



AMERICAN CONTRACTING & ROOFING, LLC.

4507 E. SAUNDERS #1, LAREDO, TEXAS 78041 (956)-724-5453
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Date: **02/12/2026**

To: Mr. Cesar Vela
Laredo College Physical Plant Department
Fort McIntosh Main Campus
West End Washington Street
Laredo, Texas 78046

Re: Proposal for Visual Arts and Cosmetology Building
Roof Restoration (**TIPS Number 23010402-5196**)

SCOPE OF WORK

American Contracting & Roofing, LLC hereby submits specifications and estimate for the following scope of work:

PART 1 - MATERIALS

1.1 799 Wash-N-Prep

Concentrated liquid TSP substitute specifically designed to clean roof surfaces prior to applying coatings.

1.2 502MS Karna-Flex

An elastomeric, thermoplastic sealant formulated for sealing and repairing seams, flashings, curbs, fasteners, penetrations, and general repairs to all types of asphalt-based roofs.

1.3 5540 Resat-Mat

Spunlaced polyester fabric for reinforcing mastics and coatings over irregular, rough surfaces as well as smooth surfaces.

1.4 406 True Grip

100% elastomeric acrylic coating specifically designed as a base coating for improved adhesion to asphalt surfaces. Contains stain blockers to prevent asphalt bleed-through and produces a brighter, longer-lasting coating system. Improves water blister resistance in temporary ponding areas.



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System Substrates: Smooth BUR, Smooth Modified Bitumen, Granular Modified Bitumen

Mastic Type: 502MS Karna-Flex

Base Coat: 406 True Grip

Finish Coat: 670HS Karna-Sil Ultra

1.5 670HS Karna-Sil Ultra

Single-component, high-solids, moisture-curing silicone coating producing a durable elastic coating with exceptional weathering and water-resistant characteristics.

PART 2 – APPLICATION

2.1 General

- A. Read all applicable product data sheets and SDS for proper application and preparation guidelines.
- B. All roof surfaces to be coated shall be sound, clean, dry, and free of dirt, grease, oil, dust, debris, and loose granules. Do not apply over brittle roof surfaces.
- C. A moisture survey is highly recommended. If 20% or more of the roof is wet, the coating system should not be installed.
- D. Adhesion of coatings shall be tested over all applicable roof surfaces prior to system application.

2.2 Preparation

- A. Repair all cracks, splits, holes, and large blisters with 502MS Karna-Flex and Resat-Mat in a three-course application.
- B. Cut away low-hanging branches and vegetation extending onto the roof.
- C. Power-wash all roof surfaces using 799 Wash-N-Prep Roof Cleaner and water at a minimum of 2,000 PSI.
 - a. Dilute 799 Wash-N-Prep at a 16:1 ratio for normal cleaning.
 - b. Apply diluted cleaner with a Hudson-type sprayer or stiff nylon brush.
 - c. Rinse thoroughly with clean water and do not allow solution to pool or dry.
 - d. Allow roof to completely dry before applying KARNak coatings.



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2.3 Repairs

A. Seal and repair all base flashings, roof penetrations, drains, cracks, holes, large blisters, and splits using 502MS Karna-Flex and 5540 Resat-Mat prior to coatings.

- a. Apply Karna-Flex at 1/16"–1/8" thickness by 6" width over repair area.
- b. While wet, embed 4" wide Resat-Mat into the Karna-Flex.
- c. Apply additional 1/16"–1/8" Karna-Flex to fully cover fabric and feather edges.
- d. Approximate coverage is 25 linear feet per gallon.
- e. Allow Karna-Flex to dry 6–24 hours before base coat application.

2.4 Base Coat Application

- A. Apply when temperatures are between 40°F–100°F and humidity is 85% or less.
- B. Thoroughly mix 406 True Grip to a homogeneous consistency.
- C. Apply one coat of 405 Bond-N-Shield at 1.5–2.0 gallons per 100 sq. ft. using ¾" nap roller or airless spray.
- D. Back-roll spray applications for maximum adhesion and coverage.
- E. Apply evenly and do not overwork or touch up while wet.
- F. Allow 6–12 hours drying before subsequent coating.

2.5 Finish Coat Application

- A. Apply 670HS Karna-Sil Ultra within 7 days of base coat application.
- B. Apply using soft roof brush, medium nap roller, or heavy-duty airless spray equipment.
- C. Apply a single coat at 3.0 gallons per 100 sq. ft. (48 wet mils).
- D. Do not apply if rain is expected within 24 hours.
- E. Best adhesion is achieved when finish coat is applied within 1–3 days after base coat.



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WARRANTY

- 20-Year Manufacturer Warranty
- 2-Year Workmanship Warranty

PROPOSAL SUMMARY

We propose to furnish all necessary tools, equipment, and materials required to complete the work.

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We propose to furnish all necessary tools, equipment, and materials required to complete the work.

Proposal Amount Total: \$1,611,000.00

Contingency Allowance: \$50,000.00
(Used only with formal approval by Owner)

Grand Total Proposed Amount: \$1,661,000.00

Signature of Acceptance: _____

Date: _____