

Over and Above Estimate

Region: 5

Location: VA011

CSS #: 18868

Maximo Work Order No.: 8809

Asset#: NA

Date Issued: 4/17/19

Original Description: Water leak from ceiling or pipe in ceiling.

Diagnosis:

1. Perform pre-construction meeting to discuss set up, staging area for equipment and loading of the roof, appropriate work hours, safety and production projections.

The existing roof is a granule surfaced spray-applied urethane foam roof installed directly over an (original?) gravel surfaced built-up roof system over a steel deck.

The leak was reported under and appears to drip through at a gas line penetration through the roof next to an abandoned mechanical unit. The penetration may not be flashed watertight and there is some reason to believe that the old RTU is taking in water where the panels have a hole or are ill-fitted.

However, there are several other defects in the roof including the following:

1. A large area adjacent to the abounded mechanical unit, approximately 16' x 25', where water has apparently collected between the foam roof and the gravel built-up roof. This may or may not be contributing to the leak. It may also be a result of the water getting into the unit.

2. Many coping joints where there is a split in the foam and noticeable moisture in the split.

3. Approximately 100 feet of wall where the original roof's base flashings are pulling out from under the cooping. Water was found behind these flashings.

4. Numerous small splits in the surface of the foam roof.

5. All debris needs to be cleaned from the roof and from around the drains.

In general, the appearance of the foam roof is better than what we often see for this roof type.

We would also suggest that the mechanical unit should be inspected or water leaks, whereas this may be contributing to the problem.

We propose to address items 2, 3, 4 and 5 above. Item 1 is not included.

When these items are done, we cannot be sure that these will resolve the leaks. All we are doing is addressing specific defects.

Non Pre-Priced Estimate:

Quantity	Line Item Number	Description	Labor Hours	Unit	Labor	Materials	Equipment	Total
1		Material (no part numbers available)				\$3,523.00		\$3,523.00

Note: RS Means (Pre-Priced) not used in compiling this estimate.

Note: Subcontractor quote attached.

Estimate Summary:

Labor Hours	Labor Cost	Material Cost	Equipment Cost	Total Cost	CE Factor	Total Estimate
69.5 x \$76.02= \$5,284.00	\$5,284.00	\$3,523.00		\$8,807.68	106%	\$9,336.14

Please see attached estimate

Note:

CERTIFICATION OF WORK

(To be completed by the Contractor and saved in the Contractor's CMMS)

FACID/Building: Almy Reserve Center Date of Visit: 5/28/19

Contractor Personnel on Site:

1. DAVID NELSON 2. JOSE PEREZ

Work Performed: INVESTIGATE ROOF LEAK AND EVALUATE ROOF CONDITION
AND CORE CUT ROOF. WALKED ROOF FOR INSPECTION OF ENTIRE ROOF.

Service Call:

1. WO# _____

Service Calls – Service Call Number and Description

1. CSS# 18868
2. CSS# _____
3. CSS# _____

Please take pictures

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: DAVID NELSON Date: 5/28/19
Signed: D Nelson BAKER ROOFING OF HARRISONBURG, VA.

To be signed by Facility Manager:

I certify that the above named individuals representing the Contractor arrived on site and to the best of my knowledge, completed the stated work listed:

Print Name/Rank: _____ Date: _____

Signed: _____

E-Mail: _____

US Army Reserve Center
1821 Industry Drive
Culpeper, VA 22701



B a k e r R o o f i n g . c o m

PROJECT PROPOSAL

I. PROPOSAL SUMMARY

CLIENT INFORMATION

Client Name	Troy Craig
Client Company	International Support Group
Client Address	9050 Pines Boulevard, Suite 150, Pembroke Pines, FL 33025 United States
Client Primary Phone	804-585-5211
Client Business Email	tcaig@internationalsupportgroup.com

PROJECT INFORMATION

Site Name	US Army Reserve Center
Work Description	Misc. Repairs
Site Address	1821 Industry Drive Culpeper, VA 22701

PREPARED BY

Baker Roofing Company Rep.	Adam Purdham
Primary Phone	(540) 830-8928
Primary Email	apurdham@bakerroofing.com

II. PROJECT SUMMARY

SCOPE OF WORK

1. Perform pre-construction meeting to discuss set up, staging area for equipment and loading of the roof, appropriate work hours, safety and production projections.

The existing roof is a granule surfaced spray-applied urethane foam roof installed directly over an (original?) gravel surfaced built-up roof system over a steel deck.

The leak was reported under and appears to drip through at a gas line penetration through the roof next to an abandoned mechanical unit. The penetration may not be flashed watertight and there is some reason to believe that the old RTU is taking in water where the panels have a hole or are ill-fitted.

However, there are several other defects in the roof including the following:

1. A large area adjacent to the bounded mechanical unit, approximately 16' x 25', where water has apparently collected between the foam roof and the gravel built-up roof. This may or may not be contributing to the leak. It may also be a result of the water getting into the unit.
2. Many coping joints where there is a split in the foam and noticeable moisture in the split.
3. Approximately 100 feet of wall where the original roof's base flashings are pulling out from under the cooping. Water was found behind these flashings.
4. Numerous small splits in the surface of the foam roof.
5. All debris needs to be cleaned from the roof and from around the drains.

In general, the appearance of the foam roof is better than what we often see for this roof type.

We would also suggest that the mechanical unit should be inspected or water leaks, whereas this may be contributing to the problem.

We propose to address items 2, 3, 4 and 5 above. Item 1 is not included.

When these items are done, we cannot be sure that these will resolve the leaks. All we are doing is addressing specific defects.





ALTERNATES

1.

EXCLUSIONS

Layout location, cutting deck, wood blocking and leveling, hoisting and setting equipment, electrical, mechanical or plumbing, delays by others, overtime, night work, temporary waterproofing unless specified in scope, new metal color will not match exactly. Additional items will be charged on a time and material basis.

CONTRACT PRICE:

\$8,807.68

Baker Roofing Company is proposing to provide all tools, labor, equipment and supervision necessary to perform the roofing project on the discussed property in accordance to the specifications contained within this proposal document outlined in the following pages.

III. CONTRACT AGREEMENT

TERMS OF PAYMENT

Payment is due upon receipt of invoice for goods & services rendered. Please submit payment as soon as possible. Any alteration or deviation from the above specifications involving extra costs will be performed only upon written orders, and will become an extra charge over and above the estimate. This proposal does not include any asbestos removal unless specifically included. All accounts past due will be charged 1.5% interest per month until paid.

CONTRACT ACCEPTANCE

The above prices, terms, specifications, and conditions are satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. Payment will be made as outlined above.

It is acknowledged by all parties in the agreement that this roof is in need of repair. Baker Roofing Company will make every reasonable effort to locate and alleviate leaks. Some leaks may be difficult and time consuming to locate. Latent conditions, unobserved deficiencies, walls, windows and or weather events could cause unexpected leaking. Leaks can and do travel from areas not repaired. Baker Roofing Company warrants repairs for one year at the point of repair only. The cost of any warranty repair work shall not exceed the original cost of repairs.

The Owner confirms that by signing this agreement, no existing contract / warranty to which the customer is a party is, or will be, breached. This agreement is not binding on Baker Roofing until executed by an authorized officer of Baker Roofing. Contractor may withdraw the above contract if not accepted within 30 days of the Contractor's signing date.

Description	Price	Initial Acceptance
Roof Repair at US Army Reserve Center	\$8,807.68	

CONTRACTOR

Signature	
Name & Title	Adam Purdham
Date	May 31, 2019

AUTHORIZED 'OWNER' APPROVAL

Signature	
Name & Title	
Date	

BILLING INFORMATION

Owner Name		
Phone Email	<u>Phone:</u>	<u>Email:</u>
Billing Address		

From: [Troy Craig](#)
To: [Jamie Merchant](#); [Mike Merchan](#)
Cc: [George Grant](#)
Subject: Fwd: US Army Reserve Culpeper
Date: Monday, June 10, 2019 12:06:26 PM
Attachments: [image001.png](#)

Get [Outlook for Android](#)

From: Adam Purdham <APurdham@bakerroofing.com>
Sent: Monday, June 10, 2019 12:03:56 PM
To: Troy Craig
Subject: RE: US Army Reserve Culpeper

Tory,

Here is a break down.

Labor Cost: \$5,284

- 69.5 hours (2) man crew

Materials: \$3,523

- We do not have part numbers

Adam Purdham / Service Sales

apurdham@bakerroofing.com / (m) 540-830-8928

Baker Roofing of Harrisonburg, LLC

78 Triangle Drive, Weyers Cave, VA 24486
BakerRoofing.com / (o) 540-746-7046



[Roofing](#) - [Renewable Energy](#) - [Restoration](#) - [Coatings](#) - [Peak Metal](#)

From: Troy Craig <tcraig@internationalsupportgroup.com>
Sent: Thursday, June 6, 2019 12:01 PM
To: Adam Purdham <APurdham@bakerroofing.com>
Subject: Re: US Army Reserve Culpeper

WARNING **This email is from a non-Baker Roofing email address. Please think before clicking on links, opening attachments, or responding.**

Hi Adam,