
CITY OF KELLER, TX – “FRIENDS OF THE LIBRARY” REROOF OPTIONS

OWNER/CLIENT: City of Keller, TX	CONSTRUCTOR: Tekton Tradesmen
ARCHITECT/ENGINEER: N/A	DATE CREATED: 8/20/24
PROJECTED START: TBD	SOLICITATION #:
PROJECTED DURATION: 1-2 weeks	TIPS Contract # 23010402
ATTENTION: Rob Campbell	CREATED BY: Tyler Miller

SUMMARY

This proposal offers comprehensive options for the removal and replacement of the current roof system, including gutters and all metal copings. We present two roofing solutions for your consideration:

- A. Asphalt Shingle Roof
- B. Metal Standing Seam Roof

Both options include the installation of new copings, gutters, and metal flashings to ensure a complete and high-quality roofing system. Our goal is to provide a durable and aesthetically pleasing solution that meets the specific needs of The City of Keller, TX.

BASIS OF SCOPE OF WORK

The scope of work is based on the following observations:

- Site Visit: Conducted on July 24th with Rob and Steve of Keller Facility Management.
- Investigations: Revealed improper installation of the current metal standing seam roof system, leading to system failure. Water is traveling back at the eaves due to incorrect panel termination. Additionally, the gutter is poorly designed, causing overflow back into the building rather than directing water away from the structure.

These findings necessitate a thorough overhaul of the roofing system to prevent further issues and ensure long-term durability and functionality.



SCOPE OF WORK

01 General Requirements

- A Site Superintendent will provide on-site coordination for all phases of construction, OSHA certified for safety and trained in quality control.
- A Project Manager will provide operational oversight for all phases of construction, OSHA certified for safety to complete safety reviews, trained in quality control inspections and is the direct line of communication for Owners, Vendors and Third Parties.

07 Thermal & Moisture Protection

Option A:

Asphalt Shingle Roofing:

1. **Tear off:** Remove and legally dispose of existing Metal Roof Panels
2. **Underlayment:** Approximately 5,000 square feet of synthetic underlayment mechanically attached.
3. **Shingle:** Approximately 5,000 square feet of asphalt composition architectural shingles with a reinforced glass matt base.
4. **Edge Terminations:** 1.5 inch by 1.5 inch pre painted aluminum drip edge
5. **Counter Flashings:** 26ga. steel roof related flashings and trim with smooth Kynar finish (selected from manufacturer's standard colors) where required
6. **Copings:** 24ga steel coping with smooth Kynar finish (selected from manufacturer's standard colors) attached with two cleats constructed from 22ga. galvanized steel
7. **Gutters:** Six-inch seamless aluminum gutters and downspouts at eaves
8. **Warranty I:** Manufacturer's standard material warranty (30 years)
9. **Warranty II:** Two (2) year contractor's standard workmanship warranty
10. **Warranty III:** Twenty (20) year manufacturer's standard finish warranty on pre-finished Kynar coated metal
11. **Allowance: pricing includes removal and replacement of up to 5 sheets of wood decking**

Asphalt Shingle Price: \$59,560.00



Option B:

138T Standing Seam (Metal) Roofing:

1. **Tear Off:** Remove and legally dispose of existing Metal Roof Panels
1. **Roof Panels:** Approximately 5,000 square feet of 24ga. steel integral interlocking standing seam roof panels with smooth Kynar finish (selected from manufacturer's standard colors)
2. **Underlayment:** One (1) layer of high-temperature self-adhered SBS modified underlayment
3. **Insulation:** None
4. **Coverboard:** None
5. **Base Flashings:** 24ga. steel roof related flashings and trim with smooth Kynar finish (selected from manufacturer's standard colors) where required
6. **Edge Terminations:** 24ga. steel sheet metal trim with smooth Kynar finish (selected from manufacturer's standard colors) where required
7. **Counter Flashings:** 24ga. steel flashings with smooth Kynar finish (selected from manufacturer's standard colors) where required
8. **Copings:** 24ga steel coping with smooth Kynar finish (selected from manufacturer's standard colors) attached with two cleats constructed from 22ga. galvanized steel
9. **Fascia:** None
10. **Gutters:** 24ga. steel gutters with smooth Kynar finish (selected from manufacturer's standard colors)
11. **Downspouts:** 24ga. steel downspouts with smooth Kynar finish (selected from manufacturer's standard colors)
12. **Soffits:** None
13. **Warranty I:** Two (2) year contractor's standard workmanship warranty
14. **Warranty II:** Twenty (20) year manufacturer's standard finish warranty on pre-finished Kynar coated metal
15. **Weathertight Warranty:** Twenty (20) year manufacturer's Joint System Weathertight NRL (No Repair Limit) warranty on roof panels
16. **Allowance: pricing includes removal and replacement of up to 5 sheets of wood decking**

138T Standing Seam (Metal) with Weathertight Warranty Price: \$134,450.00



CLARIFICATIONS

TIME

- TEKTON is requesting Fourteen (14) Calendar Days to complete Option B and Seven (7) Calendar Days to complete Option A.

INCLUSIONS

- Includes all labor and materials necessary to complete the scope of work outlined in this proposal except items specifically excluded. Any change that may impact scope, timing, or sequencing outside of this proposal will necessitate a change order and/or work authorization and will not be completed until a signed change order/work authorization is received.
- General Liability Insurance
- Payment Bond
- Workers Compensation Insurance
- Any required portable Sanitary Facilities
- Any required equipment
- Any required storage/laydown area
- Warranty I: Two (2) year contractor's standard workmanship warranty
- Warranty II: Twenty (20) year manufacturer's standard finish warranty on pre-finished Kynar coated metal

EXCLUSIONS

- Performance Bonds
- Air filtration due to odors/VOC's
- Mechanical, Electrical, or Plumbing. This includes disconnect, reconnect, recertification, etc.
- Abatement of any kind
- Lightning Protection
- Moving, altering, disconnection, reconnection, or recertification of any antenna equipment, satellites, and/or security cameras
- Engineered drawings
- Architectural Drawings
- Unless otherwise stated permits, approvals, easements, assessments, and fees required for the development, construction, use, or occupancy of permanent structures or for permanent changes in existing facilities, including building permits
- Any items the building owner wishes to complete outside of the included scope will necessitate a signed change order
- Architectural metal panels and repairs
- Material testing
- Taxes
- Overtime or afterhours work
- Traffic Control

RISKS & ASSUMPTIONS

- TEKTON assumes that we will have access to perform this work during the normal working hours of 7 am – 5 pm, Monday through Saturday.



- TEKTON takes pride in leaving a job site as we found it. There is always a chance of wear and tear to surfaces from normal construction activity such as erecting scaffolding, equipment operation, and walking. TEKTON cannot be held liable for wear and tear.
- TEKTON will have all construction areas taped off and marked to ensure that others are safe for the duration of the project. It is expected that no one other than a team member of TEKTON to go beyond any marked off area.
- While construction is taking place the noise level from equipment, tools, and crew working may be higher than normal and should be expected.
- TEKTON is not responsible for any unforeseen (Act of God).
- Unknown conditions may exist underneath existing roofing and wall systems. Upon removal of these surfaces, conditions below the surface will be exposed. This may include damaged, rotted, rusted, poorly installed, or otherwise deteriorated building materials such as decking, studs, joists, underlayment, or any other material in use. These conditions have the potential to cause interior damage if materials fail while crew is removing and/or working on the exterior. If any deficient conditions are discovered, TEKTON will notify the client immediately to discuss the options and determine the best path forward.
- Any information or services to be provided by Owner shall be provided in a timely manner including information describing the physical characteristics of the Worksite, including surveys, Worksite evaluations, legal descriptions, data, or drawings depicting existing conditions, subsurface, and environmental studies, reports, and investigations; tests, inspections, and other reports dealing with environmental matters, hazardous material, and other existing conditions, including structural, mechanical, and chemical tests required by the Contract Documents or by law or which are required for Contractor's performance of the Work and under Owner's control.
- Schedule is based on products being available for purchase and delivery within the time allotted. Project closeout is subject to change pending long lead items delaying project at no fault to contractor.



PRICING

Solution Options	Description	Total
Option A	Asphalt Shingle Reroof	\$59,560.00
Option B	138T Standing Seam (Metal) Reroof with Weathertight Warranty	\$134,450.00

THIS PRICE IS TAX EXEMPT AND VALID FOR Ninety (90) CALENDAR DAYS.

By signing below, the parties hereto acknowledge that they have read and understood this Estimate and intend to negotiate a final contract.

Agreed & Accepted By:

Date ____/____/____

Please choose one of the following:

- Option A – Asphalt Shingle Reroof
- Option B – 138T Standing Seam (Metal) Reroof

Authorized Representative: _____

Printed Name: _____

On Behalf of TEKTON: _____

Tyler Miller
Bus. Dev. | Restoration Manager
Tekton Commercial Roofing
817.403.0719
Tmiller@tektonroofs.com

Upon written agreement of this proposal, TEKTON shall send Prime Contract for review. If Contract Documents or Service Agreements have previously been signed by TEKTON, Owner shall issue Purchase Order or Notice to Proceed to TEKTON before work commences.

