



ROOFING PROPOSAL

Dalton Shopping Center

1349 W. Walnut Ave., Dalton, GA 30720

Proposal Date: August 25, 2026

Prepared By: Miguel Abad

Contact: Tom Sweeney

Roof Area: Approximately 16,400 SF

Existing Roof: TPO/BUR over Metal Deck

Proposed System: TPO Recover Roofing System

SCOPE OF WORK

We propose to furnish all labor, materials, equipment, supervision, and related services necessary to complete the roofing improvements at the Dalton Shopping Center.

1. Project Setup & Preparation

- Mobilize roofing crew, materials, equipment, and safety equipment.
- Provide required dumpsters/debris boxes.
- Provide forklift and other equipment required for material handling.
- Provide portable restroom facilities.
- Obtain applicable roofing permit.
- Protect surrounding areas during roofing operations.
- Perform final cleanup and removal of roofing-related debris.

2. Existing Roof Preparation

- Inspect the existing TPO/BUR roofing system and metal deck prior to installation.
- Prepare existing roof surfaces as required to receive the new recover system.
- Complete necessary tie-ins and miscellaneous preparation.
- Any concealed or unforeseen deteriorate decking or conditions requiring additional work are excluded unless specifically stated and will be addressed by change order.



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3. Insulation & Coverboard

- Install **1" polyisocyanurate insulation along the Gutter side as specified.**
- Mechanically attach insulation using **6" screws and plates** where required.
- Provide tapered insulation/crickets where included to improve drainage.
- Install **1/2" HD ISO coverboard.**
- Secure the roofing assembly utilizing specified fasteners and Rhino Bond attachment system.

4. TPO Roofing Membrane

- Furnish and install new **60-mil TPO roofing membrane** over the prepared roof assembly.
- Install membrane in accordance with applicable manufacturer requirements.
- Heat-weld membrane seams provide a continuous watertight roofing system.
- Complete required membrane tie-ins.
- Install walkway pads at designated service/access areas.

5. Flashings & Roof Details

Provide and install roofing and flashing work associated with the project, including:

- Install wall flashing, including membrane, adhesive, and required fasteners.
- Complete associated flashing, termination, and waterproofing details.

Final field quantities are subject to verification.

6. Sheet Metal Work

- Fabricate and install specified perimeter and flashing metal.
- Install counterflashing metal.
- Install gutter and downspout components included in this proposal.
- Seal and weatherproof associated metal transitions and terminations.

7. Cleanup

- Remove roofing-related debris generated by our work.
- Maintain the work area in an orderly condition throughout construction.
- Perform final roof and ground cleanup upon completion.





CONTRACT PRICE

We propose to complete the above-described roofing work for the lump-sum amount of:

\$171,312.00

One Hundred Seventy-One Thousand Three Hundred Twelve Dollars and 00/100

The proposal price includes the estimated roofing materials, applicable sales tax, labor, equipment, freight, debris disposal, permit allowance, project-related fees, and other items specifically identified in this scope.

CLARIFICATIONS & EXCLUSIONS

Unless specifically included above, this proposal does **not** include:

- Replacement of deteriorated or damaged metal roof deck.
- Structural repairs or modifications.
- Asbestos or hazardous-material testing, abatement, or disposal.
- Electrical, plumbing, HVAC, or mechanical work.
- Removal or relocation of rooftop equipment.
- Interior repairs resulting from existing leaks or pre-existing conditions.
- Unforeseen concealed conditions discovered after work begins.
- Work outside the roofing scope described in this proposal.
- Bonding unless specifically requested and priced separately.
- Additional work required by conditions that could not reasonably be identified prior to construction.

Any additional work requested by the owner or required due to unforeseen conditions will be documented and priced through a written change order before proceeding whenever practical.





WARRANTY

Manufacturer and contractor warranty requirements will be provided based on the final approved roofing system and manufacturer specifications.

PROPOSAL ACCEPTANCE

Acceptance of this proposal authorizes the contractor to proceed with the work described above, subject to mutually agreed scheduling, contract terms, and payment requirements.

Accepted By: _____

Company: _____

Signature: _____

Date: _____

Prepared By: Miguel Abad

Project: Dalton Shopping Center

Proposal Amount: \$171,312.00



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