

DATE: May 20, 2025

EMAIL TO:

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Noel Ruvalcaba
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Paul Garcia
David Madar
Ryan Pallodini
Alfredo Aparicio
Jeremy Jackson
Chris Newman
Alejandro Bazaldua
Jerraul McMcCellon
Brian Chapman
Randy Brashier
Matt Ewton
Miguel Corrales
Logan Morton
Richard Tresrak
Rogelio Escobedo
Alejandro Gonzalez



Brazos Urethane
Atlas Universal Inc.
Atlas Universal Inc.
Johns Manville Roofing Systems
Brazos Commercial Roofing
Brazos Urethane
Liqua Tech
Marton Roofing Ind.
Vogler Sheet Metal Inc.
Apex Roofing
Argio Roofing
Ally Roofing Services
Ally Roofing Services
Ally Roofing Services
Eskola / JR Jones
Strategic Roofing Solutions
Eldridge Commercial Improvements
Tadco Roofing & Waterproofing
Argio Roofing
Argio Roofing

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FLOWER MOUND, TX 75028
972.874.1388
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FROM: Dennis Leifrig

REGARDING:

**ADDENDUM NO. 2 FOR
SANTA FE ISD
WAREHOUSE AND ANNEX
PROJECT NO. 25-1037-42**

Contractor shall incorporate the following **additions, deletions and clarifications** into the proposal for this project to be submitted by **2:00 P.M., Tuesday, May 27, 2025**. Bids are required to be submitted online submission through the district's online bidding application. Bids submitted in person must deliver to **ATTN: Chris Wheeler, 4133 Warpath Avenue, Santa Fe, TX 77510** Contractor shall acknowledge receipt and consideration of this Addendum No. 2 on the Proposal Form.

The addendum serves to clarify, revise, and supersede information in the Project Manual, the Drawings, and previously issued Addenda. The following **additions, deletions and clarifications** shall be made part of the plans and specifications for this project:

Item 1 for Revised Proposal

1. **Revised CSP Part 1** form attached shall be used to submit bids for this project. Changes incorporated in the form include modifying the membrane thickness on the scope of work to reference the membrane listed in Products for spec section 07 54 19
 - a. **Changing the required membrane to an 87mil nom from a 60mil (min) for field membrane. Flashings are required to remain 60mil nominal.**

b. ROOFING MEMBRANE

- A. 80 mil Membrane shall have the following minimum physical property values:

<u>Property</u>	<u>Test Method</u>	<u>Specification</u>
Color		White
Thickness	ASTM D751	.087" Nominal
Thickness over scrim	ASTM D7635	.040"
Breaking Strength (lbf)	ASTM D751	325 x 324
Tear Strength (lbf)	ASTM D751	89 x 109
Seam Strength (lbf)	ASTM D751	295
Elongation	ASTM D751	50% x 42%
Heat Aging	ASTM D3045	> 90 %
Low Temp. Bend	ASTM D2136	Pass (-40°F)
Static Puncture Resistance	ASTM D5602	Pass
Dynamic Puncture Resistance	ASTM D5635	Pass
Permeance	ASTM E96	0.003 Perms
Dimensional Stability	ASTM D1204	0.3%
Weight change after Water Immersion	ASTM D570	1.20%
Accelerated Weathering	ASTM G155	Pass
Fungi Resistance	ASTM G21	No Growth
Solar Reflectivity	ASTM C1549	82% (White)
Emissivity	ASTM C1371	.91 (White)
SRI	ASTM E1980	109 (White)

c. BASE FLASHING MEMBRANE

- A. The flashing 60 mil (Nom) membrane shall be a white polyester reinforced flexible sheet

<u>Property</u>	<u>Test Procedure</u>	<u>Physical Properties</u>
Color		White
Thickness	ASTM D 751	67 mil Nominal
Breaking Strength	ASTM D 751	298 x 278 lbf
Seam Strength	ASTM D 751	286 lbf
Tear Strength	ASTM D 751	89 x 109 lbf
Elongation	ASTM D 751	35% x 34%
Heat Aging	ASTM D 3045	>90%
Static Puncture Resistance	ASTM D 5602	Pass
Dynamic Puncture Resistance	ASTM D 5635	Pass
Low Temperature Bend	ASTM D 2136	Pass @ -40°F
Permeance	ASTM E 96	0.003 Perms
Dimensional Stability	ASTM D 1204	0.3%
Wt. Change after Immersion	ASTM D 570	1.20%
Accelerated Weathering	ASTM G 155	Pass
Fungi Resistance	ASTM G 21	Pass
Solar Reflectivity	ASTM C 1549	0.82
Solar Emissivity	ASTM C 1371	0.91
Solar Reflectance Index (SRI)	ASTM E 1980	109
Underwriters Laboratory		Class A
Factory Mutual		Class 1-90

2. Revised Roof Plan No's. R1.01 dated 5/20/2025 are attached, which shall be made part of the plans and specifications for this project.

END

Attachment: Revised Proposal, 5 pages
Roof Plan, R1.01, 1 page

CONTRACTOR PROPOSAL FORM

The purpose of this proposal is for Santa Fe ISD is to complete the replacement of the roof systems across all roof areas listed in the scope of work and the project roof plan.

The proposal by the contractor shall submit one hard copy and one thumb drive to 4133 Warpath Avenue, Santa Fe, TX 77510, via Fed Ex, UPS or USPS to Chris Wheeler, Executive Maintenance Director, by May 27, 2025, 2:00 p.m. Questions regarding the specifications should be directed to Mr. Dennis Leifrig, Armko Industries, dleifrig@armko.com.

The contract for the project will be between Santa Fe ISD and the Roofing Contracting Company.

CONTRACT DOCUMENTS: Having examined the Proposal, Contract, General Instructions, Materials, Execution, and Drawings for Project No. 25-1037-42 and conditions for said roofing replacement work, and having examined the premises and circumstances affecting the work, the undersigned offer:

OFFER: To furnish all labor, material, tools, equipment, transportation, bonds, insurance certificates, all applicable taxes, incidentals, and other facilities, and to perform all work for the said roofing replacement for the following:

Project Schedule and Deadlines

Notice to Contractors	05/02/2025
Pre-Proposal Meeting	5/09/2025 9:00AM
Deadline for Questions	5/15/2025 2:00PM
Deadline for Addenda (Min. 7 business days prior to proposal)	5/20/2025 5:00PM
Deadline for Receipt of Proposals & Bid Opening	5/27/2025 2:00PM
Recommendation to the Board	6/16/2025 6:00PM
Award of Contract	Within 30-days of Bids Due

BASE PROPOSAL 1- SANTA FE MAINTENANCE WAREHOUSE:

- Work shall include all labor and materials to provide a new Multi-ply PVC KEE roof system on the maintenance warehouse. All existing roofing is to be taken down to the existing sloped tectum roof deck. Approximately twenty-four (24), 2-inch-thick tectum roof panels will be required to be removed and replaced due to storm damage. Any additional will be replaced utilizing the unit cost proposals.
- Contractor to verify existing deck conditions, sweep clean all debris prior to installing new roofing materials
- Contractor to install a new mechanically attached base sheet utilizing fasteners and assembly letter provided by the manufacturer issuing the warranty. All roofing attachments will be required to be approved by the Texas Windstorm Engineer that each contractor will be responsible for scheduling and submission of field reports.
- Contractor to install 1-layer of 2.2-inch Polyisocyanurate insulation fastened to existing sloped tectum deck per manufacturer requirements to meet all local codes.
- Contractor to install 1-layer of 2.2-inch Polyisocyanurate insulation adhered to previous layer utilizing manufacturer specific 2-part low rise adhesive.
- Contractor to install ½-inch gypsum cover board adhered to previous layer of polyisocyanurate insulation utilizing manufacturer specific 2-part low rise adhesive.
- Contractor to install a 90-mil SBS smooth sanded inter-ply sheet, torch applied in field of roof.
- Contractor to install a 87mil (Nom)-mil fleece backed PVC KEE roofing membrane installed in low-rise foam adhesive and per manufacturer's requirements. A 50-mil PVC/KEE by Fibertite is allowable to meet ASTM 6754
- All sheet metal copings, counter flashings, pipe bonnets and slip flashings are to be new stainless or Kynar where they occur and visible from the ground.
- Contractor to install new metal structure at all soffit and fascia panels with new stucco wall system materials and per detail.
- Extend existing soil pipes to a height of eight inches (8") above finished roof surface where needed and install manufacturer specific pipe boot with stainless steel bonnets and band clamp

NOTE: ALL existing curbs and mechanical will be removed from the roof surface, all vents are to remain. All piping to be terminated below the deck, All hot stacks to be removed. Any deck infill will be required to have a 3/16-inch steel plate fastened through the deck structure with toggle bolts.

- Contractor to install new Kynar coated gutters and downspouts, matching size and location with an overflow cutout installed at every downspout. Owner to select color.
- All measurements and core information are the responsibility of the Contractor for bidding purposes.
- Provide a manufacturer's twenty (20) NDL, No Dollar Limit Warranty.
- Provide a five (5) year Contractor's warranty.
- All mechanical, electrical, plumbing disconnections shall be the responsibility of the contractor. This is considered a turn-key project, Santa Fe ISD is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE 7-16, the specifications and manufacturer's guidelines.

The amount for the complete construction of **Santa Fe ISD- Roof Replacement**, including all general, plumbing, mechanical, and electrical work indicated on the drawings by **Armko Industries, Inc.** dated **5/9/2025**:

Base Proposal 1 _____ Dollars\$ _____

Calendar Days _____

BASE PROPOSAL 2 – ANNEX BUILDING

- Work shall include all labor and materials to provide a new architectural shingle roof system on roof area A of Santa Fe ISD Annex. All roof areas are to be taken down to existing plywood decking, contractor to inspect and repair any deteriorated plywood decking prior to installing a mechanically attached synthetic base sheet.
- Contractor to install a new self-adhered waterproofing underlayment at the ridge and over top of a new drip edge prior to new mechanically attached synthetic base sheet mechanically attached to meet local wind requirements to meet ASCE 7-16.
- Install new synthetic base sheet mechanically attached to existing plywood roof deck and nail base insulation.
- Contractor to install new Kynar coated drip edge at all locations, mechanically attached to existing plywood nail base and immediately stripped in with new self-adhered base flashing.
- Contractor to install a new Architectural shingle to match existing color, fastened at 6 nails per shingle for "enhanced" applications or as required to meet local wind zone. TAMKO Titan XT or similar to meet wind warranty requirements
- Contractor to replace all 2x wood fascia trim at all roof edge and rake edge conditions. Prime all new wood and paint to match existing building with a high quality elastomeric paint.
- Any lead flashing boots are to be replaced with new roof jack lead boots primed and set in sealant.
- All measurements are the responsibility of the Contractor for bidding purposes.
- Provide a manufacturer's 40-year Limited warranty manufacturer's defect warranty.
- Provide a Manufacturer's 15-year Wind Warranty up to 160mph with special installation.
- Provide manufacturer's 120-month algae warranty.
- Provide a five (5) year Contractor's warranty.
- This is considered a turn-key project, Santa Fe ISD is to furnish nothing. All work is the responsibility of the contractor.
- All installations shall be per NRCA, SPRI, ES-1, ASCE 7-16, the specifications and manufacturer's guidelines.

The amount for the complete construction of **Santa Fe ISD- Roof Replacement**, including all general, plumbing, mechanical, and electrical work indicated on the drawings by **Armko Industries, Inc.** dated **5/9/2025**:

Base Proposal 2 _____ Dollars\$ _____

Calendar Days _____

ALTERNATE PROPOSAL 1- SANTA FE MAINTENANCE WAREHOUSE:

- Work shall include all labor and materials to provide a new Multi-ply PVC KEE roof system on the maintenance warehouse. All existing roofing is to be taken down to the existing sloped tectum roof deck.
- Contractor to remove all existing tectum roof deck panels and bulb-T's from the structure to install a new metal roof deck. New metal deck to be 1.5B18, (min 3-span condition) with maximum span of 6'-3". Fasten deck to support structure with TEK-5 screws at the bottom of each flute (over supporting structural member). Overlap deck edges and fasten to together w/ TEK-5 screws @ 6" O.C.
- All roofing attachments will be required to be approved by the Texas Windstorm Engineer that each contractor will be responsible for scheduling and submission of field reports.
- Contractor to install 1-layer of 2.2-inch Polyisocyanurate insulation fastened to NEW 18Ga sloped metal deck per manufacturer requirements to meet all local codes.
- Contractor to install 1-layer of 2.2-inch Polyisocyanurate insulation adhered to previous layer utilizing manufacturer specific 2-part low rise adhesive.
- Contractor to install ½-inch gypsum cover board adhered to previous layer of polyisocyanurate insulation utilizing manufacturer specific 2-part low rise adhesive.
- Contractor to install a 90-mil SBS smooth sanded inter-ply sheet, torch applied in field of roof.
- Contractor to install a 87mil (Nom) fleece backed PVC KEE roofing membrane installed in low-rise foam adhesive and per manufacturer's requirements. A 50-mil PVC/KEE by Fibertite is allowable to meet ASTM 6754
- All sheet metal copings, counter flashings, pipe bonnets and slip flashings are to be new stainless or Kynar where they occur and visible from the ground.
- Contractor to install new metal structure at all soffit and fascia panels with new stucco wall system materials and per detail.
- Extend existing soil pipes to a height of eight inches (8") above finished roof surface where needed and install manufacturer specific pipe boot with stainless steel bonnets and band clamp

NOTE: ALL existing curbs and mechanical will be removed from the roof surface, all vents are to remain. All piping to be terminated below the deck, All hot stacks to be removed.

- Contractor to install new Kynar coated gutters and downspouts, matching size and location with an overflow cutout installed at every downspout. Owner to select color.
- All measurements and core information are the responsibility of the Contractor for bidding purposes.
- Provide a manufacturer's twenty (20) NDL, No Dollar Limit Warranty.
- Provide a five (5) year Contractor's warranty.
- All mechanical, electrical, plumbing disconnections shall be the responsibility of the contractor. This is considered a turn-key project, Santa Fe ISD is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE 7-16, the specifications and manufacturer's guidelines.

The amount for the complete construction of **Santa Fe ISD- Roof Replacement**, including all general, plumbing, mechanical, and electrical work indicated on the drawings by **Armko Industries, Inc.** dated **5/9/2025**:

Base Proposal 1 Dollars\$

Calendar Days

Unit Price Proposal:

1. Remove and replace damaged tectum decking panels: \$ per board panel.
2. Remove and replace deteriorated nailers: \$ per board foot.
3. Remove and replace existing metal gutters to match existing. \$ per linear foot
4. Remove and replace existing metal downspouts to match existing. \$ per linear foot

ADDENDA – Contractor must list number of Addenda issued.

Respondent has received the following Addenda to the Request for Proposals, but agrees and understands that it will be responsible for performing the Work in accordance with all terms and conditions in all Addenda issued in connection with the Request for Proposals, and that it's Proposal will be construed to include all requirements of all such Addenda.

Addenda No.1

Addenda No.2

Addenda No.3

NOTE: Failure to acknowledge Addenda does not release Contractor from financial obligation to complete all Addenda.

SUBSTANTIAL COMPLETION DATE

After Commitment Approval or Notice to Proceed is issued by Santa Fe ISD, all of the work shall be substantially completed within calendar days. Number of days listed **must** include materials & equipment lead times and construction duration. Final Completion shall be achieved within 30 consecutive calendar days after the date of Substantial Completion as determined by the ODR.

The undersigned Respondent has carefully examined and considered the Project Site and relevant conditions and circumstances for the Work, information and requirements set out in the Request for Proposals, the Drawings and Project Manual/Specifications, and the requirements of the proposed Contract Documents, including the ODR's Agreement, the Uniform General and Supplemental Conditions, Special Conditions, and Tex. Gov. Code pertaining to Prevailing Wages Rates, in making this Proposal. Capitalized terms used but not otherwise defined in this Proposal Form shall have the same meanings as designated in the Request for Proposals.

The undersigned Proposer further agrees to the following conditions:

1. An incomplete Proposal or one having additional information or other modifications or qualifications inscribed thereon, may be cause for rejection of the entire Proposal.
2. That, if accepted by the Owner ODR, this Proposal becomes a part to the Contract Documents upon the signing of the Contract Agreement, and failing to comply with any part of this Bid will be taken as failure of the Proposer to comply with the Contract Documents, and will be just cause for rejection of the Work.

RESPONDENT:

Company

Employer Federal Identification Number (EIN)

By:

Signature

Title

Company Phone Number

Date

Company Email or Fax Number

Company Contact and Address for Invoice



A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. In the center is a five-pointed star. Below the star, the name "DEAN D. BROWN" is printed, followed by the license number "117508". A handwritten signature is written across the seal.

CONTRACTOR **SHALL** VERIFY ALL
SUBSTRATES, DIMENSIONS,
CURBS, PENETRATIONS, ECT.
THOSE SHOWN ARE TYPICAL BUT
MAY NOT BE ALL INCLUSIVE
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○	ISSUES	
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△	REVISIONS	
1	ADDENDUM 1	05/14/2025
2	ADDENDUM 2	05/20/2025

JOB: 25-1037-42
DATE: 04/29/2025
DRAWN BY: MK
CHECKED BY: CB

R1.01

