



Proposal

Thermoplastic Polyolefin Roof Membrane System

Cinemark #354
2915 Glenwood Ave
Wichita Falls, TX 76308

September 18, 2025

Prepared for
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Submitted to
Mr. Tom Sweeny

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17 High Street
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Scope of Work (Thermoplastic Polyolefin Roof Membrane System):

1. Clean existing roof membrane and cut every 10-foot on centers. Remove existing flashings to receive new flashings, in preparation for recovering of existing roof system with new roof membrane.
2. Install 1/4-inch Dens Deck, in a pattern established by the designer, around HVAC units, as a protection from mechanical service equipment. JRC, Inc. is not responsible for any water ponding, as defined by the NRCA Roofing and Waterproofing Manual, which may be caused by the installation of this protection course.
3. Mechanically fasten new, 135-mil thermoplastic polyolefin (TPO) roof membrane with fleece backing. Mechanically fasten new roof membrane at 6 inches on centers. JRC, Inc., may select a specified product that is wider than, **2.2 MEMBRANE PERFORMANCE CRITERIA.A – TPO: Membranes composed of a top and bottom film formulated with an ultraviolet resistant, thermoplastic polyolefin with polyester reinforcement, 60-mil thickness, felt backed, white. Membrane sheets not to exceed 10-feet, unless approved by RoofingProjects.com.** It is assumed all the listed manufacturers are approved by RoofingProjects.com, when the standard manufactured width of the product exceeds listed width criteria in 2.2 Membrane Performance Criteria.
4. Adhere new 60-mil, bare-back thermoplastic polyolefin (TPO) roof membrane, to walls and curbs as base flashing.
5. Install new preformed pipe flashings around plumbing vents.
6. Install new penetration flashings around vertical penetrations, not supported by curbs. Example: High and low-pressure HVAC lines, low-voltage control lines, and power supply lines. These penetrations may be flashed with performed split pipe flashings, or pitch boxes, depending on each condition.
7. Install new 80-mil thermoplastic polyolefin walkway pads with tread thickness of 90 mils, for a total mil thickness of 170 mils. Install in a pattern that matches the existing walkway pad installation, over the new previously installed protection board course.
8. Install new Miro 8-Base Strut-2 strut style pipe supports below electrical conduit, with conduit pipe strut clamps. JRC, Inc., plans to reuse the existing supports that meet specifications. JRC, Inc. will add pipe guides to the existing supports, as directed by Item 12 in the Scope of Work.
9. Install new mil finished, 24-gauge galvalume metal counterflashing, around HVAC units.
10. Install new prefinished, 24-gauge galvalume metal, ES-1 rated snap-lock fascia.

11. Install black, 4-inch, LIFESAFE RE 160 Gator Grip Anti-Slip Safety Grit Tape to roof hatch ladder rungs.
12. Install Bilco Bil-Guard hatch rail system to the existing 30-inch by 36-inch roof hatch.
13. Clean up and haul away all roofing debris.
14. Provide a Two (2) year standard workmanship warranty for work performed by JRC, Inc.
15. Provide a Twenty (20) year manufacturer's warranty for products provided by manufacturer.

Note: Prefinished metal is manufacturer's standard color finish. Premium finishes will be at an additional cost.

General Notes:

1. This proposal is valid for Thirty (30) days.
2. Attachment "A" – General Conditions, is an integral part of this proposal.
3. This proposal is based on the following conditions:
 - a. This proposal is based on Drawings dated: **September 5, 2025**
 - b. Standard work hours are Monday through Sunday from 7am till 7pm.
 - c. JRC shall not be responsible for damage of the roof system associated with the work of others.
 - d. If necessary, JRC will make use of heavy equipment for the purpose of moving/hoisting material to/from the roof. JRC shall not be responsible for any damage that may be caused to the parking lot and/or driveways by said equipment.
 - e. The client's representative will be responsible for approval of the finish and color. An exact match of the existing finish and color should not be anticipated because of aging and fading.
 - f. Extra material will be ordered for each job. All material left after completion belongs to JRC, except as may be noted in the specs. If JRC removes any metal according to the scope of work, then JRC, not the property, will dispose and/or recycle said metal.
 - g. JRC shall repair, not replace, tires damaged solely as a result of roofing nails for a period of 30 days after the project completion.
 - h. JRC workmanship warranty will be voided if any roof work is performed by others or property is sold.
4. Clarifications and exclusions of the proposal.
 - a. Excludes additional Work not listed within this proposal.
 - b. Tax is always included in the Proposal pricing, unless indicated elsewhere in the Proposal.
 - c. Proposal does not include Contractor Controlled Insurance Program (CCIP), unless indicated elsewhere in the Proposal.
 - d. Proposal does not include Owner Controlled Insurance Program (OCIP), unless indicated elsewhere in the Proposal.
 - e. Proposal does not include a Textura fee, a construction payment management system, unless indicated elsewhere in the Proposal.
 - f. Includes connecting downspouts to underground drainage; however, does not include supplying or installing cast iron downspout boots connected to underground drainage.
 - g. Shingle color is limited by color selection of the region the shingle is manufactured and sold. Selection of a shingle-colored out of region could incur additional shipping costs and higher pricing. All additional costs would be passed to the Owner for payment prior to shingle order.
 - h. Excludes permits.
 - i. JRC provides equipment required for completion of JRC Work.
 - j. Electronic CADD files will be provided to JRC, Inc. at no additional charge.
 - k. Excludes flashings not associated with JRC, Inc. Work.
 - l. Excludes flashings for future HVAC curbs.
 - m. Excludes flashings not listed in the Scope of Work.
 - n. Excludes roof access ladder(s) and retractable safety post(s).
 - o. Excludes caulking and painting to other trades.
 - p. Excludes all wood blocking.
 - q. Excludes temporary roofing or flashing.
 - r. Excludes cleaning and protection of completed Work from other trades.
 - s. Excludes lightning protection systems and associated flashings.
 - t. Excludes parking, traffic control, testing, engineering, overtime and mock-ups.
 - u. Roof System Warranty is established after substantial completion of the roof system.
 - v. **Prefinished metal is manufacturer's standard color finish. Premium finishes will be at an additional cost.**
 - w. Excludes Payment and Performance Bonds
 - x. Excludes permits.
 - y. Excludes mechanical pitch pans, curbs, support curbs, pipe stands, equipment stands, equipment platforms, platform stairs and ladders and metal penetration flashings.
 - z. Excludes foam seals between top of the mechanical curb and mechanical unit base.

Pricing:

JRC, Inc. proposes to furnish labor and materials, unless otherwise stated, to complete the work described above and in accordance with the above specifications, for the sum of: **\$367,019.00**

Addenda's

No addenda's have been issued to roofing.projects.net, documents tab, as of September 17, 2025.

Breakout Pricing:

Thermoplastic Polyolefin Roof Membrane Roof System.....	\$351,879.00
Consulting Fee.....	\$10,140.00
Contingency.....	\$5,000.00

Alternate Pricing:

1. JRC will attempt to hold pricing, but due to the volatility of raw goods in the market place, proposals are valid for 30 days.
2. ADD – Payment and Performance Bond (1.17% prox.).....**\$4,295.00**

Conditions: All material is guaranteed to meet specifications. All work to be completed in a professional, workmanlike manner according to standard practices. Any alteration to or deviation from the specifications involving extra costs will be executed only as necessary and will be billed as an extra charge over and above this proposal. In the event that material prices or labor rates increase by more than 10%, JRC has the right to renegotiate the contract with the owner. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Workers are fully covered by workmen's compensation insurance. Monthly charge of 1.5% will be assessed on unpaid balance. In the event this account is not paid as stated herein and is placed for collection, purchasers shall pay, in addition to account balance, all costs of collection, including reasonable attorney fees. Note: This proposal may be withdrawn by us at any time if we deem it necessary.

Payment Terms:

Pay application for 40% of contract value will be sent when material has been delivered; thereafter progress pay applications will be sent monthly; final pay application will be sent at project completion. All payments are due upon receipt of pay application.

If using an owner contract, payment terms will be negotiated by contract agreement.

Acceptance:

The above proposed prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to complete this work as specified. Payment will be made as indicated above.

Date: _____ Signature: _____ Title: _____



ATTACHMENT "A" – GENERAL CONDITIONS

1. Warranty:

- a. Warranties shall be as stated in the "Scope of Work"; otherwise, JRC, Inc, hereafter, JRC, warrants to the Client that the work described herein will be free from defects in material and workmanship. If within one (1) year from the date of Substantial Completion of JRC's work, or as otherwise mutually agreed upon in writing between JRC and Client, JRC receives from the Client prompt written notice that the material and workmanship does not meet such warranties, JRC will cure, within a reasonable amount of time, weather-permitting, each such defect. THERE ARE NO OTHER REMEDIES, LIABILITIES (INCLUDING NEGLIGENCE) OR WARRANTIES, EXPRESS OR IMPLIED, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO ANY WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE APPLICABLE TO THE MATERIAL AND/OR SERVICES. JRC's sole responsibility and Client's exclusive remedy is limited to repair or replacement as above provided.

2. Liability:

- a. JRC shall not be liable to any party for claims of any kind related to asbestos, lead paint, EIFS, mold, or any other hazardous materials. This proposal does not include testing, removal, or disposal of asbestos or any other hazardous materials or mold.
- b. JRC shall not be responsible for failure of the Work due to structural defects, damage from other building trades, or for failures due to errors in the design of any building element.
- c. Liability or consequential damages associated with water leakage shall be the responsibility of the Client.
- d. Client shall be responsible for any and all property damage and/or bodily injuries (including but not limited to injuries to JRC's employees) that result from damage to interior and/or exterior underground/overhead/surface mounted/embedded utilities or structures unless caused by JRC's sole negligence.
- e. JRC's responsibility for any claims, damages, losses or liabilities arising out its performance of this work, including but not limited to any correction of defects under the Warranty, shall not exceed the cost of the work. In no event shall JRC be liable for any special, indirect, incidental, consequential, or punitive damages of any character, including but not limited to damages claimed for loss of use of productive facilities or equipment, lost profits, governmental fines or penalties, lost production, or non-operation or increased expense of operation.

3. Indemnification:

- a. To the fullest extent permitted by law, JRC shall indemnify and hold harmless the Client from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of the performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by negligent acts or omissions of JRC, a JRC subcontractor, anyone directly employed by them or anyone for whose acts they may be liable.

4. Dispute Resolution & Governing Law:

- a. All claims, disputes, and other matters and questions arising out of, or relating to this Contract or any breach which cannot be resolved through negotiation, may be submitted to mediation before the American Arbitration Association. If the dispute is not resolved through mediation, the parties may elect to proceed to binding arbitration before the American Arbitration Association in accordance with the Construction Industry Arbitration Rules then in effect. The prevailing party shall be entitled to recover all costs and reasonable attorney fees incurred (whether pre-litigation, at mediation, arbitration or trial level and in any appeals.)
- b. This contract shall be governed by the laws of the state where the project is located.

5. Finish/Color Approval:

- a. The client's representative will be responsible for approval of the finish and color. An exact match of the existing finish and color should not be anticipated because of aging and fading.