



Blu-zone Roofing and Construction

Phone: (321) 231-6069 ♦ Office: (386) 668-4631

CCC # 1328380 / CGC # 1508168

Proposal / Contract Agreement

Owner/Agent: Martin Collins
Address: Ocean Palm North
Flager Fl 3836

April 8, 2019

Re: TPO single ply 0.60 mills TPO – Firestone roof with a 20 year material warranty and 5 year workmanship.

- *Roof & Building Permits – Will be provided by Blu -Zone*

Workscope: Full removal of existing roof sytem and application of all new materials:

- Building 1, 2, & 4 (1 & 4 are of 6 units each)
- Create Fire Barrier Wall Partitions between units – as per building code requirements.

Work Scope / Roof Deck:

1. Remove existing roof layers to receive all new system (remove as much as we can recover in one day)
2. Mechanically attach tapered insulation (ISO) boards using all purpose “Firestone” fasteners 2” ISO boards to an already sloped deck..
3. Heat weld and mechanically attach Firestone TPO **.060 on perimeter / 3 rows of 5’ rolls and infield use 10’ wide rolls as per manufacture’s recommendations.** Each side seam mechanically attached to typical roof wood deck using AP / Firestone fasteners and Firestone TPO 2.3/8” metal seam plates. TPO sheets will be overlapped 6” and heat welded joined with 6” HD / Firestone TPO 2. 3/8” seam plates. All end laps will be sealed with “T” joint covers and with Lap Sealant.
4. Flash with TPO any ac curbs / stands, use new 24 gauge galvanized slip metal skirts. Finish with inside/ outside corners.
5. Roof Pipe penetrations, plumbing stacks will be all sealed with new TPO flashing boots.
6. Flash and counter flash where mansard tile roofs meet low slope roof and TPO. Finish – flashing details according per manufacturer’s recommendations. (Use perimeter TPO seam tape).

Fire walls:

1. Provide engineered design-build plans for submission for City of Flagler permitting.
2. Build in between walls units full height ½” Gypsum; usually constructed with successive layers of gypsum board or sheetrock for a class I A rating.
3. On ceilings, if habitable space over garage a 5/8’ type X according for a Typical 1 hour fire rating exposure assembly; respectfully 5 on 6 unit buildings and 3 between 4 unit building.
4. Finish and prepare walls for paint with standard paint.

5. Walls, ceiling baseboards, and /or window trims; would be responsibility of each individual homeowner.
6. Remove and cart away debris to provided dumpsters.

Roof Proposal - low slope roof removal and re-roof with tapered insulation

Proposal / Contract Agreement :

\$99,700.00 /Ninety Nine thousand seven hundred dollars.

Fire walls: Engineering and install good faith estimate:

\$42,800.00 : Forty two thousand eight hundred dollars

All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to N.R.C.A. standards. Any alteration or deviation from above specifications will be executed upon written orders and may incur a cost in addition to the original price. Warranty will not be honored on any accounts not paid in full.

All agreements are contingent upon strikes, accidents, weather, or other delays beyond our control. In the event any litigation arises out of this agreement, it shall be maintained in the County where Blu-Zone principal place of business is located. Florida Law shall govern the interpretation of this agreement. In the event of Client's default, Independent Renovations shall be entitled to reasonable attorney's fees necessary to enforce the terms of this agreement, including appeal and efforts to collect any judgment. Any late payments will be subject to a monthly service charge set at the maximum allowed by law.

Safety and Quality

Blu-Zone, understands building, will be occupied with ongoing business during the time of Re-roof project. We will implement security barriers around perimeter of roof to safe guard our crew as well as building owners and guests around work areas. We are dedicated to being flexible with our work schedule. Our outmost concern for project is "safety" and to make watertight & seal roof at end of every working day and keeping area clean and safe for all.

Job Start and duration

The roof project should take approximately 6 -9 weeks.

warranty

Blu-zone Roofing & Construction: Five (5Yr) labor warranty on workmanship and water penetration a 20 year Material warranty.

Accepted by: _____ Owner/Owners Agent

Print Name and Title: _____

Date: _____

Authorized Signature: *Jose Luis Hoozky*

