November 11, 2026

Addendum No. 1
CSP 27.03 – West Brook High School Roofing Project

1. Q: Per state purchasing statues, who is the architect / engineer of record as required by the State of Texas? Architect or engineering stamp on the design specifications is missing.

A: The District determined that because the project is limited to preparing the existing roof for the application of the silicone overlay and applying the silicone overlay, a licensed engineer is not required to stamp the design specifications.

2. Q: Can the contractor recover lost calendar days due to recorded adverse weather delays?

A: Yes, subject to BISD approval, the contractor may receive an extension of the completion deadline for documented weather delays that exceed the anticipated weather allowance and affect the critical path of the work.

3. Q: Has an infrared survey been performed to identify any wet roof areas that will need to be replaced prior to the new coating application?

A: The District has not provided an infrared moisture survey as part of the bid documents. Bidders shall refer to the project specifications for pre-roof inspection requirements, including core sampling, pull testing, and thermal scans as required by the manufacturer.

4. Q: If no infrared survey has been performed, who is responsible for obtaining this service?

A: The awarded contractor is responsible for obtaining any required infrared moisture survey in accordance with the project specifications.

5. Q: Is the proposing contractor to provide unit costs to remove any wet areas of roofing found from the infrared survey?

A: Yes. The proposal form will be revised through an **addendum 2** to require bidders to provide a unit cost per square foot for the removal and replacement of wet roofing materials identified during the infrared moisture survey.

6. Q: You are requesting a loss analysis/loss history from the insurance carrier – How many years are you requesting?

A: Please provide the insurance carrier's loss analysis and loss history covering all lines of insurance coverage for the preceding three (3) years.

7. Q: What type of loss analysis are you looking for?

A: Please provide insurance carrier-issued loss-run reports for the preceding three (3) years covering all lines of insurance maintained by the proposer. Reports should identify claims, amounts paid, outstanding reserves, and claim status. Carrier-issued confirmation of no losses is acceptable for coverage with no claims. These reports will satisfy both the loss analysis and loss history requirements.

8. **Q: Exhibit D - It states "The completed vendor pack must be emailed by a BISD campus or department contact In PDF format to the BISD purchasing department. Incomplete packets will be rejected. When is this due and who do we send it to?**

   A: Vendor packets shall be submitted with bid submission, not emailed separately.

9. **Q: Insurance requirement shows $500,000 fire damage. Is this correct?**

   A: Yes

10. **Q: On the owner's contingency allowance money, is the contractor's mark-up included in this amount or does this mark-up to be included in the base bid?**

    A: The $20,000 Owner's Contingency shall include any approved contractor markup associated with contingency work. Proposers shall not include a separate markup on the contingency allowance in the Base Proposal Price.

11. **Q: Is this project being procured thru a cooperative?**

    A: No

12. **Q: Section 8, Safety Record of Proposer (CSP page 12), item a, requests the Proposer's OSHA Inspection Records for the preceding three (3) years, which we understand to include OSHA injury and illness logs. Employers with 10 or fewer employees are partially exempt from OSHA recordkeeping under 29 CFR 1904.1 and are not required to keep OSHA 300, 300A, or 301 logs. Mpact Roofing falls within this exemption. Question: Is a signed exemption statement on company letterhead, together with an Experience Modification Rate (EMR) letter from our workers' compensation carrier and our written safety program, acceptable in place of OSHA 300 logs for this item?**

    A: Yes

13. **Q: I was reaching out to see if you could send me all the bid documents for the West Brook High School roofing project.**

    A: All documents are posted on www.bmtisd.com/bids

14. **Q: Also, what platform do yall post your bid solicitations on?**

    A: www.bmtisd.com/bids

15. **Q: Can the ISD confirm which roof areas are being quoted for restoration (e.g., all metal, single ply, and modified bitumen areas)?**

A: Yes. All metal, single-ply (TPO), and modified bitumen roof areas identified in the project specifications are included in the scope of restoration.

16. **Q: Which specific area by the batting cages is to be coated? This area was not included in the provided specifications.**

A: The batting cage facility roof is included in the project scope. Additional clarification identifying the specific roof area to be coated will be provided through an **addendum 2**. The proposal form will also be revised through the addendum to require bidders to provide separate pricing for the Baseball Press Box, Storage Building, and Locker Room.

17. **Q: Can you confirm if the $1,100,000 budget applies to all of these roof areas?**

A: Yes, the $1,100,000 estimated project budget applies to all roof areas included in the project scope, including the additional areas identified in the forthcoming **addendum 2**.

18. **Q: Could you provide an aerial photo reference showing the roof areas to be coated?**

A: Yes. An aerial image identifying the roof areas to be coated will be provided through an **addendum 2**.

19. **Q: Does only the modified bitumen roof area require a moisture scan prior to work?**

A: The project specifications identify thermal scanning requirements for the modified bitumen roof areas, as required by the manufacturer.

20. **Q: How should we price the replacement of existing roof areas following the moisture scan results?**

A: Bidders shall provide a unit cost per square foot for the removal and replacement of wet roofing materials identified through the moisture scan. The proposal form will be revised through an **addendum 2** to include this unit pricing requirement.

21. **Q: What are the specified working hours for this project?**

A: Permitted working hours are from 7:00 AM until sundown. All work shall be coordinated with the District to minimize disruption to campus operations and instructional activities.

22. **Q: Is night and weekend work allowed?**

A: Weekend work is permitted between 7:00 AM and sundown with prior District approval. Night work is not permitted unless specifically authorized by the District. All work must be coordinated to minimize disruption to campus operations.

23. **Q: Are there any known operational events or factors at the school that would prevent work from being performed?**

A: The awarded contractor shall coordinate the work schedule with the District and campus administration to accommodate instructional activities, athletic events, and other scheduled campus operations while minimizing disruptions and ensuring student and staff safety.

24. Q: Can you confirm that the total scope covers 402,300 sq. ft. of roofing per the specifications package?

A: The project specifications identify approximately 402,166 square feet of roofing. Bidders are responsible for verifying all measurements and quantities. Additional roof areas identified in the forthcoming **addendum 2** shall be priced separately.

25. Q: What badging or security requirements does the ISD have for contractors?

A: Contractors shall sign in at the campus each morning. Driver's Licenses are required for all contractors and subcontractors who will be working on this project. Contractors/subcontractors will be background checked prior to starting the work each day. The contractor is to provide their own portable restrooms.

26. Q: Are the R-panel metal roofs (the north wings and the two buildings near the baseball field) included in the scope of work?

A: Please refer to the updated aerial image provided in the **addendum 2** identifying the roof areas included in the project scope.

27. Q: Should proposers' price the quantities stated in the solicitation, or field-verified actual quantities?

A: Proposers shall base their pricing on field-verified actual quantities for all roof areas identified in the project specifications and updated aerial image provided through the **addendum 2**.

28. Q: Will BISD issue an addendum to clarify the roof areas and quantities?

A: Yes. BISD will issue an **addendum 2** providing an updated aerial image identifying the roof areas included in the project scope. Proposers shall field-verify all quantities and measurements prior to submitting their proposals.

29. Q: How will differences between the stated and actual quantities be handled after award (for example, through unit pricing per square foot by roof type)?

A: Proposers shall base their proposals on field-verified quantities for all roof areas identified in the project scope.

30. Q: Could you please let me know when you will release the complete Project Manual, roofing specifications, and drawings for the West Brook High School Roofing Project?

A: Specifications are provided at www.bmtisd.com/bids

31. Q: Who does the roof warranty need to be warrantied by?

A: The roof warranty shall be provided by the roofing system manufacturer in accordance with the project specifications.

32. Q: How will the contractors have roof access?

A: Roof access will be available through existing roof hatches on the main building. For areas without roof hatches, the awarded contractor shall provide the necessary ladders or other appropriate access equipment.

33. Q: Will contractors have water access for power washing and cleaning?

A: Yes, the District will provide access to water for power washing and cleaning activities.

34. Q: Can a map be provided for access points if so?

A: Water access points will be identified and coordinated with the awarded contractor prior to the start of work.

35. Q: When will the moisture insulation scan be done?

A: After the contract is awarded. List the cost of the scan in your proposal as a separate price.

36. Q: Can additional photos be provided for the baseball batting cages?

A: Please refer to the updated aerial image provided in the **addendum 2**, which identifies the baseball batting cage facility and associated roof areas included in the project scope.

37. Q: Will the lighting protection need to be recertified?

A: The awarded contractor shall be responsible for ensuring that any existing lightning protection system impacted by the roofing work is inspected and recertified by a qualified lightning protection contractor upon completion of the project.

38. Q: Will outside scaffolding access be available so contractors are not walking through the schools?

A: The awarded contractor shall be responsible for providing exterior scaffolding, ladders, or other appropriate access equipment as needed to access roof areas without entering or traveling through school buildings. All access arrangements shall be coordinated with the District.

39. Q: Has an adhesion test been done?

A: No

40. Q: Does this project require a 50 year material warranty?

A: Yes

41. Q: Where will the staging area be for contractors?

A: By the tennis courts

42. Q: Is there a bid bond?

A: No

43. Q: Will the walkways need to be coded with different colored granules?

A: Yes, if it is a different cost, break them out

44. Q: Is there a layover on the modified roof?

A: To the District's knowledge, the existing modified bitumen roof does not have an additional roof overlay system.

45. Q: Is the duralast the original roof or is there another roof underneath?

A: To the District's knowledge, the existing Duro-Last roofing system is the original roof, with no additional roofing system underneath.

46. Q: In preparing our proposal we measured the roof areas from aerial imagery and compared them with the quantities in the solicitation:
- Modified bitumen: solicitation 262,046 SF; measured approximately 223,842 SF (about 15% lower).
- TPO: solicitation 89,122 SF; measured approximately 93,729 SF (within measurement tolerance).
- Standing seam metal (gym and southeast area): solicitation 50,998 SF; consistent with our measurement.
- R-panel metal: approximately 53,899 SF on the north wings of the main campus and the two metal buildings north of the campus near the baseball field. These areas do not appear to be included in the solicitation's metal quantity.
-The roof listed as TPO is actually PVC

A: The existing single-ply roofing system is PVC, not TPO. The project specifications will be corrected through an **addendum 2** to reflect the existing roofing material.