



McLean County
Unit District No.5
Educating each student to achieve personal excellence.

To: Unit 5 Board of Education, Dr. Kristen Weikle, Superintendent and Martin Hickman, CFO
From: Joe Adelman, Executive Director of Operations and Tom Rockwell, Director of Facilities
Date: April 2, 2025
Re: Normal Community High School roof restoration.

Administration recommends the approval of \$3,615,261.34 for the restoration of the Normal Community High School roof. This project will be completed by Tremco Corporation and Weatherproofing Technologies, Inc. under the Omnia Partners Cooperative Purchasing Agreement.

The current roof, installed in 2004, requires restoration due to deterioration (see pictures on the next page). The proposed work includes the removal of damaged rubber roofing sections and underlying insulation. Following these repairs, the entire roof will be coated with Tremco AlphaGuard to a 20-mil thickness. Work is estimated to take 70 days to complete.

Restoring the current roof offers substantial cost savings compared to a traditional roof replacement which was estimated at \$7.7 million. This restoration and waterproofing process is projected to save the district approximately \$3.9 million and will be backed by a 20 year warranty.

Utilizing the Omnia Partners Cooperative Purchasing Agreement eliminates the need for a separate bid process involving a life safety architect, resulting in an additional estimated savings of \$361,526. This will be paid for with life safety funds under Normal Community High School amendment #39 in the amount of \$3,615,261.34.

The project is expected to begin on May 5, 2025 and be completed by August 18, 2025 and we expect little disruption to students and staff.

We believe this roof restoration is a fiscally responsible and efficient solution that will ensure the long-term integrity of Normal Community High School. We recommend your approval of this proposal.



Tears in the rubber membrane throughout parts of the roof.



Sandbags holding it in place.



Picture of completed work at another HS.