

**WICHITA FALLS ISD BOARD OF TRUSTEES**  
**September 15, 2025**

<b>Agenda Item:</b>	Purchase of West Foundation Roof Restoration			
<b>Administrator Responsible:</b>	Leah Horton, Chief Financial Officer			
<b>Attachments:</b>	TREMCO Proposal and Roof Analysis for West Foundation			
<u>    X    </u> Action Needed	<u>        </u> Future Action	<u>        </u> Information	<u>        </u> Report	

**Administrative Recommendation:**

That the Wichita Falls Independent School District Board of Trustees award West Foundation Elementary School roof restoration project to TREMCO CPG (dba, Weatherproofing Technologies, Inc-“WTI”) in the amount of \$479,740.00 as submitted by Leah Horton, Chief Financial Officer, and as recommended by Dr. Donny Lee, Superintendent of Schools.

**Explanation:**

West Foundation Elementary School roof in its entirety (a total of ~57,800 square feet) plus adjacent parapet walls (estimated 750 sf) are in need of restoration. After careful consideration of options to solve the damaged and aging roof issues with the best, cost-effective method, Chris Fain, Director Maintenance, recommends the purchase and installation of The Alphaguard Bio® Restoration roof coating. As shown on the attached Proposal, TREMCO will first make necessary repairs as needed, then prepare and wash the surface of the roof, and through a two-step application of Alphaguard base and top coat®, will coat the entire surface of the roof indicated. The coating is long-lasting, and includes 12-year full warranty coverage. In the twelfth year, reapplications are offered at approximately 30% of the original cost and extends the warranty coverage for an additional seven years. The proposed roofing solution not only serves as full coverage leak protection, but also protects and extends the life of the roof, and because it lowers roof surface temperatures, energy use is decreased.

In comparison, the estimated cost of a complete tear-off and single-ply replacement of the ~57,800 sq. ft. is \$1,140,000.00 (approximately \$19.72/sf) and would also incur additional expenses related to removing and replacing electrical units and conduit lines, gas line reset, and other costs estimated at over \$100,000. The restoration solution proposed purchase will utilize TexBuy cooperative award IFB #025-D, which was advertised twice in the Amarillo Globe-News and made available on TexBuy electronic bid platform. The purchase utilizes will result in a rebate between \$1,439.22 to \$2,399.00, depending on completion of the project.

**Fiscal Note:**

Expenditure will be paid from General Fund/Maintenance budget. Purchases over \$100,000 require Board of Trustees approval per policy, CH Local.