



# 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	04/10/2026	50% Down; Balance Due at Job Completion

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

	Ensure all seams are watertight and manufacturer compliant	
<b>DIVISION 8: FLASHING &amp; PENETRATION WORK</b>	Install new pipe boots on all penetrations	
	Flash all roof penetrations (pipes, curbs, HVAC units)	
	Install termination bars and sealants at vertical transitions	
<b>DIVISION 9: EDGE METAL &amp; PERIMETER SEALING</b>	Reset perimeter edge metal	
	Seal all roof edges to prevent water intrusion and uplift	
<b>DIVISION 10: SEALANTS &amp; DETAIL WORK</b>	Apply lap sealant at all seams and penetrations	
	Install water cut-off mastic where required	
	Reinforce critical leak-prone areas	
<b>DIVISION 11: FINAL CLEANUP &amp; QUALITY CONTROL</b>	Full site cleanup and debris removal	
	Magnetic sweep for fasteners	
	Final inspection and system verification	
<b>EXCLUSIONS</b>	Replacement of wet or damaged decking	
	Structural repairs	
	Mechanical or HVAC modifications	
	Interior damage repairs	
<b>WARRANTY &amp; PERFORMANCE</b>	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	
<b>TOTAL PROPOSAL</b>		<b>\$36,452.00</b>

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](mailto: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*