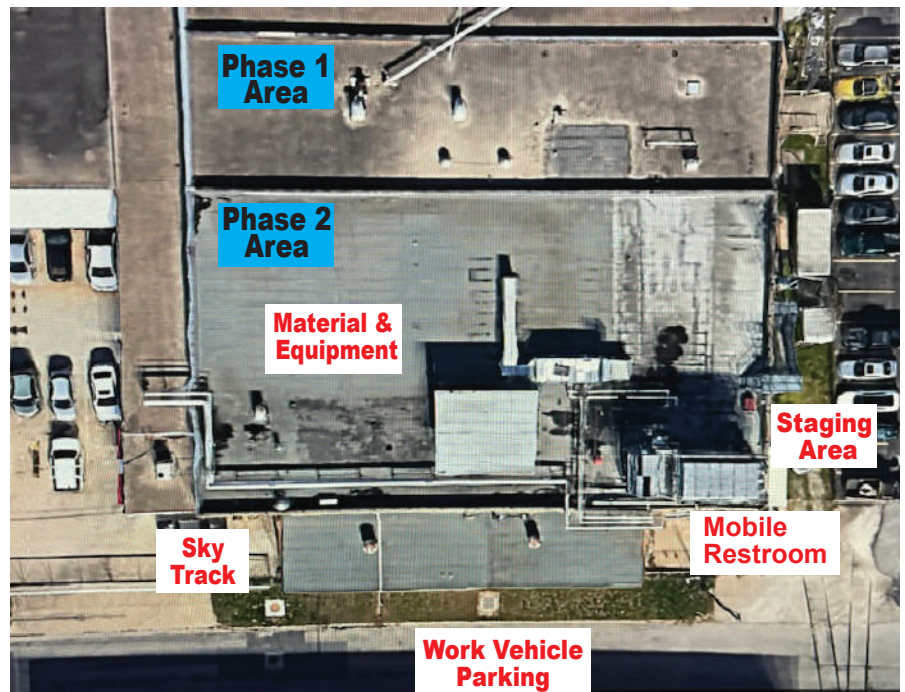
- Our team will have it's own restroom facilities for the duration of this project. It will be located in the back of the building as shown on our diagram.

Project Phases:

- The transformation from the old roof to the new TPO roof system will take place in 2 phases as shown on our diagram.
- Materials and equipment will be placed on the Phase 2 location during the installation process on phase 1.
- To help eliminate foot traffic over the new TPO membrane Phase 1 area will be installed first and then phase 2.

Sky Track Roof Access & Loading:

- Our sky track will be able to load materials and equipment from the location shown on our diagram. Due to powerlines and other obstacles this area will need to be used for a short time to load roof only. The sky track will be moved to the back area once the roof is loaded.

**Project Duration:**

- Our team will have all the equipment and materials on site as needed; this will keep the project on schedule.
- The modified bitumen removal and TPO membrane installation including the lower building portion of this should take **approx. three to four weeks depending on the weather conditions.**
- All project work will take place during hours allowed by the Bar W Meat Company Management and the city of Fort Worth..

Quality Assurance:

- **20 year Carlisle TPO Membrane Roof System Warranty will be issued upon completion.**
- **10 year Pillar Roofing Workmanship Warranty will be issued upon completion..**
- A full inspection will be done by Pillar Roofing application supervisor, project manager, and authorized property manager.
- **Pillar Roofing shall be responsible for the first 24 months of service maintenance on your new TPO Roof System.**

Project Cost & Payments:

Price includes:

material, labor, equipment, and warranties **Project Cost:****NOTE:**

Due to extremely unprecedented material shortages and fluctuating prices from manufacturers of roofing products, this quote is valid for thirty days. After thirty days the price for materials will be adjusted based upon Fair market value at the current time. Submittal Date: 12/09/22

Proposal Prepared By:Pillar Roofing Project Manager: **Wayne Dishman**Cell #: **210-632-4201**Pillar Roofing Production Manager: **Steve Monahan**Cell #: **972-742-6040**

Authorize Signature: _____

Date: _____

With your permission we would like the right to photo & video all phases of this project. The information may be featured on our web site.

Thank You For The Opportunity To Submit Our Proposal





COMMERCIAL & RESIDENTIAL

LICENSED ROOFING CONTRACTOR

Steven Monahan, CRRL

has successfully met all the requirements and
conditions to become licensed by the
Roofing Contractors Association of Texas

LICENSE NUMBER:

03-0333

LICENSE VALID THROUGH: **10/31/2023**

ROOFING COMPANY:

Pillar Roofing Commercial Services



**PILLAR
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Commercial Services



Hybrid Built Up Roof Proposal

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1750 N. Collins Blvd. Ste. 106 Richardson, Texas 75080

| | | | |
|--------------------|--|--------------|---------------------|
| Company Name: | Pillar Roofing EDPM Replacement | Date: | 04/18/24 |
| Contact Person: | Pillar Team | Cell #: | 214-293-3904 |
| Email Address: | steve1@pillartx.com | Alternate #: | |
| Project Address: | 1750 N. Collins Blvd. | Building #: | |
| City, State & Zip: | Richardson, Texas 75044 | | |

Inspection Report:

Our inspection took place on **2/20/23**. We inspected the EPDM membrane areas including: perimeter & parapet walls, roof drainage, membrane condition, membrane cleat attachments, roof fixtures and skylight curbs. The photos taken will show our findings.

Perimeter & Parapet Wall:

The photos below show the EPDM membrane is pulling away from the termination flashing bar which is attaching it to the parapet wall. This damage is caused by the membrane expanding and contracting in the extreme heat and cold, especially freezing weather.



Roof drainage:

The photos below show how the scupper drains are also pulling away from the parapet wall flashing. These scupper drains are designed to take on the overflow rainwater when the roof system is taking on heavy rain and is overwhelmed.



Membrane Condition:

The photo's below show the field area of the EPDM membrane has many punctures. Some of these holes go down deep beyond the roof insulation and on to the metal substrate.



Membrane Cleat Attachments:

The photos below show the EPDM membrane is attached to the substrate with plastic cleats and hardware. We noticed a lot of these cleats were missing or coming loose from their clips.



Roof Fixtures & Skylights Curbs:

The photos below show some of the curbs around the roof fixtures and skylights are in need of attention around the base areas.



2nd Layer of BUR Tar & Gravel:

The photos on the right show there is a 2nd layer of built up roofing under the EPDM membrane system. This layer underneath with need to be remove in order to achieve the desired benefit.

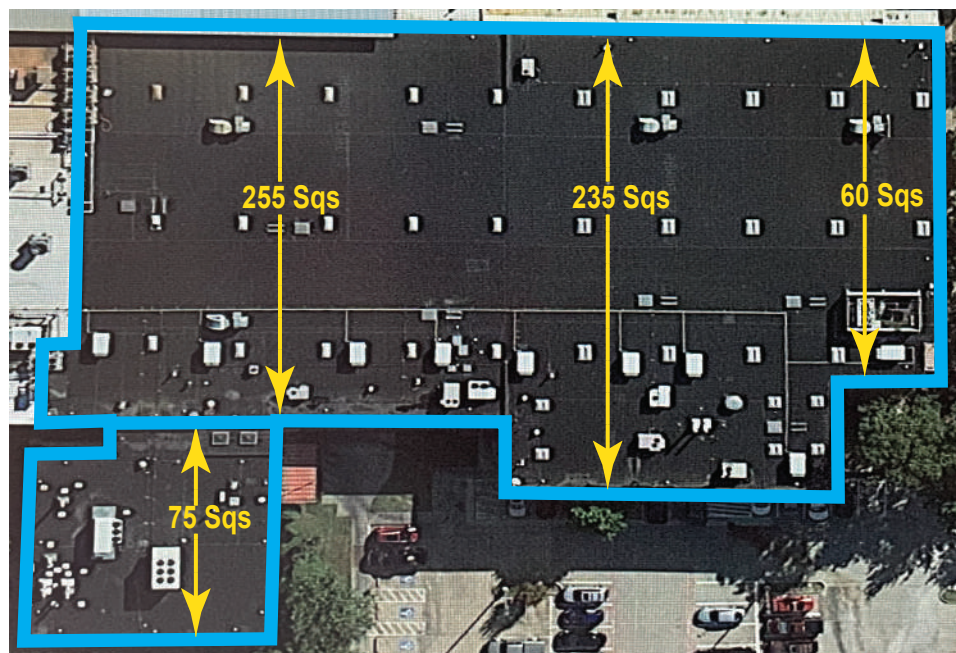


Project Subject: Remove existing EPDM roofing system, remove a 2nd layer of BUR and all flashings.
Install a Hybrid Modified Bitumen roof system with R25c insulation, DensDeck, and hot mop application.

Scope of Work:

Project Preparation:

- Clear all debris and unused equipment from roofing area; haul away debris daily.
- Remove the existing EPDM membrane, the cleats attached, fiber board, ISO insulation and the supporting metal flashings.
- Remove the 2nd layer of built up roofing materials including; existing layers of tar, gravel, and the layers of asphalt ply.
- All old roof materials will be transported across the roof to the trash shoots with wheelbarrows; dumpsters will be placed on the ground to catch the debris.
- Clear, clean and remove dust and debris from the substrate surface using blowers as needed.
- Once we have reached the substrate roof deck an inspection will take place and any rust or moisture damage will be reported.
- Clean, clear and check all scupper and field drains prior to applying the first layer of the ISO insulation.
- Load materials on the roof for the 1st stage of roof installation process.



Project is not to exceed 650 roofing squares including safety pad track.

New Roof Insulation: The City Of Rockwall requires commercial re-roofs must be insulated to meet R25c, which is 4.4" thick of ISO.

- The ISO insulation comes in 2.2" thick sheets, the ISO sheets will be mechanically attach in a staggered structure so the seams are off set.
- Long deck screws and custom 3" washer plates will be used to anchor the ISO insulation sheets.
- Install 1/2" DensDeck Prime board over the ISO insulation assembly, this cover board is fire resistant and will serve as a walkable surface.
- All underlayments will be custom cut and installed around A/C units, pitch-pans, skylight curbs, gas lines, and roof fixtures.

Waterflow and Drainage:

- Crickets and saddles will be installed using the ISO board; these details under the modified bitumen membrane will add contoured roof slope to improve water flow toward the drainage areas.

Base Sheet Installation:

- Install Certaineed's heat-activated Black Diamond Base sheets to the high density cover board; this base sheet will be self-adhered once heat is applied to complete the underlayment process of this hybrid roof system.

Tar & Hot Kettle Work:

- Number 4 kegs of tar will be melted down in our hot tar kettle, this tar and kettle assembly will move with the installer as the roof is installed.
- Kettle work equipment will include hoses and piping needed to apply the hot tar anywhere on this roof system.
- The kettle equipment will remain on the ground and will be managed by one of our team members.
- Apply a hot mop coat directly to the Black Diamond Base sheet and then layover the Certaineed Flintlastic ply4, repeat this process building up two layers of waterproofing.

Install Modified Bitumen Membrane:

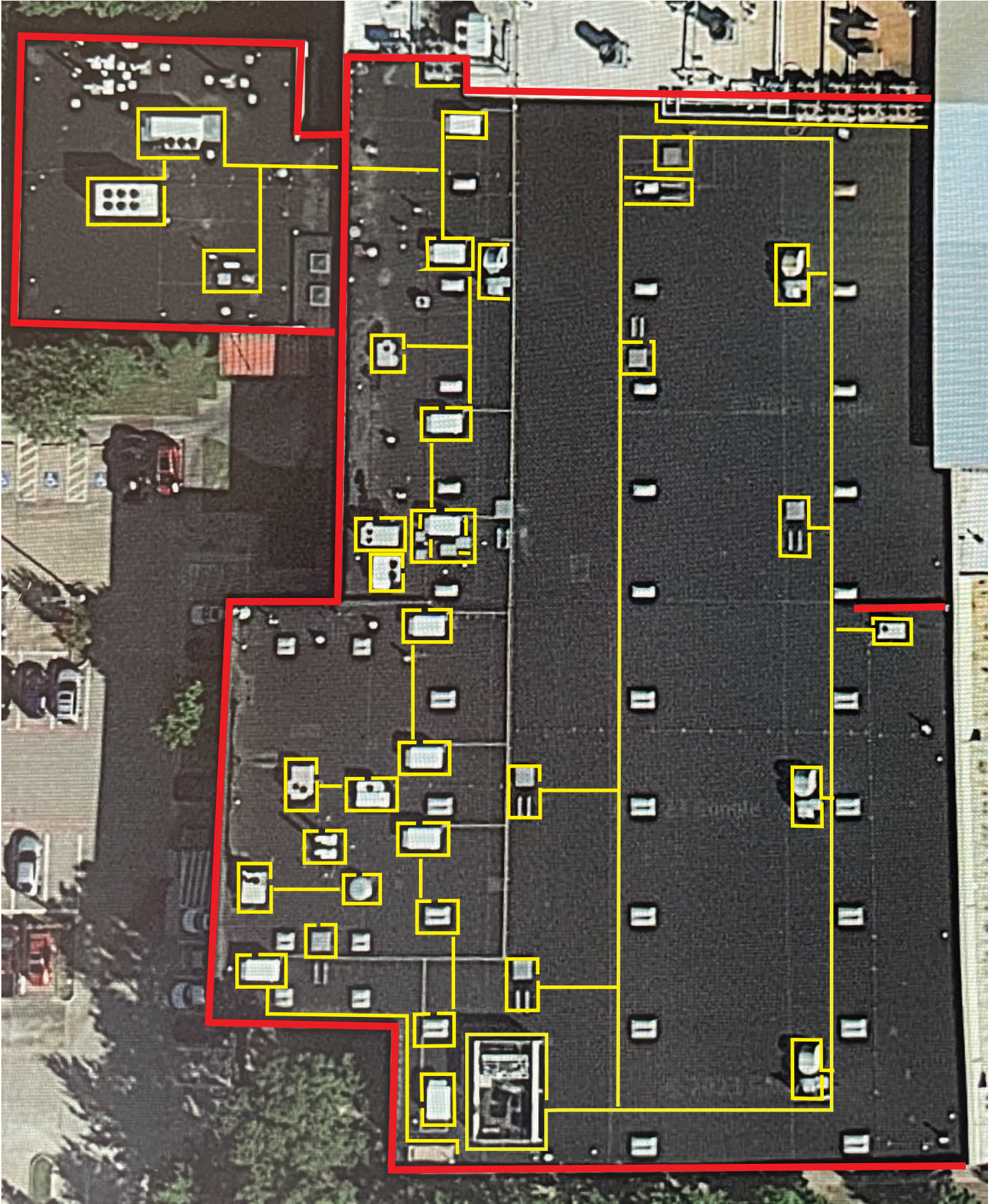
- Apply a hot mop flood coat over the built up layers Flintastic Ply4 and start rolling out the Flintastic GMA cap sheets of white granulated modified bitumen membrane.
- The perimeter areas and all fixture details will be done by material technicians with hand held tools and equipment.
- Field and scupper drainage areas will be updated and waterproofed with new custom flashing details.
- The membrane will be terminated on the parapet wall with mechanically attached termination bar and new counter flashings.
- Install rubber block riser supports under gas lines and piping to help protect the new modified bitumen membrane.
- Install an extensive safety walk pad track system around A/C equipment, roof access points, and maintenance areas.

Edge Metal Perimeter Flashing:

- The membrane will be terminated along the open edge area with new mechanically attached edge metal detail flashings.

Parapet Wall & Safety Pad Track Details:

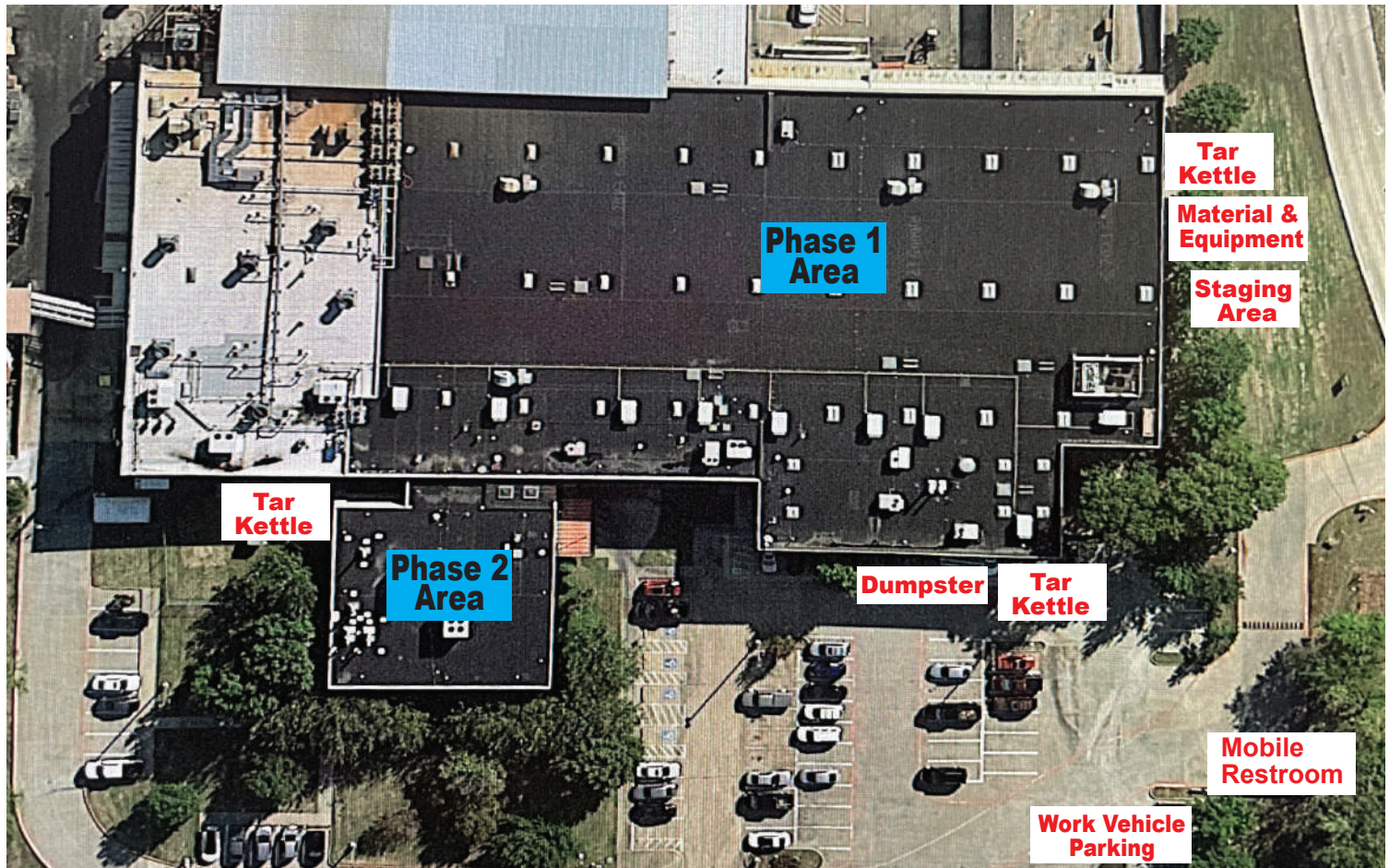
- Red lines indicate parapet walls.
- Yellow lines indicate Safety pad track locations.



Project Logistics:

Project Phases:

- The new roof install will have 2 phases: **Phase 1:** the main roof areas, **Phase 2:** the smaller front section.



Project Staging:

- Our team will park their work vehicles and equipment in the back parking area as shown on the photo above.

Set-Up and Staging:

- Our project staging area will be positioned next to material and equipment area as shown on the photo above.

Roof Access & Loading:

- All project materials and equipment will be lowered on to the roof with our skytrack. Our skytrack will be parked and out of the way of your company's business when not in use.
- Our roof technicians will access the roof with ladders during all phases of repair. The ladder locations will change as the project moves through the phases.

Work Vehicle Parking:

- Our team's vehicles will be located in back area of the project during all phases as shown on the photo above.

Mobile Restroom:

- Our team's restroom facilities will be located near our staging area for the duration of the project.

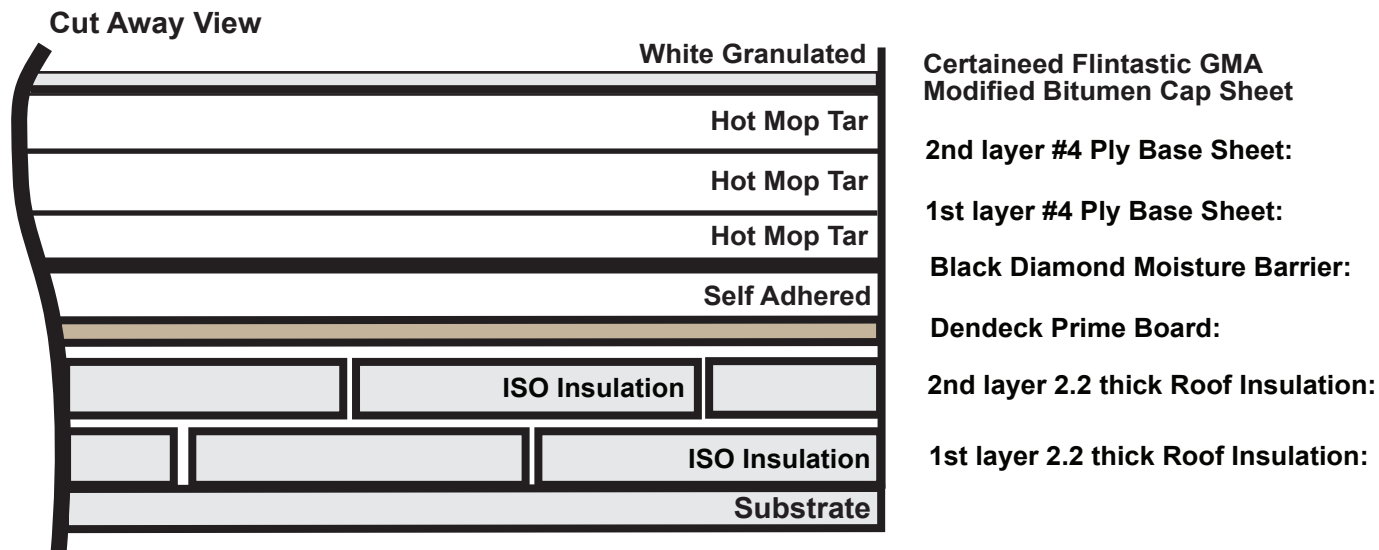
Project Duration:

- Our team will have all the equipment and materials on site as needed; this will keep the project on schedule.
- The TPO retrofit installation will **approx. four to five weeks depending on the weather conditions.**
- All project work will take place during hours allowed by the Whitmore Manufacturing Management.

Project Guidelines

- Pillar Roofing shall follow all OSHA fall safety protection and standards throughout the roof install process.
- During all phases of this project, a Pillar Roofing Project Manager will oversee quality control issues, safety issues, cleanliness of the job site, and protection of the customer's property.
- Our Supervising Crew Chief will be on hand during the entire project. His responsibilities will include: debris management, material placement, and answering any questions that may arise.

HYBRID Modified Bitumen Roof System Diagram



Project Contingencies

- We recommend your A/C company be alerted to the fact your Roofing System is being recovered. The line and pitch-pans alongside A/C units will have new flashings installed. Some line supports and units may require slight movement, so we think it is best you have your A/C company on standby.
- Unforeseen damage is a factor in commercial roofing. These are the project contingencies we want stated: The existing drainage system has been in place for years, getting the water to flow to the drains is our job, however if theres an internal problem with the drains them selfs and it needs to be replaced the cost to retro-fit is **\$625** Per drain assembly replacement.

City Of Rockwall Permtting Process:

- Pillar Roofing will be applying for the building permit for this project. There will be two inspections done by the city of Rockwall; 1st inspection will be after the ISO insulation has been installed, and the 2nd inspection will at the completion of the project.

Quality Assurance

- **15 Year NDL** Certaneed Manufacture's material Warranty and **10 Year** Pillar Roofing workmanship will be honored.
- A full inspection will be done by Pillar Roofing application supervisor, project manager, and authorized property manager.
- **Pillar Roofing shall be responsible for the first 24 months of service maintenance on your new TPO Roof System.**
- **Company Name may enter into a separate Service Maintenance Agreement after 2 years if desired.**

Drone Video Updates:

- Drone videos will be submitted weekly to provide the client with visual updates on the progress of the Hybrid roof installation project.

Project Cost & Payments

Price includes:

material, labor, equipment, and warranties

Project Cost: _____

Texas State Commercial Sales Tax 8.25%: _____

Total Project Cost: _____

1st Down Payment at the start: _____

2nd Payment at the mid point: _____

Final Payment at completion: _____

NOTE: Submitted Date 04/21/24

Due to extreme and unprecedented material shortages and the fluctuating prices from manufacturer of roofing products, this quote is valid for thirty days. After thirty days the price for materials will be adjusted based upon Fair market value.

With your permission we would like the right to photo & video all phases of this project. The information may be featured on our web site.

Pillar Roofing Project Manager: **George Reyes**

Cell #: **214-808-0927**

Pillar Roofing Production Manager: **Steve Monahan**

Cell #: **972-742-6040**

Authorize Signature: _____

Date: _____



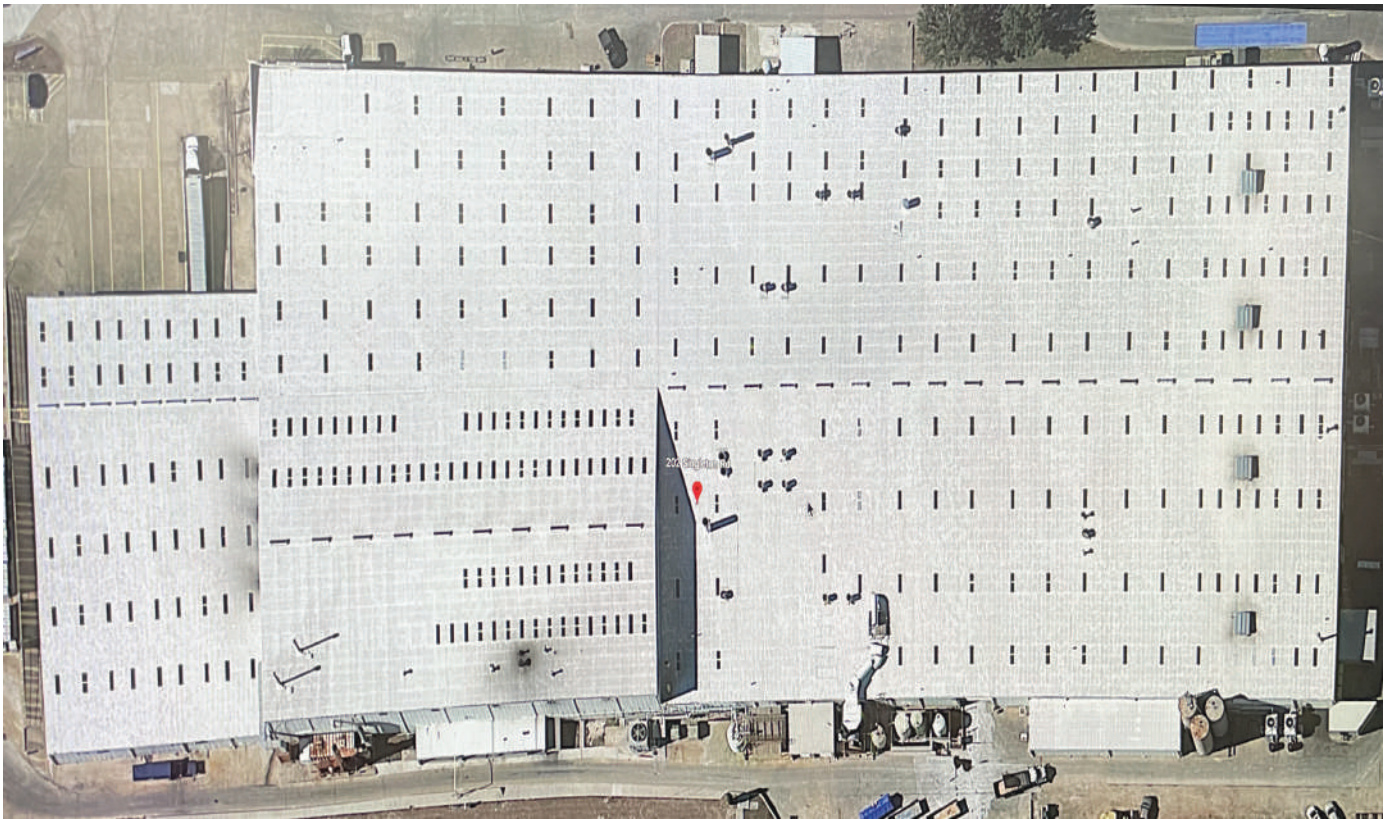


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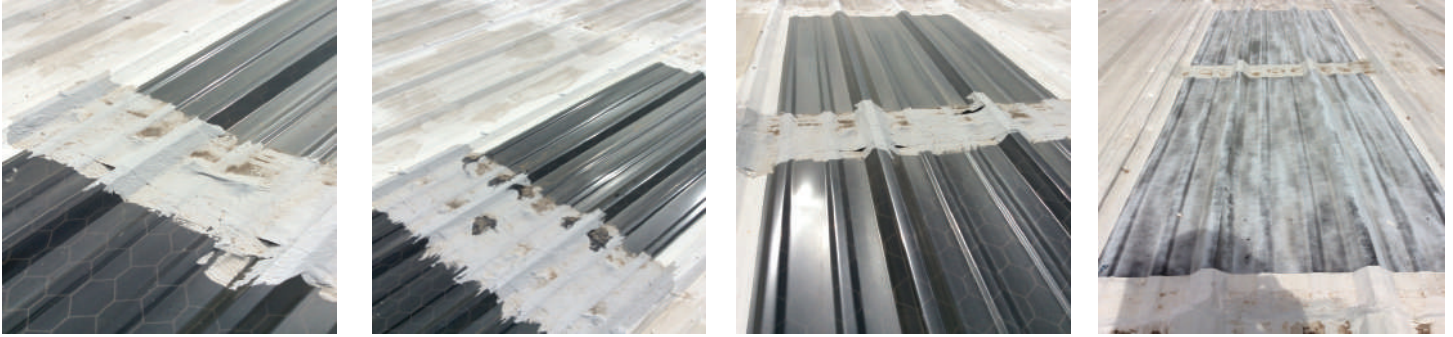
Commercial Roofing Systems

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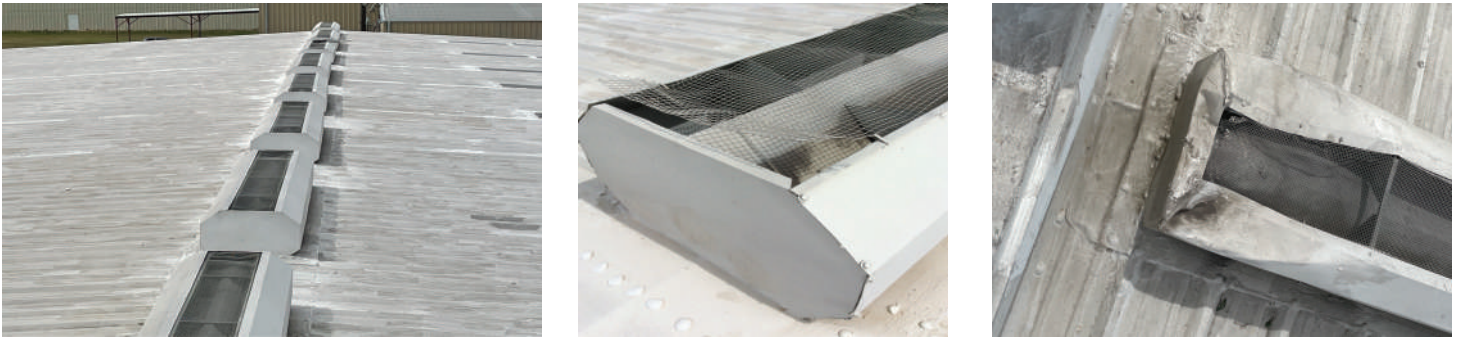
Roof Inspection Report:

Inspection photos reveal the roofing issues that must be addressed to insure a clean, dry, safe work area. The photos have been separated by categories to make the inspection report easier to understand the recommendations addressed in the Scope of Work.

Polycarbonate Skylights expand and contract with the fluctuations in temperature. The skylights were screwed to the perlin that run through the center of each skylight. This process does not allow for proper expansion or contraction due to the changing weather conditions. The stress has, also, caused each skylight to warp. As a result of this stress, every skylight has cracked along the center creating leaks in every skylight allowing water to enter the building.



Ridge Vents were properly installed and sealed at the base of each unit. However, no vent hood was installed to protect the ridge vents from adverse weather conditions. The metal mesh has been destroyed due to exposure to the elements. Work crews have used the ridge vents as steps, destroying several of the vents completely. Water is entering the interior of the building through these vents.



Coating System Applied did not dry properly after application. Whether the coating was not applied thick enough or was not dried thoroughly prior to the first rain event, much of the coating has washed away. This has created an uneven distribution of the coating leaving certain portions of the metal decking adversely exposed to the elements. This has allowed certain portions of the metal decking to rust prematurely and allow water to enter the building through exposed seams.



Scope Of Work, Phases, Logistics and Duration

Phase 1: Start Replacing All Existing Skylights

All existing skylights need to be removed and replaced with fiberglass models. Proper installation of these new fiberglass skylights will stop many of the interior leaks.

Phase 2: Panel Hardware Work

As the skylights are being removed and replaced, repair work will begin on panels and hardware. The majority of the existing hex screws are stripped, have black repair material under them, or are rusted out. **Most of the existing hardware (hex screws) on this roof system must be replaced to acquire panel integrity. New hex screws with a larger screw diameter will be installed for a snug tight fit.** It is important that metal panels and hardware are tight and secure before applying the final seal.

Phase 3: Ridge Vent Modification

These ridge vents are a major source of roof leaks across the entire roof. In order to eliminate this issue we will custom fabricate ridge vent hoods over each unit.

Phase 4: Powerwash Entire Roof System

Once the skylights have been installed and triple sealed to the roof surface it will be necessary to powerwash the roof area again to remove all debris from repair work.

Phase 5: Spray Entire Roof Area With ARC Primer

The ARC Primer will be applied over the roof surface prior to the vertical and horizontal seams being sealed.

Phase 6: Seam and Hardware Work

Vertical seams will be re-sealed with ARC liquid tape; hardware will be tightened or replaced prior to applying the ARC dob-it over the hex screws.

Phase 7: Triple-Seal Roof Fixtures

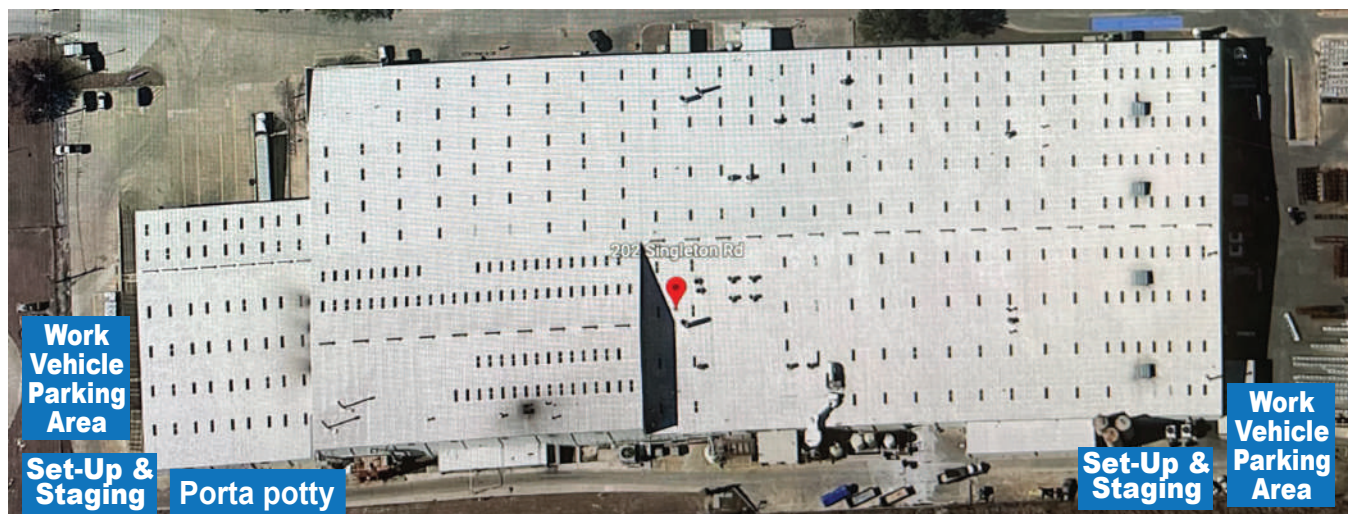
All roof fixture flange bases will be triple-sealed with polyester cloth and HydroShield.

Phase 8: Spray Base Coat

The entire roof system will be sprayed with ARC HydroShield water proofing Base Coat.

Phase 9: Spray Final Top Coat

The entire roof system will be sprayed with ARC HydroShield water proofing Top Coat.



Logistics Set-Up and Staging Areas

- There will be 2 Set-Up and Staging Areas positioned at each end of the roof.
- Our spray rig trailers will be mobile, moving locations as the project progresses.
- Equipment, materials, and skylights will be gathered in the area shown above.
- Our team will use the designated Work Vehicle Parking Area during all phases of this project.
- A porta potty will be set-up and positioned in the general area shown above.

Project Duration

- Our team will have all the equipment and materials on site as needed; this will keep the project on schedule.
- Phases 1 through 10: should take Seven to Ten weeks, depending on the weather conditions.
- All project work will take place during your company's working hours.

Roof Inspection Report:

Roof Protrusions were not secured and sealed properly at the base of the protrusions. Metal panels have been lifted by the wind since they were not secured and sealed properly. This has allowed water to enter the building through the gaping gaps at the base of these protrusions. The stress produced by these wind occurrences has also led to the buckling and splitting of several protrusions.



Screw Installation has created numerous roof issues. Many of the screws were not seated properly prior to coating. Some screws were stripped during installation. These raised and stripped screws have left exposed holes through which water has entered the building. As the coating over these screws has worn away, exposed screws have rusted, creating further leaks in the roof system.



Damaged Roof Fixtures shown below will need to be removed or placed on the ground before the project starts.

- The platform shown here in this photo can stay, however items on the roof surface must be placed on the platform or on the ground prior to the roof coating process.
- The rusted out roof fixture shown in this photo will need to be repaired or removed prior to the roof coating process.



- This roof fixture is off its base. It will need to be reset and straightened on the mounting platform prior to the roof coating process.



Scope Of Work, Phases, Logistics and Duration

Phase 1: Start Replacing All Existing Skylights

All existing skylights need to be removed and replaced with fiberglass models. Proper installation of these new fiberglass skylights will stop many of the interior leaks.

Phase 2: Panel Hardware Work

As the skylights are being removed and replaced, repair work will begin on panels and hardware. The majority of the existing hex screws are stripped, have black repair material under them, or are rusted out. **Most of the existing hardware (hex screws) on this roof system must be replaced to acquire panel integrity. New hex screws with a larger screw diameter will be installed for a snug tight fit.** It is important that metal panels and hardware are tight and secure before applying the final seal.

Phase 3: Ridge Vent Modification

These ridge vents are a major source of roof leaks across the entire roof. In order to eliminate this issue we will custom fabricate ridge vent hoods over each unit.

Phase 4: Powerwash Entire Roof System

Once the skylights have been installed and triple sealed to the roof surface it will be necessary to powerwash the roof area again to remove all debris from repair work.

Phase 5: Spray Entire Roof Area With ARC Primer

The ARC Primer will be applied over the roof surface prior to the vertical and horizontal seams being sealed.

Phase 6: Seam and Hardware Work

Vertical seams will be re-sealed with ARC liquid tape; hardware will be tightened or replaced prior to applying the ARC dob-it over the hex screws.

Phase 7: Triple-Seal Roof Fixtures

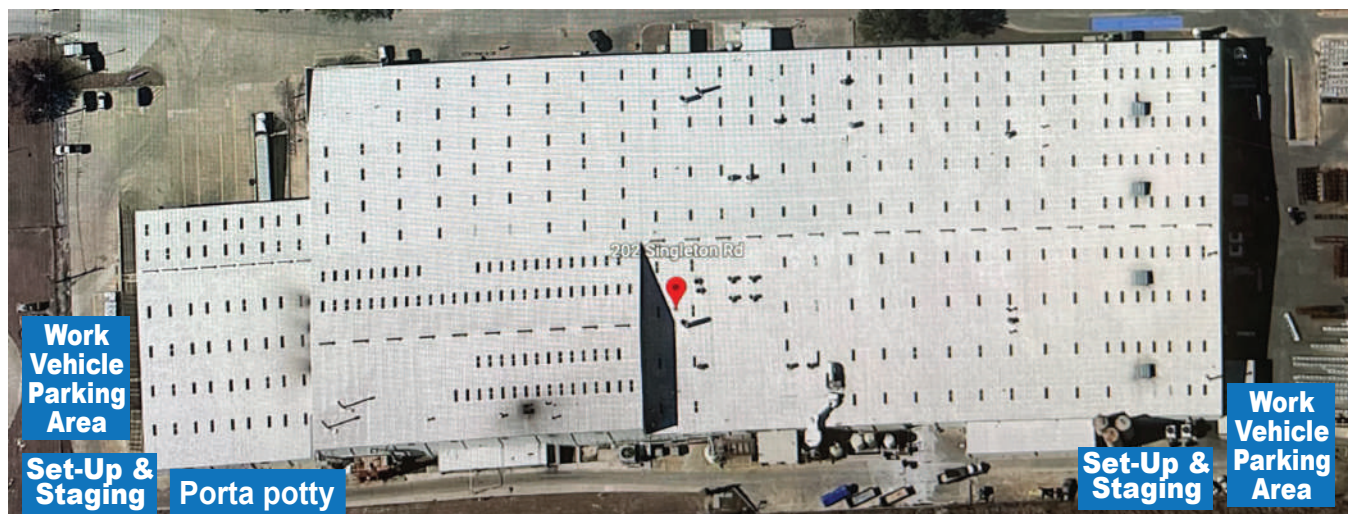
All roof fixture flange bases will be triple-sealed with polyester cloth and HydroShield.

Phase 8: Spray Base Coat

The entire roof system will be sprayed with ARC HydroShield water proofing Base Coat.

Phase 9: Spray Final Top Coat

The entire roof system will be sprayed with ARC HydroShield water proofing Top Coat.



Logistics Set-Up and Staging Areas

- There will be 2 Set-Up and Staging Areas positioned at each end of the roof.
- Our spray rig trailers will be mobile, moving locations as the project progresses.
- Equipment, materials, and skylights will be gathered in the area shown above.
- Our team will use the designated Work Vehicle Parking Area during all phases of this project.
- A porta potty will be set-up and positioned in the general area shown above.

Project Duration

- Our team will have all the equipment and materials on site as needed; this will keep the project on schedule.
- Phases 1 through 10: should take Seven to Ten weeks, depending on the weather conditions.
- All project work will take place during your company's working hours.

Phase 1: Start Replacing All Existing Skylights

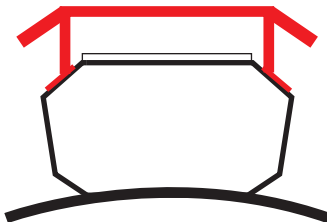
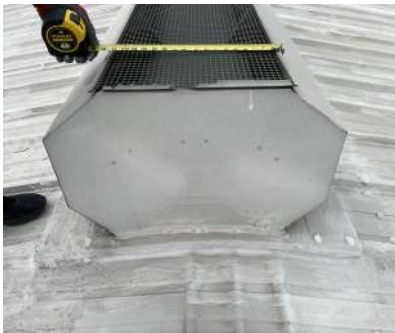
- Remove existing polycarbonate skylights and as much old sealant materials as possible.
- Remove existing sealant materials that may be located on the top perlin areas.
- Clean skylight mounting areas and prep for new fiberglass skylights to be installed.
- Slide skylight up in to place on the upper and lower side to line up with skylight slot.
- Mechanically attach new fiberglass skylights to the upper and lower area of the roof panel.
- Triple-seal skylights and mounting screws to the roof panels with HydroShield and polyester cloth.
- All skylights will be triple-sealed on top and bottom mounting areas, as well as the vertical seams on both sides.

Phase 2: Panel Hardware Work

- It is important that metal panels and hardware are tight and secure before applying the final seal.
- Most of the existing hardware (hex screws) on this roof system must be replaced to acquire panel integrity.
- New hex screws with a larger screw diameter will be installed for a snug tight fit over entire metal panel roof system.

Phase 3: Ridge Vent Modification

- Ridge vent cover hoods will be fabricated and installed on each unit with matching hardware as needed.



Phase 4: Powerwash Entire Roof System

- Powerwashing is necessary to remove debris from all the new repairs.

Phase 5: Spray Entire Roof Area With ARC Primer

- Spray ARC Primer over the entire roof surface.

Phase 6: Seam and Hardware Work

- Liquid tape will be installed on all vertical seams, a thick bead will be applied down the entire length of each panel seam.
- Panel hardware will be checked and tightened or replaced by a larger screw for a tight fit to all panels.
- Apply an ARC dob-it coating over each hex screw across the entire paneled roof surface .

Phase 7: Triple-Seal Roof Fixtures

Triple-Seal Process is for sealing metal panel seams, hardware, skylights and roof fixtures

1. Apply 1st layer of the base coat of HydroShield water proofing material
2. Apply 2nd layer of prep cut polyester bonding cloth over the top of the base coating.
3. Apply 3rd layer of HydroShield top coating to complete the **Triple-Seal Process**.

- Apply ARC HydroShield Triple-Seal process to areas that are exposed to leaks.



- Apply ARC HydroShield Triple-Seal process around the flange bases of all fixtures.



- RUST inhibitor will be spray applied to all fixtures as needed.
Allow the rust inhibitor to dry and cure prior to applying the Triple-Seal process.



- Apply ARC HydroShield Triple-Seal process to all roof fixtures and where metal overlaps.
Triple-Seal up the side of the fixture flange bases, curbs, and all gaps present.



- Apply ARC HydroShield Triple-Seal process to all HVAC fixtures and plumbing jacks.



Phase 8: Spray Base Coat

- Spray apply a base coat of HydroShield applied at a maximum rate of 1.5 gal/sq (0.6135 l/m²) and allowed to dry and cure prior to top coat application.



Phase 9: Spray Final Top Coat

- Spray apply a top coat of HydroShield at a maximum rate of 1.5 gal/sq (.6135 l/m²) coated existing approved roof covers meet the same ASTM E108 rating as the uncoated cover, max Class A rating up to 5.0 in 12 slope. Application of the coating system will not increase the fire, wind, or hail resistance performance of the existing roof system.

Project Contingencies

- Substrate deck damage that may be uncovered will need to be replaced at a cost of **\$375** per metal panel. This cost will cover the material and time to make the necessary repair.

Project Guidelines

- Pillar Roofing shall follow all OSHA fall safety protection and standards.
- Pillar Roofing will perform work only during the hours allowed by the property owner.
- All vehicles must park in a designated area provided by the property owner.
- During all phases of this project, a Pillar Roofing Project Manager will oversee quality control issues, safety issues, cleanliness of the job site, and protection of the customer's property.
- Our Supervising Crew Chief will be on hand during the entire project. His responsibilities will include debris management, material placement, and answering any questions that may arise.

Quality Assurance

- Upon completion of your Roof Coating System a full inspection will be done by Pillar Roofing Application Supervisor, Project Manager, and the Client Property Owner or Management.
- All installation provided by Pillar Roofing, will be covered by our 15 year Workmanship Warranty.
- Coating will have their material warranties immediately activated at the completion of the final inspection.
- **Your two year maintenance program is initiated upon the completion of the project.**
A roof inspection will occur twice a year-spring and fall-and after every significant weather event.

Project Cost & Payments

Price includes material, labor, equipment and warranties.

| | | | |
|-----------------------------|-------|-------|---------------------------------------|
| Project Price: | _____ | _____ | 1/3% Payment Down at the start: |
| Commercial Sales 8.25% Tax: | _____ | _____ | 1/3% Payment at Midway point: |
| Total Project Cost: | _____ | _____ | Final Payment after final inspection: |

NOTE: Submitted Date: 07/18/24

Due to extramely unprecedented material shortages and the fluctuating prices from manufacturer of construction products, this quote is valid for thirty days. After thirty days the price for materials will be adjusted based upon Fair market value.

With your permission we would like the right to photo & video all phases of this project. The information may be featured on our web site.

Pillar Roofing Project Manager: **George Reyes**

Cell #: **214-808-0927**

Pillar Roofing Operations Manager: **Steve Monahan**

Cell #: **972-742-6040**

Property Owners Signature: _____

Date: _____



Lic. # 03-0333