

Proper T Works, LLC
603 County Road 500E
Toledo, IL 62468
(217) 240-1710

Proposal

We hereby propose to furnish the materials and perform the labor necessary for completion of the following

Effingham County Board Office
Attn: Angie Thompson
101 N Fourth Street
Effingham, IL 62401

12/9/2024

REPLACE/REPAIR COURTHOUSE MUSEUM ROOF PROJECT

Proper T Works, LLC hereby enters their proposal as requested by the Effingham County Board Office in expressed interest in acquiring the contract for the Replace/Repair Courthouse Museum (Old Courthouse) Roof located at "The Effingham County Cultural Center and Museum (100 E Jefferson, Effingham Illinois 62401)."

Proper T Works, LLC has collaborated with a local Sub contractor (B-N-P Roofing of Teutopolis) to perform the work as outlined in the RFP. This collaboration makes us more than qualified to take on this project to complete it in its entirety, on budget and on time. A list of references for past projects are available upon request. Prevailing wage labor rates will be honored and certified payroll reports will be supplied to the project owner as requested.

Proper T Works, LLC prides ourselves on the love for our community. We have family in and around the Effingham area. We work primarily around the Effingham area and most of our money is recycled back through the Effingham area through suppliers and our workforce. All of the material and sub-contract labor quoted in this proposal will be sourced only from Effingham County suppliers and contractors when possible and feasible.

NOTE: As outlined in the RFP "project overview" requiring that all materials used "bring buildings to code"; we would like to point out very plainly that the City of Effingham recognizes a state code that double 2.6 iso is mandatory. The possibility exists that this portion of the code may be overlooked by those not familiar with recent changes to this industry as we have often seen in the recent past. We kindly ask that this specific detail be verified with lower bidders before any award is made to ensure that this building is up to code as required per the RFP. This requirement has been attached to this proposal for your reference.

NOTE: Pictures have been included in this proposal to consider the original vents on top of the courthouse. During our pre-bid site visit we found these to be very cool and in good condition. All of the issues with these are superficial. We plan to remove them, have them sandblasted and powder coated and reinstall them. We believe the county and the museum would be happy to see this as opposed to replacing them with something not historically correct.

NOTE: Up close pictures of the shingles on the clock tower have been included in this proposal. We have separated the cost of replacing these as outlined in the RFP, but the recommendation of including this is, that we highly recommend replacement to avoid future water issues. We would replace the shingles as well as the waterproofing membrane beneath it.

Our tentative start date for this project will be 1/1/2025 and a completion date will be set for no later than June 1, 2025 as outlined in the RFP.

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Quantity Breakout Page

Brief Description	Quantity
2.6" Iso board 4x8 sheet (2 Layers per code)	340.00
Term Bar 10 Ft Sticks	10.00
Bonding Adhesive 5 gallons	12.00
3" Galvanized Plates 1000 Count	6.00
2 1/4" Screws 1000 Count	6.00
6" x 100' Cured Cover Tape Each	12.00
6" x 100' Uncured Flashing Tape Each	4.00
9" Roller Frames Each	8.00
Roller Pads Each	8.00
10'x100' roll of rubber w/ 3" tape	6.00
Primer 1 Gallon	6.00
Perimeter Metal 10 foot Stick	88.00
Pipe Boots Each Size	3.00
Weathered Membrane Cleaner 1 Gallon	6.00
3" Seam Tape	9.00
Roof To Wall Flashing By the foot	60.00
Landfill Fee Per Square \$250 Minimum	140.00
Telehandler Rental	1.00
Ice and water barrier Per Square	38.00
Remove and replace cedar shake	1.00
Labor Per square	57.00

Proper T Works, LLC hereby enters their proposal in the total proposed amount of:

Total Proposal: \$301,370.00

Add on:

Remove and replace cedar shake (clocktower only)	1.00
Debris Removal	1.00

Add on total proposal:

Total Proposal add on: \$34,466.00

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Sub-Contractor list

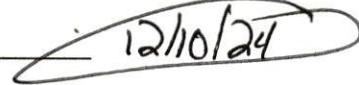
BIERMAN & PALS ROOFING – 102 Harvester St, Teutopolis, IL 62467

END SECTION

Proper T Works LLC and a representative of B-N-P Roofing would be happy to address the board and explain fully all parts of this proposal including labor and materials.

GENERAL CONTRACTOR: PROPER T WORKS, LLC

BY: JAROD CARLEN

PRESIDENT

ACCEPTANCE OF PROPOSAL

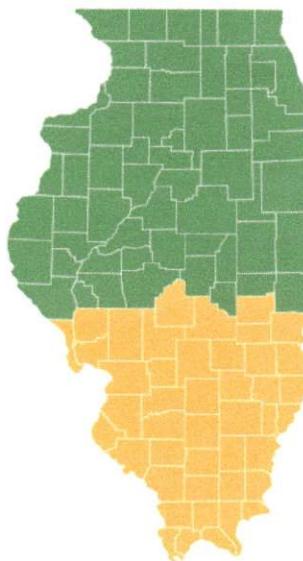
The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as outlined.

DATE: _____ PRINTED NAME OF SIGNATORY: _____ SIGNATURE: _____

Illinois Minimum Insulation Requirements for Low-Slope Commercial Roofing

The applicable building energy code that determines the minimum insulation requirements for commercial roofs with insulation entirely above the deck in Illinois is the [2021 Illinois Energy Conservation Code](#) (based on the 2021 International Energy Conservation Code with state-specific amendments). This code is effective January 1, 2024. The minimum insulation requirements apply both to new construction and roof replacements on existing buildings.

Minimum R-value Requirements for Insulation Entirely Above the Roof Deck



Minimum R-values:

- Climate Zone 5: R-30ci
- Climate Zone 4: R-30ci

Notes

- About R-value:** R-value is a measurement of a material's ability to resist heat flow. The higher the R-value, the greater the insulating power. Installers should consult data sheets provided by polyiso manufacturers for information on product-specific R-values.
- Code Compliance:** The International Energy Conservation Code recognizes ASHRAE 90.1 as an alternate compliance option for both new construction and existing buildings.

Resources

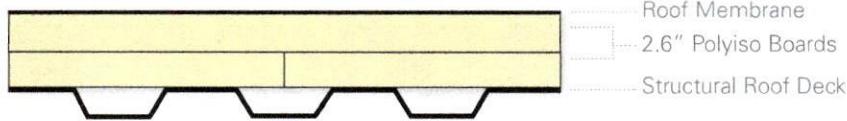
- [Polyisocyanurate Insulation Manufacturers Association](#)
- [U.S. Department of Energy](#)

Our Proposed
Double layer

2.6

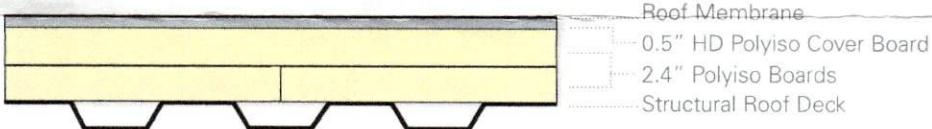


Option #1 - R-30ci Roof Assembly



Two layers of 2.6" polyiso | R-30

Option #2 - R-30ci Roof Assembly



Two layers of 2.4" polyiso	R-27.6
0.5" HD polyiso cover board	R-2.5
Total	R-30.1

About PIMA

Since 1987, PIMA has served as the voice of the North American rigid polyiso insulation industry. PIMA is a leading advocate for safe, cost-effective, sustainable, and energy-efficient construction. The Association is comprised of polyiso manufacturers and industry suppliers, and represents the public policy interests of its membership at the local, national, and international levels to advance high-performance building practices.

About Polyiso Insulation

Polyiso is a rigid foam insulation used in more than 70% of commercial roof construction and offers a continuous insulation solution for commercial and residential wall assemblies. As one of North America's most widely used and readily available building products, polyiso is a cost-effective insulation option for reducing building energy use and improving the overall service-life of roofs and walls.

For more information on polyisocyanurate insulation, visit www.polyiso.org



4

of these

Sandblast
&
powdercoat

DO NOT
Replace

approx
18" x 18"



Please
note
how badly
these are
weathered
and curled
and split.
Also note
how many
are
missing or
broken.

It is this
way all
the way
around

(R)



Close up
Clock Tower