

PROJECT:
Property: Example Apartments
Buildings: 8
Roof Size: 320 Squares
System: 30-Year Architectural Asphalt Shingle
Location: St. Louis Metro

MOCK BID #1

Contractor

Gateway Roofing & Exteriors

Total Contract Amount

\$132,800

Proposed Start Date

May 6

1. General Requirements

- Contractor will maintain safe access and resident protection.
- Work performed per applicable Missouri and local codes.
- Coordination with property management throughout project.

2. Permits, Insurance & Documentation

- Contractor licensed and insured.
- Insurance documentation provided prior to start.

3. Resident Communication & Coordination

- Contractor will coordinate with management regarding resident notices.
- Emergency contact provided prior to mobilization.

4. Site Protection & Safety

- Protect landscaping, sidewalks, HVAC, and exterior building components.
- Daily cleanup and magnetic nail sweep.

5. Tear-Off & Disposal

- Full tear-off to roof deck.
- Daily debris removal.

6. Decking Inspection & Repairs

- Replace damaged decking as necessary.

7. Underlayment & Ice/Water Protection

- Install synthetic underlayment.
- Ice & water shield installed at eaves and penetrations.

8. Drip Edge, Flashing & Metal Work

- Replace flashing as required.
- Install new drip edge where needed.

9. Ventilation

- Evaluate existing ventilation and improve if needed.

10. Roofing System Installation

- Install 30-year architectural shingles per manufacturer specs.

11. Penetrations & Accessories

- Replace pipe boots and seal roof penetrations.

12. Daily Cleanup & Project Completion

- Daily cleanup and final site cleanup performed.
- Final walkthrough at completion.

13. Warranties

- Manufacturer warranty provided.
- 1-Year workmanship warranty.

14. Exclusions

- Standard exclusions apply.

15. Optional Add-Alternates

- Available upon request.

16. Payment Terms

- Mobilization + Progress Billing + Final Payment.

PROJECT:

Property: Example Apartments

Buildings: 8
Roof Size: 320 Squares
System: 30-Year Architectural Asphalt Shingle
Location: St. Louis Metro

MOCK BID #2

Contractor

Midwest Building Envelope Solutions

Total Contract Amount

\$142,900

Proposed Start Date

May 6

1. General Requirements

- Work installed per manufacturer requirements and applicable building codes.
- Contractor will assist owner with project coordination.

2. Permits, Insurance & Documentation

- Contractor will assist with permit coordination.
- Insurance documentation available upon request.

3. Resident Communication & Coordination

- Contractor will provide project schedule for resident notifications.

4. Site Protection & Safety

- Full site protection measures including landscaping, HVAC, windows, and walkways.
- Daily magnetic sweep.

5. Tear-Off & Disposal

- Complete tear-off to decking.
- Daily debris removal.

6. Decking Inspection & Repairs

- Decking replaced as required upon owner approval.
- Additional repairs billed separately.

7. Underlayment & Ice/Water Protection

- Synthetic underlayment full coverage.
- Ice & water shield installed at vulnerable roof areas.

8. Drip Edge, Flashing & Metal Work

- Replace flashing at primary roof transitions.
- Install new drip edge at required locations.

9. Ventilation

- Ventilation upgrades recommended if deficiencies are observed.

10. Roofing System Installation

- Install 30-year architectural shingles per manufacturer requirements.

11. Penetrations & Accessories

- Replace pipe boots and seal penetrations.

12. Daily Cleanup & Project Completion

- Daily cleanup and final cleanup performed.

13. Warranties

- Manufacturer warranty.
- 2-Year workmanship warranty.

14. Exclusions

- Structural framing
- Interior damage
- Hazardous materials

15. Optional Add-Alternates

- Gutters, upgraded shingles, phased installation available.

16. Payment Terms

- Progress payments by building.

PROJECT:

Property: Example Apartments

Buildings: 8

Roof Size: 320 Squares

System: 30-Year Architectural Asphalt Shingle
Location: St. Louis Metro

MOCK BID #3

Contractor

River City Roofing & Construction

Total Contract Amount

\$149,600

Proposed Start Date

May 6

1. General Requirements

- Contractor responsible for compliance with Missouri State Code, IRC as adopted locally, and all St. Louis jurisdiction requirements.
- Full coordination with property management throughout project.

2. Permits, Insurance & Documentation

- Contractor responsible for obtaining all required permits.
- COI naming owner and management as additional insured.
- Workers comp provided.
- Daily progress updates provided.

3. Resident Communication & Coordination

- 48–72 hour resident notices coordinated through management.
- Emergency contact provided prior to start.
- No direct resident contact without management approval.

4. Site Protection & Safety

- Protect landscaping, sidewalks, drive lanes, HVAC units, windows, siding, and balconies.
- Daily cleanup.
- Daily and final magnetic nail sweeps.

5. Tear-Off & Disposal

- Full tear-off including shingles, underlayment, and existing ice & water shield.
- Daily debris removal.
- No overnight loose roofing materials.

6. Decking Inspection & Repairs

- Full decking inspection after tear-off.
- Deck replacement billed per sheet @\$95/sheet
- All concealed damage reported prior to repair.

7. Underlayment & Ice/Water Protection

- Synthetic underlayment of full deck coverage.
- Ice & water at eaves, rakes, valleys, penetrations, and transitions.

- Minimum 24" exterior wall line.

8. Drip Edge, Flashing & Metal Work

- New drip edge at all eaves and rakes.
- Replace all flashing at chimneys, walls, and transitions.

9. Ventilation

- Ventilation evaluated and upgraded to meet IRC net free ventilation requirements.

10. Roofing System Installation

- Install 30-year architectural shingles.
- Starter strips at eaves.
- Manufacturer ridge caps.
- Correct manufacturer nailing pattern.

11. Penetrations & Accessories

- Replace all pipe boots.
- Seal abandoned penetrations.
- Coordinate satellite removal with management.

12. Daily Cleanup & Project Completion

- Daily cleanup.
- Final full magnetic sweep.
- Final walkthrough with management.

13. Warranties

- Manufacturer material warranty.
- 5-Year workmanship warranty.
- Warranty documentation provided at closeout.

14. Exclusions

- Structural framing beyond decking
- Interior repairs
- Hazardous material remediation
- Solar removal/reinstall
- Gutters unless noted

15. Optional Add-Alternates

- Gutters, guards, upgraded shingles, phased installation available.

16. Payment Terms

- Mobilization
- Progress by building
- Retainage until final completion.