

## REPORT SUMMARY SHEET

**BOARD MEETING DATE:** February 19, 2018

**TITLE AND BRIEF DESCRIPTION:** The Eldon School District requested proposals for a new roof system at the Middle School.

**ACTION DESIRED:** Approval of Middle School Roofing system.

**BACKGROUND:** The Eldon School District advertised for bid to install a new roof system on the Eldon Middle School. The school had a pre-bid meeting and we had representatives from Watkins, Black and White Roofing, Reynolds Construction, Verslues Construction, Rudy's Roofing, MSR, Guarantee Roofing Inc., Capitol Roofing Solutions, Tremco/WTI, Weathercraft, McElroy Metal, Natsch and Company, Division 7 Inc., Excel Metal Roofing, Missouri Builders, and Midwest Roofing. We had 11 different bidders with over 20 options. The school did this as a design-build, which is why we have so many options.

The four low bidders were Verslues, Rudy's Roofing, Capitol Roofing Solutions, and Weatherproofing Technologies.

**Verslues** bid a Behlen Metal roof over the existing metal roof with a 20-year warranty. In the base bid, they have adding R-13 insulation. Replacing the gutters was included in their bid. They offered a \$67,000 deduct to go with 24" panel instead of a 16" panel. They bid removing the roof over the gym down to the deck and then build it back up as they did at South School. I would recommend the deduct so a total cost for the metal roof would be **\$458,700**. This is the same roof that we installed at South School.

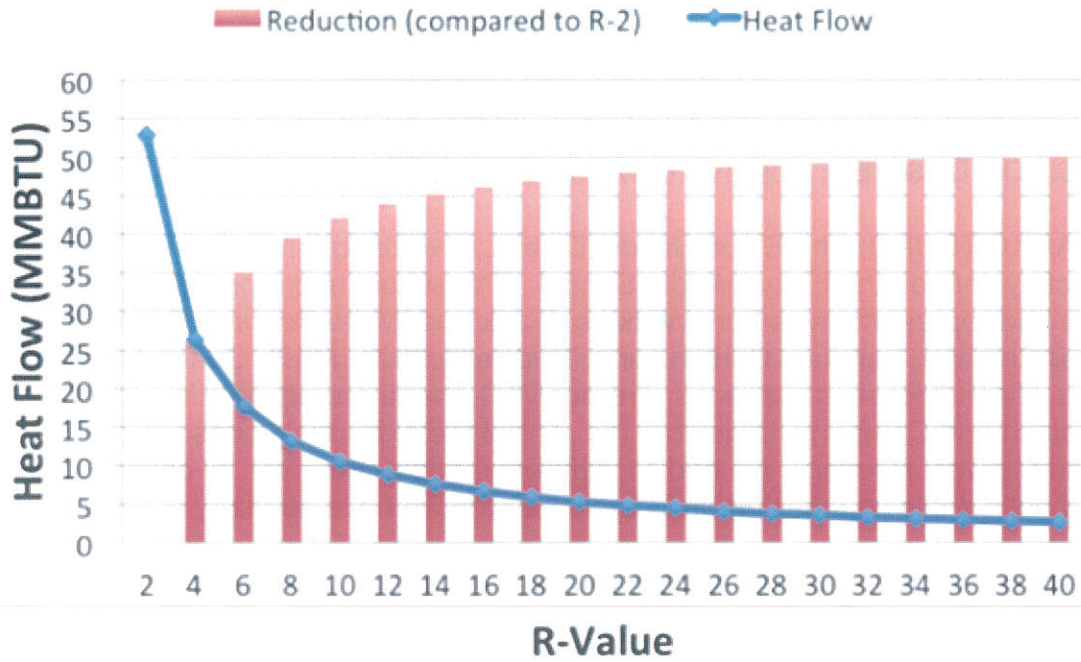
**Rudy's Roofing** is bidding a foam roof system. The roof can be pressure washed at the end of warranty (20 years) and recoated with topcoat, and a brand new warranty would be offered at that time. Gutters would also be coated. An R-14 would be added to the roof at this time with a total cost of **\$324,500**.

**Capitol Roofing Solutions** bid a Thermoplastic polyolefin (TPO) single-ply roofing membranes. Insulation increase to an R-20. Provide a 20-year no dollar limit warranty. The total cost of **\$249,950**.

**Weatherproofing Technologies, Inc (WTI)** bid a coating system using Solargard 6083. Solargard waterproofs and weatherproofs the metal roof. They bid Alphaguard over the gym roof, which is also a coating system. A 20-year warranty is provided on both and a new coating could be applied at the end of 20 years with a new warranty. Total cost **\$318,085**

## The Diminishing Returns of More Insulation

4400 HDD, 1000 sf wall area



### RECOMMENDATION:

I am recommending Verslues Construction with the Metal Roofing option and increasing the insulation to an R-13 for a total cost of \$458,700. We currently have 42 years on the existing metal roof at the Middle School. With normal maintenance on the metal roof, I believe that we can expect the new roof to last 40 years, which would be double the life of the other options.

**RESPONSIBLE PERSONS:** Matt Davis and Bronson Duncan

**SUPERINTENDENT'S APPROVAL:**

*Matt Davis*

For the purpose of submitting report

Eldon Middle School Roof							
Company	Coating	EPDM	TPO	Metal	Insulation	Gym	Gutters
Watkins		\$323,449		\$ 1,000,620.00	R-24 included in EPDM retro-fit	\$126,890 EPDM	\$ 23,850.00
Reynolds			\$373,920.55 PVC not TPO		3.5" polyiso insulation	\$ 124,001.65	included in bid
Verslues				\$526,100; gutters included; -\$67,000 deduct for 24" panels vs 16" panels	Bid price includes R-13; \$27,500 for R-19		
Rudy's Roofing	12 yr - \$184,000 20 yr - \$260,000				12 yr R-7 20 yr R-14	12 yr - \$53,500 20 yr - \$64,500	
Capitol Roofing Solutions			\$225,450 entire roof		\$24,500 R-20		one set included
WTI	\$318,085.32 entire roof						
Natsch & Co			\$505,724	\$548,032 remove metal and install new metal, epdm over gym	\$124,701 - R-19 on metal and R-30 over gym; R-30 overall \$132,553		\$21,468
Division 7 Inc			\$334,100 entire roof		\$34,200 R-17		
Excel Metal Roofing				1. \$841,701 remove and install new metal 2. \$793,355 remove and install new metal 3. \$637,567 remove and install new metal 4. \$587,567 remove and install new roof	1. R-38 included in bid 2. R-32 included in bid 3. R-13 included in bid 4. Install R-13 on gym		\$12,000 per side
Missouri Builders	\$335,195		\$337,440	\$677,527	\$32,415 R-17 \$72,000 R-9 for metal roof	\$94,450	
Midwest Roofing	\$197,218			\$574,000 R-6 included in bid		\$163,500	\$14,280 per side