We have consulted an expert resource - Dennis Findley, AIA: an architect who was on the MCC Governing Board during the MCC renovation project (2014-2017). Dennis Findley has reviewed this proposal from the vendor.

The roof repair project will be the topic of CFC meeting at 7:10 p.m. and then a MOTION will be considered by the full board at 7:30 p.m. Special Called Meeting #2.

This is the proposal for the roof. It details two different projects with two different costs, and they are not contingent upon one another. We have moved forward with the roof repair aspect of the proposal, with a not to exceed cost of $16,580. The repairs are for items that can improve our overall roof quality without the need to do a full replacement. It will encompass items such as tuck-pointing cracks in the masonry, extending or replacing existing flashing, trying to unclog and ensure all roof drains are flowing freely, and any other items that the roofers onsite identify.

The roof replacement portion of the quote is for the section of roof that mirrors the DuVal Studio hallway and costs $82,500. This is where we have most of our recurring issues with water getting inside the building. There is no need for me to restate the elements of the work listed on the quote, but I will emphasize a few items for clarification.

- The intention is to use existing insulation to lessen the cost. Any compromised insulation will be replaced.
- The divider wall will be a small wall that you will be able to step over. It will be at the end of the straight stretch of hallway where the new addition was tied into the existing roof. The wall allows them to keep any new work separated from older work for the purposes of warranty.
- The translucent wall area refers to the window panels of the DuVal Art Studio. The contractor’s concern is that the junction of these windows and the roof was never flashed very well from the start. He plans on removing the panels and ensuring that we are flashed well beneath and around where the window assembly is set into the roof. The existing panels/windows would then be reset into place.
PROTECTING YOUR INVESTMENT
ONE ROOF AT A TIME

PROPOSAL
February 23, 2022

Prepared for:
Joe McGovern
McLean Community Center
1234 Ingleside Ave
McLean, VA 22101

Project:
McLean Community Center
Roof Replacement (Select Areas)
Attention: Joe McGovern

Thank you for providing Function Enterprises, Inc. the opportunity to offer you a proposal to replace the roof at selected areas at McLean Community Center. (Plan attached below)

**SCOPE (SELECT AREA ROOF REPLACEMENT)**

- Remove existing BUR down to existing insulation. Inspect insulation and replace damaged or wet insulation on a unit price basis.
- Remove metal wall panels on (2) roof areas. Wall panels at courtyard will stay in place.
- Build divider wall out of lumber to divide main roof replacement for warranty purposes.
- Install 5/8” DensDeck coverboard set in insulation adhesive over existing insulation per manufacturer’s specifications.
- Install Paradiene 20 set in PA-311 adhesive over DensDeck per manufacturers specifications.
- Install Paradiene 30 cap ply in PA-311 adhesive over base ply per manufacturers specifications.
- Install Paradiene 20/Parafor 30 flashing system set in PA-828 flashing cement at all walls and curbs per manufacturers specifications. At wall where metal panels were removed install new .018 stainless steel separator metal at 24” high on wall and install fully adhered EPDM above area and below coping in these areas.
- Utilize Parapro Flashing resin where flashing heights are limited. Use at pipe protrusions as well.
- Install new .032 aluminum copings on all walls. Courtyard wall that has metal wall panels and coping that will remain in place. Coping to match roofs that aren’t being replaced as best as possible.
- At translucent wall area remove panels to install new Parapro Flashing Resin as well as metal threshold flashing below the panels.
- Install new .018 stainless steel counterflashings on all curbs.
- No roof drain replacement included in price.
- Provide all the necessary equipment to complete the work; tools, trucking, safety equipment, man lifts, crane, roof hoist, dumpsters etc.
- If any work is needed that is not listed on this proposal it will be charged at $90.00/per man per hour plus materials and 10%.
- Working hours (M-F) 6AM-4PM (unless specified)
- MATERIAL LEAD TIMES 6-10 WEEKS

**WARRANTY (ROOF REPLACEMENT ONLY)**

- Manufacturer’s Warranty: **20-year** manufacturer warranty after substantial completion
- Contractor Warranty: **2-year** workmanship warranty after completion.

**SCOPE (ROOF REPAIRS)**

- Investigate hallway leaks where selective tuckpointing needs to be completed. Check all flashings in area and water test.
- Perform selective tuckpointing on hallway (shown in plan below)
- Clean out (1) roof drain.
- Remove and replace flashing membrane around roof drain near new retaining wall that will be built.
- If any work is needed that is not listed on this proposal it will be charged at $90.00/per man per hour plus materials and 10%.
- Working hours (M-F) 6AM-4PM (unless specified)
WARRANTY (ROOF REPAIRS)
- Contractor Warranty: 1-year workmanship warranty after completion.

PROPOSED COST

GRAND TOTAL (ROOF REPLACEMENT): $82,500

UNIT PRICES
- Insulation Replacement: $7.50/SF

GRAND TOTAL (ROOF REPAIRS/TUCKPOINTING): $16,580 (NTE)

TERMS

is substantially equivalent to AIA terms. Upon execution, it constitutes a binding purchase order. This bid price will remain in effect for thirty (30) days from the date above.

Signature of Acceptance

Ryland Gray