



AMERICAN CONTRACTING & ROOFING, LLC.

4507 E. SAUNDERS #1, LAREDO, TEXAS 78041 (956)-724-5453
Acrtx.1991@gmail.com

SCOPE OF WORK

KARNAK Roof Restoration System

Project: Maravillo Gym LC – West End Main Campus

Location: Maravillo Gym LC, West End Main Campus, Laredo, TX 78040

Roof Area: Approximately 425 Squares / 42,500 Square Feet

Directed To: Wicho Tijerina

TIPS #: 23010402-5196

American Contracting & Roofing shall provide all necessary labor, materials, equipment, and supervision required to complete the restoration of the existing gravel-surfaced built-up roofing system.

1. Roof Preparation: Inspect and mechanically prepare the existing roof surface. Scarify and power broom the roof as required to remove loose aggregate, dirt, dust, and debris and provide a clean and suitable surface for installation.

2. Roof Repairs: Repair identified perimeter and base flashings, curbs, penetrations, drains, cracks, splits, holes, and other defective areas using KARNAK 502MS Karna-Flex reinforced with 5540 Resat-Mat polyester fabric as required.

3. KARNAK 220 Emulsion: Apply KARNAK 220 Emulsion over the prepared roof surface at approximately 4–5 gallons per 100 square feet. Work material into surface irregularities and remaining embedded aggregate. Allow proper curing before proceeding.

4. KARNAK 406 Tru-Grip: Apply one uniform reflective base coat at approximately 1.5 gallons per 100 square feet and allow proper curing before application of the finish coat.

5. KARNAK 670HS Karna-Sil Ultra: Apply one seamless white silicone finish coat at approximately 3.0 gallons per 100 square feet, approximately 48 wet mils, providing continuous coverage over the roof surface.

6. Roof Details: Properly integrate applicable flashings, curbs, drains, penetrations, parapets, and roof transitions into the restoration system to maintain continuous waterproofing.

7. Final Inspection & Cleanup: Inspect completed work, correct applicable deficiencies, remove installation debris, and leave the roof and surrounding work areas clean.

8. Warranty: Provide a **2-Year American Contracting & Roofing Workmanship Warranty** and install the specified roof restoration system for eligibility for a **20-Year KARNAK Manufacturer Warranty**, subject to KARNAK requirements, inspection, approval, and issuance.



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CONTRACT PRICE

Base Contract: \$1,885,000.00

Contingency Allowance: \$100,000.00

Total Including Contingency: \$1,985,000.00

TOTAL ROOF AREA: APPROXIMATELY