



# PILLAR ROOFING

Top Service With Integrity

& Construction

## TPO Retrofit Proposal

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Our 20th Year  
In Business*

**PillarTX.com**  
Commercial Services  
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Since 2004



**A+ Rated**

1750 N. Collins Blvd. Richardson, Texas 75080 Office 214 293-3904

Company Name: **Pillar Roofing**

Date: \_\_\_\_\_

Contact Person: **Steve Monahan**

Cell #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Alternate: \_\_\_\_\_

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

Building #: \_\_\_\_\_

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

### Inspection Report:

The photos below were taken on **July 9th 2024**; Our team inspected the entire roof system including the interior perimeter areas. The following photos and captions will show are our findings:



Company Entrance



Emergency Roof Supports



Severe Substrate Damage



Persistent Interior Leaks

**The photos above show:** interior damage to the buildings roof substrate and supports. The perimeter areas on this roof system are in full failure due to rainwater ponding along the perimeter areas. The excessive weight of the rainwater and two layers of Tar & Gravel roofing material has caused the substrate metal panels to break through in some areas.



Perimeter Rainwater Ponding



Gutter Clog



Perimeter Failure



Metal Edge Detail Height Issue

**The photos above show:** Exterior roof damage along the perimeter areas. This roof has 2 layers installed, each layer of roofing material was installed with new metal edge details, the last time the roof was recovered the metal edge detail was install to high creating a low spots where the rainwater can not reach the gutter system.



Rust Damaged Roof Fixture



Expansion Joint Repairs



Skylight Curb Repairs



A/C Footer Penetration Repairs

**The photos here show:** The roof fixtures have been repaired in the past with some type of coating materials. Some of the repairs are starting to dry out and crack open allowing moisture to get under membrane and start the rusting process on the substrate.

The photos below are of the core-cut that was taken at the time of inspection, these are our findings:

### Built-Up-Roof system (BUR):

These roof systems were used in the 80's & 90's and have become obsolete due to material weight factor and energy efficiency. The roof system consists of layers of asphalt sheets rolled out over the roof surface and covered with hot tar, then gravel is poured over the top to protect it from the sun.

**1st Layer:** Once the BUR system starts losing the top layer of tar & gravel there is no protection from the weather and leaks start.

**2nd Layer:** of BUR material is allowed by the city codes of Dallas to be added over the existing roofing system creating a 2nd layer.

**Roofing material weight limits will not allow for a 3rd layer on commercial building.**



Approx. roof material depth is 2.5 inches

### Core-Cut Results:

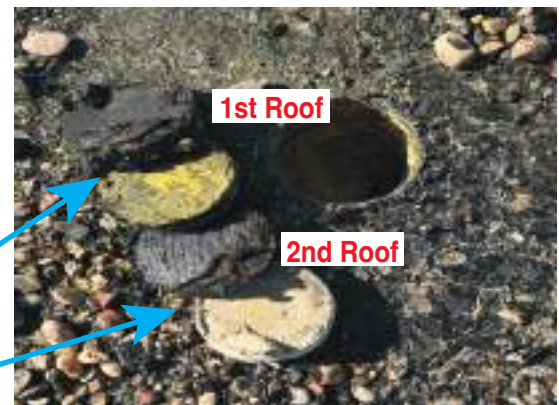
This photo shows 4 pieces we found from our core-cut.

The Yellow is the 1st layer of insulation when the building was roofed. The White pieces are the 2nd layer of insulation from the last re-roof.

The Black pieces are the top layers of asphalt sheets and the tar & gravel covering for each time it was roofed.

**1st Roof System  
BUR Material & Insulation Board**

**2nd Roof System  
BUR Material & Insulation Board**



Photos show core-cut results

### Conclusion:

This roof has a poor drainage system which has created perimeter moisture damage to the building's interior and exterior roof substrate. New metal substrate panels will need to be installed in several locations in order to regain structure integrity along the perimeter areas.

### Recommendations:

Removing the existing top layer ONLY of roofing material including: all flashings, roof fixtures, metal edge detail, and the gutter system front & back. Install a TPO Retrofit Membrane System.

**(skylights may be removed and terminated if requested)**

### New Roof Covering:

Carlisle's Sure-Weld 60 Mil TPO Thermoplastic PolyOlefin (TPO) is a single-ply roofing membrane made of a blend of polymers and pigments. Its reinforced membrane is installed by heat-weld bonding the single-ply sheets together.

Sure-Weld TPO to withstand the extreme weatherability testing that is intended to simulate exposure to severe climates. Physical properties of the membrane are enhanced by a strong polyester fabric that is encapsulated between the TPO-based top and bottom plies.

The combination of the fabric and TPO plies provides high breaking and tearing strength, as well as excellent puncture resistance. The relatively smooth surface of the membrane produces a total surface fusion weld that results in a consistent, watertight, monolithic roof assembly.

TPO has gained industry acceptance because of its naturally reflective surface, which reflects UV rays, this high reflectivity helps keep buildings cooler in the summer, which can save on energy costs.

The membrane is environmentally friendly and safe and practically maintenance free.



**Project Subject:** Remove the top layer roof materials and flashings and replace damaged substrate panels. Install a new Carlisle's Sure-Weld 60 Mil TPO Retrofit Membrane System.

### Scope Of Work:

#### Substrate Repair and Roof Removal:

- Unused equipment should be removed from the roof's surface prior to the roof restoration process.
- Remove the top layer of existing roofing materials using industrial vacuums, flathead shovels, brooms and wheelbarrows, haul away daily.
- Have new substrate metal panels on site for replacement as needed.
- Remove and replace damaged substrate panels and rescore, as needed
- Clear the roof surface of all dust debris using brooms and blowers.

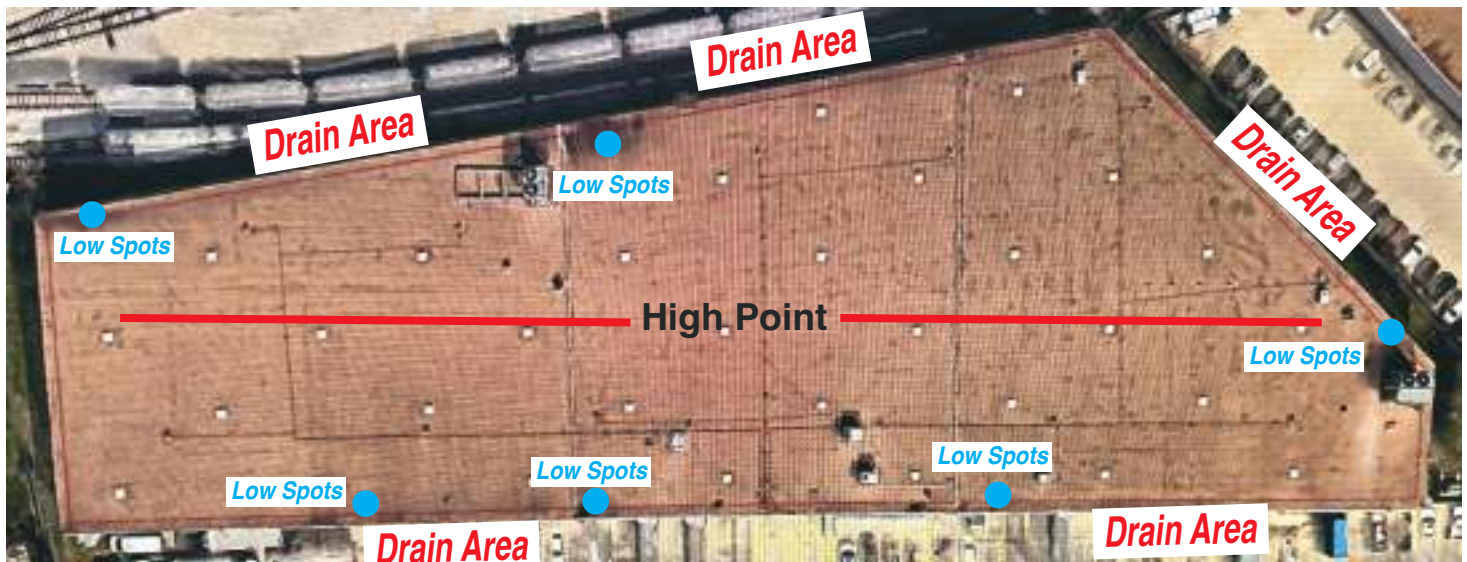
#### Install ISO Insulation Board:

- Mechanically attach 4 x 8' sheets of 1.5" ISO-MA insulation to the substrate using long metal deck screws and plate washer.
- Install 1.5" ISO-MA insulation fiber board around A/C curbs, HVAC equipment, gas lines, expansion joints and skylight cubs areas.



#### 60 Mil TPO Membrane: *Not To Exceed 868 Roofing Squares including parapet wall areas.*

- Mechanically attach the 60 Mil TPO membrane to the substrate with deck screws and washer plates.
- All TPO seams will overlap approx. 6" on center, and TPO technicians will heat weld every crossing and connection.
- Apply lap sealant to seal cut edges of sheet membrane and verify field strength of seams twice daily.
- The perimeter areas and all fixture details will be done by TPO technicians with hand held heat welding guns.
- Install TPO safety walk pads around A/C equipment, roof access points, and maintenance areas.
- Install TPO covered block risers supports under gas lines and piping to help protect the new TPO membrane.



#### Metal Flashing Details:

- New TPO flashing details will be installed on the A/C & skylight curbs, roof hatch and roof fixtures.
- Expansion joints will be reflashed with TPO membrane mechanically attached and fully adhered, as needed.

#### New Drainage Details:

- New metal roof edge details will be custom made to fit properly allowing maximum waterflow off the roof.
- A Tapered ISO package will be installed around the perimeter to ensure water flows over the side and into the new gutter runs.
- Custom fabricate and install new sheet metal gutter system including new downspout.

## Project Logistics:

### Project Staging:

- Our team will park their work vehicles and equipment on the side location area as shown on the photo.

### Staging Area:

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

### Roof Access & Loading:

- Project materials and equipment will be lowered on to the roof with our sky-track. Our sky-track 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; ladder locations will change as the project moves through the phases.



### 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 take **approx. Two weeks depending on weather conditions.**
- All project work will take place during hours allowed by the Amigos Meat Support Management Team.

### 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.

### Project Guidelines

- Pillar Roofing shall follow all OSHA fall safety protection and standards during all Phases of this project.
- Pillar Roofing will perform work only during the hours allowed by the Signature Flight Support Management team.
- 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 on this project.

### Quality Assurance:

- **20 Year NDL (No Dollar Limit) Manufacturer's Warranty**
- **5 Year Pillar Roofing Workmanship Warranty**
- **2 Year Pillar Roofing Maintenance Service**
- The final roof system inspections will be done by the following people will be included: Amigos Meat Management Team, Pillar Roofing Project Manager, and the TPO technician crew chief.
- All roof system warranties will be activated immediately after final inspections

### Video & Photo Updates:

- Videos and photos will be submitted weekly to provide the client with visual updates on the install progress.

**Substrate Panel Repair:**

Several original substrate panel will to be removed and replaced in multiple locations, estimating the amount that will need to be replaced is not possible until we uncover the top later of existing roofing materials.

**Remedy:**

Before & After photos will be taken of each area that needes panels removed and replaced.

The cost to install new panels is \$3.75 per Sq Ft

The charges for this work will be tallied and invoiced separately from the cost of the new TPO re-roof.

This method will ensure the client is only paying for the exact amount of substrate panel replacements.



**Project Cost & Payments:**

Price includes: material, labor, equipment, warranties. Project Price: \_\_\_\_\_  
 Texas State Commercial Sales Tax 8.25%: \_\_\_\_\_ 1st Down Payment: \_\_\_\_\_  
 Total Project Cost: \_\_\_\_\_ Final Payment: \_\_\_\_\_

**NOTE: Submitted Date 07/12/24**

*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: \_\_\_\_\_



*References Available Upon Request*

*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: **Life Time License**  
 ROOFING COMPANY: **Pillar Roofing Commercial Services**