

Date of Board Meeting: January 20, 2026

Subject: Residence Hall and Security Building Roof Replacements

Recommendation: Approve the proposal submitted by Atlas Universal to reroof Frankie Hall, Mullins Hall, and the Security Building for a total cost of \$911,788 (including \$100,000 in contingency funds).

Background and Rationale:

The College solicited proposals from qualified vendors holding approved State of Texas cooperative purchasing contracts for the replacement of the roofing systems on Frankie Hall, Mullins Hall, and the Security Building. In response, **three (3) proposals were received and evaluated** for compliance with cooperative purchasing requirements, scope of work, pricing, and overall best value to the College.

Following this evaluation, **Atlas Universal** was selected as the vendor providing the best overall value. The total project cost is **\$911,788**, which includes a **\$100,000 contingency** to address potential unforeseen conditions. Atlas Universal holds a valid State of Texas cooperative purchasing contract, Contract No. **22/022MJ**, in accordance with applicable procurement guidelines.

Budgetary Implications: \$911,788 (to be transferred from the Plant Repair and Replacement fund)

Strategic Priority Alignment: Student Success Community Impact
 Resource Optimization Institutional Excellence

Resource Personnel: Amanda Allen, Ed.D., President

Approval:


Amanda Allen 01/01/20
President



December 18, 2025

**Wharton County Junior College – Roof Improvements – Phase III
Fort Bend County, TX**

Roof Replacement Mod Bit Roofing Scopes:

Building A Reroof – Frankie Hall:

Demo the existing roof system down to the existing lightweight concrete roof deck. On Section A1, mechanically fasten two (2) layers of 2.2" rigid board insulation to the metal deck with all-purpose fasteners and insulation plates.

On Section A2, mechanically fasten a Garland HPR Premium GlasBase nail base sheet to the existing lightweight concrete roof deck with light weight concrete fasteners. Fully-adhere two (2) layers of 2.2" rigid board insulation to the base sheet membrane and in layers in ribbons of low-rise foam adhesive.

On both roof sections, fully-adhere an 1/8" plf. tapered insulation system to the rigid board insulation to create slope in the roof system in ribbons of low-rise foam adhesive.

On Section A2 and A3, fully-adhere 1/4" plf. tapered insulation as crickets in between scuppers to direct water to drain from the roof system.

Fully-adhere a 1/2" cover board to the rigid insulation in ribbons of low-rise foam adhesive.

Install perimeter wood blocking on the leading roof edge of Section A1 to reach the height of the new roofing system around the perimeter of the roof system.

Torch a Garland HPR Torch Base base ply membrane to the cover board.

Torch a Garland StressPly IV Plus Mineral cap sheet membrane to the base ply membrane.

Torch a 2-ply base flashing system consisting of the base ply membrane and cap sheet membrane at all perimeter wall and penetration curb locations.

Apply Garland GarlaBrite coating on all field and flashing membrane surfaces.

Install all associated shop broke sheet metal flashings at transitions, terminations, and penetrations. Sheet metal flashings to include; gravel guards, copings, cleats, fascia extensions, scuppers, collector heads downspouts, counterflashings, wind clips, penetration sleeves, rain collars, star caps, and drain leads.

Install a sacrificial layer of cap sheet at all roof access locations.

Install one (1) new roof access ladder.

Enlarge through-wall scupper holes at six (6) locations.

Remove window, frame up opening, install waterproofing, and metal panel.

Supply roofing manufacturers 30yr Warranty.

Supply roofing contractors 5yr Warranty.

Building B Reroof – Mullins Hall:

Spud the existing gravel surfacing and remove it from the roof system.

Mechanically fasten one (1) layer of 1.5" rigid board insulation to the metal deck with heavy duty fasteners and insulation plates.

Fully-adhere an 1/8"plf. tapered insulation system to the rigid board insulation to create slope in the roof system in ribbons of low-rise foam adhesive.

Fully-adhere a 1/2" cover board to the rigid insulation in ribbons of low-rise foam adhesive.

Install perimeter wood blocking on the leading roof edge to reach the height of the new roofing system around the perimeter of the roof system.

Torch a Garland HPR Torch Base base ply membrane to the cover board.

Torch a Garland StressPly IV Plus Mineral cap sheet membrane to the base ply membrane.

Torch a 2-ply base flashing system consisting of the base ply membrane and cap sheet membrane at all perimeter wall and penetration curb locations.

Apply Garland GarlaBrite coating on all field and flashing membrane surfaces.

Install all associated shop broke sheet metal flashings at transitions, terminations, and penetrations. Sheet metal flashings to include; gravel guards, copings, cleats, fascia extensions, saw-cut receivers, counterflashings, wind clips, penetration sleeves, rain collars, gutters, and downspouts.

Install a sacrificial layer of cap sheet at all roof access locations and on service sides of mechanical unit curbs.

Remove and replace one (1) roof hatch curb and cover.

Supply roofing manufacturers 30yr Warranty.

Supply roofing contractors 5yr Warranty.

Building C Reroof – Security Building:

Spud the existing gravel surfacing and remove it from the roof system.

Fully-adhere a 1/2" cover board to the existing spudded felt plys in ribbons of low-rise foam adhesive.

Torch a Garland HPR Torch Base base ply membrane to the cover board.

Torch a Garland StressPly IV Plus Mineral cap sheet membrane to the base ply membrane.

Torch a 2-ply base flashing system consisting of the base ply membrane and cap sheet membrane at all perimeter wall and penetration curb locations.

Apply Garland GarlaBrite coating on all field and flashing membrane surfaces.

Install all associated shop broke sheet metal flashings at transitions, terminations, and penetrations. Sheet metal flashings to include; gravel guards, cleats, scuppers, collector heads downspouts, saw-cut receivers, counterflashings, wind clips, penetration sleeves, rain collars, chimney shroud, and drain leads.

Install a sacrificial layer of cap sheet at all roof access locations and on service sides of mechanical unit curbs.

At the rise wall location from roof area C1 to C2, frame in the soffit condition to the rise wall to create a smooth 90° transition from the field of roof to the rise wall condition.

On the underside of the roof overhangs, remove and replace the soffit panels.

Supply roofing manufacturers 30yr Warranty.
Supply roofing contractors 5yr Warranty.

Price to Complete:

Building A – Frankie Hall: \$425,137.00

Building B – Mullins Hall: \$275,031.00

Building C – Security Building: \$105,370.00

Reroof Project Owners Contingency: \$100,000.00

Unit Price Allowance – Removal and Replacement of Wet Insulation:
\$6,250.00

Project Total: \$911,788.00

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