



1010 Kennedy Drive, Suite 201 Key West, FL
P (305) 296-1000 F (305) 296-1001
info@ruffroofers.com

City of Key West

October 8, 2019

Attn: Albi Balliu – aballiu@cityofkeywest-fl.gov
Re: 3420 Northside Drive
File: 31668

Thank you for contacting Ruff Roofers regarding the roofing needs at the above location. We are pleased to propose to you the following scope of work in accordance with our site visit.

Scope of work – Roof re-cover (highlighted in red):

1. Mobilize and set up in accordance with OSHA safety guidelines.
2. Cut away and remove all existing wall flashings and existing metal flashings.
3. Inspect the substrate and repair or replace any as required on a time and materials basis.
4. Install HD isogard recovery board insulation over the existing roof.
5. Install a single-ply PVC membrane (60 mil) over the entire roof area, adhering up all vertical walls/curbs.
6. Flash all rooftop penetrations per manufacturer requirements (vent pipes, walls, flues, etc.).
7. Fabricate and install new Kynar pre-finished metal flashing at the outer perimeter edge (coping, edge metal, counter flashing, etc.), flashing to roof membrane accordingly.
8. Clean roof, remove all perimeter safety, and dispose of all debris.

To furnish all equipment, labor, and materials to complete above scope: \$ 129,860.00



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Masonry & Siding

Masonry and siding deficiencies are a common source of water intrusion and we do not make any claim to the condition of these unless specifically noted. We will remove and re-install siding as best as possible as needed to install new flashings. We will take special care of the existing siding, but we cannot claim any liability of the siding from damage as resulting from our work. If we cannot perform this without damaging the siding and the flashings are in good shape, we reserve the right to re-use or re-cover the existing flashings (any of which will still be covered under our workmanship warranty).

Drainage

Drainage components (drains/gutters/spouts/etc.) are excluded from our work unless specified otherwise. We also do not make any claim to the function or condition of these items before, during, or after our work if they are not replaced within our contract.

Rooftop Equipment

We always recommend that the owner disconnect and remove the equipment from the roof area prior to our work and then re-install after our work. Furthermore, we realize dis-connect and subsequent re-connect processes maybe cost prohibitive and if left in place, we will take caution when working around equipment. We cannot make any claim to any re-calibration charges, damages, or functionality of any rooftop equipment, vents, or mechanical hvac units before, during, or after our work if the equipment is left in place. These items include but are not limited to vents, hvac units, rooftop lights, electrical boxes, satellite dishes, etc.

Exterior & Interior Protection

Please remove all items away from the perimeter of the jobsite during the roofing process along with any window screens. We claim no liability for any damage to any of these items as a result of our work if the owner does not remove them. Roofing work may cause disruptions and debris in both the attic and interior of the home. We recommend that the owner protect the interior (attics, below skylights, etc.) from dust and debris that may filter in during any roofing work. Further, we recommend that any fragile wall fixtures (lights, pictures, etc.) be temporarily removed prior to roofing work. We also do not make any claim to liability before, during, or after our work as relating to interior wall substrates (plaster, dry-wall, etc.) or any nail-pops that may arise as a result of roof work.

Unforeseen Conditions

During our work, there are instances that may involve the discovery of additional work needed to complete the system in a professional manner. When we discover these situations, we will notify the owner immediately. If the owner is unavailable we will continue with this additional work at a rate of \$90 per man per hour + materials as needed to achieve a watertight assembly, and documentation, including pictures, will be provide to the owner upon completion. Examples of these situations may include deteriorated decking, framing, masonry, etc. Ruff Roofers reserves the right to replace with substrates/decking with suitable alternatives, as the Foreman deems necessary. If the above referenced unit costs require equipment or scaffolding to complete, an additional charge will apply.

Mold

No work performed by Ruff Roofers Inc. shall render liability in any respect for any damage to the home or building, or interruption of any use of living or business conducted in the home or building arising as a result of mold, mildew, or other issues involving air quality. The Owner should inspect periodically for signs of leakage. We are not responsible for indoor air quality including growth of mold or other organisms. The Owner shall hold harmless and indemnify us from all claims, including claims of tenants and occupants, arising from indoor air quality for any reason whatsoever, including claims resulting from a failure by the Owner to maintain the interior and exterior off the building in a manner to avoid growth of mold.

We assume no liability for any damage to said work caused by lightning, gale, hurricane, hail storm or other unusual phenomena of the elements, or fire or other casualties, not for any damage to said work due to settlement, distortion, failure or cracking of the roof, decks, walls, or foundations of said building. This agreement contains all understandings of the parties. No oral representations by either party or changes to this agreement are binding unless reduced to writing and signed by both parties. Full payment for service is due when service above is completed. Payments made after 30 days from such completion are subject to interest at the rate of 1.5% per month, compounded monthly. Should collection efforts be required to obtain full payment, the customer agrees to pay the reasonable cost of attorney's fees and court costs necessary for such collection. All roofing quotes are based upon adequate sheathing, if deteriorated or skip sheathing exists, an additional charge will apply.

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General Notes:

- Proposal valid for 30 days.
- Project scheduled within 60 days from NTP
- Project duration: 2 – 3 days
- Warranty: 5-year workmanship
- All debris associated with the above scope will be removed from the premises.
- Terms: 1/3 deposit upon signing, balance due upon completion.

Exclusions:

- Anything not specifically listed above.
- Bonds
- Electrical, masonry, plumbing, painting, siding, abatement work
- Minority contractor participation
- Electric disconnect/re-connect
- Removal/re-calibration of satellite dish
- Roof curbs and other rooftop accessories including hatches and safety rails
- Interior protection and clean up
- Additional insurance outside of Roofing by Ruff's standard certificate
- Cutting of roof decking
- Color matching of any existing materials whether repair or replacement
- Damages to unknown or embedded utilities within the roof system or under (interior) the substrate/decking

Unit Costs:

- Decking
 - Metal: \$ 16.00 SF
- Wood blocking (per board foot – 1"x12"): \$ 6.00 LF
- Wet Insulation: \$ 6.00 SF
- Fascia wood (per board foot – 1"x12"): \$ 9.00 LF
- Fascia wood metal cladding: \$ 8.00 LF
- Wood rafter repair: \$ 8.00 LF

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We thank you for the opportunity to allow Ruff Roofers and its 80 years of experience to quote you on this project. Should you have any questions, please do not hesitate to contact me at 443-895-0049. We look forward to hearing from you.

Respectfully Submitted,

Derek P. Black

Derek P. Black
Estimator
CCC # 1327463

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