

LOA ROOFING

— CONSTRUCTION —

www.loaconstruction.com





Upgrade Your Texas Roofing Experience



ABOUT COMPANY

L.O.A. Construction is a leading industry commercial roofing company. We are GAF Master Certified Commercial Contractors, and Certified with Versico Carlisle Construction Materials, and Mule-Hide for the installation of LOW-SLOPE Roofing and Coatings. We work closely with our manufacturer's design engineers to provide roof assemblies that meet all performance requirements and specifications. We provide the longest workmanship warranties

in the industry and can aid building owners in obtaining Manufacturer No Dollar Limit Warranties for their newly installed assembly.

LOA Construction provides estimates to commercial building owners and General Contractors utilizing the leading industry software to ensure the roof proposals we present are as detailed and thorough as possible.



VROC TPO Roofing Proposal
CADRE Construction
13805 N FM 620 | Austin, TX 78717



Project Totals

Description	Quantity	Units
Roof Area 1	112.68	SQ
Wall Area	3000.69	SQ FT
Parapet	664.99	FT
Wall Flashing	125	FT
Curb Flashing	183	FT
Walkpad (24")	281.02	FT
Roof Drain	17	EA

Waste Calculator (SQ)		
	Roof Area 1	Roof Area 2
Actual	112.68	-
10%	123.95	-
12%	126.20	-
15%	129.58	-

Additional Information	
2nd Floor Roof Area	75.9 SQ
Roof Area 1	Low Slope Roof
TPO Roof System	

Prepared By: LOA Construction, LLC
Prepared Date: January 26, 2022
Estimator/PM: Steven Sartory

706 W. Ben White Blvd Suite 233a Austin, TX 78704 | PH: 512.645.1687 | sales@loaconstruction.com
www.loaconstruction.com | New Construction Estimate

CADRE Construction
VROC Roof Proposal
10.06.2022



Project Inclusions:

Estimate accounts for all material, labor, equipment, and taxes. All material will be installed per architectural plans and manufacturer's specifications.

TPO

- 114 SQ 60 mil TPO at Field - Fully Adhered
- 31 SQ 60 Mil TPO on Walls - Fully Adhered
- 2 layers of 2" Polyiso, 1 layer 1/2" HD Cover Board (R-25) - Mechanically Attached
- Tapered Crickets to Provide 1/2" Roof Slope towards Drains, Full Taper at Terrace
- 281 LF Walkway Pads
- 2 Roof Hatches
- Curb, Wall, and Accessory Flashing per manufacturer's specifications

Sheet Metal

- 701 LF Prefinished Metal Edge Metal Fascia / Coping Cap
- Shop Fabricated, 24 gauge Kynar (standard color)

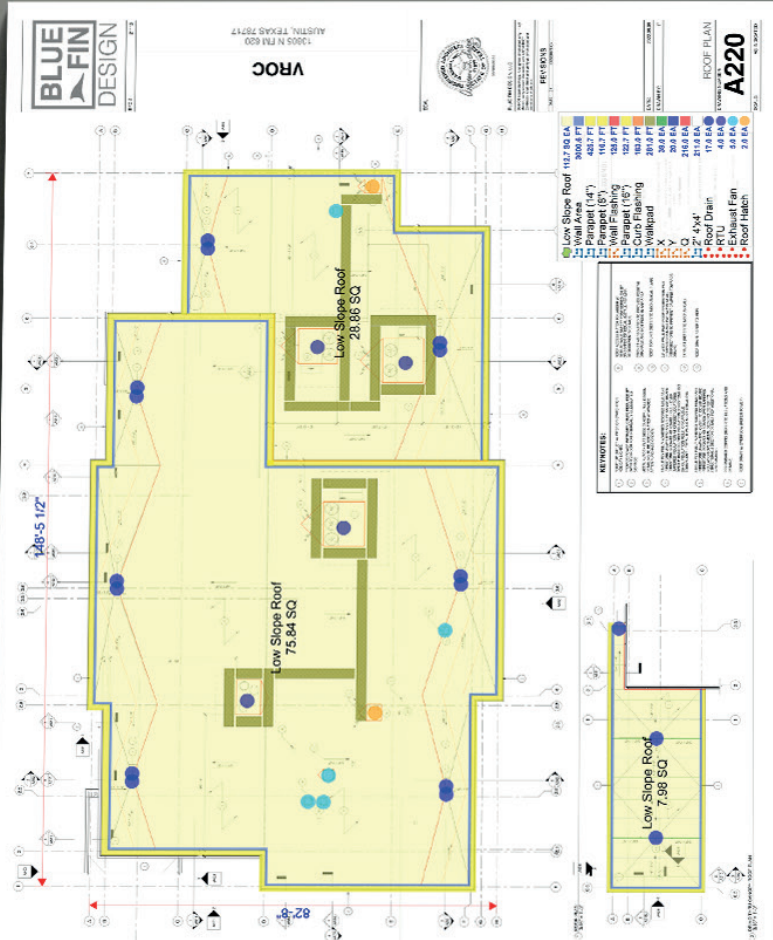
Project Exclusions:

- Rough Carpentry (wood nailers, decking, blocking)
- Complete Tapered Insulation (Prevailing 1/2":12 roof slope is assumed to be structural per drawings)
- Plumbing fixtures
- Sheet metals not related to roofing
- Protection of Roof From other trades
- Post installation roof penetration tie-ins. (additional \$275 per penetration, \$750 per curb)
- NDL Warranty (standard product warranty only)

Total Cost of Scope: *****

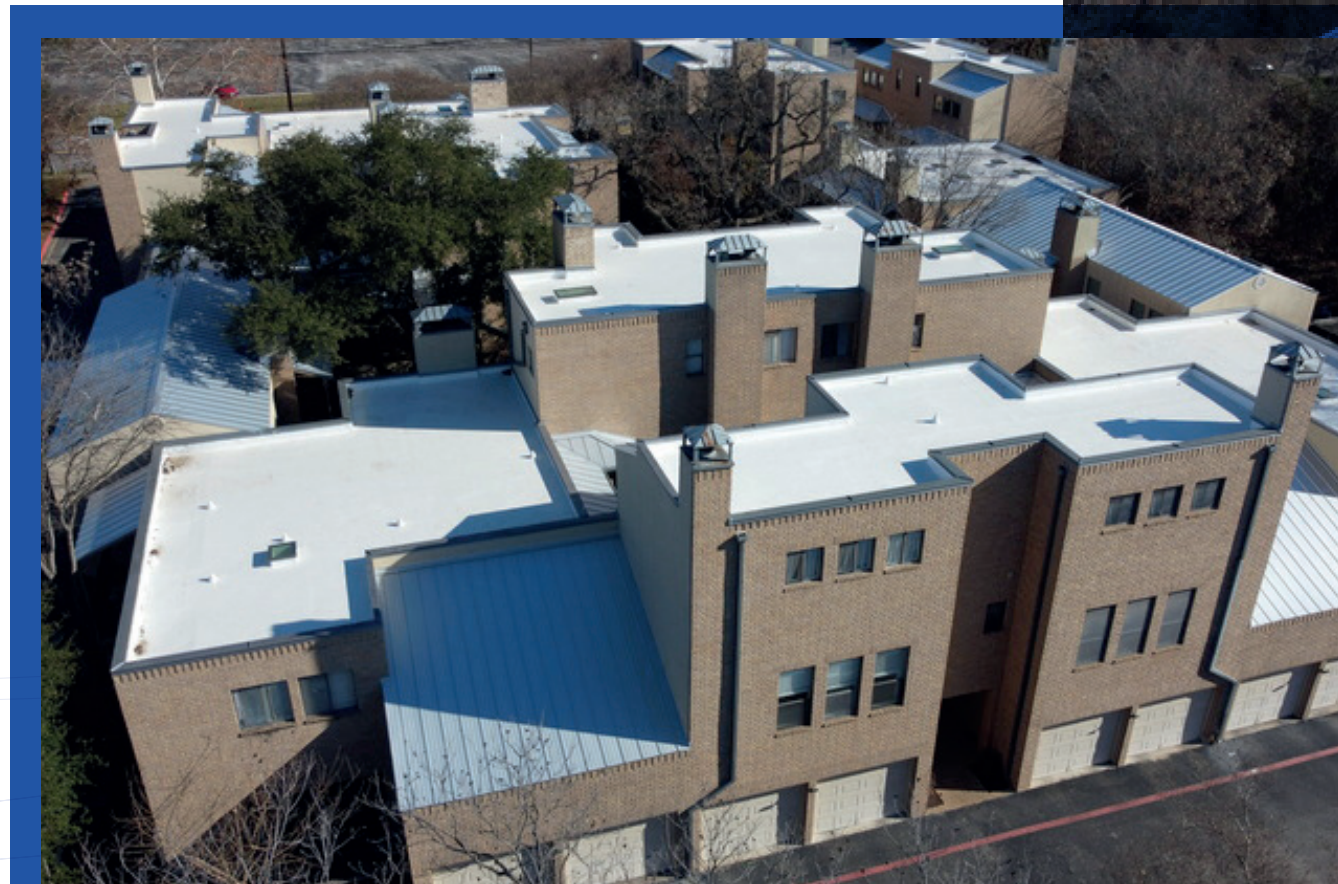
07.A	Eliminate coping cap at dumpster enclosure. Deduct \$720
07.C	Eliminate roof hatch by installing external ladder between high and low roof. Deduct \$950
07.D	Install synthetic deck on sleepers in lieu of pedestal paver system at Level 2 covered patio. Deck Material Not in Base Scope, Add \$7800 for treated sleepers, sub framing, and Trex Enhance Composite Decking
07.E	Eliminate cover board at TPO roof and maintain R-25 Deduct \$9,000
07.F	45 mil TPO membrane in lieu of 60 mil. Deduct \$2,700
07.G	Mechanical fastened TPO roofing in lieu of fully adhered. Deduct \$8,600
07.H	Remove overflow drains and add thru-parapet scuppers. Relocate roof drain closer to parapet wall. Deduct \$3200
07.I	Eliminate all TPO walk pads with exception of those at roof ladders/hatches. Deduct \$4000
07.L	Slope elevated slab (standard mix-design) to roof drains at Terrace 216 in lieu of tapered insulation. Terrace Floor Drains not found in drawings, Require Drain locations to provide plan for crickets
07.O	Eliminate porte cochere. Add back smaller cantilevered canopy. (By others) Deduct \$8,000 from Base Bid. Total Deduction will decrease if joined with 07.E, 07.F, 07.G, or 07.H

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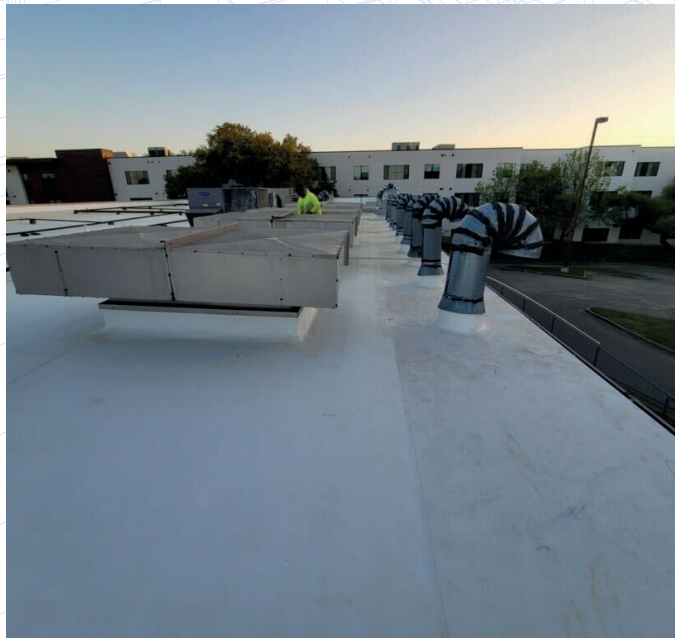
611 EAST 45TH ST, AUSTIN TEXAS

Standing Seam Roof Replacement and 15 year Silicone Coating provided for The Quadrangle HOA



2424 SOUTH CONGRESS AVENUE AUSTIN TEXAS

Spin Zone Laundry TPO Roofing



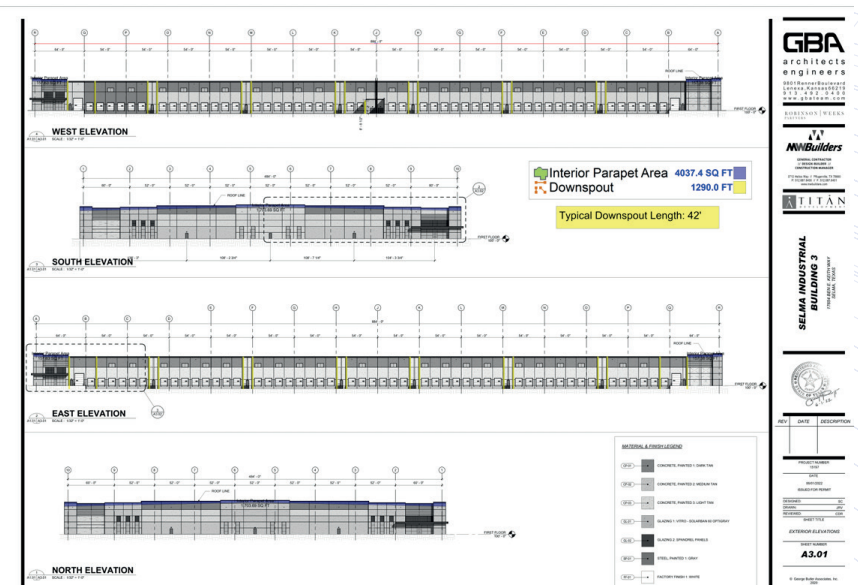
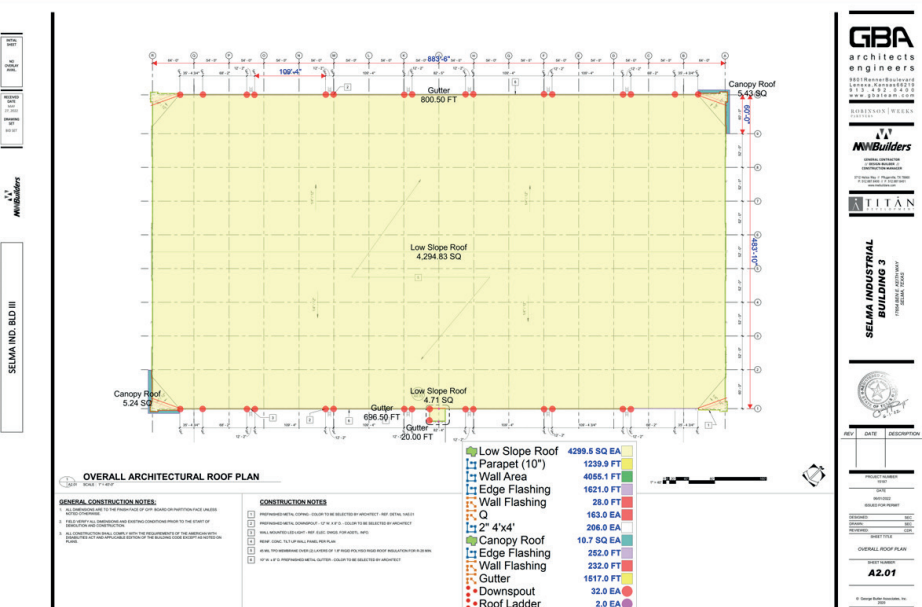
1112 WEST BEN WHITE BLVD. AUSTIN TEXAS

TPO Roof Recovery



ALPHA MILLWORK CONVERSE, TEXAS

Texas. Induction Welded TPO Retrofit. LOA Construction assisted in the building owners obtainment of a 20 year NDL Warranty. Upon Completion the manufacturer inspected our installation and reported a perfect score of No Errors or Omissions



MID 2023 UPCOMING PROJECT SELMA INDUSTRIAL BUILDING 3

LOA Construction is installing a 430,000 square foot TPO Roofing assembly with tapered crickets, and all sheet metal flashing / gutters / trim



502 LEDGEWAY LAKEWAY, TEXAS.

PVC Roof Replacement through Insurance Claim



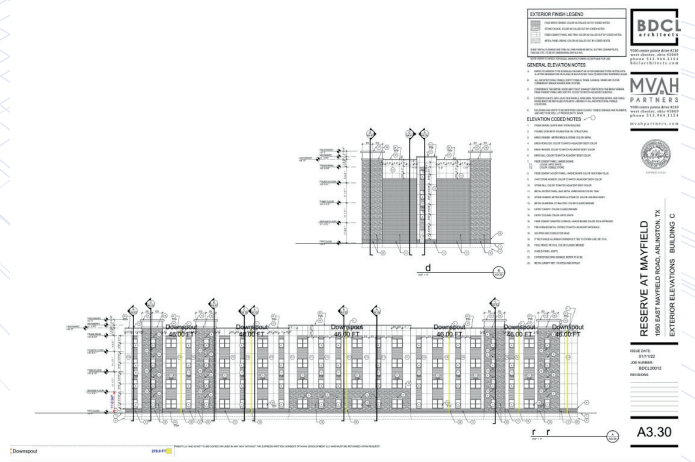
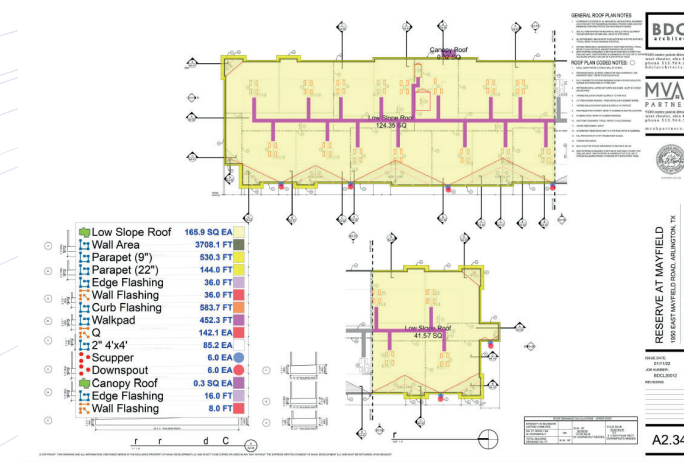
3812 SPEEDWAY AUSTIN TEXAS

TPO Roof Replacement for the Jacksonian Multi-Family
Complex through Insurance Claim



THE RESERVE AT MAYFIELD

In Progress TPO Roofing, Sheet Metal Flashing /
Gutters / Trim



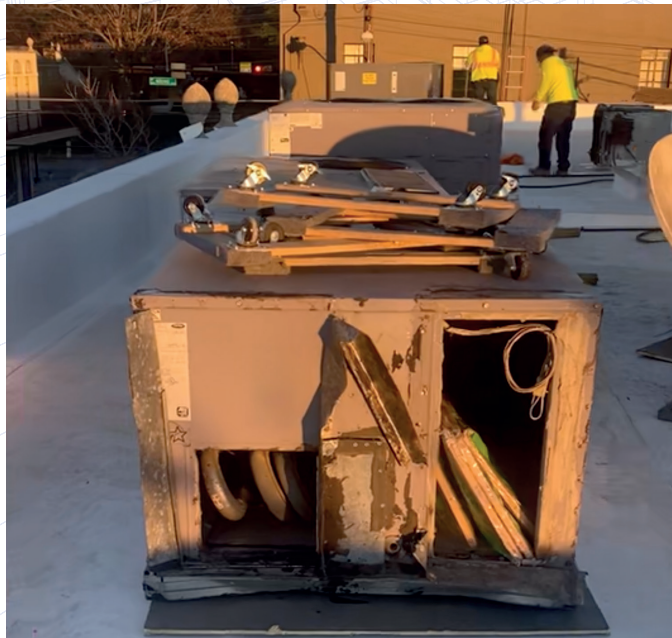
ADDITIONAL SERVICES INCLUDE COMMERCIAL ROOFING SERVICE AND MAINTENANCE

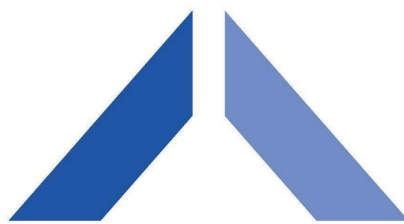
Roof Drainage Tapered Insulation Design, Standing
Seam Metal Roofing, Custom Shop Fabricated Metal
Roof Designs



SNIDER PLAZA DALLAS, TEXAS

TPO Roofing Drainage Solutions and Taper Design





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LOCATION

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REQUEST APPOINTMENT

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