



UNITED INDEPENDENT SCHOOL DISTRICT

Facilities Maintenance and Operations Department

TO: Ms. Cordelia Flores Jackson, Director of Purchasing

FROM: Alfonso Peña, Director of Facilities Maintenance & Operations

DATE: December 4, 2024

SUBJECT: **Recommendation Memorandum for: TIPS JOC 23010402-5196
Clark Building Roof Restoration**

The Facilities Maintenance & Operations Department has reviewed the proposal received for **TIPS JOC 23010402-5196 Clark Building Roof Restoration**

The District will be utilizing TIPS to procure the Clark Building JOC Roofing project on 500 W. Hillside Rd. The Facilities Maintenance & Operations Department recommends that this project be awarded to American Contracting & Roofing in the amount of \$1,757,000.00.

The original proposal amount received from American Contracting & Roofing, was in the amount of \$1,757,000.00 (including \$80,000.00 contingency allowance).

If you have any questions, please let me know.

TIPS JOC 23010402-5196

Clark Elementary Roof Restoration

Description	American Contracting & Roofing, LLC
Base Bid	\$1,677,000.00
Contingency Allowance (For District Use and Approval Only)	\$80,000.00
Total Proposal Amount (including Contingency Allowance)	\$1,757,000.00



AMERICAN CONTRACTING & ROOFING, LLC.

4507 E. SAUNDERS #1. LAREDO, TEXAS 78041 (956)-724-5453
Acrtx.1991@gmail.com

Date: 12/04/24

To: Mr. Enrique Rangel
803 Gale Street
Laredo, Texas 78041

Re: Proposal will be going thru JOC TIPS purchasing COOP program for approval.
Proposal for Clark Building School Roof Restoration TIPS JOC NUMBER 23010402-5196

AMERICAN CONTRACTING & ROOFING LLC HEREBY SUBMITS SPECIFICATIONS
AND ESTIMATE FOR THE FOLLOWING SCOPE OF WORK:

SCOPE OF WORK- Recover (25 Year NDL Warranty)

SCOPE OF WORK- Sustainable Design High-Performance Modified Built-up Roof System Incorporating the Use of Environmentally Responsible Components. Modified Bituminous Built-Up-Roof System including but not limited to: Provide all labor, equipment, and materials to install the roof system over the properly prepared substrate.

1. Perform 3rd party IR moisture scan. Provide certified report with the findings of the scan.
2. Remove and scrape Approx. 67,500 Square Feet of gravel from existing roof system, and sheet metal accessories. Gravel should be removed using a spudding machine, down to the top layer of felt/fiber board. Remove flashing down to the deck substrate and wood nail.
3. Remove all existing flashing materials from the parapet wall assembly if applicable.
4. Inspect structural deck for damage or moisture damage and replace as needed.
5. Install new fire treated wood nailers at the perimeter to match new roof height as specified and needed.
6. Raise roof accessories as needed to accommodate new roof height clearance. Contractor to provide price per roof top unit to raise as line item in proposal.
7. Entire roof system must provide positive drainage and a minimum of 8" flashing height throughout.
8. Prime existing roof system using Insulok-Prime at 0.5gal/sq



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9. Install 1/2" Structodek Primed (Fire Rated) in Insul-Lock HR @ 150sqft/cartridge per manufacturer wind uplift specified for Zone 1 and 2; and Zone 3. Manufacturer to provide wind uplifts to approved installers bidding re-cover project.
10. Base flashings - Install 2 plies of Polyglass Ply Type IV base sheet and ASTM D 6162 Stressply Plus FR Mineral, Type III on all base flashings around penetrations, parapet walls and units per details.
11. Field of Roof - Install two (2) plies of Polyglass Ply type IV Felt with reinforcement in hot asphalt Trumbull trulo lo odor type IV with the following minimum performance requirements.
12. Field of roof - Install one (1) ASTM D 6162 Stressply plus FR Mineral, Type III mineral surfaced SBS modified roofing membrane with a fiberglass and polyester composite scrim surfaced minerals in hot asphalt.
13. Remove existing lead drain bowls and demo any scupper if applicable.
14. Install, prime and strip in new lead roof drains.
15. Water test existing plumbing to ensure there are no plumbing issues inside the building.
16. Fabricate and install new pre-finished 24-gauge parapet caps per ANSI-SPRI ES1 requirements as detailed in the specifications.
17. Fabricate and install new pre-finished 24-gauge counter-flashing metal around perimeter of parapet walls as specified.
18. 2 Year workmanship warranty
19. 25 Year Warranty from Manufacturer with annual maintenance inspections provided by The Garland Company as warranty service.
20. Roof Discoveries made by The Garland Company to be updated in online Roof Asset Management Program with access granted to approved personnel from United ISD.



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2 PLY TYPE IV w ASTM D 6162 Stressply Plus FR MINERAL, type III CAP SHEET SCOPE OF WORK

- a. AC Stand-alone units will have Mineral slip sheet installed under wood blocking.
- b. 22-gauge stainless steel pitch pans will have stainless covers installed over pan with specified sealant.
- c. Replace plastic drain baskets/or broken cast iron with metal baskets and installed. Paint all new/old drain baskets red and gas lines yellow. Gas Lines will be extended to provide proper pitch pan installation if necessary.
- d. All sheet metal work shall conform to ANSI-SPRI-ES1 requirements.

Manufacturers Responsibility

- The Garland Company will be responsible for providing prices for materials.
- The Garland Company will be responsible for providing specifications and details to all contractors providing bids.
- The Garland Company will schedule, and conduct recorded pre-construction meeting before work commences.
- The Garland Company will provide watertight details and best practices for maintaining a watertight building during the removal and installation of the new built-up roof system.
- The Garland Company will provide site inspections a minimum of 3 times per week during the construction of the new high-performance roof system.
- The Garland Company will provide weekly progress reports to building owner representative and contractor.
- The Garland Company is responsible for providing all warranty paperwork to the representative of the building Owner listed on the contract.

Exclusion-HVAC-MECHANICAL WORKS-PLUMBING-ELECTRICAL
(Material Quote Valid for 45 Days)

Owners Contingency Amount \$80,000.00 (Used with Formal Approval by Owner).

Total Amount includes Scope of Work, Contingency, Bond & TIPS Program Fees:
\$1,757,000.00