



NATIONAL BUILDING CONTRACTORS

"Weatherproofing The Nation One Facility At A Time"

Dekalb County Police Department: East Precinct

Low Slope Roof Replacement Proposal

Prepared for:

David Ford

Facilities Management

Dekalb County Government



DeKalb County
GEORGIA

Prepared by:

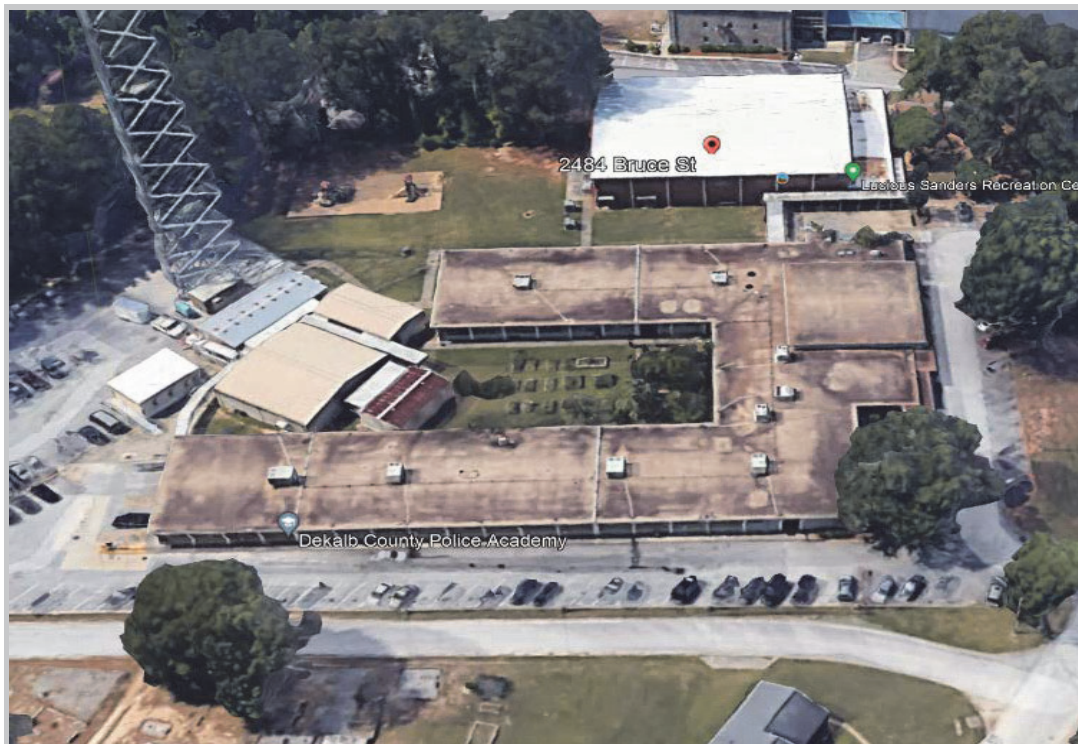
Bill Abrahamsen

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Replace All Roof Sections

Proposal Date 07/14/2025

Roof Replacement - All Low Slope Roof Areas

Type of Activity	Urgency	Price
Low Slope Roofing	High	1,727,085.00

Statement of Work: Replace All Low Slope Roof Sections At Dekalb East Police Precinct

- Demo and remove existing roof system to expose concrete roof deck
- Remove and replace existing base layer insulation with adhesive
- Install tapered ISO insulation system with 1/8" slope to drains with Invinsa high density coverboard
- Sump insulation at all roof drain locations to prevent ponding water at these locations
- Install new 60 mil fully adhered TPO roofing system
- Install perimeter, penetration, sheet metal, and all other flashings in full accordance with manufacturer's specifications
- Install new wood nailers where required
- NBC will provide a 2 year workmanship warranty and a 20 year total system warranty to be provided by the roofing material manufacturer upon project completion

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Roof Replacement - All Low Slope Roof Areas

Type of Activity	Urgency	Price
Low Slope Roofing	High	1,727,085.00
Statement of Work: Replace All Low Slope Roof Sections At Dekalb East Police Precinct		
Demo Roof, Replace Base Insulation With Adhesive.....	44,195SF X \$10.00 =	\$441,950.00
Install 60 Mil TPO Roof Membrane	44,195SF X \$18.00 =	\$795,510.00
Install Fully Adhered 60 Mil TPO Flashing Membrane.....	2,975SF X \$16.00 =	\$47,600.00
Fabricate & Install 24ga Pre-finished Sheet Metal Flashings.....	3,420SF X \$16.00 =	\$54,720.00
New Drain Flashing Components.....	576SF X \$5.75 =	\$3,312.00
Add 1/8 Tapered Slope To Roof Drains.....	Materials \$127,585.00 x 1.10 =	\$140,343.00
Add 1/8 Tapered Slope To Roof Drains.....	Labor 2,640 Hours x \$55.00 =	\$145,200.00
Staging, safety rigging, crane, & equipment rental.....	\$89,500.00 X 1.10 =	\$98,450.00
		Total \$1,727,085.00

Notes:

1. Owner will provide reasonable access to building to facilitate staging operations.
2. No other warranty, expressed or implied, is made (Sample guarantee is available upon request).

Roof Replacement - All Low Slope Roof Areas

Type of Activity Low Slope Roofing**Total Price** 1,727,085.00

We hereby propose to furnish material and labor to perform assessment, repairs, restoration or replacement in accordance with these recommendations, for the total sum of:

Total: One Million Seven Hundred Twenty Seven Thousand Eighty Five Dollars

Payment to be made as follows: Progress Payments Net 10 Days.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Bill Abrahamsen

Signature _____

Note: This proposal may be withdrawn by us if not accepted within 10 days.

Acceptance of Proposal - The above prices, specifications, and attached terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer Signature _____

Date of Acceptance _____

Customer Signature _____

Date of Acceptance _____

Roof Replacement - All Low Slope Roof Areas

Type of Activity Low Slope Roofing

Total Price 1,727,085.00

TERMS AND CONDITIONS

1. Nature of Work. National Building Contractors, Inc. ("Contractor") shall furnish the labor and material necessary to perform the work described herein or in the referenced contract documents. Contractor does not provide engineering, consulting, or architectural services. It is the Owner's responsibility to retain a licensed architect or engineer to determine proper design and code compliance. Contractor assumes no responsibility for structural integrity, compliance with building codes, or design. If plans, specifications or other design documents have been furnished to Contractor, Customer warrants that they are sufficient and conform to all applicable laws and building codes. Contractor is not responsible for any loss, damage or expense due to defects in plans or specifications or building code violations unless damage results from a deviation by Contractor from the contract documents. Customer warrants all structures to be in sound condition capable of withstanding normal activities of construction equipment and operations.

2. Asbestos and Toxic Material. This proposal and contract is based upon the work to be performed by Contractor not involving asbestos-containing or toxic materials and that such materials will not be encountered or disturbed during the course of performing the roofing work. Contractor is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-containing or toxic material. In the event that such materials are encountered, Contractor shall be entitled to reasonable compensation for all additional expenses incurred as a result of the presence of asbestos-containing or toxic materials at the work site.

3. Payment. To be made per contract conditions.

4. Non-Payment. All sums not paid in full when due shall earn interest at the rate of 1 1/2% *per* month until paid. If Customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees and litigation expenses. Collection matters may be processed through litigation or arbitration at the discretion of the Contractor.

5. Insurance. Contractor shall carry worker's compensation, automobile liability, commercial general liability and such other insurance as required by law. Contractor will furnish a Certificate of Insurance evidencing the types and amounts of its coverage, upon request. Customer shall purchase and maintain builder's risk and property insurance upon the full value of the entire Project, including the labor, material, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted and Contractor's equipment is removed from the premises.

6. Additional Insured. If Customer requires and Contractors agrees to name Customer or others as an additional insured on Contractor's liability insurance policy Customer and Contractor agree that the naming of Customer or other parties as an additional insured is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of Contractor and is not intended to make the Contractor's insurer liable for claims that are due to the fault of the additional insured.

7. Changes in the Work and Extra Work. Customer shall be entitled to order changes in the work and the total contract price adjusted accordingly. Contractor shall not be required to perform any changed or additional work without a written request.

8. Availability of Site. Contractor shall be provided with direct access to the work site for the passage of trucks, equipment and materials for staging operations.

9. Site Conditions. Contractor shall not be responsible for additional costs required due to the existence of subsurface or latent conditions that are not disclosed in writing to the contractor.

10. Right to Stop Work. The failure of Customer to make proper payment to Contractor when due shall in addition to all other rights, constitute a material breach of contract and shall entitle Contractor, at its discretion, to suspend all work and shipments, including furnishing warranty, until full payment is made or terminate this contract. The contract sum to be paid Contractor shall be increased by the amount of Contractor's reasonable costs of shutdown, delay and start up.

11. Working Hours. This proposal is based upon the performance of all work during Contractor's regular working hours. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours, if required by Customer.

12. Warranty. Contractor will warrant contractor's work in accordance with its standard warranty, which is incorporated by reference. A copy of Contractor's standard warranty is attached or, if not, will be furnished upon request. Contractor SHALL NOT BE LIABLE FOR SPECIAL PUNITIVE, INCIDENTAL, CONSEQUENTIAL DAMAGES, OR LOST PROFITS. The acceptance of this proposal by the Customer signifies his agreement that this warranty shall be and is the exclusive remedy against Contractor pertaining to the work.

13. Damages or Delays. Contractor shall not be liable for damages based upon delay or liquidated damages or penalties resulting from any delay in completion of the Project caused by circumstances beyond its reasonable control.

15. Fumes and Emissions. Customer acknowledges that odors and emissions from some construction products may be released and noise will be generated as part of the operations to be performed by Contractor. Customer shall be responsible for interior air quality, including controlling mechanical equipment. HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Some people are more sensitive to these emissions than others. Customer shall hold Contractor harmless from claims from third parties relating to fumes and odors that are emitted during the normal course of the work.

16. Arbitration. If a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof such dispute, other than collection matters, shall be decided by arbitration administered by in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any court having jurisdiction thereof. Any legal claim against Contractor, including a claim alleging any breach of this contract or negligence by Contractor must be initiated no later than two (2) years after Contractor has completed the work.

17. Mold. Contractor and Owner are committed to acting promptly so that water leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly; including notice to Contractor if Owner believes there are water leaks, to correct the condition. Upon receiving notice, Contractor will make repairs promptly. Contractor is not responsible for indoor air quality. Owner shall hold harmless and indemnify Contractor from any claims involving mold or indoor air quality. Contractor will be paid for all non-warranty items repaired; owner will be notified before any non-warranty repairs are performed.

Authorized Signature _____ Date _____