

Public Questions & Answers

Event Information

Number: 25-606 Addendum 3
Title: Roof replacements and/or repairs and HVAC upgrades at North Shore Middle School and Cunningham Middle School.
Type: Competitive Sealed Proposal
Issue Date: 12/7/2025
Question Deadline: 1/7/2026 12:00 AM (CT)
Response Deadline: 1/15/2026 01:00 PM (CT)
Notes: Galena Park Independent School District (GPISD) is requesting Competitive Sealed Proposals (CSP 25-606) for Roof replacements and/or repairs and HVAC upgrades at North Shore Middle School and Cunningham Middle School (GPISD Project B108). Proposals are due on January 12, 2026 at 1:00 PM C/T and Alternates at 2:00 PM C/T, after which proposals will be opened publicly and read aloud at the GPISD Administration Building. Submissions must be delivered to the Facility Planning and Construction Department in the GPISD Administration Building, 14705 Woodforest Blvd., Houston, TX 77015, in a sealed envelope by the close date and time stated in this bid event. A Proposal Security in the amount of ten percent (10%) of the proposal amount is required. The scope of work includes: HVAC Upgrades at Cunningham Middle School: Controls upgrade, replace 4 AHU's, Replace DX Coil & Condenser, install 13 VFD's and replace 6 hydronic cooling system pumps. North Shore Middle School roof restoration: install a flute fill ISO, coverboard, and 60mil. felt back PVC roof system with decor ribs to simulate standing seam, new gutters, downspouts, and associated metal, minor repairs to coping cap at low slope roof areas. Cunningham roof restoration: cap new modified bitumen over existing roof membrane and associated metal. Both roofs to extend 20 year NDL warranty. A pre-proposal conference will be held at the GPISD Administration Building on December 09, 2025 at 2:00 pM. Attendance is highly recommended. Proposal Documents will be available on December 7, 2025 on the district website, and on the GPISD eBid system <https://galenaparkisd.ionwave.net>. GPISD reserves the right to reject any and all proposals, the right to negotiate with any proposers after submission of proposals, and at its discretion, may waive any formalities or minor irregularities regarding the proposals.

Published Questions

Question: Is work allowed during school hours?

Answer: yes

Asked: 1/6/2026 10:24 AM (CT)

Question: We are interested only in subcontracting the portion of the job and wondering how we can obtain the interested GC bidders for this project

Answer: [Pre-Bid Sign in](#)

-Right Click
-Open in new tab

Asked: 1/5/2026 06:16 PM (CT)

Question: Section 02 82 00 – Asbestos Remediation is included in the project specifications; however, no asbestos survey or report has been provided with the contract documents. Please advise whether an asbestos report will be issued for this project.

Answer: [North Shore Middle School](#)

[Cunningham Middle School](#)

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Asked: 1/5/2026 01:34 PM (CT)

Question: Is there a sign in sheet available or contact info to reach out to the mechanical contractors?

Answer: [Pre-Bid Sign in](#)

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Asked: 12/30/2025 09:45 AM (CT)

Question: The thru-wall at Cunningham has definitely seen better days, would the owner like to add thru-wall replacement at Cunningham to the scope of work?

Answer: Reference A 3.22, 4,5,6

Asked: 12/22/2025 12:58 PM (CT)

Question: Would the owner like to compare cost's for a standing seam retro-fit vs a decor rib retro-fit at North Shore?

Answer: Yes. See addendum 1 for specifications and details.

Asked: 12/22/2025 12:54 PM (CT)

Question: Cunningham Skylight Removal - Keynote #3 Sheet A-303 states "Remove curb, remove capped skylights, cover and patch opening with metal decking to match adjacent, add additional supports as necessary". Not being structural engineers, with out knowledge of the existing roof load design, engineered clear spans and other information we can not know what is properly required. Can a detail for these openings be provided?

Answer: Reference nomenclature for roof components at gymnasium. Additional supports as needed

Asked: 12/22/2025 09:22 AM (CT)

Question: Premanufactured Multi-Penetrated Vault - General Note #16 Sheet(s) A303 & A-304 Cunningham MS Roof Plans states "Provide Premanufactured Multi-Pentrated Vault. 1) Is this note to be used? 2) If it is used can a specification be provided and a location on the roof?"

Answer: Refer to Specification Section 07 72 00 Roof Accessories for product information. As required for proper termination of roof top piping.

Asked: 12/22/2025 09:16 AM (CT)

Question: Will the Pre-Proposal Conference sign in sheet be posted?

Answer: [Pre-Bid Sign in](#)

-Right Click
-Open in new tab

Asked: 12/16/2025 09:10 AM (CT)

Question: On North Shore MS; drawings say to adhere the DensDeck Coverboard to the flute fill material. This needs to be mechanically attached to achieve a warranty. Please verify.

Answer: Mechanically fasten the flute fill and adhere the cover board

Asked: 12/15/2025 07:30 AM (CT)

Question: Drawings: Are drains to be removed and replaced? Can retrofit drain kits be utilized in lieu of removal and replacement?

Answer: Cunningham MS: Reuse existing drains. Replace missing strainers. Addendum 1 to follow last pre-bid and be issued on December 23,2025.

Asked: 12/15/2025 07:22 AM (CT)

Question: Due to the cost for labor to install the decor rib profiles. In lieu of a PVC membrane and decor rib profiles, will it be acceptable to submit a voluntary alternate to install a 2" standing seam metal roof recover, utilizing BEAM's typical metal roofing manufacturers McElroy, Una-Clad, and Pac-Clad?

Answer: Bid construction documents.

Asked: 12/15/2025 07:17 AM (CT)

Question: Section 07 51 00 - Calls out a 3/4" DensDeck Prime coverboard. DensDeck Primed only goes up to a 5/8" thick board. Will a 5/8" or 1/2" DensDeck Prime coverboard be acceptable?

Answer: 5/8" DensDek is acceptable.

Asked: 12/15/2025 07:01 AM (CT)

Question: Section 07 51 00 - Calls out Patina Green PVC membrane with Patina Green decor ribs. Out of the manufacturers listed only Sarnafil makes the Patina Green products and there is a 4-to-5-month lead time. Will a gray or tan color be an acceptable option for the PVC?

Answer: Owner has a strong desire to match existing color on roof area.

Asked: 12/15/2025 06:54 AM (CT)

Question: Section 07 51 00 - Will Flex and Elevate be acceptable manufacturers?

Answer: Refer to Documents for acceptable manufacturers. Substitutions are permitted prior to bidding and should be stated .

Asked: 12/15/2025 06:46 AM (CT)

Question: Section 07 51 00 - Spec calls out for a type II PVC membrane. Only Sarnafil provides this type of fiberglass reinforcement. Typically, PVCs use a more elastic type of reinforcement since PVC is inherently brittle. Sarnafil also has a Type III PVC membrane, S327, which is more comparable to the standard PVC typically installed and all other manufacturers supply. Should this be a Type III polyester reinforced membrane with basis being the Sarnafil S327 membrane?

Answer: Provide a 4434 TYPE III Membrane. Sika Sarnafil Product 3327 Fleece Back Gaf Product-Everguard PVC Fleece Back Siplast Product-Parasolo PVC Fleece Back Addendum 1 to follow last pre-bid and be issued on December 23,2025.

Asked: 12/15/2025 06:43 AM (CT)

Question: Section 07 52 20 - Spec calls out for HD Iso Coverboard. All manufacturers will not allow torching to HD Iso. Can DensDeck primed coverboard be utilized at the Mod Bit sections?

Answer: As long as the insulation R-value and thickness do not change. Addendum 1 to follow last pre-bid and be issued on December 23,2025.

Asked: 12/15/2025 06:22 AM (CT)

Question: What time do we meet on the 22nd?

Answer: 12-19 at 2pm and 12-22 at 10am. Please meet at Cunningham Middle Scholl @ 14100 Wallisville Road first both days. Call Donna Sarkozi @ 936-672-9854 to coordinate

Asked: 12/12/2025 10:11 AM (CT)

Question: Pre-bid walk on 12/22, where will we meet?

Answer: Please meet at Cunningham Middle Scholl @ 14100 Wallisville Road first both days. Call Donna Sarkozi @ 936-672-9854 to coordinate

Asked: 12/12/2025 08:48 AM (CT)

Question: Will there be another pre-bid job walk thru being there was only 2 days between when the project was advertised on 12/07 and when the pre-bid was scheduled for on 12/09? Or Can this be scheduled direct thru GPISD facilities office?

Answer: 12-19 at 2pm and 12-22 at 10am

Asked: 12/9/2025 04:11 PM (CT)
