



255 Lake Ave.
Yonkers, N.Y. 10701
Ph-(914) 423-6171
Fax-(914) 964-5697

April 24, 2026

**CUSTOMER NAME
**CUSTOMER ADDRESS
**CUSTOMER CONTACT INFO

Re: ACME #4727 Norristown, PA – Roof Recovery

Drawings: Dated 4/14/26
Specifications: Dated 4/14/26

Project Address: 2761 Ridge Pike
Norristown, PA 19403

To whom it may concern,

We submit for your approval, our proposal to furnish and install the roofing system as defined in the proposal below. Below please find a full list of inclusions and exclusions.

Base Bid Scope of work at Main Roof (63,700 SF):

- Clean and Remove loose gravel on roof per project specifications.
- Remove all existing flashings at walls, curbs, pipes, etc. to expose useable substrate for new roof flashings.
- Remove all existing, gutters, scuppers, downspouts, edging, flashings, copings, etc.
- Install 1 layers of 1" flat Sarnatherm Polyiso mechanically fastened to the existing metal deck using screws and plates. New insulation follows existing roof pitch.
- Install tapered insulation crickets at the high side of all RTUs and roof curbs.
- Install Sikaplan 60 mil white PVC membrane, Mechanically attached using screws and plates.
- At all wall flashing locations where existing BUR flashings were removed, Furnish and install new ½" DensDeck prime cover board to act as the new substrate for all membrane flashings.
- Flash up and over the existing parapet walls using 60 mil PVC membrane where noted on the drawings. New membrane flashings will be terminated by the new snap on coping.

- All building rising wall conditions will be flashed with Sikaplan 60 mil membrane, Termination bar and sealant as required
- All curbs will be flashed with Sikaplan 60 mil membrane and terminated using new skirt metal. Raising existing units to achieve more flashing height is not included in this scope of work.
- All flashing and penetration details, and terminations completed to the manufacturer's specifications for warranty
- Membrane flashings at all Flue Pipes, Vents, HVAC Units as required for warranty
- All membrane flashings will be adhered using Sarnacol 2175 Spray Adhesive.
- Furnish and install a sacrificial ply of Sarnafil G459-60 mil flashing membrane at all greasy kitchen exhaust curbs. Sacrificial flashing membrane will be adhered with the tan side facing up.
- Existing wood blocking at perimeter will remain and be reused. Add new wood blocking as needed to match new roof thickness.
- Furnish and install a new .040" Kynar aluminum snap on coping in a standard manufacturer's color at all parapet walls to match existing
- Furnish and install a new .040" Kynar aluminum snap on fascia in a standard manufacturer's color at all edge conditions to match existing.
- Furnish and install new .040" Kynar aluminum gutters and downspouts in a standard manufacturer's color at all edge conditions to match existing.
- Furnish and install new Sarnaclad scuppers to match existing.
- All new metal to be .040" Aluminum Kynar finish in a standard mfg color
- Furnish and install .040" mill finish aluminum skirt metal at all RTUs, hatches and curbs as needed to properly terminate new membrane flashings
- At all rising wall conditions, furnish and install a new 1 piece, 26 Ga. SS surface mounted counterflashing to cover the new membrane termination.
- Furnish and install Sarnafil Crossgrip XTRA walkway pads at all roof access points and 4 sides of each HVAC unit. Included is a 1/4" DensDeck prime cover board (4' wide) at all walkway pad locations per the specs.
- Price includes coordination with owner provided mechanical and electrical trades. Cost of those trades is not included in this scope.
- Includes all Craning, Equipment, Mobilization, Demobilization, Housekeeping and Safety Equipment as needed to support our scope of work and to promote a safe and productive work environment
- Includes all debris removal to dumpsters provided by Nations Roof.
- Project specific insurance
- 20 Year manufacturer's roofing warranty
- 2 year Nations Roof contractor's warranty
- Price includes a \$5,000.00 contingency allowance per the specs.

The cost to perform the above work is: \$535,700.00

Not Included:

- Asbestos testing, handling, removal, disposal, etc.
- Roof slope / Tapered insulation – New roof system follows existing slope
- Moisture scan – by others

- Metal deck replacement, installation, cutting, or repair (see unit price below)
- Any electrical/Telecommunication work
- Any plumbing work or drain replacement
- All Masonry Work
- Any HVAC work, curbs, caps, goosenecks, blocking under HVAC components, Raising units, etc.
- Existing Mechanical unit removal – not shown on this set of drawings.
- All Carpentry work, framing, sheathing, etc. not listed above
- Wall insulation
- Façade work – EIFS, metal panels, soffits, fascias, cornices, etc. not listed above
- Interior Protection
- Permits – building owner to file for building permits should they be necessary. Permits should not be required with a roof recovery.
- Prevailing Wage or Union wages
- Premium time
- Night work – It is assumed that all work to be performed during normal operating hours.

Project Pricing

Pricing may be subject to change due to increases in raw material, labor, or other market conditions. We will make every effort to keep you informed of any changes. If the project extends beyond 90 days, we may need to review and confirm pricing.

Permitting:

Nations Roof shall not be responsible for the supply or delivery of any building permits which may be required for this project. Any direct costs associated with such permits have not been included in our proposal. Permitting may require the building owner to obtain the services of a licensed professional Architect or Engineer to prepare stamped drawings as part of the permit process. Those professional fees are not included in our proposal. Once the necessary drawings are secured and provided by the owner, Nations Roof can obtain the actual permit cost which will be added to our proposal as a direct pass through.

If you should have any questions, or if we can be of any further assistance, we ask that you please do not hesitate to contact us at the telephone and or email above. We look forward to hearing from you soon.

Please sign and return one original copy indicating your acceptance of the above:

Sign

Date

Sincerely,

Matt Saucci



Estimator
Nations Roof East
C: 914-560-6981