

**Scott Kingston**  
**Field Consultant**

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West Foundation budget considerations

**e-mail: skingston@tremcoinc.com**

Dear Mr. Fain,

After inspecting West Foundation E.S, the following considerations were taken into place, and budgets were formed.

This building had a combination of EPDM and Modified Bitumen roofing systems. All roofs are adhered directly to lightweight concrete, that was pitched nicely, and over a structural metal deck.

**Option 1- Tear off and reroof** due to no above light weight concrete insulation being present, and the code requiring r-25 minimum and continuous, adding this would be quite an extensive and costly endeavor. It would require changing out drains, lifting curbs, and would not be recommended due to financial considerations.

BUDGET- \$1,140,000.00

**Option 2- Fully adhered recover**

-Due to the presence of LW concrete, we could not mechanically attach with fasteners through the lightweight concrete. This would obliterate the LW and insulative value, and also be an unreliable and risky way of guaranteeing the cover board and membrane are consistently fastened all the way through to the structural steel deck.

BUDGET- \$ 745,000

**Option 3- Fluid applied restoration-** With the excellent pitch on all of these roofs and zero ponding issues, this is a prime candidate for a monolithic fluid system.

**\$479,740.00**

Respectfully,



*Scott Kingston*  
Scott Kingston  
Tremco INC.

High Performance Roofing, Building Envelopes and Construction Services

# Proposal for West Foundation Elementary School Roof Restoration



# Long Live Your Buildings



Proposal #: 5069350  
Contract #: AEPA IFB 025-D

Wichita Falls Independent  
School District  
1104 Broad Street  
Wichita Falls, TX 76301

August 1, 2025

**Wichita Falls Independent School District**

1104 Broad Street

Wichita Falls, TX 76301

**RE: West Foundation Elementary School Roof Restoration**

Weatherproofing Technologies, Inc. (WTI), an affiliate of Tremco CPG Inc, is pleased to submit to Wichita Falls Independent School District (CLIENT) this proposal for a roof restoration located at 5220 Lake Wellington, Wichita Falls, TX 76310. We look forward to the possibility of working with you on this project.



West Foundation Elementary School  
Wichita Falls, TX

## BASE SCOPE OF WORK

### GENERAL CONDITIONS

Mobilization – Demobilization temporary protection including set up and maintaining all necessary temporary partitions and barricades around work area:

- Install temporary protection, as required.
- Install perimeter netting and/or fencing to meet OSHA safety requirements.
- Protection of adjacent building walls and facilities required by State Laws and City Ordinances.
- Mobilization, site preparation, and demobilization of equipment.
- Site cleaning and restoration to original condition required for completion of the work.

### WEST FOUNDATION ELEMENTARTY SCHOOL

1. Set up Safety to comply with OSHA and WTI standards.
2. Power wash roofs, approximately 57,800 s.f. field and flashings.
3. Load needed materials for roofing project.

#### Roofs 3,5,9,10,11 (MB Roofs)

1. Apply Alphaguard Bio Base Coat with Permafab embedded to approximately 5,000 l.f. of seams in a three-course application.
2. Apply Alphaguard Bio Base Coat to field and walls, including penetrations at a coverage rate of 2 gallons per 100 s.f., approximately 10,900 s.f.
3. Apply Alphaguard Bio Top Coat over cured base coat at a coverage rate of 1 gallon per 100 s.f.

#### Roofs 1,2,4,6,7,8 (EPDM Roofs)

1. Apply Alphaguard Bio Base Coat with Permafab embedded to approximately 25,000 l.f. of seams in a three-course application.
2. Apply Alphaguard Bio Base Coat to field and walls at a coverage rate of 1 gallon per 100 s.f., approximately 46,900 s.f.
3. Apply Alphaguard Bio Top Coat over cured base coat at a coverage rate of 1 gallon per 100 s.f.
4. Remove all debris from roofing project and place in a dumpster provided by WTI.

\* Updated IR Scan will need to be performed if project is not awarded within 6 months.

\* Once project is awarded if wet insulation is located, a change order will be needed to replace any wet insulation at an additional cost.

### PROJECT TOTAL:

**\$479,740.00**

The preceding recommended repair program and estimate assumes the following:

1. Work shall be performed during normal working hours on weekdays.
2. Work will be performed at one time, under one contract.
3. Work cannot be completed during inclement weather.
4. We have included one mobilization for the project. Additional mobilization will result in additional charges.
5. Barricades and signs along with traffic and pedestrian control protection will be provided as needed.
6. Use of building electric power and water assumed during project duration.
7. City Permits and Payment Performance Bond have been excluded from the report.
8. Report supports OSHA's 29 CFR 1926.1153 Respirable Crystalline Silica Standard.
9. Removal of reverted or hardened caulking is excluded, as this would be considered an unforeseen condition.
10. Sales tax and prevailing wages have been excluded.

Very Truly Yours,

**WEATHERPROOFING TECHNOLOGIES, INC.**

*Mark Dittman*

Mark Dittman  
Construction Manager



CC: Scott Kingston, Tremco  
Gina Ortiz, Tremco  
Deron Aksentowitz, WTI

We have included in the project costs all labor, materials, equipment, and incidentals to complete the work, as outlined, including construction management, profit, and overhead. **For the proposed base scope of work, we estimate 45 working days for completion.**

This report is valid for thirty (30) days and does not include taxes.

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 report 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. Any Performance and Payment Bonds issued for associated repair work are limited to the performance of the repairs and one year warranty on such repairs. Bonds, if issued, do not apply to the TremCare extended service agreement. Please confirm your acceptance by return e-mail to the representative identified below. Upon receipt of acceptance, WTI will process your order and promptly begin the Scope of Work.

					
					Association of Educational Purchasing Agents
					Effective 03/01/2025
			Valid for 60 days. After that time, project conditions are subject to reassessment.		
WEATHERPROOFING TECHNOLOGIES, INC. LINE ITEM PRICING					Contract #: AEPA IFB 025-D
OWNER: WICHITA FALLS ISD					Roofing & Building Envelope Services
PROJECT NAME: WEST FOUNDATION ES AG BIO RESTORATION					
QUOTE # 5069350					
DATE: 7/29/2025					
Bid Item Number	Description of Cost Factors	Unit of Measure	Price	Quantity	Project Amount
3	Pressure cleaning, horizontal surfaces	SF	\$ 0.32	57,800	\$ 18,496.00
442	Two part, bio-based, polyurethane roof coating system, non-reinforced	SF	\$ 7.86	57,800	\$ 454,308.00
484	Warranty 15 year option roofs over 10,000 sq ft minimum charge (Standard)	SF	\$ 0.12	57,800	\$ 6,936.00
				<b>TOTAL PROJECT COST</b>	<b>\$ 479,740.00</b>
<p>* The pricing contained in this proposal is based in part on individual site-specific conditions and unique circumstances presented on each individual project, where applicable.</p> <p>* Multiple proposals may not be combined into one Purchase Order or Contract due to Prevailing Wage Laws.</p> <p>Separate Purchase Orders or Contracts will need to be issued for each Line Item Proposal.</p>					