



**PILLAR
ROOFING**
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.



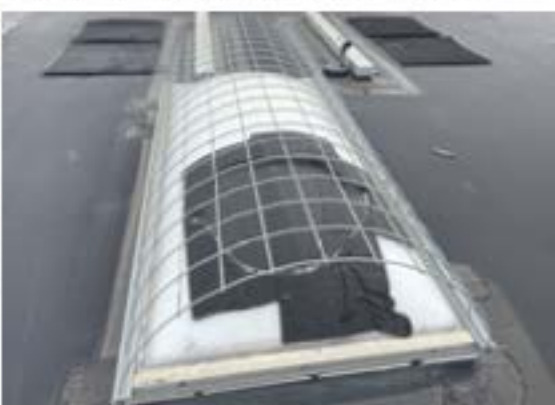
Membrane Cleat Attachments:

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:

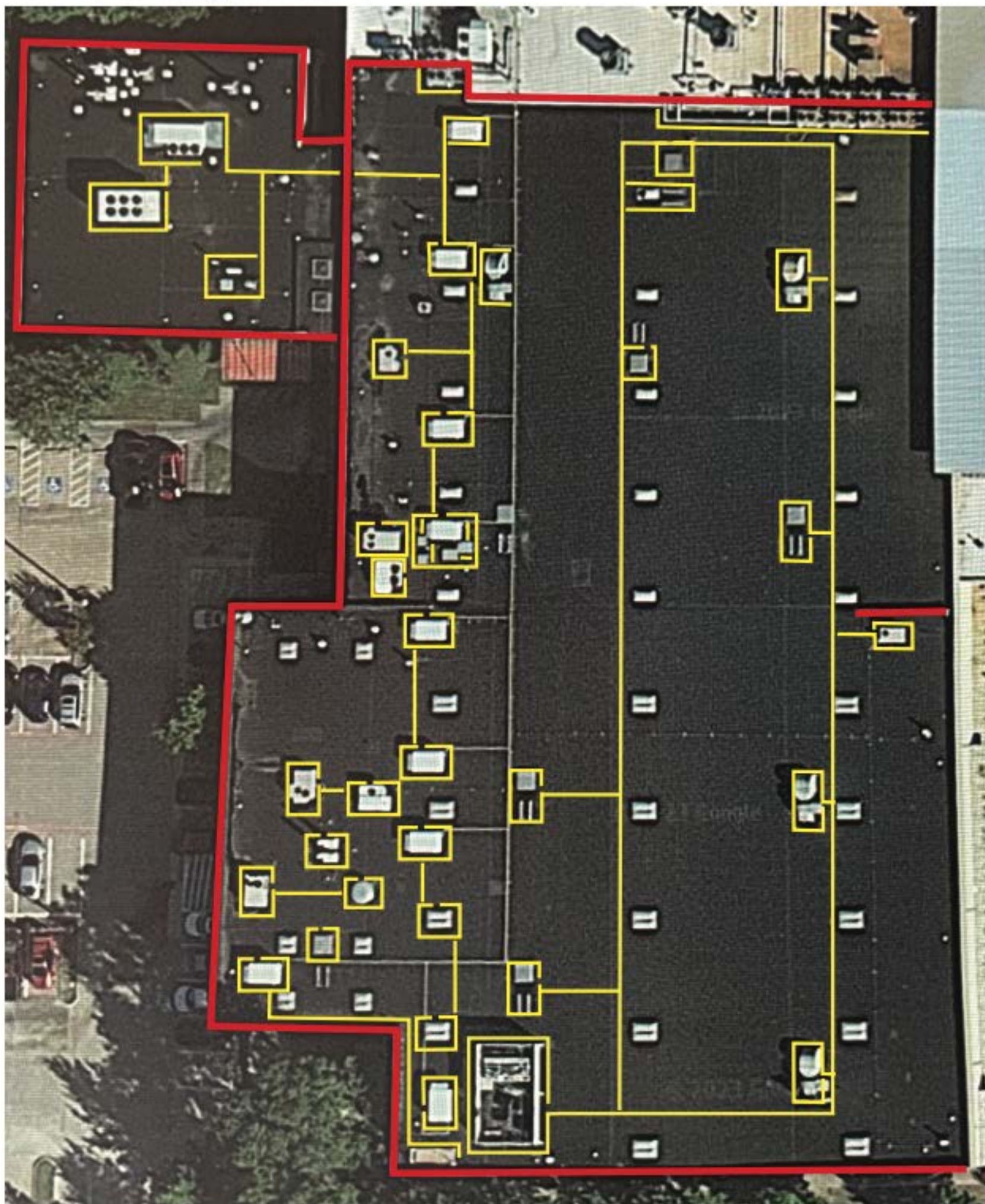
- Apply a hot mop flood coat over the built up layers Flintastic Ply4 and start rolling out the Flintastic GMA cap sheets of white granulated modified bitumen membrane.
- The perimeter areas and all fixture details will be done by material technicians with hand held tools and equipment.
- Field and scupper 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.

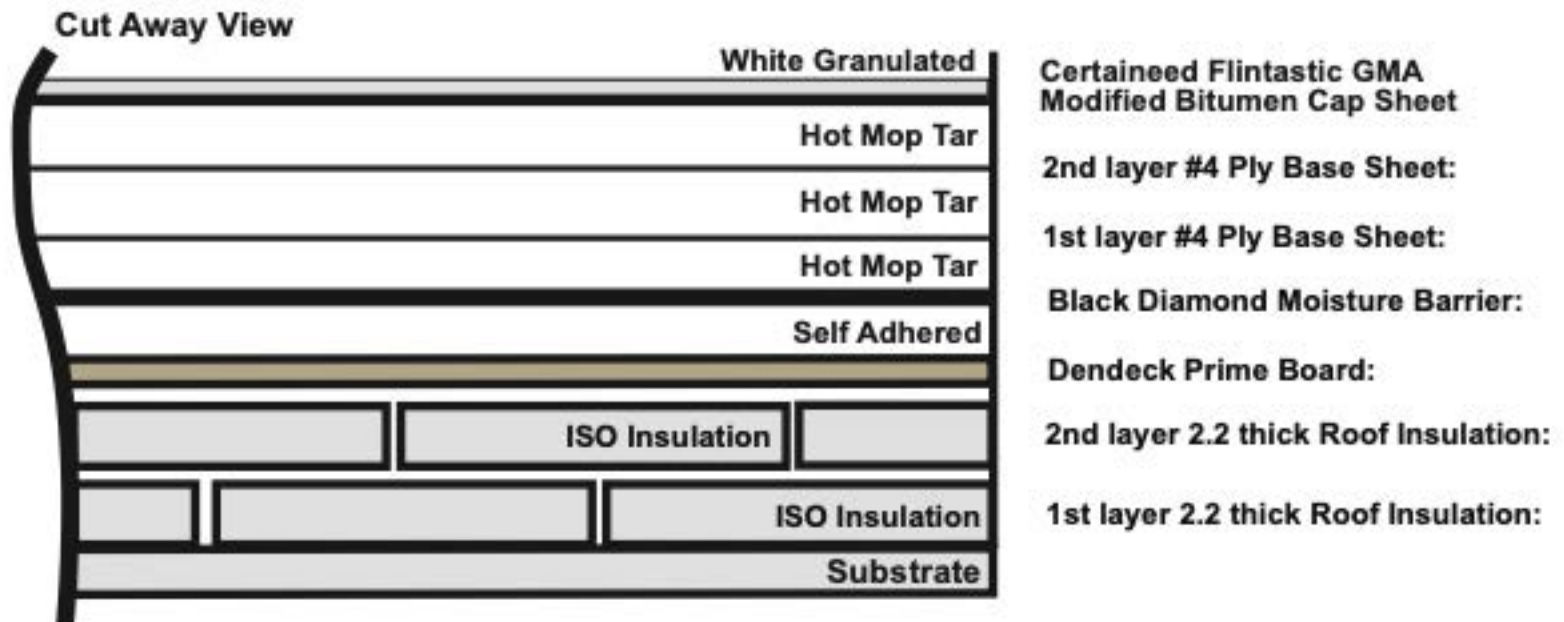
Project Duration:

- 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 selves 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 Certaineed 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: _____

