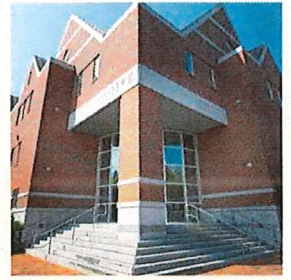
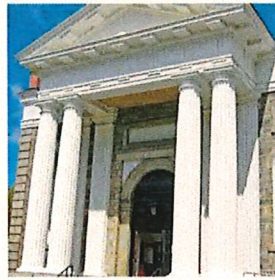




*Clay County School District*  
900 Walnut Street  
Green Cove Springs, FL 32043



Submitted by:

**Weatherproofing Technologies, Incorporated.**

A Subsidiary of Tremco Incorporated.

3735 Green Road

Beachwood, OH 44122

June 8<sup>th</sup>, 2023

AEPA #IFB 021-D / PAEC #21-239

WTI Proposal # 5056331



Association of Educational  
PURCHASING AGENCIES

Building Life. Managed.

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Clay County School District  
1500 Gano Ave  
Orange Park, FL 32073  
Orange Park Junior High Roof Replacements/Restorations



Page 1

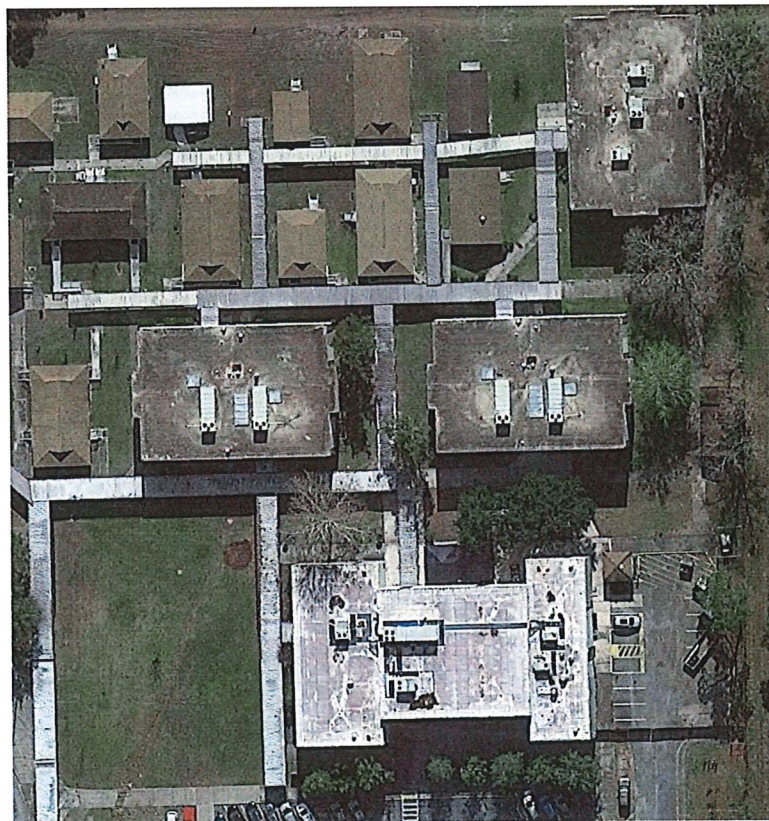
May 30, 2023

Clay County School District  
900 Walnut Street  
Green Cover Springs, FL 32043  
RE: **Orange Park Junior High Roof Replacements/Restorations**

Mr. Mike Griffis,

Weatherproofing Technologies, Inc. (WTI), a subsidiary of Tremco, is pleased to submit to Clay County School District this proposal for roof replacements and roof restorations to Orange Park Junior High. We look forward to the possibility of working together on this project.

**Orange Park Junior High  
1401 Plainfield Ave.  
Orange Park, FL 32073**





***ROOF REPLACEMENT: SCOPE OF WORK – Roofs 1A, 1B, 1C, 2, 3, & 4***

**Roof Removal**

1. Remove all roofing, flashing, insulation, down to deck and discard.
  - a. Remove all roofing, flashing, insulation, down to deck and discard.
  - b. Follow manufacturers recommendations for all tie-ins. Roof to be water-tight at the end of each working day.
  - c. Clean deck as required by manufacture to ensure no residual materials jeopardize the attachment of the new roof assembly.
  - d. Remove all metal, sheet metal flashings, etc. and discard.
  - e. At locations of existing drain inserts, provide new cast iron clamping rings and drain strainers. Provide unit cost for drain bowl replacement.
  - f. Replace any damaged or broken drain strainers with new cast iron drain strainers.

**Insulation Installation**

1. Install crickets and saddles at locations of existing crickets/saddles.
2. Install crickets at high sides of curbs
3. Stagger all layers of ISO a minimum of 12”
4. Adjust height of wood nailers and drains to meet heights of new insulation thickness.
5. Install 4’ x 4’ sumps at all drain locations.
6. Roof 1A, 1B, & 1C
  - a. Prime concrete deck – Install ¼” tapered ISO and ½” densdeck prime in low rise foam adhesive.
    - a. Pattern to be 12” O.C in field, 6” O.C. in corners & perimeters.
7. Buildings 2, 3, & 4
  - a. No Insulation – See membrane installation for additional sheet required.

**Membrane Installation**

Roofs 1A, 1B, 1C:

1. Install one (1) Ply of Powerply Endure 100 Smooth over coverboard in Powerply Standard Cold Adhesive.
2. Install one (1) Ply of Powerply Endure 100 FR in Powerply Standard Cold Adhesive., heat weld laps.
3. At flashings, adhere (1) Ply of Powerply Endure 100 Smooth to walls in Powerply Standard Cold Adhesive.
4. At flashings, adhere (1) Ply of Powerply Endure 100 FR in Powerply Standard Cold Adhesive, heat weld laps.

Roofs 2, 3, & 4:

1. Mechanically fasten one (1) ply of Burmastic Composite Ply to LWC deck with appropriate fasteners.
2. Install one (1) Ply of Powerply Endure 100 Smooth over coverboard in Powerply Endure BIO adhesive, heat weld laps.
3. Install one (1) Ply of Powerply Endure 100 FR in Powerply Endure BIO Adhesive, heat weld laps.
4. At flashings, adhere (1) Ply of Powerply Endure 100 Smooth to walls in Powerply Standard Cold Adhesive.
5. At flashings, adhere (1) Ply of Powerply Endure 100 FR in Powerply Standard Cold Adhesive, heat weld laps.

**Sheet Metal**

1. Fabricate and install new 24-gauge Kynar metal at the perimeter, per specifications.
  - a. At coping locations, fasten continuous cleat, if fastening to wood nailer fasten 6" O.C, if fastening to masonry wall with drive pins fasten 12" OC.
  - b. Install new skirt metal at rooftop curbs/roof hatch, etc.
  - c. Install 24-gauge surface mounted counter flashing fastened 8" on center with drive pins
    - i. Seal top of counter flashing with tremseal pro
  - d. All base flashings to be terminated with metal termination bar
  - e. Fabricate and install new pitch pans as needed at electrical penetrations.

**Additional Notes**

1. Includes 20-year QA Warranty
2. Install walkways at all roof access points and match locations of existing walkways on Roofs 1A, 1B, & 1C.
3. Drains – Install 4 lb leads, set in cold adhesive
  - a. Replace all broken drain baskets
4. Install wood blocking as needed for gas lines, conduits, etc.
5. Install liquid flashings at locations of metal stacks/flashings.
6. Remove obsolete equipment and add new decking over opening.
7. Roofing contractor is responsible for raising any units, if needed, for minimum flashings heights.
8. Roofing contractor is responsible for disconnecting/reconnecting any units that need to be raised for re-roof work.
9. Roofing contractor is responsible for removing existing Lightning Protection.
10. WTI is responsible for reinstallation of new Lightning Protection. Contractor is not to roof over the down leads locations that are to be re-used.
11. Replace damaged/old condensation lines with new PVC.



***ROOF RESTORTION: SCOPE OF WORK – Roofs 1A, 1B, 1C***

1. Remove approximately 920 SF of wet insulation per diagnostic report.
  - a. Cut and remove membrane exposing wet insulation.
  - b. Remove wet insulation to concrete deck.
  - c. Using low rise foam adhere new tapered insulation to match existing.
  - d. Using bonding adhesive glue down new TPA membrane down covering new insulation leaving 6 inch tie in.
2. Pressure wash roof membrane with a minimum of 3000 psi power washer removing all dirt grime and debris.
3. Remove all walk way pads on roof. (270 LF)
4. Flash all curbs and wall flashing
  - a. Apply AlphaGuard MT Base Coat to wall at 3 gallons per square.
  - b. Reinforce flashing using high tensile strength fabric.
  - c. Work fabric into wet coating assuring of proper adhesion.
  - d. Apply AlphaGuard MT Top Coat to wall flashing at 2 gallons per square. (Color: Light Grey.)
5. Flash all soil stacks
  - a. Apply AG MT Base Coat to roof and pipe at 3 gallons per square.
  - b. Apply 12 inch target to base of pipes with fabric and work into wet coating.
  - c. Wrap pipe using 6 inch fabric.
  - d. Apply AG MT Top Coat to pipe and base at 2 gallons per square. (Color: Light Grey)
6. At drain locations:
  - a. Remove clamping ring and cut back membrane exposing drain bowl.
  - b. Wire wheel drain bowl to shiny metal.
  - c. Prime bowl using M-Prime.
  - d. Apply AG MT Base Coat to sump and bowl at 3 gallons per square.
  - e. Work in high tensile strength fabric down into drain bowl assuring of no wrinkle. Sump and bowl will be pieced in using 4 pieces.
  - f. Apply AG MT Top Coat at 2 gallons per square to drain bowl and sump.
  - g. Reinstall clamping rings using new SS hardware. Clamping rings will be reinstalled daily prior to leaving.
7. Apply AG MT Base Coat to entire field at 3 gallons per square 100 feet. Field will be fully reinforced with 40 inch fabric. Fabric will be worked into wet coating.
8. Walk all based areas prior to applying top coat and check for any imperfections. Make appropriate repairs as needed using base coat and fabric.
9. Apply AG MT Top Coat to entire roof system at 2 gallons per square 100 feet. Top Coat must be applied within 72 hours of base coat, if 72 hours surpasses base coat must be activated using GeoGard Primer. (Color: Light Grey.)
10. Walk way pads. (270 LF)
  - a. Using painters tape, lay out walk pads to match existing. Pads will be 3' wide.
  - b. Re-prime using GeoGard primer.



- c. Apply AG MT Top Coat safety yellow at 3 gallons per square.
  - d. Broadcast granules into wet coating and work in making a nonskid surface.
  - e. Remove painters tape revealing clean lines.
  - f. Sweep up any loose granules.
11. At parapet wall transition cut and remove failed counter flashing and reseal using urethane sealant.
12. Includes 20-year QA Warranty

**ROOF LEGEND**







**QUALIFICATIONS**

1. Work hours are to be evenings, weekends, holiday breaks.
2. Lightning Protection will be removed, new will be installed, and WTI to provide owner with UL certification after installation is complete.
3. Barricades and signs along with traffic control protection will be provided as needed.
4. Use of onsite parking for workers assumed during construction.
5. Use of building electric power and water assumed during construction.
6. Use of dumpster, power washer, crane, and mobile equipment for material handling have been proposed.
7. Use of an area adjacent to the building for a construction dumpster for the duration of the project.
8. Use of an area adjacent to the building for loading of the systems by lull.
9. Use of an area adjacent to the building for a port-a-let for the duration of the project.
10. All work to be performed to local codes and manufacturer's specifications.

**EXCLUSIONS:**

1. No taxes or permit fees are included in this proposal. Any permit or testing fees required by the local building department will be the responsibility of the customer and is not included in this scope.

**SCHEDULE/FEES**

We will dedicate required manpower/resources to perform our services on a timely and responsive basis. For the Basic Scope of Work, we estimate sixty (60) days construction time which will be scheduled from receipt of a purchase order.

**Base Bid #1 – Roof Replacement 2, 3, & 4**

Based on the Scope of Work listed, we propose a total lump sum fee in the amount of: **(Nine hundred sixteen thousand nine hundred forty-eight dollars and thirty-two cents.)**

**\$916,948.32**

**Alternate #1 – Roof Replacement 1A, 1B, 1C**

Based on the Scope of Work listed, we propose a total lump sum fee in the amount of: **(Six hundred thousand one hundred sixty-one dollars and seventy-five cents.)**

**\$600,161.75**

**Alternate #2 – Roof Restoration 1A, 1B, & 1C**

Based on the Scope of Work listed, we propose a total lump sum fee in the amount of: **(Two hundred ninety-one thousand three hundred forty-five dollars and fifty-one cents.)**

**\$291,345.51**



We have included in the project costs all labor, materials, equipment, performance and payment bonds, insurance, inspections, warranties, and incidentals to complete the work as outlined in the scope of work, including construction management, profit and overhead.

This proposal is valid for sixty (60) days and does not include taxes. Owner to provide tax exempt certificate.

Services requested beyond the above scope of work shall be considered additional services. Separate or multiple cost opinions, if requested, shall be prepared at additional cost.

This Proposal is an offer by WTI to provide the Scope of Work set forth above to the Customer on the terms and conditions set forth herein and in WTI's standard terms and conditions (a copy of which may be obtained at <http://www.tremcoroofing.com/files/share/terms/TandCWTI.pdf>), which are hereby incorporated by reference (together, the "Terms and Conditions"). The Terms and Conditions will govern the Work to the exclusion of any other or different terms, including in any customer purchase order, unless otherwise expressly agreed in writing pursuant to a Master Agreement or similar contract with Customer signed by an authorized representative of WTI.

Respectfully,  
**WEATHERPROOFING TECHNOLOGIES, INC.**

Jeremy DeMuth  
Construction Manager

Copy: Jason Moore, Tremco Inc.