

**WACO INDEPENDENT SCHOOL DISTRICT
SPECIAL MEETING
WISD Conference Center
115 S 5th Street
Waco, Texas 76701**

Tuesday, March 24, 2026 - 5:00 PM

A Special Meeting of the Board of Trustees of Waco Independent School District will be held March 24, 2026, beginning at 5:00 PM in the WISD Conference Center, 115 S 5th Street, Waco, Texas.

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice/agenda.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

AGENDA

1. **Call to Order**
2. **Review, Discuss and Take Appropriate Action on the South Waco Elementary Roofing Bid**
Presenter: Gloria Barrera
3. **Adjournment**

If, during the course of the meeting, the Board may lawfully conduct a closed meeting as to all or part of any item on the agenda, then, in accordance with applicable law, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). The Board shall not conduct a closed meeting unless a quorum of the Board first convenes in an open meeting for which proper notice has been given. Before any closed meeting is conducted, the presiding officer will publicly identify the section or sections of the Open Meetings Act or other applicable law authorizing the closed meeting. All final votes, actions, or decisions regarding any matter deliberated in a closed meeting shall only be taken in open meeting for which proper notice has been given. (See BEC(LEGAL))

Waco Independent School District

Board of Trustee Meeting Agenda Item

Date: March 24, 2026

Contact Person: S. Smith/G. Barrera

RE: Review, Discuss and Take Appropriate Action on the South Waco Elementary Roofing Bid

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Background Information:

Competitive Sealed Proposal, CSP # 26-1309, has been opened and evaluated for the purpose of awarding a qualified vendor to perform the turn-key Re-Roofing project for South Waco Elementary. We received seventeen (17) responses to this solicitation, however two (2) proposers failed to provide all the required documents and as such were not eligible to be considered. In the proposal, we asked for pricing for two (2) different types of roofs. The first which was base bids # 1 was a Modified Bitumen Asphaltic Roofing System and base bid # 2 was a Fully Adhered TPO Roofing System. Once the evaluations were completed, the committee ranked the top proposers for each system.

References were checked on those top four (4) proposers for each system. After reviewing the pricing and the evaluations, the committee provides the following ranking based on best value for Board of Trustees consideration:

Bid Item #1 – Modified Bitumen Roofing System:

- #1 - Johnson Roofing
- #2 – Clark Roofing and Construction
- #3 – CR Systems, Inc.

Bid Item #2 – Thermoplastic Polyolefin (TPO) Roofing System

- #1 - JGA Roofing
- #2 - Johnson Roofing
- #3 - Honey's Roofing

Attached, for your review is the bid tabulation along with the scoring detail summary sheet and a comparison of the two roofing systems.

In the event that a satisfactory contract cannot be achieved with the highest ranked proposer, the District will cease negotiations with that vendor and proceed to the next highest ranked vendor in accordance with Texas procurement law.

Fiscal Implications:

The cost of this re-roofing project will be paid with surplus bond funds.

Administrative Recommendation(s):

The Administration recommends that the Board of Trustees approve the selection of the highest ranked proposer for either Bid Item #1 or Bid Item #2 and authorize the Superintendent to negotiate and execute a contract with the selected proposer.

K-12 Roofing System Comparison: Modified Bitumen vs. 80-mil TPO

This document provides a side-by-side comparison of Modified Bitumen and 80-mil TPO roofing systems, evaluated based on performance, durability, lifecycle cost, and suitability for K-12 school environments.

Category	Modified Bitumen	80-mil TPO
System Type	Multi-ply (2-3 layers)	Single-ply membrane
Durability	High resistance to foot traffic and impact	Moderate; susceptible to punctures
Redundancy	Built-in redundancy with multiple layers	No redundancy; single layer
Installation Sensitivity	More forgiving; consistent performance	Highly dependent on installer quality
Seams	Heat/adhesive bonded; durable	Heat-welded; potential failure point
UV Resistance	Granulated surface provides protection	Reflective but may degrade over time
Hail Resistance	High resistance due to thickness and layers	Moderate; can puncture under impact
Maintenance	Simple, widely serviceable repairs	Requires specialized welding equipment
Leak Risk	Lower; failures are gradual	Higher; failures can be sudden
Lifecycle	20-30+ years	15-25 years (variable)
Initial Cost	Moderate to high	Lower initial cost
Lifecycle Cost	Lower over time	Higher due to repairs/replacement
Foot Traffic Suitability	Excellent for high-traffic roofs	Limited; requires protection pads
Best Use Case	Schools, high-activity buildings	Warehouses, low-traffic roofs

PROPOSAL TABULATION FORM

Page 1 of 3

CSP NUMBER: 26-1309
 PROJECT NAME: WACO ISD-S. WACO ELEMENTARY SCHOOL
 PRE-BID DATE: WEDNESDAY, JANUARY 21, 2026 AT 4:00 P.M.
 BID DATE: TUESDAY, FEBRUARY 10, 2026 AT 2:00 P.M.

BIDDERS	ATTENDED PRE-BID	BID BOND	ADDENDUM NO. 1	ADDENDUM NO. 2	BASE BID # 1 - MODIFIED BITUMEN ASPHALTIC ROOFING SYSTEM	BID ITEM #2 - FULLY ADHERED TPO ROOFING SYSTEM	BID ITEM #3 HVAC Removal and Replacement Coordination with Contractor & District	Points Based on Bid Item # 2 Fully Adhered TPO Roof
AVID ROOFING & WATERPROOFING	✓	✓			\$1,989,800.00	\$2,200,000.00	NO BID	18.55
CEN-TEX ROOF SYSTEMS, INC.	✓	x			\$2,500,000.00	\$1,900,000.00	25%	21.47
CLARK ROOFING AND CONSTRUCTION	✓	✓			\$1,288,622.19	\$1,206,774.54	\$20,000.00	33.81
CR SYSTEMS, INC.	✓	✓			\$1,527,923.00	\$1,519,342.00	\$30,000.00	26.85
CS ADVANTAGE USAA, INC.	✓	✓	✓	✓	\$1,536,000.00	\$1,502,000.00	\$70,000.00	27.16
HONEY'S ROOFING, LLC.	✓	✓			\$2,200,525.00	\$1,455,350.00	\$0.00	28.03
JGA ROOFING SYSTEMS, LLC.	✓	✓			\$1,900,000.00	\$1,020,000.00	10%	40.00
JOHNSON ROOFING, INC.	✓	✓			\$1,430,028.00	\$1,463,955.00	\$10,000.00	27.87
L WALLACE CONSTRUCTION COMPANY INC.	✓	✓			\$2,268,310.00	\$2,270,830.00	\$150,000.00	17.97
PARSONS COMMERICAL ROOFING	✓	✓			\$2,644,518.00	\$2,322,518.00	35%	17.57
PORT ENTERPRISES LTD.	✓	✓			\$1,910,457.00	\$1,844,148.00	5%	22.12
PRECISION WATERPROOFING AND ROOFING	✓	✓			\$1,532,000.00	\$1,753,000.00	10%	23.27
THE ROOF CO. WACO LLC	✓	✓			\$1,800,000.00	\$1,350,000.00	15%	30.22
TRYGGR ROOFING & CONSTRUCTION LLC	✓	✓			N/A	\$1,538,478.52	\$8,000.00	26.52
ZENITH ROOFING AND WATERPROOFING	✓	✓			\$1,983,091.00	\$1,809,751.00	15%	22.54
TRI-LAM ROOFING AND WATERPROOFING, INC.	✓	✓			\$1,601,559.00	\$1,725,703.00	NO BID	23.64

PROPOSAL TABULATION FORM

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MERIT ROOFING SYSTEMS, INC,	x	✓			N/A	\$1,877,991.00	FORTHCOMING	21.73
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CSP # 26-1309 Re-Roofing Project South Waco Elementary Evaluation Summary

Supplier	Rank	Proposed Price	Positive Experience with Waco ISD	Experience doing similar projects of like size and complexity	Quality of Project Manager and Superintendent assigned to Project	Based on external references	safety Record	Pre-Proposal Meeting Attendance	Total	
JGA Roofing Systems	1	40.00	5.00	13.33	15.00	4.00	5.00	3.33	5.00	90.66
Johnson Roofing	2	27.87	5.00	15.00	11.67	5.00	6.67	5.00	5.00	81.21
Honeys Roofing LLC	3	28.02	5.00	15.00	15.00	4.00	7.00	1.67	5.00	80.69
Clark Roofing and Construction	4	33.81	0.00	11.67	10.00	3.00	8.33	3.33	5.00	80.14
CR Systems, Inc		26.85	0.00	11.67	11.67	4.00	10.00	0.00	5.00	69.19
CS ADVANTAGE USAA, INC.		27.16	0.00	15.00	13.33	3.00	0.00	3.33	5.00	66.83
TRI-LAM ROOFING & WATERPROOFIN		23.64	0.00	13.33	15.00	3.00	0.00	5.00	5.00	64.97
Parsons Roofing		17.57	3.33	15.00	15.00	4.00	0.00	3.33	5.00	63.24
The Roof Co. Waco		30.22	0.00	10.00	10.67	4.00	0.00	3.33	5.00	63.22
Precision Waterproofing and Ro		23.27	0.00	11.67	15.00	4.00	0.00	3.33	5.00	62.27
AVID ROOFING & WATERPROOFING		18.55	0.00	15.00	15.00	2.00	0.00	1.67	5.00	57.22
Zenith Roofing Services, LLC		22.54	0.00	11.67	11.67	3.00	0.00	3.33	5.00	57.21
Port Enterprises, Ltd.		22.12	0.00	10.67	13.33	5.00	0.00	3.33	1.67	56.12
Merit Roofing Systems, Inc.		21.73	0.00	11.67	11.67	2.00	0.00	5.00	3.33	55.40
L. Wallace Construction		17.97	0.00	10.00	8.33	3.00	0.00	3.33	5.00	47.63
Tryggr Roofing & Construction		26.52	0.00	6.67	3.00	3.00	0.00	3.33	5.00	47.52
Cen-Tex Roof Systems		21.47	0.00	7.33	6.67	2.00	0.00	3.33	5.00	45.80

Price Points based on Bid # 2 Roof

PROPOSAL TABULATION FORM

Page 1 of 1

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BIDDERS	ATTENDED PRE-BID	BID BOND	ADDENDUM NO. 1	ADDENDUM NO. 2	BASE BID # 1 - MODIFIED BITUMEN ASPHALTIC ROOFING SYSTEM	BID ITMEM #2 - FULLY ADHERED TPO ROOFING SYSTEM	BID ITMEM #3 HVAC Removal and Replacement Coordination with Contractor & District
AVID ROOFING & WATERPROOFING	✓	✓			\$1,989,800.00	\$2,200,000.00	NO BID
CEN-TEX ROOF SYSTEMS, INC.	✓	x			\$2,500,000.00	\$1,900,000.00	25%
CLARK ROOFING AND CONSTRUCTION	✓	✓			\$1,288,622.19	\$1,206,774.54	\$20,000.00
CR SYSTEMS, INC.	✓	✓			\$1,527,923.00	\$1,519,342.00	\$30,000.00
CS ADVANTAGE USAA, INC.	✓	✓	✓	✓	\$1,536,000.00	\$1,502,000.00	\$70,000.00
HONEY'S ROOFING, LLC.	✓	✓			\$2,200,525.00	\$1,455,350.00	\$0.00
JGA ROOFING SYSTEMS, LLC.	✓	✓			\$1,900,000.00	\$1,020,000.00	10%
JOHNSON ROOFING, INC.	✓	✓			\$1,430,028.00	\$1,463,955.00	\$10,000.00
L WALLACE CONSTRUCTION COMPANY INC.	✓	✓			\$2,268,310.00	\$2,270,830.00	\$150,000.00
PARSONS COMMERCIAL ROOFING	✓	✓			\$2,644,518.00	\$2,322,518.00	35%
PORT ENTERPRISES LTD.	✓	✓			\$1,910,457.00	\$1,844,148.00	5%
PRECISION WATERPROOFING AND ROOFING	✓	✓			\$1,532,000.00	\$1,753,000.00	10%
THE ROOF CO. WACO LLC	✓	✓			\$1,800,000.00	\$1,350,000.00	15%
TRYGGR ROOFING & CONSTRUCTION LLC	✓	✓			N/A	\$1,538,478.52	\$8,000.00
ZENITH ROOFING AND WATERPROOFING	✓	✓			\$1,983,091.00	\$1,809,751.00	15%
TRI-LAM ROOFING AND WATERPROOFING, INC.	✓	✓			\$1,601,559.00	\$1,725,703.00	NO BID
MERIT ROOFING SYSTEMS, INC,	x	✓			N/A	\$1,877,991.00	FORTHCOMING

CSP # 26-1309 Re-Roofing Project South Waco Elementary Evaluation Summary

Supplier	Rank	Proposed Price	Positive Experience with Waco ISD	Experience doing similar projects of like size and complexity	Quality of Project Manager and Superintendent assigned to Project	Based on external references	safety Record	Pre-Proposal Meeting Attendance	
		40.00	5.00	15.00	15.00	5.00	10.00	5.00	5.00
Johnson Roofing	1	36.04	5.00	15.00	11.67	5.00	6.67	5.00	5.00
Clark Roofing and Construction	2	40.00	0.00	11.67	10.00	3.00	8.33	3.33	5.00
CR Systems, Inc	3	33.74	0.00	11.67	11.67	4.00	10.00	0.00	5.00
CS ADVANTAGE USAA, INC.	4	33.56	0.00	15.00	13.33	3.00	0.00	3.33	5.00
TRI-LAM ROOFING & WATERPROOFIN	5	32.18	0.00	13.33	15.00	3.00	0.00	5.00	5.00
Precision Waterproofing and Ro	6	33.65	0.00	11.67	15.00	4.00	0.00	3.33	5.00
JGA Roofing Systems	7	27.13	5.00	13.33	15.00	4.00	0.00	3.33	5.00
AVID ROOFING & WATERPROOFING	8	25.90	0.00	15.00	15.00	2.00	0.00	1.67	5.00
Parsons Roofing	9	19.49	3.33	15.00	15.00	4.00	0.00	3.33	5.00
The Roof Co. Waco	10	28.64	0.00	10.00	10.67	4.00	0.00	3.33	5.00
Port Enterprises, Ltd.	11	26.98	0.00	10.67	13.33	5.00	0.00	3.33	1.67
Zenith Roofing Services, LLC	12	25.99	0.00	11.67	11.67	3.00	0.00	3.33	5.00
L. Wallace Construction	13	22.72	0.00	10.00	8.33	3.00	0.00	3.33	5.00
Honeys Roofing LLC	14	0.00	5.00	15.00	15.00	4.00	0.00	1.67	5.00
Merit Roofing Systems, Inc.	15	0.00	0.00	11.67	11.67	2.00	0.00	5.00	3.33
Cen-Tex Roof Systems	16	0.00	0.00	7.33	6.67	2.00	0.00	3.33	5.00
Tryggr Roofing & Construction	17	0.00	0.00	6.67	3.00	3.00	0.00	3.33	5.00