



"Weatherproofing The Nation One facility At A Time"

**Dekalb County: Revised Proposal
Callanwolde Fine Arts Center Facility Roof Replacement**

Prepared for:

Nicholas Jovene
Senior Program Manager
CGL Companies

Prepared by:

Bill Abrahamsen
National Building Contractors, Inc.
2151 Old Covington Hwy
Conyers, GA 30012



Callanwolde Fine Arts Center

Proposal Date: 19 OCT 2020

Complete Roof Replacement

Type of Activity	Urgency	Price
Complete Roof Replacement	High	\$

Statement of Work: Roof Replacement At Callawolde Fine Arts Center (Main Building)

Recommendation:

Low Slope Roof Replacements; (8 Roof Areas Identified In Attached Photo; Courtyard Roof Excluded)

- * Tear off and remove roof membrane, flashing components, and insulation to expose structural decking
- * Repairs to structural decking and roof substructure will be performed on a unit cost basis; see unit price line items at end of proposal
- * Secure 1 layer polyisocyanurate insulation to decking and adhere coverboard to base layer of insulation
- * Install fully adhered 60 mil white thermoplastic roofing membrane and all flashings in full accordance with the material manufacturer's specifications; heat welded monolithic membrane assembly
- * Fabricate and install sheet metal flashings in accordance with SMACNA standard details
- * **A 20 Year Total System Warranty** will be provided buy the material manufacturer and a 2 year workmanship warranty will be provided by NBC

Steep Slope Roof Replacements:

- * Remove, retain, and store terracotta clay tile for re-installation
- * Tear off and remove all sheet metal flashing and roof underlayment to completely expose wood plank decking
- * Repairs to structural decking and roof substructure will be performed on a unit cost basis; see unit price line items at end of proposal
- * Install a self-adhered mineral modified rolled roofing underlayment adhered to prepared substrate
- * Fabricate and install new copper sheet metal flashings
- * Remove and replace all lead boot pipe flashings
- * Replace all internal and external copper gutters
- * Re-install retained tile roof components; replace all broken tile with new tile to match existing
- * A 2 Year workmanship warranty will be provided by National Building Contractors upon project completion

continued on next page

Complete Roof Replacement

Type of Activity	Urgency	Price
Complete Roof Replacement	High	\$

Chimney Stucco Restoration: (6 Chimneys Identified In Attached Photos)

- * Remove delaminated and cracked stucco.
- * Prep substrate as required to receive new material.
- * Rebuild stucco with Portland cement plaster to match existing surfaces.
- * Install an application of a cementitious waterproofing coating to all surfaces.
- * A 2 Year workmanship warranty will be provided by National Building Contractors upon project completion

Remove Low Slope Roof Systems & Replace Roof Insulation With Adhesive	4,980SF X \$5.50 = \$27,390.00
Remove & Dispose of Roof Asbestos Containing Materials	600SF X \$7.50 = \$4,500.00
Install Fully Adhered 60 Mil TPO Roof Membrane	4,980SF X \$15.00 = \$74,700.00
Install Fully Adhered 60 Mil TPO Flashing Membrane.....	2,050SF X \$16.00 = \$32,800.00
Fabricate & Install 24ga Prefinished Steel Sheet Metal Flashings.....	1,700LF X \$16.00 = \$27,200.00
Install New Drain / Scupper Flashing.....	189SF X \$5.75 = \$1,086.00
Remove clay tile, flashing components & underlayment; retain & store tile.....	12,000SF X \$5.50 = \$66,000.00
Install mineral modified self-adhered rolled roofing on wood substrate.....	12,000SF X \$16.00 = \$192,000.00
Fabricate & Install Copper Sheet Metal Flashing.....	1,020LF X \$16.00 X 5.5 = \$89,760.00
Fabricate & Install New Copper External Gutters.....	180LF X \$16.00 X 3.3 = \$9,504.00
Remove Mineral Modified Roof Membrane From Internal Gutter; Replace insulation..	760SF X \$5.50 = \$4,180.00
Line Internal Gutters With Fully Adhered Application of TPO Flashing Membrane..	760SF X \$16.00 = \$12,160.00
Replace Roof Hatches.....	8 X \$3,500.00 = \$28,000.00
Install Retained Clay Tile Roof Components.....	12,000SF X \$16.00 = \$192,000.00

continued on next page

Complete Roof Replacement

Type of Activity	Urgency	Price
Complete Roof Replacement	High	\$
Replace External Copper Gutters	340LF x \$16.00 x 3 =	\$16,320.00
Replace Copper Conductor Heads.....	13EA X \$550.00 =	\$7,150.00
Demo & Remove (2) Courtyard Skylights & Roof Curbs; Repair Roof Deck.....	2EA X \$5,800.00 =	\$11,600.00
Demo & Remove (5) RTUs & Curbs; Repair Roof Deck.....	5EA X \$3,800.00 =	\$19,000.00
Replace counterflashing, roof side wall and miscellaneous sealant applications	550LF X \$10.00 =	\$5,500.00
Pressure wash roof level masonry.....	1,200 SF X 1.75 =	\$2,100.00
Chimney Stucco Repairs & Restoration.....	Lump Sum =	\$126,500.00
Contingency Allowance.....		\$100,000.00
Total Price:		\$1,049,450.00

Unit Prices For Unforeseen Conditions:

1. Structural Deck Replacement - Wood Plank: \$5.50 BF
2. Structural Deck Replacement - Wood Sheathing: \$5.50 SF
3. Structural Deck Replacement - Metal: \$15.00 SF
4. Unforeseen Damage To Roof Sub-Structure Will Be Repaired On A Time and Material Basis
With Approval Of Owner's Representative

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).

Complete Roof Replacement

Type of Activity Complete Roof Replacement

Total Price

\$

We hereby propose to furnish material and labor to perform metal roofing repairs in accordance with these recommendations, for the total sum of:

Total: One Million Forty Nine Thousand Four Hundred Fifty 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 _____

Complete Roof Replacement

Type of Activity Complete Roof Replacement	Total Price \$
---------------------------------------------------	-----------------------

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.

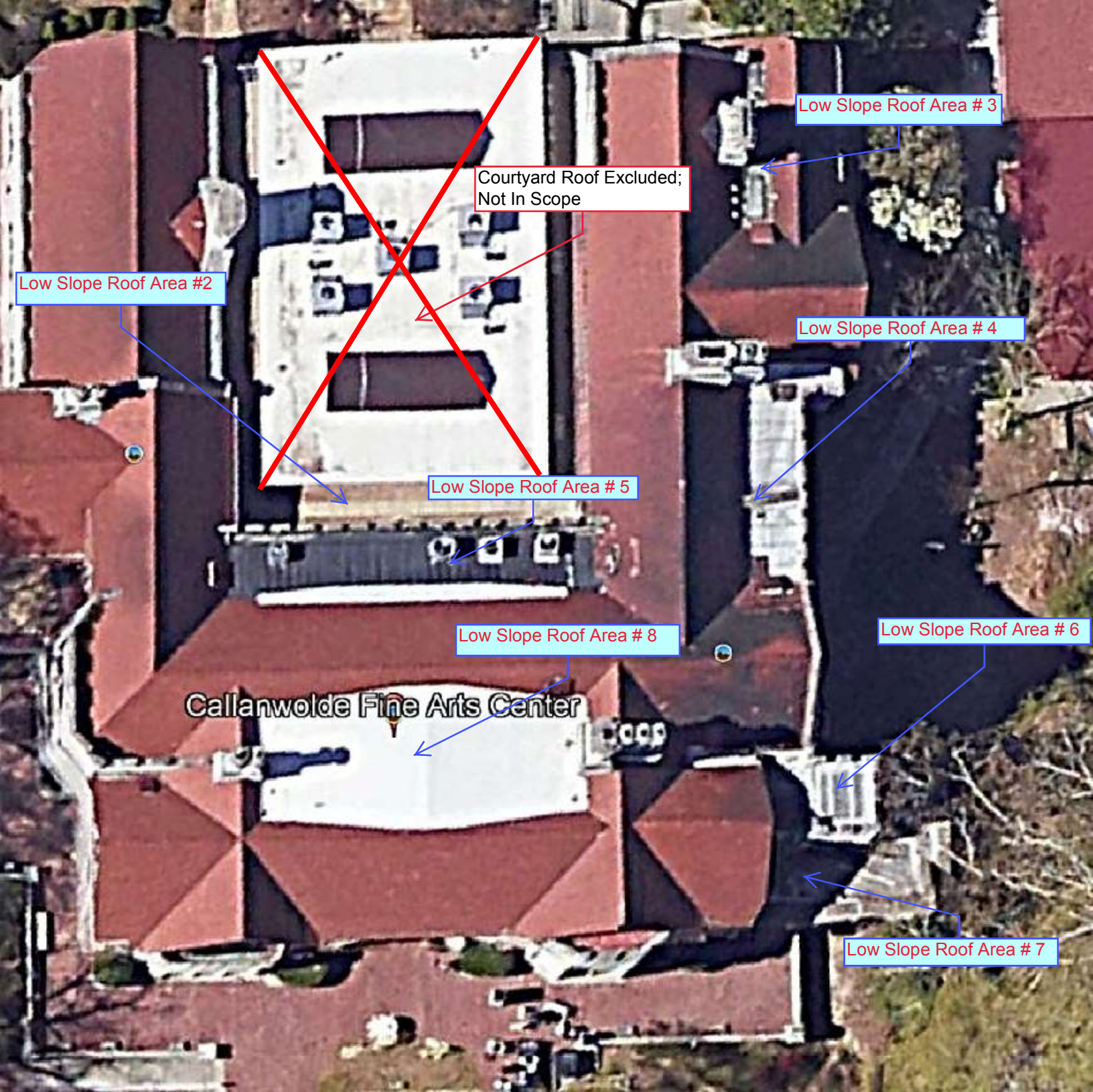
13. Damages or Delays. Contractor shall not be liable for damages based upon delay or liquidated damages or penalties resulting from any delay in completion of the Project caused by circumstances beyond its reasonable control.

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 _____



Low Slope Roof Area # 3

Courtyard Roof Excluded;
Not In Scope

Low Slope Roof Area #2

Low Slope Roof Area # 4

Low Slope Roof Area # 5

Low Slope Roof Area # 8

Low Slope Roof Area # 6

Callanwolde Fine Arts Center

Low Slope Roof Area # 7



**Estimate
#210329**

Hawk Construction Company LLC

Date: March 29, 2021

"We Strive For Excellence"

158 Fairview Road Suite E, Ellenwood, Georgia 30294
Phone 678-565-5120 Fax 678-565-7950 Cell 404-545-0168
hawkbidding@gmail.com
Contact: Jerome Lee

Customer Contact
Dekalb County Facilities/
D: 970-227-2814 | Nick Jovene Email: njovene@cglcompanies.com
Flat Shoals Library
4022 Flat Shoals Pkwy
Decatur, GA 30034

- Clean roofing surface free from any/all debris.
- Remove existing coping cap flashing.
- Remove and haul away existing TPO roofing material
- Install a 60 mill reinforced TPO thermoplastic polyolefin roofing material.
- Install 5" insulation layer
- Installing the flashings around the perimeter and all A/C curbs as required by the system
- Replace edge flashing
- Remove and replace retro drains
- All work will be completed in accordance with ITB 19-101079/CPA: 1175303

Provide and install thermoplastic roof \$11.85 x 6,480sf	\$76,788
Provide and install flashing repairs \$4.76 x 645sf	\$3,070
Insulation removed replace with R-25 value insulation \$5.20 x 6,480sf	\$33,696
Insulation remove & replace with adhesive \$3.45 x 6,480sf	\$22,356
Provide and install roof drains \$263.00 x 5	\$1,315
CONTINGENCY FEE	\$30,000

Disclaimer: Pricing includes material, labor, and contractor O&P.
Excluded: damaged decking sheets

Subtotal	\$167,225.00
Total PROJECT COST	\$167,225.00

Signature X _____
Make all checks payable to Hawk Construction Company, LLC