



AMERICAN CONTRACTING & ROOFING, LLC

4507 E. Saunders #1, Laredo, Texas 78041 (956) -724-5453
Acrtx.1991@gmail.com

Date: 4/3/2026

To: Mr. Cesar Vela
Laredo College
West End Washington Street
Laredo, Texas 78040

Re: Proposal for LC Main Campus Sports Complex Building Roof Restoration "TIPS NUMBER 23010401-5196"

AMERICAN CONTRACTING & ROOFING LLC HEREBY SUBMITS SPECIFICATIONS AND ESTIMATE FOR THE FOLLOWING SCOPE OF WORK:

Scope of work

45 Sqs. (4,500sq.ft.)

- A.) All roof surfaces to be coated should be sound, clean, dry and free of dirt, grease, oil, dust, debris and loose gravel. Do not apply over brittle roof surfaces.
- B.) Remove all loose gravel by power vacuuming or power brooming.
- C.) Repair all cracks, splits, holes and large blisters with 502MS Karna-Flex and 5540 Resat-Mat in a three-course application. Seal all other defective areas that may affect the waterproofing integrity of the existing roof system.
- D.) Cut away low hanging branches and vegetation that extend onto the roof.
- E.) Power-wash all surfaces to be coated with 799 Wash-N-Prep Roof Cleaner and water maintaining a minimum of 2000 psi. Take all necessary precautions to avoid damage to the roof system when power washing.
 - a. Dilute 799 Wash-N-Prep with water a at 16:1 ratio for normal cleaning.
 - b. Apply diluted cleaning agent directly to the roof surface with a Hudson-type sprayer or using a stiff nylon brush by dipping the brush into a bucket of diluted cleaner. Cleaner may also be added in full strength to the detergent reservoir for injection dilution at a 16:1 ratio.

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c. Rinse all surfaces thoroughly with a heavy-duty power washer using clean water to completely remove all residues. Do not allow dirty solution to pool on the roof and dry.

d. Allow the roof to completely dry before applying KARNAK coating products.

F). Repairs: Seal and repair all base flashings, roof penetrations, drains, cracks, holes, large blisters, and splits with Karna-Flex and Resat- Mat prior to applying coatings.

a. Scrape area clean to remove all gravel.

b. Apply Karna-Flex in a 1/16" – 1/8" thickness by 8" width directly over the area to repair.

c. While still wet, immediately embed 6" wide Resat-Mat into the wet Karna-Flex.

d. Immediately apply an additional 1/16" – 1/8" thick by 8" wide application of KarnaFlex over the embedded Resat-Mat to completely cover the fabric, feathering the KarnaFlex out to the roof surface. No fabric should be visible. Total coverage of Karna-Flex in this application is approximately 20 lineal feet per gallon. Allow KarnaFlex to completely dry 6-24 hours before application of the subsequent coating.

G.) Base Coat Application:

a Application of 220 Emulsion Roof Coating should take place when temperatures are 40°F-100°F and humidity levels are 85% or less.

b. Mechanically mix the 220 Emulsion Roof Coating to overcome any settling that may occur. Mix the product to a homogenous consistency.

c. Starting at one end of the roof, apply one coat of 220 Emulsion Roof Coating at the rate of 4 gallons per 100 sq.ft. with a wide fiber roof brush or heavy-duty airless spray equipment.

d. If applying by brush, pour an amount onto the roof then spread coating with a wide fiber roof brush.

e. If spray applying, back brush the coating to achieve maximum adhesion and even coverage.



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F. Apply the coating evenly and brush in all directions to force the coating in cracks and crevices. Do not overwork the coating or attempt "touch-ups" while the coating is still wet.

a. If an additional coat of 220 Emulsion Roof Coating is desired in order to continue building up the surface and fill in low areas between gravel, allow first coat to cure 2-3 days before applying second coat.

b. Apply a second coat of 220 Emulsion Roof Coating at the rate of 2-4 gallons per 100 sq.ft. in the same manner as the first coat.

G.) Apply 220 Emulsion Roof Coating up adjacent parapet walls and flashings at the rate of 2-3 gallons per 100 sq.ft.

H.) Allow a one-coat 220 Emulsion Roof Coating application to cure for a minimum of 710 days before applying subsequent coatings. If two coats are applied, allow to cure for 14 days after application of second coat before applying subsequent coatings. Cooler weather will require additional curing time.

I.) Reflective Base Coat Application:

a. Application of the reflective base coat should take place when temperatures are 40°F-100°F and humidity levels are 85% or less.

b. Clean any areas of residue off the emulsion just before applying the reflective coating. This may be accomplished by wiping with a wet rag.

c. Thoroughly mix the 405 Bond-N-Shield to overcome any settling that may occur. Mix the product to a homogenous consistency.

d. Starting at one end of the roof, apply one coat of 405 Bond-N- Shield at the rate of 1.5 gallons per 100 sq. ft. with a 3/4" nap roller or airless spray equipment.

e. If spray applying the base coat, back roll the coating to achieve maximum adhesion and even coverage.



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f. Apply the coating evenly, working in the same direction. Don't overwork the coating or attempt "touch-ups" while the coating is still wet.

g. Allow 12-24 hours before applying subsequent coating.

J.) Reflective Finish Coat Application:

a. Application of 670HS Karna-Sil Ultra should take place when temperatures are 50°F-100°F. Do not apply if rain is expected within 24 hours after application.

b. Apply 670HS Karna-Sil Ultra over 405 Base coat Primer as soon as primer has thoroughly set.

c. Best adhesion is achieved if primer is coated over within 1-3 days after application. 670HS Karna-Sil Ultra must be applied within 7 days after application of the primer.

d. Thoroughly mix coating prior to application with a 3" diameter mixer (5-gallon pail) or 6" diameter mixer (55-gallon drum). Once product is mixed, the entire container should be used.

e. Apply 670HS Karna-Sil Ultra with a soft roof brush, medium nap roller or heavy-duty airless spray equipment.

f. Apply in a single coat application at the rate of 2.0 – 3.0 gallons per 100 Sq.Ft.

g. Do not apply if rain is expected within 24 hours after application.

K). Clean all debris in a daily basis, Debris will be disposed properly from jobsite.

NOTE: Total System warranty – Provide a 20-year Quality Assurance manufacturer warranty and a 2 Year workmanship contractor warranty.

Proposal Amount Total of \$ 189,270.00

Contingency Allowance \$15,000.00 (Used with formal approval by owner).

Grand Total with Contingency Allowance \$204,270.00

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Signature of Acceptance: _____

Date: _____

Thank you,

Guadalupe Escobedo, Jr.

WE PROPOSE TO FURNISH ALL NECESSARY TOOLS, EQUIPMENT, AND MATERIAL NECESSARY
TO COMPLETE THE WORK REQUIRED 4507 E. Saunders #1, Laredo, Texas 78041 (956)443-1222

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ACR, LLC