

# **Meeting Packet**

## **Special Board Meeting**

**Thursday, February 2, 2017**

**05:30 PM**



NORTH LITTLE ROCK SCHOOL DISTRICT  
OFFICE OF THE SUPERINTENDENT

AGENDA

**Special Board Meeting**

North Little Rock High School  
Performing Arts Center Auditorium  
201 West 22nd Street  
North Little Rock, Arkansas 72114

Thursday, February 2, 2017 05:30 PM

**I. Call to Order**

Darrell Montgomery, President

**II. Roll Call of Members**

Sandi Campbell  
Luke King  
Darrell Montgomery  
Taniesha Richardson-Wiley  
Tracy Steele  
Scott Teague  
Dorothy Williams

**III. New Business**

**1. Roof Quotes**

**Presenter:** Gene Hawk, Director of Facilities Management

[Roof Quotes - February 2017.pdf \(p. 3\)](#)

**IV. Adjournment**



January 26, 2017

Mr. Gene Hawk  
 Director of Facilities  
 North Little Rock School District  
 2700 Poplar Street  
 North Little Rock, AR 72116

**Re: NLRSD – Middle School and Academy Roof Systems Renovation Projects**

We are pleased to present this proposal for the referenced projects for the prices listed below for each building separately:

Gymnasium .....	\$280,565.00
Cafeteria Building .....	\$168,044.00
7 <sup>th</sup> – 8 <sup>th</sup> Grade Building.....	\$556,580.00
6 <sup>th</sup> Grade Building.....	\$562,516.00
Academy School Building .....	<u>\$687,273.00</u>
Amount .....	\$2,254,978.00

**\*\*If all roof projects can be completed at the same time then please accept this deduct of \$67,300 from the above amount.**

**\*\*REVISED TOTAL AMOUNT ..... \$2,187,678.00**

**Middle School Scope of Work:**

This price includes:

1. Demolition consisting of:
  - a. Remove and dispose of existing roof system down to existing deck.
  - b. Inspect, document, and replace any damaged metal decking as per Allowance #1
2. Thermoplastic Membrane Roofing (Carlisle or Mule-hide) consisting of:
  - a. Install R-26 aged poliso rigid board insulation.
  - b. Install 1/8" per ft. taper and crickets to direct water to drains.
  - c. Install 1/4" Densdeck Prime over insulation (mechanically fastened).
  - d. Install a 60 mil TPO single-ply roof membrane (induction welded).
  - e. Fully adhere TPO membrane to parapet walls.
  - f. Install prefabricated TPO flashing around all penetrations as needed.
  - g. Provide and install TPO scuppers as needed.

- h. Install new expansion joints per plans.
- i. Install coping metal to cover all precast.
- j. Provide and install rubber supports for all MEP pipes on roof.
- k. Install new wood blocking for condenser units.
- l. Hot air weld membrane seams with an automatic hot air welding machine.
- m. Provide 20-year NDL labor and material warranty.

**Notes:**

An allowance of \$25,000 for metal deck and miscellaneous structural reinforcement, precast cap repair, and skylight structural infill materials is included in the pricing.

**Academy School Scope of Work:**

This price includes:

- 3. Demolition consisting of:
  - a. Remove and dispose of existing roof system down to existing deck.
  - b. Remove and replace blocking as required.
  - c. Remove all coping, counter flashing & drip edge, replace with new 24ga Kynar color flashing.
- 4. Thermoplastic Membrane Roofing consisting of:
  - a. Fully adhere 60 Mil JM TPO roofing system complete in accordance with Johns Manville standard details and specifications.
  - b. Mechanically attached roofing system where shown.
  - c. Install new 1/8" taper systems with R-26 minimum utilizing existing drains.
  - d. Insulation to be fastened where shown and adhered where shown.
  - e. 1/4" secure roc cover board over entire roof, fastened where shown and adhered where shown.
  - f. Adhere parapet membrane up and over parapet walls.
  - g. Flash all penetrations, drains, transitions & terminations per JM standard details.
  - h. Provide Johns Manville 20 year No Dollar Limit (NDL) warranty to include material and labor.
  - i. Roof to roof expansion joints cover and roof to wall expansion joint covers.

**Note:**

An allowance of \$10,000.00 for misc. repairs to deck and lightweight has been included in the base price.

**We have excluded the following:**

- 1. Hazardous materials testing or abatement
- 2. Non-standard working hours. (Work is priced during normal working hours)
- 3. Unforeseen City or State Requirements
- 4. Masonry
- 5. Damp proofing, waterproofing, fire stopping
- 6. Mechanical, electrical or plumbing
- 7. Flashing and sheet metal not listed above

We thank you again for allowing Baldwin & Shell Construction Company to quote you on this project. Should you have any questions, please do not hesitate to call.

Sincerely,  
BALDWIN & SHELL CONSTRUCTION CO.

A handwritten signature in cursive script that reads "chuck garrett". The signature is written in black ink and has a long, sweeping horizontal line extending from the end of the name.

Chuck Garrett, CPE  
Senior Project Estimator  
Construction Services Team