CORE
ROOFING SYSTEMS

2/20/2026



Sagamore Hills Elementary School

1865 Alderbrook Rd. NE, Atlanta, Ga 30345

Attn: Khal Booth
Project Manager
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2/20/2026

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Projects: Roof Project at Sagamore Hills Elementary School – 1865 Alderbrook Rd NE, Atlanta, Ga

Subject: The following proposal outlines the scopes of work to install TPO roof systems per the manufacturer's specifications.

Delivery, Storage and Handling:

- Deliver products in manufacturer's original containers, dry, undamaged with seals and labels intact.
- Store products in weather protected environment, clear of ground and moisture.
- Materials will be always stored evenly on the roof.
- Materials will be covered, protected and properly secured from the elements.
- No materials will be placed within a ten-foot perimeter of the buildings open edge.
- Material Safety Data Sheets (**MSDS**) to always be on site.
- Keep combustible materials away from ignition sources.

Project Preparation:

- Perform a pre-job inspection with the building owner representative to determine best set up area, dumpster locations and debris removal locations.
- Furnish and install all required safety equipment per Core Roofing Systems and OSHA guidelines.
- Upload all materials to complete the project in accordance with good roofing practices.

System Installation: Sagamore Hills Elementary School (Approximately 49,100 Sqft)

- Remove the existing roofing down to the existing structural concrete decking. Clean all debris from the decking and allow NOVA Engineering to perform their chain drag test and core sampling to determine if any structural concrete repairs are necessary.
- In the instance NOVA Engineering finds areas of back decking, Core will remove any loose concrete decking to create a suitable surface for the installation of new Quik Set Concrete Grout. All deck repairs performed by Core Roofing Systems will be charged as a change order at a unit cost of $60.00 per Square Foot.
- After all testing and decking repairs have been completed and cured, we will install new modified base sheet and adhere it to the concrete decking using moisture cured adhesive per the manufacturer's warranty requirements. This layer will act as the vapor barrier.
- Provide and install all new wood nailer around the perimeter of the roof and at all expansion joints to account for the new roof height. This allows for proper termination of the new edge metal and TPO membrane.
- Provide and fully adhere (2) layers of 2.0" polyisocyanurate insulation over the existing decking. All insulation will be installed using low-rise insulation adhesive at the application rate required by the manufacturer to meet warranty requirements

- Provide and fully adhere new 1/8" per foot fully tapered insulation over the newly installed base insulation to provide adequate slope to the new roof system, allowing for proper water shed. The tapered insulation will be installed using low-rise insulation adhesive at the application rate required by the manufacturer to meet warranty requirements
- Provide and fully adhere new ¼" per foot tapered insulation crickets between the primary drains to direct all waterflow to the drains, allowing for proper drainage. All insulation will be installed using low-rise insulation adhesive at the application rate required by the manufacturer to meet warranty requirements
- Provide and fully adhere new .060 TPO membrane over the newly installed polyisocyanurate insulation using the manufacturer's standard solvent based bonding adhesive per the manufacturer's warranty requirements.
- Flash up all perimeter parapet walls with new .060 TPO membrane and terminate into the walls using termination bar and counterflashing.
- Provide and install TPO curb and penetration flashings per manufacturer's specifications and approved project details.

Sheet Metal

- Shop fabricate and install approximately 1,710 linear feet of new 24-gauge galvanized gravel stop to replace the existing.
- Shop fabricate and install approximately 280 linear feet of new 24-gauge galvanized coping cap to replace the existing on all expansion joints
- Shop fabricate and install approximately 380 linear feet of new 24-gauge galvanized downspouts to replace the existing.
- Shop fabricate and install approximately 1,100 linear feet of new 24-gauge galvanized counter/slip-flashing to replace the existing.
    - Metal color to be chosen from a standard metal era color chart by an approved project representative

Unit Costs and Time and Material

- Provide walkway mat adds……$35.00/linear foot
- Concrete Decking Repairs (as described above)……$60.00/Sqft
- Additional Structural Concrete Repairs……Cost plus 15%

Non-Related Work/Exclusions:

- Work not shown in the above scope
- Exterior Façade Work
- Painting Gas Lines
- NOVA Engineering Fees
- Recalibrating satellite dishes
- Replacing Gas Line Supports
- Gym Roof Replacement
- Lifting or raising HVAC, gas lines or conduit
- PVC conduit replacement
- Drain bowl/line replacement or repairs
- Disconnect or reconnect HVAC or electrical equipment

Warranty:

- Core Roofing Systems (5) five-year guarantee.
- Manufacturer's (20) twenty-year NDL warranty.

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Base Bid Pricing: Minimum R-25 Insulation Value

Sagamore Hills ES.....$1,603,627.00
Structural concrete repairs allowance.....$75,000.00
Total Contract Value.....$1,678,627.00

Deductive Alternate: Average R-25 Insulation Value

Sagamore Hills ES.....$1,462,019.00
Structural concrete repairs allowance.....$75,000.00
Total Contract Value.....$1,537,019.00

***Deductive alternate includes (1) layer of 1.0" base insulation in lieu of (2) layers of 2.0" base insulation. All other aspects of the scope of work remain the same.**

Regards,

Alex May
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