



Proposal

PREPARED FOR:

City of Waverly
 c/o Mike Palm
 ADDRESS TBD
 Waverly, NE 68347

Lead Contact	Job [Brief Description]	Proposed On	Payment Terms
Josh	Flat Roof Replacement + Gutters	04/14/2026	50% Down; Balance Due at Job Completion

Area	Description	Area Total
	DETAILED SCOPE OF WORK AS OUTLINED BELOW:	
DIVISION 1: MOBILIZATION AND SITE SETUP	Delivery of materials, equipment, and crew mobilization	
	Establish safe work zones and roof access points	
	Protect surrounding property, walls, and ground areas	
DIVISION 2: ROOF TEAR OFF AND DISPOSAL	Complete removal of existing EPDM membrane	
	Removal of existing adhesives, seams, and flashing systems	
	Removal of pipe boots and penetration seals	
	Load and haul all debris to approved disposal facility	
DIVISION 3: DUMPSTER FEES	Dumpster rental, hauling, and landfill fees	
DIVISION 4: INSULATION SYSTEM INSTALLATION	Install new, rigid ISO insulation system	
	Match or improve existing tapered layout for proper drainage	
	Mechanically fasten or adhere insulation per specifications	
DIVISION 5: TAPERED DRAINAGE SYSTEM ADJUSTMENT	Fine-tune slope to eliminate ponding areas	
	Ensure positive water flow to drains	
DIVISION 6: EPDM MEMBRANE INSTALLATION	Install new, fully adhered EPDM roofing membrane	
	Apply bonding adhesive across entire substrate	
	Roll and secure membrane for full adhesion	
DIVISION 7: SEAM TAPING & WATER PROOFING	Install seam tape at all membrane joints	
	Apply cover tape reinforcement where required	

	Ensure all seams are watertight and manufacturer compliant	
DIVISION 8: FLASHING & PENETRATION WORK	Install new pipe boots on all penetrations	
	Flash all roof penetrations (pipes, curbs, HVAC units)	
	Install termination bars and sealants at vertical transitions	
DIVISION 9: EDGE METAL & PERIMETER SEALING	Reset perimeter edge metal	
	Seal all roof edges to prevent water intrusion and uplift	
DIVISION 10: SEALANTS & DETAIL WORK	Apply lap sealant at all seams and penetrations	
	Install water cut-off mastic where required	
	Reinforce critical leak-prone areas	
DIVISION 11: FINAL CLEANUP & QUALITY CONTROL	Full site cleanup and debris removal	
	Magnetic sweep for fasteners	
	Final inspection and system verification	
EXCLUSIONS	Replacement of wet or damaged decking	
	Structural repairs	
	Mechanical or HVAC modifications	
	Interior damage repairs	
WARRANTY & PERFORMANCE	System installed per EPDM manufacturer standards	
	Designed service life: 30 years with proper maintenance	
	Eligible for ongoing maintenance program to extend lifespan	
	Lifetime manufacturer warranty	
	10-year workmanship warranty	
	*Includes 5 years of preventative maintenance at no additional charge	
GUTTERS	Replace 45' of 6" gutters and 20' downspouts	\$1,255.00
TOTAL PROPOSAL		\$37,707.00

This is a proposal ONLY on the items named, subject to the conditions or contingencies noted below:

The proposal above includes all fees for discarding materials and cleanup of job site after completion. This total reflects labor and materials unless otherwise noted.

*NOTE - Pricing is subject to change based on market conditions and potential tariff adjustments.

Acceptance of Proposal

The above prices, specifications, and conditions are hereby accepted. JLC Construction is authorized to complete the work as specified above. I understand that payment, in full, is due immediately upon completion of my project. I understand that JLC Construction will not schedule my job within their current workload until a signed contract and down payment have been received.

Signature _____ Accepted Date _____

Printed Name _____

Any balance unpaid after 30 days is subject to a service charge of 1.33% per month, 16% APR, with a minimum of \$3.00 added to overdue accounts. A minimum late fee of \$20.00 will be added to all balances unpaid for 90 days. Customer will be liable for all legal and collection fees. A lien will be filed on all properties with outstanding invoices after 90 days.

Thank you for your business!

Please contact Josh with questions or concerns 402.310.0034 or josh@buildwithjlc.com

Please make all checks payable to: JLC Construction

*Please remit payment to: 20420 A St. Eagle, NE 68347
JLC Exteriors LLC d/b/a JLC Construction*