



## **Tracy Rural County Fire Protection District**

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Agenda Item 4.5

### **STAFF REPORT**

**Meeting:** Special Meeting  
**Date:** December 16, 2025  
**To:** Board of Directors  
**Prepared by:** Raychel Jackson, District Clerk  
**Approved by:** Jeff Ramsey, Chairperson

**Re:** Review and Approval of Roof Repair Quotes at Station 94 Apparatus Bay

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### **RECOMMENDATION**

**Action Item**    Non-Action Item

Staff requests Board review quotes and provide direction on how to proceed with Station 94 apparatus bay roof repair.

### **BACKGROUND**

Station 94 has experienced ongoing roof issues in the apparatus bay area. A portion of the roof was repaired in August 2024; however, additional sections have since deteriorated and require prompt attention. With rain forecasted in the coming weeks, delaying repairs may result in further water intrusion, interior damage, and increased repair costs.

Staff obtained three written quotes from qualified roofing contractors to address the remaining roof deficiencies. A fourth quote is expected to be available on Monday, December 15, 2025 and will be provided to the Board immediately upon receipt.

### **DISCUSSION**

The apparatus bay roof requires timely repair to prevent further structural or safety impacts. Each proposal meets the minimum requirements for material quality and installation standards; differences primarily relate to pricing, warranty duration, and estimated start dates.

Given the District's operational reliance on Station 94 and the approaching weather conditions, securing a contractor as soon as possible is recommended to avoid damage that could increase future costs.



## Tracy Rural County Fire Protection District

<b>Contractor</b>	<b>Scope</b>	<b>Total Cost</b>	<b>Availability</b>
Thomas Ford Roofing	Tear off existing roof, removal of one layer of roofing; install new roof	\$49,125.00	End of January; 3-4 days
Melo Construction	Tear off existing roof, removal of one layer of roofing; install new roof	\$24,975.00	January; 2 days
JRC	Tear off existing roof, removal of two layers of roofing; install new roof	\$24,600.00	*more information to follow
Barth Roofing	*will be available on Monday, December 15, 2025		

### **FISCAL IMPACTS**

The cost of the proposed roof repairs exceeds the available funding in the Station 94 Building Maintenance budget. As this project was not budgeted for in the current fiscal year, the Board may need to authorize the use of Capital Improvement funds or another appropriate funding source to proceed. Final fiscal impact will depend on the contractor selected.

### **ATTACHMENTS**

1. Thomas Ford Roofing Quote
2. Melo Construction Quote
3. JRC Quote
4. Barth Roof Quote – *quote will be available by Monday*

Approximate Startup Date: \_\_\_\_\_

Approximate Completion Date: \_\_\_\_\_

# Thomas Ford Roofing

Phone: (209) 988-8134

<http://www.thomasfordroofing.com> Email: [thomasfordroofing@yahoo.com](mailto:thomasfordroofing@yahoo.com) License No: 854663

Agent/Owner: Raychel Jackson / Tracy Rural Fire Protection District Date: 12/9/2025

Address: 16502 W Schulte Rd, Tracy, CA 95377 Phone: 209-834-7269

Email: \_\_\_\_\_

**Project: Tear Off / Composition**  
**Scope of Work: New Work**

**\*Composition is guaranteed by Manufacturer.**  
**\*See Lifetime Manufacturer's Warranty.**

THIS WORK CONTRACT CONFORMS TO INDUSTRY STANDARDS. SOME WORK DESCRIBED MAY NOT BE APPLICABLE. WORK PERFORMED WILL BE ON AN "AS NEEDED" BASIS. WE PROPOSE TO FURNISH LABOR AND MATERIALS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS FOLLOWS: (SEE BACKSIDE OF CONTRACT)

1. All work performed subject to City or County Building Permit, as required.
2. Tear off existing roof and haul away debris.
3. Cut back all trees and shrubs from roof line. (if any)
4. Obvious Dry Rot/Reconstruction work/ Inspector change orders at extra cost. (Time + materials).
5. Nail 30LB felt as base sheet underlayment.
6. Install roof flashing at perimeter of roof line.
7. Install roof flashings; valleys and repaint pipe flashings.
8. Apply ventilation 12 vents.
9. Apply silicon caulking / adhesive / plastic cement / metalastic tape at penetrations and metal edges.
10. Install Dimensional composition shingles. Brand: GAF Timberline HDZ RS Color \_\_\_\_\_
11. Install high profile composition ridge line to all ridge areas.
12. Clean out all gutters and blow off entire roof of debris.
13. Clean up and haul away roofing debris. (Excellent Clean Up Job)
14. Owner/Agent to pay for work as agreed or when job is completed.

**15. Additional Work:**

The bid represents the removal of one layer of roofing.

To leave the existing new sides it will subtract \$10,965.00

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PRICE: FOR THE TOTAL SUM \$ 49,125.00

+Permit Costs  
**Over →**

**CONDITIONS:**

It is understood and agreed that we shall not be held liable for any loss, damage or delays occasioned by fire, strikes, or material stolen after delivery upon premises, lockouts, acts of God, or the public enemy, accidents, boycotts, material shortages, disturbed labor conditions, delayed delivery of materials from Seller's suppliers, force majeure, inclement weather, deluge conditions, wind damage, condensation, vertical / horizontal cracking, metal flashing failure, floods, driveway or cement cracks, solar systems, mechanical systems failure, freight embargoes, causes incidental to national emergencies, war, dust from ceiling, tobacco juicing or other causes beyond reasonable control of Contractor, whether of like or different character, or other cause beyond his control. Prices quoted in this contract are based upon present prices and upon condition that the proposal will be accepted within thirty days. Also, general conditions which are standard for specialty contractors in the construction industry. No pest, all house, FHA appraisal or other reports were given to Contractor unless stated in contract.

**THIS PROPOSAL IS SUBMITTED IN DUPLICATE. THE RETURN TO CONTRACTOR OF ONE COPY WITH YOUR SIGNATURE SHALL CONSTITUTE A CONTRACT.**

Contractor or sales person who solicited or negotiated this contract.

\*Sign and Send Copy of Contract agreement.  
\*Owner / Agent has read and agreed to contract.

ACCEPTED BY: CONTRACTOR

ACCEPTED BY: OWNER/AGENT



\_\_\_\_\_ Lic. No. 854663



DEPOSIT: \_\_\_\_\_

**THOMAS FORD ROOFING  
PO BOX 577797 MODESTO, CA 95355**

**You may cancel this Transaction at any time  
prior to Midnight of Third Business Day In Writing.**

**NOTICE TO OWNER/AGENT:** UNDER THE CALIFORNIA MECHANIC'S LIEN LAW, ANY CONTRACTOR, SUB CONTRACTOR, LABORER, SUPPLIER, OR ANY OTHER PERSON OR ENTITY WHO HELPS TO IMPROVE YOUR PROPERTY, BUT IS NOT PAID FOR HIS OR HER WORK FOR SUPPLIES, OR LABOR HAS A RIGHT TO PLACE A LIEN ON YOUR HOME, LAND OR PROPERTY WHERE WORK WAS PERFORMED AND TO SUE YOU IN A COURT TO OBTAIN PAYMENT. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS STATE LICENSE BOARD, WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISSION PERTAINING TO STRUCTURAL DEFECTS MUST BE FILED WITHIN 10 YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR OF CONTRACTOR'S STATE LICENSE BOARD, P.O BOX 26000, SACRAMENTO, CA 95826. STATE LAW REQUIRES ANYONE WHO CONTRACTS TO DO CONSTRUCTION WORK TO BE LICENSED BY THE CONTRACTORS STATE LICENSE BOARD IN THE LICENSE CATEGORY WHICH THE CONTRACTOR IS GOING TO BE WORKING. IF THE TOTAL PRICE OF THE JOB IS 500.00 OR MORE (INCLUDING LABOR AND MATERIALS), LICENSED CONTRACTORS ARE REGULATED BY LAWS DESIGNED TO PROTECT THE PUBLIC. IF YOU CONTRACT WITH SOMEONE WHO DOES NOT HAVE A LICENSE THE CONTRACTOR'S STATE LICENSE BOARD MAY BE UNABLE TO ASSIST YOU WITH A COMPLAINT. YOUR ONLY REMEDY AGAINST AN UNLICENSED CONTRACTOR MAY BE IN CIVIL COURT, AND YOU MAY BE LIABLE FOR DAMAGES ARISING OUT OF ANY INJURIES TO THE CONTRACTOR OR HIS OR HER EMPLOYEES. YOU MAY CONTACT THE CONTRACTOR'S STATE LICENSE BOARD TO FIND OUT IF THIS CONTRACTOR HAS A VALID LICENSE. THE BOARD HAS COMPLETE INFORMATION ON THE HISTORY OF LICENSED CONTRACTORS, INCLUDING ANY POSSIBLE SUSPENSIONS, REVOCATIONS, JUDGEMENTS, AND CITATIONS. THE BOARD HAS OFFICES THROUGHOUT CALIFORNIA. PLEASE CHECK THE GOVERNMENT PAGES OF THE WHITE PAGES FOR THE OFFICE NEAREST YOU OR CALL 1-800-321-CSLB FOR MORE INFORMATION.

California Civil Code 895-945.5 (Right to Repair Act)- Section 910 states: Prior to filing an action against any party alleged to have contributed to a violation of the standards set forth in Chapter 2 (commencing with Section 896), the claimant shall initiate the following pre-litigation procedures: (a) The claimant or his or her legal representative shall provide written notice via certified mail, overnight mail, or personal delivery to the contractor, in the manner prescribed in this section, of the claimant's claim that the construction of his or her residence violates any of the standards set forth in Chapter 2 (commencing with Section 896). That notice shall provide the claimant's name, address, and preferred method of contact, and shall state that the claimant alleges a violation pursuant to this part against the contractor, and shall describe the claim in reasonable detail sufficient to determine the nature and location, to the extent known, of the claimed violation. In the case of a group of homeowners or an association, the notice may identify the claimants solely by address or other description sufficient to apprise the contractor of the locations of the subject residences. That document shall have the same force and effect as a notice of commencement of a legal proceeding. (b) The notice requirements of this section do not preclude a homeowner from seeking redress through any applicable normal customer service procedure as set forth in any contractual, warranty, or other builder-generated document; and, if a homeowner seeks to do so, that request shall not satisfy the notice requirements of this section.

**Arbitration of Disputes:** Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration in accordance with the applicable Contractor Industry. Arbitration Rules of the American Arbitration Association which are in effect at the time of the demand for arbitration is filed. A judgment upon the award rendered by the arbitrators may be entered in any court having jurisdiction thereof. The arbitrator shall award reasonable attorney fees and expenses to the prevailing party. After being given due notice, should any party fail to appear at or participate in the Arbitration proceedings, the arbitrator shall make an award based upon the evidence presented by the parties who do appear & participate. Notwithstanding Contractor's right to arbitrate Contractor does not waive any of its lien rights. The federal and state courts in the county which Contractor is located shall have exclusive jurisdiction over all matters relating to certification or work performed contract.

**Commencement and Completion of Work:** Per section 7159 (1) of the Calif. Business and Professions Code, failure without lawful excuse of any contractor to substantially commence work within twenty (20) days after the approximate date specified above when the work will begin is a violation of the Contractor's License Law. Substantial commencement of work shall mean either the physical delivery of materials onto the premises or the performance of any labor.

**Contractors are required by law to be licensed and regulated by the Contractors State License Board.  
Any questions concerning a contractor may be referred to the registrar of the board whose address is:  
Contractors State License Board, 1020 N Street, Sacramento, California 95814**

**1. Contract, Plans, Specifications, Permits and fees:** The work described in this contract shall be done according to written specifications on an as needed basis according to standard roofing practices, except in the case of conflict when the provisions of this contract shall have control over both the plans and the plan specifications. All required building permits, license and fees will be paid for by the owner/agent. Contract is non-transferable unless otherwise stated in writing. For safety reasons owner/agent are to stay off roof while roof work is in progress. Contractor has first refusal right to repair damage due to leaks if any. Owner/agent agrees to accept responsibility for payment of repairs performed by contractor. Every year when first rains begin, there are emergency leaks and repairs to be performed by contractor. It is agreed by owner/agent that approximate startup / completion dates on contracts may be moved up to 60 days for emergency repairs due to rainy season; this shall not constitute a breach of contract. Patios, outbuildings, illegal buildings, are not included unless otherwise written into the contract. Metal and plastic corrugated roofing is deemed for shade only and is not a water tight roof. Roofs up to a 2/12 pitch will be (white) capsheet or B.U.R. (built up roof). Contractor to cut back trees and bushes within arm's reach due to safety reasons. **Composition roofs:** There is no guarantee, warranty, or certification on composition roofs at or below a 2/12 pitch.

**2. Installation:** Contractor has the right to subcontract any part of, or all of the work herein. Contract is based upon one roof tear off unless otherwise stated. (Tear off is 55.00 per square or more.) Blemishes and imperfections are on all roofs; owner/agent accepts this as a natural roof condition. Contractor is not responsible for air bubbles that are due to existing moisture at roof line. Changes made by owner/agent after materials are on roof line will be at extra cost to owner/agent. Building / Roofing materials used on repairs may not match existing patterns in original construction. Contractor will replace damaged wood members with materials that resemble as close as possible existing wood members with readily available wood products. Prime paint weather exposed lumber only. Repairs needed after pest report, All house inspections, and FHA report will be at added cost to owner/agent.

**3. Flashings:** Roof-to-wall flashing, step flashings, embedded fireplace flashing, wood stove flashings, and specialty flashings are exempt from contract. Flashings and penetrations have not been water tested for water tightness. (Bid given upon request: free estimate)

**4. Change Orders:** Should owner/agent, construction lender, or inspector require any modifications to the work covered under this contract, any cost incurred by the contractor will be added to the contract price as extra work and owner/agent agrees to pay contractor his normal selling price for such work or hire others as needed. All extra work as well as any other modifications to the original contract shall become a part of this contract and shall be incorporated herein.

**5.\* Owner/agent's Responsibility:** Owner/agent is responsible for the following: (1) To see that all necessary water, electrical power, access to premises, and toilet facilities are provided on the premises. (2) To provide a storage area on the premises for equipment and materials. (3) Sheet rock nail pops, wall fixtures, driveway damages, plants & shrubbery, solar panels, mechanical systems, skylights, dish TV, radio antennas, vehicles, tools, or garden equipment, hidden pipes, wiring, or other facilities at/under roof line. Contractor may relocate these items as needed but in no way is Contractor responsible for damage to these items during their relocation and during the performance of the work. (4) Contractor is not responsible for standing water due to roof pitch or design. Low pitch / flat roofs generally have ponded areas that are dispersed by evaporation. Only new roof design and pitch can remediate this problem. (5) To obtain permission from the owner/agent (s) of adjacent properties (that Contractor must use) to gain access to the work area. (6) Correct any existing defects which are recognized during the course of work. Contractor shall have no liability for defects or existing/previous code violations. (7) to maintain property insurance with Fire, Course of Construction, all physical loss with vandalism and malicious mischief clauses attached in the sum at least equal to the contract price, prior to and during performance of work. (8) for all maintenance / repairs as needed, including maintenance of the roof, gutters, downspouts, roof coatings and any wind damage. (9) Make sure animals are properly secured. (10) Mobile Homes that have deflections. (11) Any preexisting conditions related to moisture, mold, mildew, fungus, dry rot, asbestos, lead, or any other structural condition(s).

**6. Surplus Materials and Salvage:** Any surplus materials left over after this contract has been completed will be property of Contractor. All salvage resulting from work under this contract is the property of Contractor. (Unless otherwise agreed to in contract)

**7. Cleanup:** Upon completion, and after removing all debris and surplus materials, wherever possible, Contractor will leave premises in a neat, broom clean condition. Any debris consisting of dust, dirt, asphalt, or small bits of material that settle into attics, garage areas, or any other area below roofline, under open beam ceilings or in attic area is unavoidable and owner/agent will protect such areas before roof job commences. During work, the Contractor shall take reasonable care not to damage plants or shrubs; however it is acknowledged by both parties that some damage may occur to the plants and shrubbery which are growing directly in the area where the work is being performed. Reasonable care shall be taken not to vibrate breakable objects off interior walls by hammering or roofing, but ultimately it is the owner/agent's responsibility to remove these objects. Owner/agent to cover for dust from ceiling.

**8. Advertising:** Owner/agent hereby grants to Contractor the right to display signs and advertise at the job site for the period of time starting at the date of signing of this contract and continuing uninterrupted until (14) fourteen days past the date the job is completed and payment in full has been made. Owner/agent grants Contractor the right to publish the project street address and pictures on a "references" list which may be given to prospective customers.

**9. Dry rot:** Contractor will inform Owner/agent of any obvious dry rot or other obvious sub roof deterioration, which is concealed and is discovered during the course of the work but does not include dry rot or other findings of separate reports. Assessment of obvious dry rot may not be the same as a pest report. Owner/agent is responsible to pay for or repair any such discovered deterioration/dry rot. Any work done by Contractor to remedy such discovered deterioration/dry rot will be done as extra work (\$95 or more per man hour + materials). Dry rot or discovered deterioration, any deflection, sagging, construction defect before, during or after job is completed will be at added cost to owner/agent. Lumber/milling fees are at added cost to the owner/agent. A structural engineer report is recommended on all roofs to determine exact condition of roofline infrastructure and all work performed is to be paid for by owner/agent.

**10. Termites, Pests & Hazardous Substances:** Owner/agent understands that Contractor is not qualified or licensed as an inspector or abatement contractor for Hazardous Materials (as defined by the government), or for Pests (including Termites). Should any such hazardous substances or pests be suspected to be present on the premises, it is the Owner/agent's responsibility to arrange and pay for inspection and abatement. Contractor cannot certify or warrant your building as being free of hazardous substances or pests.

**11. Right to Stop work and withhold payment on Labor and Materials:** If any payment is not made to Contractor as per this contract, Contractor shall have the right to stop work and keep the job idle until all past due progress payments are received. Contractor is further excused by Owner/agent from paying any material, equipment, and/or labor suppliers or any subcontractors (hereinafter collectively called "suppliers"), during the same period that Owner/agent is in arrears in making payments to Contractor for bill received during that same period. If these same "suppliers" make demand upon Owner/agent for payment, Owner/agent may make such payment on behalf of Contractor and Contractor shall reimburse Owner/agent for this amount at such time Owner/agent becomes current with contractor for all past due payments. Owner/agent is responsible to verify the true amounts owed by Contractor to these "suppliers", prior to making payment on behalf of Contractor. Owner/agent shall not be entitled under any circumstances, to collect as reimbursement from Contractor any amount greater than the exact amount actually and truly owed by Contractor to these same "suppliers" for work done or materials supplied on Owner/agent's Job.

**12. Payment / Deposit:** If a math mistake is made at the time of free estimate, contractor has the right to re-negotiate contract at fair market price before work begins or contract is null and void. In case of non-payment by owner/agent, reasonable attorney's fees and costs of collection shall be paid by the owner/agent whether or not suit is filed. Payment for contract is due when billing is received. Deposit is non-refundable. Contractor reserves right to return full payment to owner/agent at any time and contract will be null and void. An Additional charge of 2.75% will be added to amounts paid by credit card. Title escrow billing will be the financial responsibility of owner/agent in the event of a cancelled title escrow. Owner/agent to pay 10 Percent of contract or no more than \$1000.00 before commencement of work performed. Owner/agent agrees to pay contractor 10 Percent and not to exceed \$1,000 of contract price, if after 3 working days, a breach of contract is made by owner/agent before work begins. (CASH INCENTIVE) Return to Customer 2% of contract price up to 100\$ for cash payment of contract in full. Owner/agent (company) will agree to pay in full signed contracts. Progressive Payment: When permit is pulled/ when work performed is started.

**13. Collection:** Owner/agent agrees to pay for all collection fees and charges including, but not limited to all legal and attorney fees that should result should Owner/agent default in payment of this contract. Contractor to receive full payment as per contract price or contract is null and void. Per Sec 7159 (d) of the California Business and Professions Code, the amount of down payment cannot exceed \$1000 or 10% of the total contract price, whichever is lesser. **Over→**

**14\*. Legal Fees:** In the event litigation arises out of this contract prevailing party(ies) are entitled to all legal, arbitration and attorney fees. The court shall not be bound to award fees based on any set court fee schedule but shall if it so chooses, award the true amount of all costs, expenses and attorney fees incurred.

**15. Limitations:** No action arising from or related to this contract or the performance of this contract shall be started by either party against the other: after more than four years from either date of completion, or the date of cessation of work under this contract. This limitation applies to all actions of any character. Any notice required or permitted under this contract may be given by ordinary mail at the address of both parties contained on contract.

**16\*. Maintenance:** Maintenance is required on all roofs by the owner/agent to prevent leaks and damage to the roof system. This maintenance should include, but is not limited to, the trimming of trees back off the roof, repairs and cleaning of debris from the gutters and downspouts (Contractor recommends new gutters), chimney area, valleys and flashings, and keeping foot traffic on the roof to a minimum. Each roof system will vary determined by the materials used and the different surroundings. Exposure to the sun is a major factor in the deterioration of a roof. This roof should be periodically inspected and maintenance/repairs made as needed. (Maintenance bid upon request). Cosmetic or 'curb appeal' items were not addressed and are not included in this contract. Moss is a natural moisture condition that requires yearly maintenance. Maintenance areas concealed such as boxed eaves and attic cavities are responsibility of owner/agent.

**17\*.Repair/Maintenance-No Guarantee Implied (Emergency leak repair):** Maintenance only: This is a first attempt at obvious work performed as to repair the roofline as per contract. Added repair (at added cost) is possible as there are a myriad of possible repairs including a new roof. Owner/agent accepts responsibility / cost to make more than one attempt as needed to successfully repair roofline, do it yourself or hire others as needed. This is a "NO GUARANTEE" Repair / Maintenance (no guarantee implied). A new roof bid will be given upon request. Owner/agent agrees to hold harmless contractor, officers, employees, independent contractors, attorneys, contractor insurers or other third parties performing work under contractor's discretion or direction. All claims, demands, charges, or expenses due to insurance claims, property damage, causes of actions; including law suits, costs thereof, lawyers' fees, court fees, losses or expenses of any nature whatsoever, arising out of or in any way related to the work performed by contractor shall be the monetary responsibility of owner/agent. Please note that this contract is not a guarantee that the existing roof is free of defects. This contract does not guarantee that the previous roofing materials were installed according to the manufacturer's installation instructions. If litigation should arise out of work performed, (Including Owner/agent, insurance company, and or others not known as bringing legal suit) Owner/agent agrees to pay for Contractor's entire legal defense, including Legal costs, attorney fees and costs associated therein. All it takes is a pinhole, a very small hole to cause a leak where water can enter roofline. This leak over time will wear out the roof. Also, if the hole (leak) is in the upper roof. The water will still flow to the bottom edge and show a leak there, even though the leak is 20ft or more away from where it enters roofline. It is the proverbial needle in a haystack and takes all of your attention and experience and patience to develop where the leak is and you still may not find it? This disclaimer is very reasonable given how old this roof is and that the roof is worn out and contractor recommends a new roof. For Contractor to promptly attend to repair issue (leaks), owner/agent shall notify contractor within 24 hours of leak sign; and in writing. No Guarantee or Certification on metal roofs or flat ponded roofs. Contractor is not responsible for past/present mold conditions. Contractor does not guarantee and is not responsible for work performed by others. Owner/Agent has read and agrees with this disclaimer.

**18\*. Guarantee:** Complete re-roofs or new roofs guaranteed 4 years as per California State law. Guarantee on repair work will be on work performed only.

**19\*. Warranty:** Warranty on repair work will be on work performed only. Water tightness of entire roof is not guaranteed by contractor on repair contracts. Contractor will call to repair work performed as per contract. It is at the discretion of the contractor for repairs to be made (on an as needed basis only). No Guarantee implied, not responsible for future damage from leaks if any. See no guarantee Implied/maintenance.

**20\*. Current Winter Warranty:** Work performed on repair contracts are warranted for current winter. Warranty on repair work will be on work performed only. Water tightness of entire roof is not guaranteed by contractor on repair contracts. Contractor will call to repair work performed as per contract. It is at the discretion of the contractor for repairs to be made (on an as needed basis only). No Guarantee implied, not responsible for future damage from leaks if any. See no guarantee Implied/maintenance. This warranty is for the current winter season (generally starting Dec. 21 thru March 21).

**21\*. Emergency Installation of Tarp.** Install tarp at extra cost as per agreement with owner/agent. Owner/agent agrees and accepts added nails to hold down tarp to existing roof. This will make for added roof repair or owner/agent will need new roof. (See new roof bid). No Guarantee Implied. (See emergency leak repair).

**\*22. Certification:** SEE CERTIFICATION DOCUMENT.

**\*Summary-**

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THOMAS FORD ROOFING SINCERELY THANKS YOU FOR LETTING US SERVE YOUR  
ROOFING NEEDS!

End of Contract

**PROPOSAL**



2235 N. MacArthur Tracy, CA 95376  
Phone: (209) 835-7314 \* Fax (209) 835-7952  
License # 563250

<b>Proposal Submitted to:</b> Tracy Rural Fire District		<b>Phone:</b> (209)879-3697	<b>Date:</b> 12/9/2025
<b>Street:</b> 793 S Tracy Blvd		<b>Job Name:</b> 25-16502.1	
<b>City, State, and Zip Code:</b> Tracy, CA 95376		<b>Job Location:</b> 16502 W. Schulte Rd Tracy, CA 95304	
<b>Alternative Contact:</b>	<b>Date of Plans:</b>	<b>Email:</b> <a href="mailto:matt.kopinski@tracyruralfire.org">matt.kopinski@tracyruralfire.org</a>	<b>Alternative Phone:</b>

We hereby submit specifications and estimates to: **RE-ROOF DEMO**

Provide labor to remove one (1) layer of roofing and dispose of old materials

**NOTE: Anything not specifically mentioned on this proposal, is excluded and not part of this proposal.**

**Notes and Exclusions: (See Addendum "A" attached)**

**All City/County fees and permits are excluded.**

**This proposal and rates are figured at Melo Construction, Inc standard rates. Prevailing wages not included in this proposal.**

**All other work performed that is NOT on this contract will be charged at \$125.00/per hour, per man plus the cost of materials.**

**Total: \$7,111.80**

**Payment to be made as follows:** Progress payments to be determined. Last 5% due at final walk through/completion. Payments to be paid upon receipt of invoice.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Authorized Signature:**

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal**

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

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROPOSAL**



2235 N. MacArthur Tracy, CA 95376  
Phone: (209) 835-7314 \* Fax (209) 835-7952  
License # 563250

<b>Proposal Submitted to:</b> Tracy Rural Fire District		<b>Phone:</b> (209)879-3697	<b>Date:</b> 12/9/2025
<b>Street:</b> 793 S Tracy Blvd		<b>Job Name:</b> 25-16502.2	
<b>City, State, and Zip Code:</b> Tracy, CA 95376		<b>Job Location:</b> 16502 W. Schulte Rd Tracy, CA 95304	
<b>Alternative Contact:</b>	<b>Date of Plans:</b>	<b>Email:</b> <a href="mailto:matt.kopinski@tracyruralfire.org">matt.kopinski@tracyruralfire.org</a>	<b>Alternative Phone:</b>

**We hereby submit specifications and estimates to: RE-ROOF LABOR**

Provide labor and material to Install Synthetic underlayment, valleys, perimeter metal and shingles

Note: Dry-rot/ damaged wood to be addressed in a change order if needed

**NOTE: Anything not specifically mentioned on this proposal, is excluded and not part of this proposal.**

**Notes and Exclusions: (See Addendum "A" attached)**

**All City/County fees and permits are excluded.**

**This proposal and rates are figured at Melo Construction, Inc standard rates. Prevailing wages not included in this proposal.**

**All other work performed that is NOT on this contract will be charged at \$125.00/per hour, per man plus the cost of materials.**

**Total: \$6,744.60**

**Payment to be made as follows:** Progress payments to be determined. Last 5% due at final walk through/completion. Payments to be paid upon receipt of invoice.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Authorized Signature:**

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal**

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

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

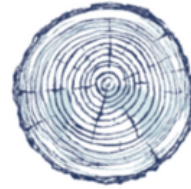
Signature: \_\_\_\_\_



**JRC Custom Home Remodeling**

2301 Merlin Ln  
Manteca, CA 95337  
+12092215756  
JRCcustom1@gmail.com

**Estimate**



JRC  
Custom Home Remodeling

ADDRESS
Raychel Jackson Firehouse 94 - Tracy Rural County Fire Protection District 1400 w Durham Ferry Rd Tracy, Ca 95304

ESTIMATE #	DATE	EXPIRATION DATE
1117	12/11/2025	01/11/2026

DESCRIPTION	AMOUNT
Remove and dispose of 2 layers of the existing roof and all vents and flashings. Cover the sheeting with new diamond deck synthetic underlayment. Install new metal edge nosing at gable areas. Install swift starter strip at the perimeter edge. Replace all vents and pipe flashings and paint to blend with the color of the roof. Install new asphalt shingles according to the manufacturer's guidelines. To satisfy the shingle manufacturer's requirements for adequate attic ventilation, Install 6 new low profile roof vents Install ridge trim according to manufacturer guidelines. Purchase any building permit and schedule and pass all required inspections. Install winter guard at all roof flashings.  Roof Replace 40% of the building  The proposal is based on a 1-layer roof tear off additional layers if found will be extra. Deposit of \$4,000	24,600.00

A deposit is required upon acceptance of this estimate.  
 Remaining payments will follow the payment schedule outlined above.  
 This estimate will expire in 30 days. If you require additional time to make a decision, please contact us to discuss your needs.

SUBTOTAL	24,600.00
TAX	0.00
<b>TOTAL</b>	<b>\$24,600.00</b>

When you have made your decision, kindly accept or decline the estimate. We always look forward to the opportunity to work with you.

If you have any questions regarding this estimate, please contact  
 Jonathan Ring, 209-221-5756, JRCCUSTOM1@gmail.com  
 Thank You For Your Business!

Accepted By

Accepted Date

If you have any questions regarding this estimate, please contact  
Jonathan Ring, 209-221-5756, JRCCUSTOM1@gmail.com  
Thank You For Your Business!