

Apex Commercial Roofing

Commercial Roof Replacement Proposal

Customer: Commercial Building Owner

Project: Full tear-off and replacement of existing low-slope roof system (approx. 15,000 sq. ft.)

Scope of Work:

- Tear off existing built-up roofing (BUR) down to the roof deck.
- Inspect wood/metal decking and replace damaged sheets up to 3 sheets included; additional sheets billed at \$120/sheet.
- Furnish and install 1.5-inch polyisocyanurate rigid insulation board.
- Furnish and install 45-mil mechanically fastened White TPO roofing membrane.
- Install standard pre-finished metal edge flashing and coping caps.
- Re-secure existing roof drains and penetrations.
- Clean up job site and haul away all debris.

Pricing:

- Tear-off and Disposal: \$22,000
 - Insulation and 45-mil TPO Membrane Installation: \$65,000
 - Flashing and Edge Details: \$8,500
 - Permits and Disposal Fees: Included
- Total Proposal Price: \$95,500

Warranty:

- Manufacturer Material Warranty: 15-year limited warranty on 45-mil TPO membrane.
- Contractor Workmanship Warranty: 2 years.

Schedule:

- Estimated installation timeline: 5 to 7 working days, weather permitting.
- Work performed during standard weekday business hours (7:00 AM – 4:00 PM).

Payment Terms:

- 50% deposit upon contract signing.
- 50% balance due upon substantial completion.

Exclusions:

- Structural engineering reviews or architectural drawings.
- Asbestos testing or abatement.
- Replacement of deteriorated structural framing or roof joists.
- Overtime or weekend shift premiums.