



**RICE & GARDNER CONSULTANTS, INC. (RGCI)**  
**6161 SAVOY DR.**  
**HOUSTON, TX 77036**

**DATE: 10/4/19**

**PROJECT: WEST END ELEMENTARY ROOF PROJECT**

**PROJ #: 20-005**

**REF: ROOF ASSESSMENT BY MWA & ARROW CONSULTING**

Good afternoon Mr. Jurek,

Per your request, on February 6, 2020, RGCI and team performed a field assessment of the existing roof at the West End Elementary School campus. Rice & Gardner, MWA Architects, and Stanley Spurlin & Hamilton, Inc. were all present for the field assessment. The task was to assess architectural roof elements, structural roof deck integrity, drainage conditions, roof attachments and penetrations. The team, while in the presence of JD Higginbotham (BISD Facilities), surveyed all existing roof lines, soffit conditions, roof drains including gutters and downspouts, roof deck and roof underlayment, top membrane cover and roof curbs at roof mounted equipment including skylights.

Our conclusion, based on our findings, is that the roof has reached the end of its useful life and is in need of immediate replacement. This includes gutters and downspouts, roof curbs, skylights, roof trim and overhang soffits; the condition of these elements was found to be poor and in some cases fully deteriorated. The existing roof deck, a wood plank system of the original building construction, was found to be in good condition; replacement of this system was not recommended.

Our recommendation for the roof system most suitable for this application is the fully adhered TPO system. The Thermoplastic Polyolefin system (TPO) reflects UV rays and is heat resistant. This results in higher R-Values and energy cost savings over the life span of the roof. Often referred to as a “cool roof” because of its white reflective membrane cover, the system is ideal and preferred for flat roof applications with low ceiling plenum conditions. The replacement cost for this type of system will be approximately \$395,000.00, at an average price of \$20/SF. The life expectancy of the TPO roofing system is 20 years, and therefore, it is fully guaranteed for this number of years.

RGCI also recommends that MWA Architects and Arrow Consultants be considered for professional design services. Construction drawings are necessary to obtain a building permit. RGCI has reviewed MWA’s design proposal and finds fees and services described acceptable.



With respect to the preferred procurement process, RGCI recommends the competitive sealed proposal (CSP) method. This will deliver the best value for standard roof construction over a 10 week period; it is the most traditional method and generates higher bid participation. Conclusion, higher participation leads to better competitive pricing.

Sincerely,

A handwritten signature in blue ink. The signature is stylized, starting with a large loop for the letter 'J' and ending with a flourish. The name 'Huerta' is clearly legible in the middle of the signature.

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Jorge Huerta, RGCI – Deputy Director

4/07/20

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Date