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April 24, 2026

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

Re: ACME #1058 Mahwah, NJ – Roof Recovery

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

Project Address: 125 Franklin Tpke.
Mahwah, NJ 07430

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 (26,200 SF):

- Clean and prepare existing membrane 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. As noted in the project docs.
- Install tapered insulation crickets at the high side of all RTUs and roof curbs.
- Install Sikaplan 60 mil Feltback white PVC membrane, Mechanically attached using screws and plates.
- All rising wall conditions will be flashed with Sikaplan 60 mil membrane, Termination bar and sealant as required. Cover new membrane termination with new counterflashing per spec.
- Where noted on the plans, cut back EIFS façade in order to provide minimum 8" flashing. Seal cut edge of EIFS façade and terminate membrane below using
- Flash up the wall and tuck under the existing coping to remain. Terminate new membrane with skirt metal (Wall type E4)

- 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 snap on fascia as noted in the drawings. (Wall type E6)
- 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 if required.
- Furnish and install a new .040" Kynar aluminum snap on fascia in a standard manufacturer's color at all edge conditions where existing coping is being removed.
- 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 ¼" DensDeck prime cover board (4' wide) at all walkway pad locations per the specs.
- Furnish and install one (2) 30"x36" Bilco Roof Hatches. Hatches to be primed steel, standard size. Ladder Up post assembly and Bilco railing are included in this cost. Ships ladder and all misc. metals on the interior of the building are existing or by others.
- Remove existing hatch guardrail, prep, paint and reinstall guardrail.
- 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: \$272,800.00

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