ROOF MANAGEMENT

ROOFING PROPOSAL & SCOPE OF WORK

Project: Kroger Sugar Hill – Silver Bears
Project Address: 6001 Cumming Hwy NE, Sugar Hill, GA 30518
Proposal Date: September 22, 2026
Estimator: Miguel Abad
Contact: Tom Sweety
Roof Area: Approximately 982 Squares / 98,200 SF
Existing Roof Composition: Rock Ballast / EPDM
Deck Type: Metal Deck
Proposed Roofing System: Recover – 60 Mil Fleece-Back TPO

SCOPE OF WORK

Roof Management Inc. proposes to furnish all necessary labor, materials, equipment, supervision, and disposal required to complete the roofing work described below.

1. PROJECT SETUP & PROTECTION

- Mobilize roofing crews, materials, and required equipment to the project site.
- Coordinate material delivery and rooftop loading.
- Provide dumpsters/debris containers as required for roofing-related debris.
- Provide crane/forklift services as required for material handling.
- Provide temporary protection as necessary to protect adjacent building surfaces and work areas.
- Maintain work areas in a clean and orderly condition throughout the project.

2. EXISTING BALLAST REMOVAL

- Remove the existing rock ballast from the roof areas receiving the new roofing system.
- Ballast removal is based on the HydroVac scope/quotation carried in this proposal.
- Remove and properly dispose of roofing-related debris generated by the work.

3. EXISTING ROOF PREPARATION

- Remove the existing EPDM roof surface after ballast removal.
- Prepare the existing roofing system as required to receive the new recover roof assembly.
- Remove or correct loose materials and conditions that interfere with installation of the new roofing system.
- Existing concealed conditions requiring repairs beyond the stated scope will be documented and addressed separately if encountered.

ROOF MANAGEMENT

4. INSULATION ALLOWANCE

An allowance is included for approximately **5,000 SF of 3-1/2" insulation**.

- Furnish and install insulation where required based on existing field conditions.
- Insulation replacement exceeding the included 5,000 SF allowance will require additional authorization and may result in a change order.

5. TAPERED INSULATION / CRICKETS

- Furnish and install approximately **crickets** at rooftop units/penetrations as required to improve drainage and divert water around rooftop equipment.
- Crickets will be integrated into the new roofing system.

6. COVER BOARD

- Furnish and install **1/4" DensDeck Prime** around rooftop units and designated areas as required by the roofing assembly.
- Mechanically attach using appropriate screws and plates.

7. NEW TPO ROOFING SYSTEM

- Furnish and install a new **115-mil fleece-back TPO roofing membrane** over the **roof area**.
- Install **membrane material**, including material required for laps, waste, details, and flashing conditions.
- Install the membrane in accordance with the roofing manufacturer's requirements and approved installation procedures.
- Provide required fasteners, plates, adhesives, accessories, and miscellaneous materials necessary to complete the roof assembly.

8. ROOFTOP UNIT / PROJECTION FLASHING

Provide **projection flashing** associated with rooftop AC units and related roof projections.

Work includes:

- Prepare existing flashing conditions.
- Install new TPO flashing membrane.
- Provide required adhesives, fasteners, plates, sealants, and termination components.
- Complete flashing details in accordance with roofing manufacturer requirements.

9. WALL FLASHING

Provide **wall flashing on all walls as showed on drawing**.

Work includes:

- New TPO flashing membrane.
- Bonding adhesive as required.
- Mechanical attachment and termination.
- Fasteners and accessories.
- Sealants at termination points.

10. WOOD NAILERS

- Furnish and install **wood nailers** where required for new perimeter sheet-metal and roofing conditions.
- Secure nailers to provide a suitable substrate for the new roofing and sheet-metal components.

11. PERIMETER & SHEET-METAL WORK

Furnish and install new sheet-metal components as identified in the project scope and Metal-Era quotation, including:

- Gravel stop/flashing.
- **Counterflashing/reglet metal**.
- New gutters.
- New downspouts.
- New coping/fascia.
- **Drip edge associated with gutter conditions**.
- Required accessories, fasteners, cleats, splice plates, sealants, and closures.

Sheet-metal work will be coordinated with the new TPO roofing system to provide completed perimeter and termination details.

12. ROOF PENETRATIONS & ACCESSORIES

All penetrations will be properly integrated into the new TPO roofing system in accordance with applicable manufacturer details.

13. TIE-INS

- Complete **roofing tie-in conditions**.
- Tie the new roofing system into adjacent existing roofing and/or building conditions as required.
- Provide compatible membrane, flashing, sealants, and accessories required to complete watertight transitions.

14. WALKWAY PADS

- Furnish and install walkway pads at designated rooftop service/access locations.
- Final placement to be coordinated with rooftop equipment and normal service paths.

15. CLEANUP

- Remove roofing-related debris generated by Roof Management Inc.'s operations.
- Maintain the project site in a reasonably clean condition throughout construction.
- Perform final cleanup upon completion of roofing operations.
- Remove unused roofing materials and equipment from the project site.

CASH ALLOWANCE

This proposal includes a **$10,000.00 cash allowance** for unforeseen or additional roofing-related work as authorized during construction.

Any use of this allowance will be documented and coordinated with the Owner/General Contractor.

CLARIFICATIONS / ASSUMPTIONS

- Roof quantities are based on approximately **982 squares / 98,200 SF**.
- Proposal is based on a recover roofing application over the existing EPDM roof after removal of the existing rock ballast.
- A **5,000 SF allowance for 3-1/2" insulation** is included.
- Work beyond the stated insulation allowance is not included in the base scope.
- Existing concealed deck, insulation, structural, or substrate deterioration that cannot reasonably be identified prior to construction is excluded unless specifically included above.
- Any additional work resulting from concealed conditions will be documented and submitted for approval prior to proceeding whenever practical.
- Sheet-metal pricing is based on the Metal-Era quotation carried in the estimate.
- Ballast removal is based on the RK HydroVac quotation carried in the estimate.
- Work is based on normal working conditions and reasonable access to the roof.

- Electrical, plumbing, HVAC, structural, and interior work is excluded unless specifically stated in this proposal.
- Relocation or modification of rooftop mechanical equipment is excluded.
- Hazardous-material and asbestos abatement are excluded unless specifically identified and included.
- Owner/General Contractor shall provide reasonable access to the work area.

PROPOSAL PRICE

Roof Management Inc. proposes to complete the roofing Scope of Work described above for the lump-sum amount of:

$640,490.00

Six Hundred Forty Thousand Four Hundred Ninety Dollars and 00/100

The above amount is based on the scope, quantities, allowances, and assumptions stated in this proposal. Changes to the scope or unforeseen conditions outside the stated work may require a written change order.

WARRANTY

Warranty requirements and final manufacturer warranty terms will be subject to the selected roofing manufacturer's approved system, installation requirements, and final project specifications.

ACCEPTANCE

Acceptance of this proposal authorizes Roof Management Inc. to proceed with the work described herein, subject to mutually agreed-upon contract terms, project schedule, and site availability.

Roof Management Inc.