



10641 HIGHWAY 36
COVINGTON, GEORGIA
30014
t 770.786.3031
f 770.786.3046

Newton County Water & Sewage Authority - Addition

Division 7 - Thermal & Moisture Protection

Air Barriers

Vincor, LLC	\$20,026.66
Metro Waterproofing	\$30,000.00
Maverick Restoration and Waterproofing	\$30,130.00

Foam Insulation

Green Earth	\$17,500.00
Foam South	\$38,641.00

Roofing

Georgia Unlimited	\$156,550.00	
ARX Commercial	\$194,514.00	
Saco Systems	\$56,900.00	Incomplete
Flint Roofing	No Bid	
SHC Roofing	No Bid	

Joint Sealants

Vincor, LLC	\$7,474.90
Metro Waterproofing	\$8,875.00
Maverick Restoration and Waterproofing	\$12,380.00



4308 Tanners Mill Road
Braselton, GA 30517
678-407-FOAM (3626)

QUOTE

Date: 6/18/2026

CUSTOMER / JOB LOCATION

NCWSA Office Addition

OFFERING

SPRAY FOAM INSULATION

AREA TO BE INSULATED	Square Footage	Product Applied	Price per Sq.Ft.	Total	Thickness*	
Roofline (entry, reception, lobby and existing building roofline)		Open Cell Foam		\$17,500.00	5"	(intumescent coating included)
						only roof areas not included in this quote are the flat roof areas of the addition building

*Variations of up to 1" (open cell) and .5" (closed cell) is within quality control parameters and will not affect the efficiency of insulation.

TOTAL: \$17,500.00

Scope of Work:

1. PROVIDE SPRAY RIG & ALL EQUIPMENT FOR THE PROPER INSTALLATION OF SPRAY POLYURETHANE FOAM INSULATION
2. INSTALL THE ABOVE DESIGNATED PRODUCTS AT THE NOMINAL THICKNESSES STATED
3. INSTALL OVERSPRAY PROTECTION WHERE NECESSARY TO CONTAIN IN WORK AREA
4. ALL CLEAN-UP TO BE DONE BEFORE SPRAY RIG LEAVES PREMISES

Green Earth Services to furnish:

1. COMPLETE SPRAY RIG & FRESH AIR EQUIPMENT
2. MINIMUM OF 1 MANUFACTURER CERTIFIED SPRAY APPLICATOR TECHNICIAN
3. MINIMUM OF 1 GROUND SUPPORT TECHNICIAN
4. 1 MOBILIZATION OF ABOVE SPRAY TECH/SUPPORT TECH

(ON SIZEABLE COMMERCIAL APPLICATIONS, GENERAL CONTRACTOR MUST PROVIDE 7,500 SQ FT OF SPRAYABLE SURFACE PER MO

NOTE: ON-SITE DELAYS DUE TO OWNER/GC WILL REQUIRE A PRICE REVIEW AND WRITTEN CHANGE ORDER

Home Owner / General Contractor to furnish:

1. SAFE AND CLEAN WORK AREA FREE OF ALL OBSTRUCTIONS OR MATERIALS THAT NEED TO BE AVOIDED FOR SAFETY AND OVERSPRAY REASONS
2. DUMPTER ON-SITE TO DISPOSE OF SPAY FOAM SHAVINGS/OTHER CONSTRUCTION DEBRIS (new construction/reno only)

PAYMENT TERMS:

Payment upon completion of project, unless discussed and agreed upon prior to start date
Credit card payments subject to 3% fee in addition to contracted price

This proposal, if granted, agrees that all parties will work together to develop a mutually agreeable construction schedule. This bid is also based on information provided at this time. Any revisions required at a later date including but not limited to size, will be subject to price review at that time. We reserve the right to withdraw this bid if it is not accepted within 30 days of proposal date. Owner/General Contractor understands and agrees that the application and installation of spray polyurethane foam insulation is a permanent process. Owner/General Contractor will not hold Green Earth Services liable if Owner/General Contractor decides they wish to remove any portion of the applied spray polyurethane foam insulation. Green Earth Services highly recommends that all previously installed conventional insulation that may come in contact with the application of the spray polyurethane foam insulation be removed from the application site. Failure to do so may cause lingering odors caused by the reaction from the conventional insulation and the spray foam insulation process. The Owner/General Contractor will not hold Green Earth Services liable for any issues that arise by leaving the existing conventional insulation.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payment will be made as outlined above.

Home Owner/General Contractor

Signature: _____ Printed Name: _____

Title: _____ Date: _____

Green Earth Services, LLC

Signature: _____ Printed Name: _____

Title: _____ Date: _____

Foam South, LLC
1595 Redi Road
Suite 500
Cumming, GA 30040



Insulation Proposal

Bid Date: 6/17/2026
Bid #: 2859498

Customer:
Sunbelt Builders

Job Name:
NCWSA Office
11325 Brown Bridge Rd
Covington, GA 30016

Salesperson:
Ryan Drueke
(678) 429-2299

Terms: Net 15

Foam South, LLC is pleased to provide you with a proposal based on the requirements determined at the site address listed above. We propose to supply all equipment, labor and materials to the following specifications:

Apply Open Cell Spray Foam in Roofline at 10.5" Nominal

- Under Internal Gutter at Flat Roof Deck

Apply Open Cell Spray Foam at 5.5" Nominal

- Apply 5-1/2" (R20) Open-Cell Spray Foam to Attic Bands & Attic Gable Walls of Lower Asphalt & Shingled Roofs

Apply Open Cell Spray Foam in Roofline at 5.5" Nominal

- Apply 5-1/2" (R20) Open-Cell Spray Foam to Attic Roofline of Lower Asphalt & Shingled Roofs

Install Fiberglass R19x16" Unfaced (B90E)

- Apply R19 Unfaced Fiberglass Batts to 6" Metal Exterior Walls - 1st Floor
- Apply R19 Unfaced Fiberglass Batts to 6" Metal Exterior Walls - 1st Floor Bands
- Apply R19 Unfaced Fiberglass Batts to 6" Metal Exterior Walls - 2nd Floor
- Apply R19 Unfaced Fiberglass Batts to 6" Metal Exterior Walls - Parapet Wall Between New/Old

Rockwool Metal Studs 3" x 16"

- Apply R13 Rockwool SAB to 3-5/8" Metal Interior Walls for Sound Dampening - 1st Floor
- Apply R13 Rockwool SAB to 3-5/8" Metal Interior Walls for Sound Dampening - 2nd Floor

Rockwool Metal Studs 6" x 16"

- Apply R19 Rockwool SAB to 6" Metal Interior Walls for Sound Dampening - 1st Floor
- Apply R19 Rockwool SAB to 6" Metal Interior Walls for Sound Dampening - 2nd Floor

Thermal Barrier Applied Over Open Cell Foam (Gray)

- Apply 15-Minute Thermal Barrier Paint Over Open-Cell Spray Foam at Lower Asphalt & Shingle Roofs (No-Burn ThB)

Base Proposal Total:

\$38,641.00

CONTRACTOR AGREEMENT

This agreement made 6/17/2026 by and between **Foam South, LLC & Sunbelt Builders** hereinafter called the Contractor and the Customer. Witnessed, that the Contractor and the Customer for the considerations named agree as follows:

Contract Price - The Customer shall pay the Contractor for the material and labor to be performed under the contract the sum of **\$38,641.00** subject to additions and deductions pursuant to authorized change orders.

Contract Work - The Contractor shall furnish all of the materials and perform all work shown on Bid **2859498** as annexed hereto as it pertains to work to be performed on property at **NCWSA Office 11325 Brown Bridge Rd Covington, GA 30016**. All installations will meet local, state & federal energy code requirements.

If spray foam insulation is proposed the following precautions should be read thoroughly and acknowledged:

- All product information can be reviewed at http://www.epa.gov/dfe/pubs/projects/spf/spray_polyurethane_foam.html
- **Pre-Install** - It is recommended to have a HVAC professional verify the proper amount of air is available for a gas-fired appliance (furnace and/or water heater) and that all return and supply ducts are properly sealed. All mechanical and electrical work to be completed and/or secured prior to installation. The areas to be sprayed must be free and clear of obstructions and personal belongings. The normal application of spray foam insulation may result in overspray or splattering of material. Surrounding areas will be covered with plastic, but will not be sealed, so the possibility of overspray remains. If a crawl space or unfinished basement is included in the project to have spray foam installed, we strongly recommend contacting your termite bond provider to verify that the installation of spray foam does not void your termite bond. If ignition barriers and/or thermal barriers are required, they will be installed per manufacturers specifications to meet municipal codes.
- **During Install** - Residents and pets must vacate the premises during the installation of the spray foam insulation and for 12 to 24 hours after the completion of the install. During the installation of the spray foam insulation, an air mover will be used to ventilate the area being sprayed during the install. The HVAC system will be turned off and the equipment will be covered with plastic, any solid or flexible duct work in the attic area will not be protected with plastic unless requested prior to scheduling. Any plywood decking that is present in attic will not be protected with plastic unless requested prior to scheduling.
- **After Install** - All plastic protection will be removed and all debris generated by the install will be removed and disposed of offsite. The HVAC will be turned back on after the install has been completed. Allow the HVAC to run for at least 24-48 hours after installation, longer times may be required. There will be odors associated with the install of any spray foam insulation and can be present for up to 4-6 weeks after the install. To help reduce these odors, keep all access doors closed to the areas that had spray foam insulation installed and replace the HVAC air filter 1-2 weeks after the installation. Keep windows and exterior doors closed, this will allow the HVAC system to do its job and help the odors dissipate faster. There is no reason ventilate the house after the installation. If you choose to store household items in areas where spray foam was installed the odor may permeate those items.

This is an estimate only and the price is subject to change if our crew encounters any unforeseen conditions which could not be reasonably anticipated ahead of time.

If payment is not received in full according to contract terms the customer will agree to pay 1.5% interest per month until the open balance is collected. If Foam South, LLC has to pursue legal action to collect payment the customer will be required to cover all lawyer fees, court costs or other cost incurred during the collection process.

Pricing represented in the is proposal is valid for 30 days from the proposal date only.

By signing below, I hereby acknowledge that I have read and fully understand the terms of this Contract Agreement.

Signed: _____ Print Name: _____ Date: _____

If you have any questions regarding this proposal, please contact **Ryan Drueke (678) 429-2299 ryan@foamsouth.com**

PLEASE NOTE: For legal and scheduling purposes, we must receive a signed contract to hold an installation date on the calendar. As soon as we receive, we will schedule with you. Thank you.

Forsyth, GA
Blairsville, GA



**186 Town Creek Road
Forsyth, GA 31029**

Wednesday, June 17, 2026

Newton County Water Authority Building Expansion

Total: \$68,097.06

Thanks For The Opportunity

Questions:
Contact Berner Vining @

Phone: 478-256-5375
email: gbv@vincorllc.com



PROPOSAL (ID-)

Newton Co. Water Authority – Building Expansion
Covington, GA
Plan Date: 4/28/26

June 17, 2026

Sunbelt Builders
10641 Highway 36
Covington, GA 30014

Attn: Ryan Lewis

rlewis@sunbeltbuilders.com

After review of the above stated project, Metro Waterproofing will supply all labor, equipment, and materials to perform the following:

Section 072700 – Air Barriers

Furnish and install Henry Blueskin SA and standard sheathing joint treatments in the following areas: \$ 30,000.00

1. Exterior sheathing behind exterior brick veneer.

NOTE: Excludes AVB at all soffits.

Excludes ABAA QAP Program to its entirety.

Excludes wood nailers and blocking.

Excludes termination bar and all counter and metal flashing and silicone transition strips not specifically listed above.

Section 079200 - Joint Sealants

Furnish and install backer rod and joint sealants in the following locations: \$ 1,750.00

1. Exterior sealant at vertical masonry to masonry joints.
2. Exterior HM door frame perimeters, both sides.
3. Sidewalk to sidewalk joints at 30' O.C. and sidewalk to building joints.

Interior Floor Slab: \$ 2,400.00

Furnish and install joint filler in the following locations:

1. Interior slab on grade contraction and construction joints, per 2/S311.

ADD: Exterior window perimeters, one bead only. Add \$ 4,725.00

NOTE: Excludes all other sealants in construction drawings not specifically listed above.

Exterior Expansion Joint Assemblies

Furnish and install architecturally manufactured expansion joints in the following locations: \$ 38,550.00

(3" max joint width)

1. Exterior vertical wall to wall; **EJ Model: Emseal COS-0300.**
2. Exterior horizontal brick wall to roof; **EJ Model: Emseal COH-0300.**
3. Interior vertical wall to wall; **EJ Model: WABO FastWall EWH-0300**
4. Interior horizontal floor to floor; **EJ Model: WABO HDH-300**
5. Interior horizontal ceiling to ceiling; **EJ Model: WABO FastWall EWH-0300**

NOTE: Excludes roof expansion joints. Excludes SOG floor to floor expansion joints.

Excludes exterior cavity wall to wall expansion joints

Excludes metal flashing

WATERPROOFING | LEAK REPAIRS | SEALANTS | EXPANSION JOINTS | AIR/WATER BARRIER | COATINGS



INTERNATIONAL
CONCRETE REPAIR
INSTITUTE



**Underwriters
Laboratories**
Qualified Firestop
Contractor Program



METRO WATERPROOFING, INC.

2935 Alcove Drive Scottdale, GA 30079 | Phone: 404-292-8013
www.metrowaterproofing.com



ADD: \$2,500.00 for EACH stand-alone mock-up, if required.
ADD: 0.22% of contract value for Textura fee, if required. (\$3,750.00 max)
Notes: Roof related caulk, penetrations by other trades excluded.
Excludes anything not listed above. Tax and insurance included.
This proposal may be withdrawn if not accepted within 30 days.
Price: As stated above. Payment: As job progresses.
A \$500.00 fee will be charged for Special Insurance Endorsements, if required.

All work is bid on a standard 40-hour week. There will be an additional cost if a 50- or 60-hour work week is required. Excludes all 3rd party testing not listed above. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written authorization and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workmen are fully covered by Workmen's Compensation Insurance.

METRO WATERPROOFING, INC.

Derek Schubnell

Derek Schubnell
Project Manager

(Prepared by AS)

Acceptance of Proposal
Date

WATERPROOFING | LEAK REPAIRS | SEALANTS | EXPANSION JOINTS | AIR/WATER BARRIER | COATINGS



INTERNATIONAL
CONCRETE REPAIR
INSTITUTE



Underwriters
Laboratories
Qualified Firestop
Contractor Program



Maverick Restoration and Waterproofing, Inc.
P.O. Box 703 Jefferson, GA 30549
770-598-1011
maverickrwinc@gmail.com

6/18/26

PROJECT: Newton Co. Water & Sewer Admin. Bldg.

Location: Covington, GA

Plan Date: 3/24/26 – 60% Design

After reviewing the above stated project, Maverick Restoration and Waterproofing will provide labor, material, and equipment to perform scope below.

Section 072700 –Air Barriers

Priced using vapor permeable fluid air barrier.

1. Behind brick at new Addition.
2. Window perimeters flashed using sheet flashing.
3. Outside corners and transitions flashed using sheet flashing.

\$ 32,130.00

NOTE: ABAA QAP compliance Excluded. See below for ADD.

Cleaning, patching of substrate before application excluded. Through Wall flashing, flashings not directly associated with air barrier, flashing tape Between masonry anchors and air barrier excluded. Treatment of sheathing joints And screw heads due to improper installation excluded.

For ABAA QAP Compliance and ONE inspection ADD: \$12,000.00

NOTE: Air barrier manufacturers will provide warranty after inspection By their representative...at no charge.

Section 079200 – Joint Sealants

Priced using silicone in standard colors at building, urethane in standard colors At slab on grade. Scope at new addition only.

1. Exterior vertical brick control joints.
2. Brick relief angle joints.
3. Perimeter Exterior Hollow metal door.
4. Exterior wall to roof soffit.
5. Interior slab on grade sawcut joints.

\$ 12,380.00

NOTE: Roof related sealants, sanitary sealants, drywall sealants, sealants at Penetrations made by other trades excluded.

Certified women owned & operated small business

WBENC



Maverick Restoration and Waterproofing, Inc.
P.O. Box 703 Jefferson, GA 30549
770-598-1011
maverickrwinc@gmail.com

Section 079100 – Preformed Joint Seals

Priced using Inpro Expansion joints. Max joint width 3 inches per plans.

1. Silicone faced foam EJ at exterior vertical walls at new to addition.
2. Int. rubber framed EJ at wall to wall levels 1-2 at new to addition.
3. Int. Ceiling EJ at new to existing.
4. Horizontal 1 hour rated EJ at new roof to existing. (1/A451)

\$ 40,450.00

NOTE: Metal counterflashing as shown on 1/A451 over expansion joint Excluded.

Special Notes:

- *Price based on normal working business hours.
- *Price does not include anything not listed above.
- *Price based on standard colors.
- *ALLOWANCE: ADD \$2,000.00 for mock-up.
- *Proposal valid for 30 days.

Respectfully Submitted by,

Randy Thompson for Katie Stasul, Owner: RT for K. Stasul Date: 6/18/26

Estimator:
Randal Thompson
678-674-8191
rthompson@maverickrw.com

BIG TIME PLASTERING, INC.

P. O. Box 2170
Clarkesville, GA 30523
btplasteringinc@aol.com
706-754-7584

Estimate

Date	Estimate #
6/11/2026	T126335

Name / Address
Sunbelt Builders, Inc. 10641 Hwy 36 Covington, GA 30014

Project
Newton County Water & Sewerage Authority Browns Bridge Rd. Covington, GA

Item	Description	Total
EIFS	Per Plans 4/27/26, No Spec. EIFS Trim around Windows & Doors - as shown on highlighted plans NOTE: The Plans are still not great. The West Elevation has no Wall Sections and Wall Section 2/A353 shown on the North Elevation is not included in the Plans. We have highlighted the plans Yellow at areas we have included EIFS Trim around Windows & Doors in our pricing. EXCLUSIONS: All Caulking, Metal Flashing and Soffit Vents. Price is good for 90 days from proposal date.	39,000.00
Thank you for your business.		Total \$39,000.00

Approved Signature _____

Phone #	Fax #	E-mail
706-754-7584	706-754-7585	btplasteringinc@aol.com

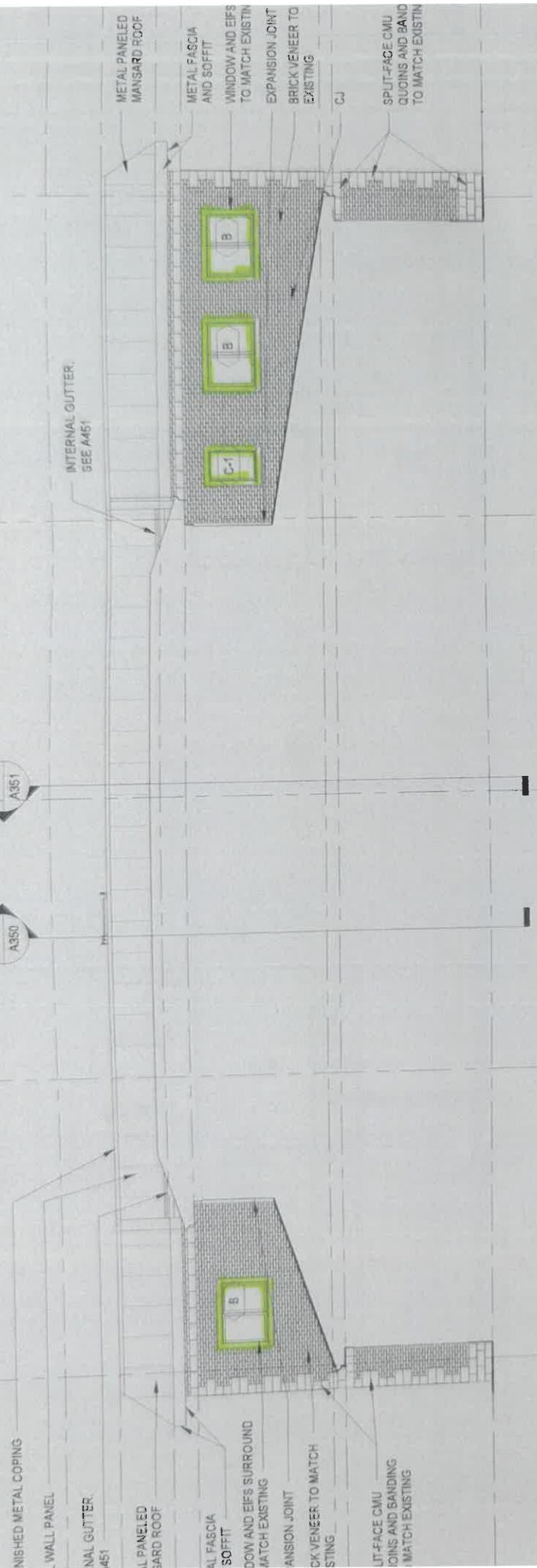
01

02

03

04

05



N 2 EAST ELEVATION - PARTIAL @ ADDITION

SCALE 1/8" = 1'-0"

Ryan Lewis

From: Cam Wade <cam@georgiabuildersllc.com>
Sent: Wednesday, June 17, 2026 9:09 AM
To: Ryan Lewis
Cc: Garnett Long; Estimating; Grady Wade
Subject: Newton Co. Water Authority - Bldg Expansion - 100% Plans - Roof Proposal
Attachments: NC Water and Sewer Roof Proposal GMP 6_17_2026.pdf

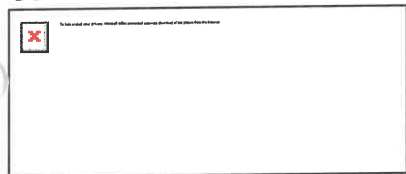
Thank you,

Ryan, please see attached for final pricing on this one. We have had 2 price increases on roofing materials this year and another one coming in July so this price reflects the increases plus per the plans they added walkpads and a roof hatch with safety rails to the TPO portion of the roof so we added those as well. We provided a deduct for each of these at the bottom of the proposal along with deducts for the metal and a deduct for going with 60 mil TPO in lieu of 80 mil like we did on the last proposal we turned in. Let us know if you have any questions, and as always, we appreciate the opportunity.

Cam Wade

Office: 678.632.1922

Cell: 770.317.5853



georgiabuildersllc.com



2158 Elm St. NE Covington GA 30014
(678) 632-1922
services@georgiabuildersllc.com

June 17, 2026
Newton County Water and Sewer Authority – Final GMP
11325 Brown Bridge Rd.
Covington GA 30016
RE: Roof Proposal

TPO Scope:

- Loose Lay Base Layer of 2.2" 4x8 ISO Board Directly Over Metal B-Deck
- Loose Lay Second Layer of 2.2" 4x8 ISO Directly Over First Layer to Achieve R25
- Mechanically Fasten Both Layers of Insulation Boards Directly to the Deck Using Approved Insulation Screws and Plates in a Fastening Pattern Provided by Manufacturer
- Install 80 Mill GAF TPO Roofing Membrane by Mechanically Fastening to the Deck Using Approved Membrane Screws and Plates in an OC Spacing Pattern Provided by Manufacturer
- Heat Weld all TPO Membrane Seams to Provide a Complete Watertight Roof System
- All Perimeter Walls are to be Encapsulated by Fully-Adhering New 60 MIL GAF TPO with a Manufacture Approved Bonding Adhesive and Terminated Under Standing Seam Ridge
- Flash all Curbs, Wall's, Penetrations and Details per Manufacturers Guidelines to Provide a Complete Watertight Roof System
- Install TPO Walkpads Per Plan Location
- Install (1) Bilco Roof Hatch with Safety Rails – Exclude Ladder
- Install (4) Metal Conductor Heads at Scupper Drains – Stock Color
- Install (4) 5"x4" Metal Downspout at Conductors – Stock Color
- Install 14" Wide Metal Gutter at Shingle to TPO Area – Demo/Framing by Others
- Provide 20 Year Manufacturer's Warranty
- Provide 2 Year Workmanship Warranty
- Remove All Trash & Debris from Roof Area & Place in GC Dumpsters

Shingle Scope: (Just Small Addition Area)

- Install 1.5" Aluminum Drip Edge at Rakes and Gutter Apron at Eaves
- Install OC Synthetic Felt Underlayment
- Install OC Ice and Water Shield at Roof to Wall Area
- Install Owens Corning True Def Duration Flex Architectural Shingles
- Install OC Pro Edge Hip and Ridge Shingles





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(678) 632-1922
services@georgiabuildersllc.com

- Seal all Penetrations with NP1 Sealant
- Install 6" Seamless K Style Gutter at Small Addition – Stock Color
- Install 3"x4" Corrugated Downspout at Gutter – Stock Color
- Lace In New Shingles at Internal Gutter Construction
- Provide Manufacture Material Warranty
- Provide 2 Year Workmanship Warranty
- Remove All Trash & Debris from Roof Area

Standing Seam Scope:

- Install High Temp Ice and Water Shield at Front Porch and Parapet Metal Sections
- Install Berridge Mechanically Seamed Metal Roof System
- Install 6" Commercial Box Gutters at Standing Seam Front Porch Eave – Stock Color
- Install 5"x4" Metal Downspouts at Gutters – Stock Color
- Install Berridge Fw12 Soffit and Fascia at Parapet Soffit Area
- Install Expansion Joint Material Per Details at Internal Gutter (Exclude Membrane Air Barrier)
- Install Berridge Metal Wall Panels at Expansion Joint Wall
- Seal all Penetrations with NP1 Sealant
- Provide Manufacture Material Warranty
- Provide 2 Year Workmanship Warranty
- Remove All Trash & Debris from Roof Area

Total Material & Labor Turnkey Proposed Cost for Scope Above: ~~\$193,850.00~~

**Pricing good for 60 days*

*\$156,550
w/ deducts*

Exclusions/Assumptions:

- All TPO to be 80 Mil Nominal Thickness GAF TPO – White
- All Shingles to be Owens Corning Architectural
- All Standing Seam Metal, Fascia, Soffit and Wall Panels to be Berridge - Stock Color
- Roof Decking to be done by Others and to be Structurally Sloped
- No Slope to be Provided by the Newly Proposed Roofing System
- Items Excluded with this Scope of Work: Roof Access Ladder, Canopies or Awnings, Framing or Decking, Lightning Protection, Dumpsters, Painting, Vapor Barrier, Roof Vents, Permits, Sheet Metal Hoods, Skylights, Downspout Boots, Splashblocks, Roof Guards, Coverboard, Fully Tapered ISO, Fully Adhered System, Wood Nailers, Plywood, Roof Demolition, Gutter Guards, Fleeceback TPO, Membrane Air Barrier, Demo or Framing at Internal Gutter Area, ISO Thickness Above R25





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- Georgia Unlimited Roofing Not Responsible for Work Outside of this Scope

Deduct Alternate Pricing:

Install 60 Mil TPO in Lieu of 80 Mil TPO – **Deduct \$3,600 from Above Pricing**

Install 26 GA 1" Snaplok Standing Seam Roof, Mansard Roof and Wall Panels in Lieu of Berridge Spec – **Deduct \$33,700 from Above Pricing**

Delete TPO Walkpads from Scope of Work – **Deduct \$2,600 from Above Pricing**

Delete Bilco Roof Hatch and Safety Rails from Scope of Work – **Deduct \$3,900 from Above Pricing**





June 17, 2026

Sunbelt Builders
10641 Highway 36
Covington, GA 30014

Attn: Garnett Long
Re: Newton County Water & Sewer Office

PROPOSAL

Mechanically Attached TPO membrane roofing description of work:

- 1) Over the structurally sloped steel deck install two (2) layers of 2.2" thick (20psi) Polyisocyanurate insulation loose laid. (Total R-Value=25.2)
- 2) Furnish and install ½" per ft. slope tapered insulation crickets between scuppers to assist with positive drainage.
- 3) Next, install 60 mil thick TPO membrane mechanically attached roof system in accordance with the manufacturer's specifications.
- 4) Fully adhere 60 mil thick TPO membrane wall flashings using TPO bonding adhesive. Wall flashings shall extend up and over the top of the walls above the roof and shall be terminated in accordance with manufacturer's specifications.
- 5) Install TPO membrane flashings at all roof curbs and penetrations in accordance with manufacturer's specifications.
- 6) Furnish and install new 24 gauge pre-finished steel shop fabricated copings on top of the parapet walls. (Max. wall width of
- 7) 10 inches)
- 8) Furnish and install a 24-gauge pre-finished steel roof to wall expansion joint cover and TPO expansion joint along the tie in between the new built-in gutter at the existing building edge and the new addition.
- 9) Furnish and install ¼" per ft. slope tapered insulation in the built-in gutter to provide slope to the roof drains. Install two (2) downspouts at the overflows at each end of the built-in gutter.
- 10) Furnish and install 60 mil TPO membrane fully adhered in the built-in gutter area and flash three (3) drains provided by plumbing contractor.
- 11) Furnish and install four (4) 24-gauge pre-finished steel downspouts as shown on drawings.
- 12) Furnish and install TPO walkway pad as shown on roof plan.
- 13) Project shall be well supervised, and all trash and debris shall be removed from the roof and grounds and will be disposed of in the general contractor's onsite dumpster.
- 14) ARX Commercial shall furnish the owner with a two (2) year workmanship and material warranty plus a Twenty (20) year workmanship and material warranty from the roofing materials manufacturer.

Base Bid Price: **\$57,580.00**

Optional Pricing: Furnish and install one (1) new 2'-6"x 3'-0" Bilco S-20 steel roof hatch with a safety rail system at the TPO roof, (*Per Specifications*), Add the sum of..... **\$3734.00**

Optional Pricing: Furnish and install one (1) new 2'-6"x 3'-0" Bilco S-TB50 thermally broken aluminum roof hatch with a safety rail system at the TPO roof, (*Per Notation on the 100% drawings*), Add the sum of..... **\$4480.00**

Optional Pricing: Furnish and install 3" Emseal Expansion Joint at the horizontal opening above the built-in gutter between the new and existing building, Add the sum of **\$15,845.00**

Optional Pricing: Furnish and install 5" diameter closed cell foam backer rod at the horizontal opening above the built-in gutter between the new and existing building in lieu of Emseal EJ, Add the sum of **\$750.00**

Newton County Water & Sewer Office Addition
Roofing Proposal Continued
Page Two

Standing Seam Metal Roofing description of work: (Approx. 3000 sq. ft.) PER 100% SPECIFICATIONS

- 1) Over the plywood deck substrate, install self-adhered Ice & Watershield membrane.
- 2) Next install .040" thick pre-finished aluminum standing seam metal roof system. Metal panels shall be 16 inches wide with 2" tall mechanically seamed style seams. Color to be selected from the manufacturer's standard stock colors.
- 3) Panels to be secured to deck using concealed clips spaced in accordance with manufacturer's specifications.
- 4) Furnish and install .040" thick pre-finished aluminum matching color flashings and trim components in accordance with manufacturer's specifications.
- 5) Furnish and install .040" thick pre-finished aluminum fascia wrap at roof edge perimeters where shown on drawings.
- 6) Furnish and install .040" thick pre-finished aluminum gutter and downspouts where indicated on drawings.
- 7) ARX Commercial shall furnish the owner with a two (2) year workmanship and materials warranty, plus a twenty (20) year paint finish warranty on the metal roofing panels and trim components.

Bid Price: Per 100% spec section 074113 **\$91,600.00**

Optional price "A"- Standing Seam metal roof: (Approx. 3000 sq. ft.)

- 1) Furnish and install 24-gauge Snap Lock Style pre-finished metal standing seam roof with 1 3/4" tall seams and 24-gauge trim components and a twenty (20) year paint finish warranty, Deduct the sum of..... **\$26,000.00**

Optional price "B" – Metal Soffit & Wall Panels: (Approx. 1000 sq. ft.)

- 1) Over the plywood deck substrate at the wall above the built-in gutter, install self-adhered Ice & Watershield membrane.
- 2) Furnish and install 22 gauge galvanized metal hat channels at the wall above the built-in gutter as shown on drawings.
- 3) Next install 24 gauge pre-finished steel standing seam metal roof panels to match the roof panels on the mansard roof. Metal panels shall be 16 inches wide with 1 3/4" tall snap lock style seams. Color to be selected from the manufacturer's standard stock colors.
- 4) Panels to be secured to substrate using concealed clips spaced in accordance with manufacturer's specifications.
- 5) Furnish and install 22 gauge galvanized metal hat channels at soffit framing to support the new soffit panels.
- 6) Furnish and install .032" thick pre-finished aluminum vented soffit panels below the mansard roof area including matching color and gauge trim components.
- 7) ARX Commercial shall furnish the owner with a two (2) year workmanship and materials warranty, plus a twenty (20) year paint finish warranty on the metal roofing panels and trim components.

Alternate Bid Price: **\$29,950.00**

Note: Metal Roofing, Wall panels & Soffit panels included in the optional pricing "A" & "B" are priced as Petersen Pac-Clad materials, per 100% Specification section 074113.

Shingle Roofing description of work: (Approx. 200 sq. ft.) Note: Specified Shingle is not available in this region

- 1) Remove the existing shingles, decking, and soffit at the existing shingle roof edge. Cut rafter tails on the roof edge of the existing shingle roof area. Add bracing at rafter ends if required.
- 2) Install Ice & Watershield membrane temporary protection along the edge of the existing roof area to facilitate the tie-in of the new structure.
- 3) Furnish and install Ice & Watershield membrane over the entire new deck at the Breakroom addition.
- 4) Furnish and install Timberline HDZ architectural shingles in accordance with manufacturer's specifications at the new breakroom addition and the repair to the existing roof edge above the new built-in gutter.
- 5) Furnish and install manufacturer's starter shingles and pre-cut hip & ridge shingles.
- 6) Furnish and install .032" thick pre-finished aluminum step flashing, headwall flashing, and counterflashing.
- 7) Furnish and install .032" thick pre-finished aluminum 6" Ogee style gutter and 3" x 4" downspouts.
- 8) Install new aluminum drip edge and shingles to match existing along the roof edge of the existing building where the demo for the tie-in was done.
- 9) ARX Commercial shall furnish the owner with a two (2) year workmanship and materials warranty, plus a thirty (30) year warranty from the shingle manufacturer.

Alternate Bid Price: **\$15,680.00**

Newton County Water & Sewer Office Addition
Roofing Proposal Continued
Page Three

Optional Pricing: Furnish and install Emseal expansion joint at the lower standing seam metal roof at the wall to the new two story addition, Add the sum of..... **\$6125.00**

Note: Metal EJ Cover included in the Base Bid

Optional Pricing: Furnish and install 5" diameter closed cell foam backer rod in the cavity at the side wall condition between the low standing seam metal roof and the new two story addition in lieu of the Emseal EJ, Add the sum of..... **\$225.00**

Note: Metal EJ Cover included in the Base Bid

Optional Pricing: Furnish and install Emseal expansion joint at the shingle roof above the new breakroom tie into the existing building, Add the sum of..... **\$4620.00**

Note: Metal EJ Cover included in the Base Bid

Optional Pricing: Furnish and install 5" diameter closed cell backer rod in the cavity between the shingle roof deck above the new breakroom tie into the existing building in lieu of the Emseal EJ, Add the sum of..... **\$200.00**

Note: Metal EJ Cover included in the Base Bid

Above prices are good for 30 days

Exclusions:

- 1) Roof curbs, roof drains, equipment supports, pipe supports, or duct supports.
- 2) Custom or metallic colors for any sheet metal components.
- 3) Saw cut reglets or through wall flashings.
- 4) Wood blocking or nailers
- 5) Soffit below shingle roof area.
- 6) Downspout boots at grade & or PVC downspout transitions.

\$194,514

Respectfully submitted,

Barry Gaddis

Senior Estimator/Project Manager



PROPOSAL

DATE: Tuesday, June 16, 2026
TO: Sunbelt
ATTN: Estimating

RE: Newton County Water Admin Bldg

SCOPE: PREFORMED METAL ROOFING:

- Furnished and installed on a solid supporting substrate provided by others.
- Cee Lock - 16" standing seam metal roofing by Berridge,, fabricated from 24GA galvalume material with a Standard, Two-Coat, non-metallic Kynar finish.
- All contiguous flashing, gutters, and downspouts to be fabricated from the same material as the metal roofing.
- One layer of ice and water membrane under all metal roofing.
- PacClad 750 vented soffit at mansard, Standard Kynar finish.
- Two year SACO watertight /workmanship warranty.

BASE PRICING: Mansard \$ 31,520.00

Lower. \$ 25,380.00

EXCLUSIONS:

- Any and all supporting substrate.
- Wood blocking/nailers
- Downspout boots/splash blocks.
- Custom or metallic colors
- Snow Guards.
- Gutter Guards.
- Roof curbs.
- Davis Bacon.
- P&P Bonds.
- Third Party Inspections.
- **Built in Gutter**
- **Any work to existing.**
- **Framing.**
- **Parapet Coping.**

THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE ABOVE.

Regards,

John Salo
john@sacosystems.com