



NEEMANN & SONS
ROOFING ♦ SIDING ♦ GUTTERS ♦ WINDOWS
RESIDENTIAL AND COMMERCIAL EXTERIORS

3/30/2026

Attention: Stephanie Fisher

Proposal For: City Offices – Community Meeting Hall Re-Roof
City of Waverly
14130 Lancashire Street
Waverly, NE 68462

Re-Roof Scope of Work:

Complete tear off of existing EPDM membrane roofing and insulation to the metal deck. Remove from jobsite.
Install one layer of 2.5" Isocyanurate insulation and one layer of ½" High Density Isocyanurate , mechanically attached to the metal deck.
Install 60 mil EPDM membrane fully adhered to the High Density Coverboard per manufacturer's recommendations.
Install new 24 ga factory finish sheet metal roof edge at roof perimeter. Flash roof edge per manufacturer's recommendations.
Install new 24 ga factory finish sheet metal drip edge at gutter edge. Flash drip edge per manufacturer's recommendations.
Flash roof trop protrusions as per manufacturer's recommendations.
Re-hang existing gutter to promote drainage.
Provide 2 year workmanship warranty by Neemann and Sons.
Provide 20 year materials and workmanship warranty by the membrane manufacturer (Carlisle Syntec).

Base Bid: \$38,385.00

Alternate #1: To replace existing gutter and downspouts with new 6" style K gutter and commercial sized downspouts add \$1,400.00 to the base bid.

Please Note: If rusted or otherwise unsuitable metal deck is found, it will be repaired on a time and material basis at an additional cost to the base bid.

If rotted wood nailer is found it will be repaired on a time and material basis at an additional cost to the base bid.

Please Note: The base bid includes factory finished roof edge metal. The color to be chosen by the Owner from the manufacturer's standard color selection. It is unlikely that an exact match to the buildings' paint finish is available.

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