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PURCHASING OFFICE

INTER-DEPARTMENTAL MEMO


TO: Mike Martindale
DATE: January 11, 2016
SUBJECT: Roof Coating for College Station Middle School

The older part of the roof at College Station Middle School (CSMS) has been leaking badly at several locations for at least the past three years. The Facilities Department has worked with Hi-Mark Waterproofing to provide a solution. The attached proposal is to apply elastomeric roof coating over approximately 75% of the existing roof. The only sections not recommended for re-coating are newer sections such as the Orchestra Hall and a few other spots that have already been re-coated and are not leaking.


The HydroStop roof coating product being proposed has been used at several other campuses and has been the district standard for coating existing roofing systems already in place. Hi-Mark Waterproofing is an approved vendor of the Choice Partners Purchasing Cooperative. This cooperative is administered by the Harris County Department of Education (HCDE). All items on this cooperative have been competitively bid and awarded by the Cooperative's Board of Trustees based on state statutes.

The removal and replacement of the sloped metal roofing system in place at CSMS would be at least three times the cost of this coating system and could only be done in the summer with major exposure to the elements during the construction process. This appears to be the most cost effective and durable solution that will also provide the district with a renewable 15 year warranty.

It is the recommendation of Mark Pantel, Director of Purchasing and Jon Hall, Executive Director of Facilities to award this roof work at College Station Middle School to Hi-Mark Waterproofing per Choice Partners contract #14/012DA-07 for a total not to exceed \$303,857. The intent would be to have this work completed during the month of March. The funds for this project will be provided from the 2013 Bond Package, Deferred Maintenance Budget.



Mark Pantel, Director of Purchasing



Jon Hall, Executive Director of Facilities



PO Box 440

Pinehurst, Texas 77362

832-434-4170

December 12, 2015

Mr. Rene Ramirez
1812 Welsh
College Station, TX 77840

Rene

Thanks for your time the other day. Please consider this as an update to my last proposal, which follows our discussion. As we discussed, with this type of roof, it is unusual to have leaks caused by the standing seams (the vertical seams). That is not to say however, that we sometimes see problems in those areas. We believe that it is far less likely that your problems are coming in these areas. We have attempted to provide you with the most cost effective approach, performed in phases, which should address your problems. More specifically

- Penetrations
- Horizontal seams
- Wall to roof transitions
- Exposed screws including, but not limited to, the screws along the gutter lines
- Window mullions (not seals around glass)
- Seal the areas under the ridge caps.

The quoted price does not include repairs to the vertical seams

We propose that all these areas be addressed. This is a very tedious scope of work that will go very slowly and be very labor intensive. Once this work is complete, we suggest that we wait for some rain to determine our level of success. In the event there are additional leaks, then it is likely that we will need to address the vertical seams. It is our hope that we could isolate these areas, and come back to make those repairs if the initial work doesn't dry you in completely.

Once we have stopped all the leaks, we will apply two coats of finish coats on the whole roof (we suggest white since you will see significant energy savings. You can pick virtually any color). This scope of work would provide you with a renewable 15 year warranty. (approximately 127,420 feet to be coated).

For the purposes of this, Premium Coat system means foundation coat, fabric, foundation coat and 2 coats of finish coat.

Scope for penetrations, horizontal seams, wall to roof transitions, exposed screws including, but not limited to the screws along the gutter lines, window mullions (and seals around glass) and vertical seams if needed

- Power wash entire roof
- Exposed screws are to be encapsulated with either Hydro-Caps or 6" fabric
- Wall to roof transitions including flashings, all penetrations, horizontal seams, (vertical seams if needed) are to be encapsulated with 12" or 40" fabric as necessary.
- Ridge cap and angled expansion joints need 6" fabric on seams
- Apply six inch fabric around all windows from mullion to wall.*
- Voids under ridge caps, expansion joints and wall to roof transition are to be sealed with MP
- Apply two coats of finish (15 yr. Warranty)

Total cost if no repairs to vertical seams are needed \$268,856.82

In the event we need to address vertical seams we will identify where the leak appears to be coming from. Once we choose a seam we reasonably believe is the source, we will apply the system identified above over the entire seam. Additionally, for every leak we think is coming from the seam, we will also strip in the 3 seams to the left and 3 to the right for a total of 7 seams per leak.

The length of the seams vary, so the simplest way to price the unknown is per linear foot. For each seam, the cost is \$1.65/linear ft. not to exceed \$35,000

Thank you for this opportunity and look forward to working with you on many projects. Please let me know how you would like to proceed. If you want to use our contract with **Choice Partners**

Our contract number is 14/012DA-07

Please let me know what you want to do.

Sincerely



John Follis
Hi-Mark Roofing and Waterproofing

*Note that the glass needs to be sealed. Price does not include this