

May 5, 2025

Mr. Justin Price  
McKinney Independent School District  
1 Duval Street  
McKinney, Texas 75069

**RE: Roof Replacement Proposal R3**  
**McKinney High School – 1400 Wilson Creek Pkwy., McKinney, Texas 75069**

Dear Mr. Price:

Merit Roofing Systems, Inc. proposes to furnish all materials, labor, equipment and supervision to complete the following scope of work on the above referenced project.

The price proposed specifically includes the following:

**Base Bid:**

**Carlisle Syntec Mechanically Attached TPO Roof System**  
**Tear-Off Installation (Approx. 21,167 Sq. Ft. Includes the Wall Flashing)**  
**See Satellite Map for Re-Roof Locations**

**Demolition/Prep Work**

- Removal of the wall, curb, and vent stack flashing, prior to the reroof
- Removal of the existing roof system and insulation down to the metal deck
- Removal of the perimeter sheet metal coping and wall expansion metal
- Removal of the roof drain ring/bolts and conduit supports – store the details for reuse

**Substrate Board/Roof Insulation (See Satellite Map for Roof Sections)**

- Furnish/Install (2) layers of (2.2) inch Polyisocyanurate Roof Insulation, installed per the manufacturer's requirements (Roof Sections A, B, & C R-Value 25.2)
- Furnish/Install a Full Taper Polyisocyanurate Roof Insulation, installed per the manufacturer's requirements (Roof Section D)
- Furnish/Install a ½" Dens-Deck Hardboard, mechanically attached over the new insulation following the manufacturer's requirements
- Furnish/Install new Taper Polyisocyanurate Insulation crickets between the roof drains

**Roof Assembly**

- Mechanically attach a Carlisle Syntec 60-Mil "White" TPO Roof System following the manufacturer's specification
- Flashing of the rooftop penetrations following Carlisle's warranty requirements
- Flashing of the exterior perimeter walls to extend up and over the outside edge (Install Carlisle's approved wall to roof expansion joint along the designated parapet walls)
- Flashing of the interior divider wall to extend up and terminate under the existing sheet metal counterflashing

**Perimeter Metalwork**

- Fabricate/Install a new 24-gauge Pre-Finish sheet metal coping, installed along the upper and lower exterior perimeter walls (Owner to Choose the Standard Kynar Color)
- Fabricate/install new 24-gauge sheet metal counterflashing, mechanically attached to the existing receiver metal along the interior walls

**Warranty & Miscellaneous Inclusions**

- Inspection of the completed roof installation by a Carlisle Technical Representative
- Provide a Carlisle Syntec (20) year No Dollar Limit Warranty for material and workmanship
- Reset the existing conduit supports following the manufacturer's warranty requirements
- Refasten/Reseal the existing drain rings and compression bolts
- Furnish/Install Carlisle approved walk pads at the serviceable rooftop units and access location
- Payment and Performance Bond
- Clean up of all roofing debris associated with the above scope of work

**Base Bid Total Price.....\$255,067.00**

**With Project Contingency of \$25,000.00.....\$280,067.00**

**Unit Cost Items:**

- If Required: Wire brush and apply a rust inhibitor over affected sections of the metal decking:

**Add to the Base Bid Total Price.....\$2.75 Per Sq. Ft.**

- If Required: To remove/replace deteriorated sections of the metal decking with new to match the existing:

**Add to the Base Bid Total Price.....\$12.15Per Sq. Ft.**

**Project Exclusions:**

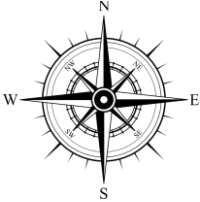
- **Interior Tarping**
- **Disconnect/Reconnect of any electrical, mechanical and/or plumbing details**
- **After hour/night work**
- **Applicable Sales Tax**

Should you have any questions or need additional information, please contact our office at your earliest convenience. Thank you for your consideration.

Sincerely,

*Jeremy Sanders*

Jeremy Sanders  
Project Manager



**MERIT™**  
**ROOFING SYSTEMS, INC.**  
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McKinney High School  
1400 Wilson Creek Pkwy.,  
McKinney, TX 75069

**ROOF REPLACEMENT PROPOSAL**

**REVISIONS**

DATE: 4/30/2025

SCALE: NTS

BY: B Kimbrell

**ROOF  
OVERVIEW**

**00/A0.00**