



License # 1049316
951-277-3886
850 E. Parkridge Ave. Suite 110 & 111
Corona, CA 92879

Date:11/16/22

PROPOSAL AND CONTRACT

Builder: City of Lake Elsinore

Attention: Jose

Address: E. 420 Lakeshore Dr., Lake Elsinore

Phone:

Fax:

Roofing

Quarrix Tile

1. Remove existing roof and haul away.
2. Install 1 layer of WIP peel and stick self-adhering membrane over all 2/12 roof pitch area.
3. Install 2 layers of 30 pound felt
4. Install Quarrix roof tile system with all accessories per manufacturer specifications.

- 5. Install all new metal and metal flashings.**
- 6. Replace any damaged pipe flashings or valley metal.**

GAF Shingle Roof

- 1. Install new drip edge metal at eaves.**
- 2. Install 1 layer of 30 Pound Felt on steep roof area.**
- 3. Install 2 layers 30 pound felt over 1 layer of WIP Self adhering membrane on 2/12 pitched roofs.**
- 4. Install New pipe flashings and roof metal as needed (Valley, roof to wall...etc.)**
- 5. Install new GAF Shingles.**
- 6. Install High-Definition ridge shingles.**
- 7. Paint flashings and dormers to match roof color.**

60 Mil TPO Re-Roof Flat Roof Area at Perimeter of the Building

- 1. Install and mechanically fasten ½" fanfold over existing roof.**
- 2. Install 60 Mill TPO membrane over entire roof area and mechanically fasten.**
- 3. Heat weld all seams and laps.**
- 4. Install all TPO roof related accessories.**
- 5. Adhere TPO membrane to parapet walls as necessary.**
- 6. Install TPO clad metal at all parapet walls and roof edges.**
- 7. 15 Year Labor Warranty on new roof.**

Misc Stucco repairs to add roof metal

Remove stucco to add z-bar and step flashing or tile pan and roof to wall as necessary in multiple areas.

Retro Fit Windows(Green World)

- 1. Remove Old windows and trim existing frame as necessary.**
- 2. Remove stucco and drywall as necessary.**
- 3. Frame in new windows as necessary.**
- 4. Install new windows, set in caulking, and caulk the outside of the window frame.**
- 5. Repair stucco, paint and drywall at windows as necessary.**

PROJECT INVESTMENT SUMMARY

Roof System Pricing

| Building Location: | | Flat Roofing System: | Warranty: | Total Price: |
|--------------------|---------------------|----------------------|-----------|--------------|
| | Quarrix Tile | | 15 | \$165,000.00 |
| Lake Elsinore | Shingles | | 15 | \$108,000.00 |
| | Windows | | | \$103,000.00 |
| | Misc Stucco Repairs | | | \$7,500.00 |

Extras:

Rotted Plywood Replacement..... \$65.00

Broken 2x4 Joist.....\$12.00 per ft.

Low spot correction.....\$4.00 per sq. ft.

When accepted, this Proposal will constitute a Contract between both parties.

If not accepted within 10 days, we reserve the right to withdraw this bid.

NOTICE TO OWNER

(Section 7010-Contractors License Law)

Under the Mechanics' Lien Law any Contractor, Subcontractor, Laborer or other-person who helps to improve your property and is not paid for his labor, services or material, has the right to enforce his claim against your property. This means that, after a court hearing your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own Contractor in full, if the Subcontractor, labor, and/or Supplier remain unpaid.

Under the law you may protect yourself against such claims by filing, before commencing such work of improvement, an original contract for the work if improvement or modification thereof in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

In the event that a dispute between Owner and Contractor should arise it is agreed that both parties will consent to and abide by the decision of a local Building Arbitration Service. In the event of non-payment of award to the injured party, it is agreed that the attorney's fees and court costs will be the responsibility of the guilty party.

ACCEPTED: _____

(Owners Signature)

Contractors are required by law to be licensed and regulated by the register of the board of Contractors' State License Board. Any questions concerning a contractor may be referred to the registrar of the board whose address is:

Contractors State License Board

P.O. Box 26000

Sacramento, CA 95826

1-800-321-CSLB (2752)

Estimator _____

Bill Leinenweaver

Owen James Construction.

License # 1049316

951-227-3886

850 E. Parkridge Ave. Suite 110 & 111

Corona, CA 92879

Senior Center Roof replacement, Window replacement, and Misc. stucco repairs.

Quarrix tile roof \$165,000

Windows \$103,000

=

\$275,500

Stucco repairs \$7,500

Account# Building Facilities renovations Z20005

This work will improve recurring issues with roof and window leaks at this facility. This will also make it a safe and enjoyable environment for senior citizens and safe work environment for city staff.

Quarrix Tile

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Retro Fit Windows(Green World)

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Misc. Stucco repairs to add roof metal Remove stucco to add z-bar and step flashing or tile pan and roof to wall as necessary in multiple areas.

SENIOR CENTER

Lake Elsinore, CA

Roof Condition Report

Inspection Date: 03/22/2022

PREPARED BY:

Jose Torres
jose@roofsources.net

PREPARED FOR:



Luis Ceja
Maintenance Director
City of Lake Elsinore
lceja@lake-elsinore.org
Phone: (951) 805 9927



FACILITY INFORMATION:

Senior Center
420 E Lakeshore Dr
Lake Elsinore, CA 92530
Building Type: Government/public

This report was prepared using True Roof Rater by



SENIOR CENTER - LAKE ELSINORE, CA

Roof Repair/Replacement Costs



ROOFTOP SUMMARY:

Roof Sections: 1
Total Issues: 6
Total Details: 1

| Section | Severity | Recommendation | Repair Cost | Replacement Cost |
|-------------|----------|----------------|-------------|------------------|
| A) Building | Major | Replace | N/A | N/A |
| | | | \$0.00 | \$0.00 |

Disclaimer

This report has been prepared by an individual trained by experience and education in this industry. However, this report is not intended to be and does not constitute an expert opinion on the cause of any deficiencies found, rather it addresses such deficiencies, if found, and proposed corrective action to restore the effectiveness and long term viability of the roof. This report was not prepared by a licensed professional engineer and is not intended to be a statement or opinion concerning the quality of the installation inspected, since its focus is on remediation of any conditions found. This report is for the exclusive use for the recipient and may not be used by any other person or entity without the prior express consent of the author.

Notice: Scale drawings, preliminary specifications and documentation provided by are preliminary. The successful bidder is responsible for all building permits, field conditions and compliance with building codes. Any budgetary figures are preliminary only and not guaranties. Preliminary specifications and budgeting parameters are based upon field inspections and test cuts when applicable and are subject to revisions based upon final field conditions and construction issues. The successful bidder is responsible to conduct their own field tests and construction inspections to assure proper installation and compliance with building codes. No structural analysis has been provided in these preliminary specifications.

Versico nor their independent representatives are architects and therefore it is not the intent herein to describe all of the details for roofing and flashing. The roofing contractors shall assure themselves that they have been provided with all information and details required by the membrane manufacturer or project conditions to achieve a complete water-tight installation regardless of whether or not such information or details are expressed specifically herein. The roofing contractor shall provide immediate notice to the owner in the event the roofing contractor determines that additional information, details or drawings are necessary to achieve a complete watertight installation. All work shall be performed by the roofing contractor in accordance with local, state and federal laws, codes and regulation. Owner shall accept responsibility for the adequacy of the design and the conformance of the design with all local, state, federal laws, codes. To the extent applicable, Owner accepts responsibility for any identification, analysis removal and disposal of asbestos containing material.

Section A Overview: Building



Section Outcome:

Replace

Severity:

Major

Section Summary:

Section Issues: 6

Section Details: 1

Section Recommendation:

Replace this section.

Section A: Building

Detail AD-1: Shingle Roof

Detail:

Shingle Roof

Description:

Shingles have met their lifespan, fiberglass exposed, bridging and frailty.



Figure 1

Section A: Building

Issue AI-1: Membrane deterioration

Description:

Membrane surface deterioration include erosion, wearing away of the membrane surface and crazing or hairline cracking.

Why is this an issue?

Membrane deterioration affects the strength and watertight integrity of the roofing system.

Severity:

Major

Action:

Requires Repair

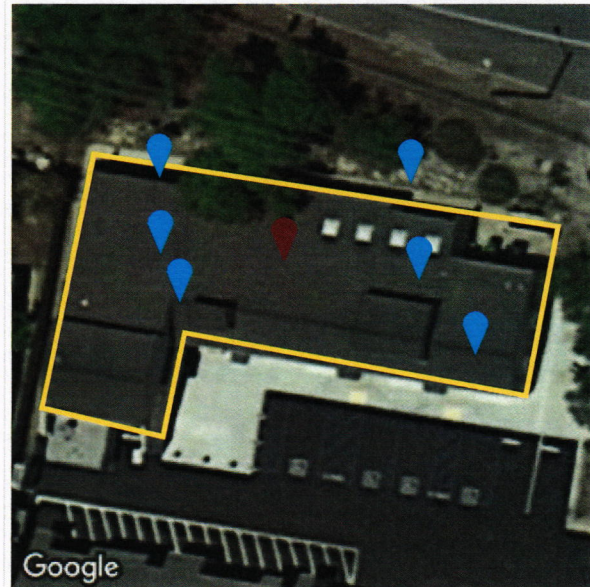


Figure 1



Figure 2



Figure 3

Section A: Building

Issue AI-2: Caulking/sealants deterioration

Description:

Caulking/sealants are used to fill small areas against water.

Why is this an issue?

Caulk/sealant is considered a maintenance item. When sealant deteriorates, it will allow water to enter the building or other structural components.

Severity:

Major

Action:

Requires Repair



Figure 1



Figure 2



Figure 3

Section A: Building

Issue AI-3: Membrane deterioration

Description:

Membrane surface deterioration include erosion, wearing away of the membrane surface and crazing or hairline cracking.

Why is this an issue?

Membrane deterioration affects the strength and watertight integrity of the roofing system.

Severity:

Major

Action:

Requires Repair

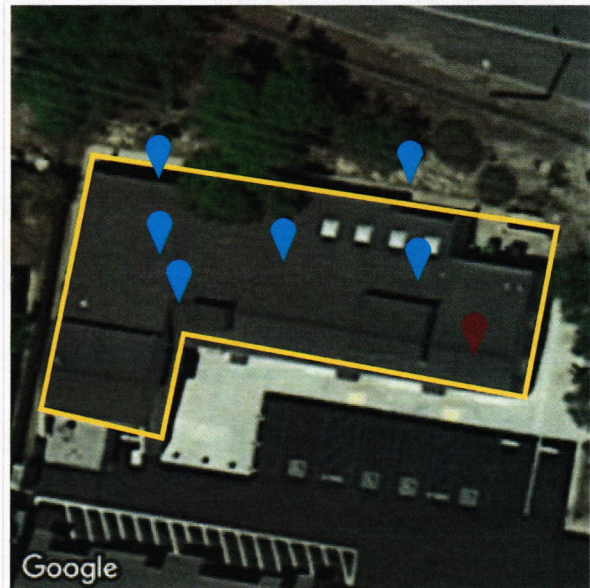


Figure 1



Figure 2

Section A: Building

Issue AI-4: Gutter

Description:

A channel (usually sheet metal) installed along the downslope perimeter of a roof to convey runoff water from the roof to the drain leaders or downspouts.

Why is this an issue?

Improperly installed or maintained or defective gutters can let water infiltrate the roof system and cause damage to the exterior of the building.

Severity:

Major

Action:

Requires Repair



Figure 1



Figure 2

Section A: Building

Issue AI-5: Gutter

Description:

A channel (usually sheet metal) installed along the downslope perimeter of a roof to convey runoff water from the roof to the drain leaders or downspouts.

Why is this an issue?

Improperly installed or maintained or defective gutters can let water infiltrate the roof system and cause damage to the exterior of the building.

Severity:

Major

Action:

Requires Repair

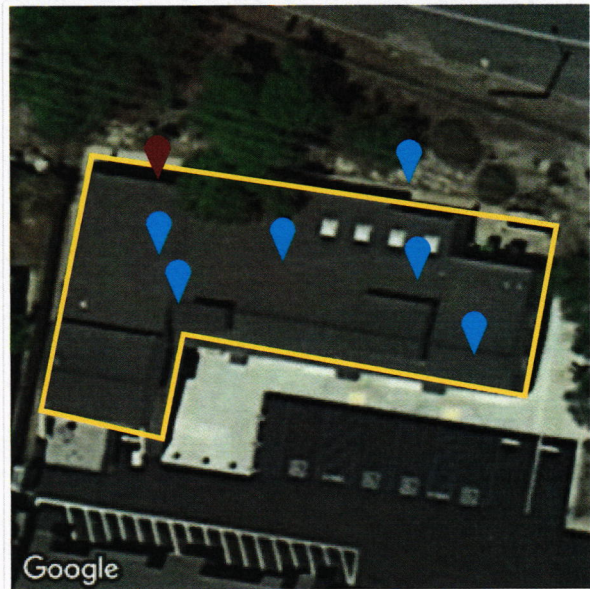


Figure 1



Figure 2

Section A: Building

Issue AI-6: Caulking/sealants deterioration

Description:

Caulking/sealants are used to fill small areas against water.

Why is this an issue?

Caulk/sealant is considered a maintenance item. When sealant deteriorates, it will allow water to enter the building or other structural components.

Severity:

Major

Action:

Requires Repair



Figure 1



Figure 2