

Proposal for:
Maplewood Richmond Hts School District
Maplewood MO
Building Envelope/Parking Lot Project 2025



Maplewood Richmond Heights School District



Submitted by:
Weatherproofing Technologies, Incorporated.
A Subsidiary of Tremco Incorporated.

3735 Green Road
Beachwood, OH 44122

May 8th, 2025

AEPA Contract
WTI Proposal # 5066530

Building Life. Managed.
www.tremcoroofing.com

TREMCO

May 8th, 2025

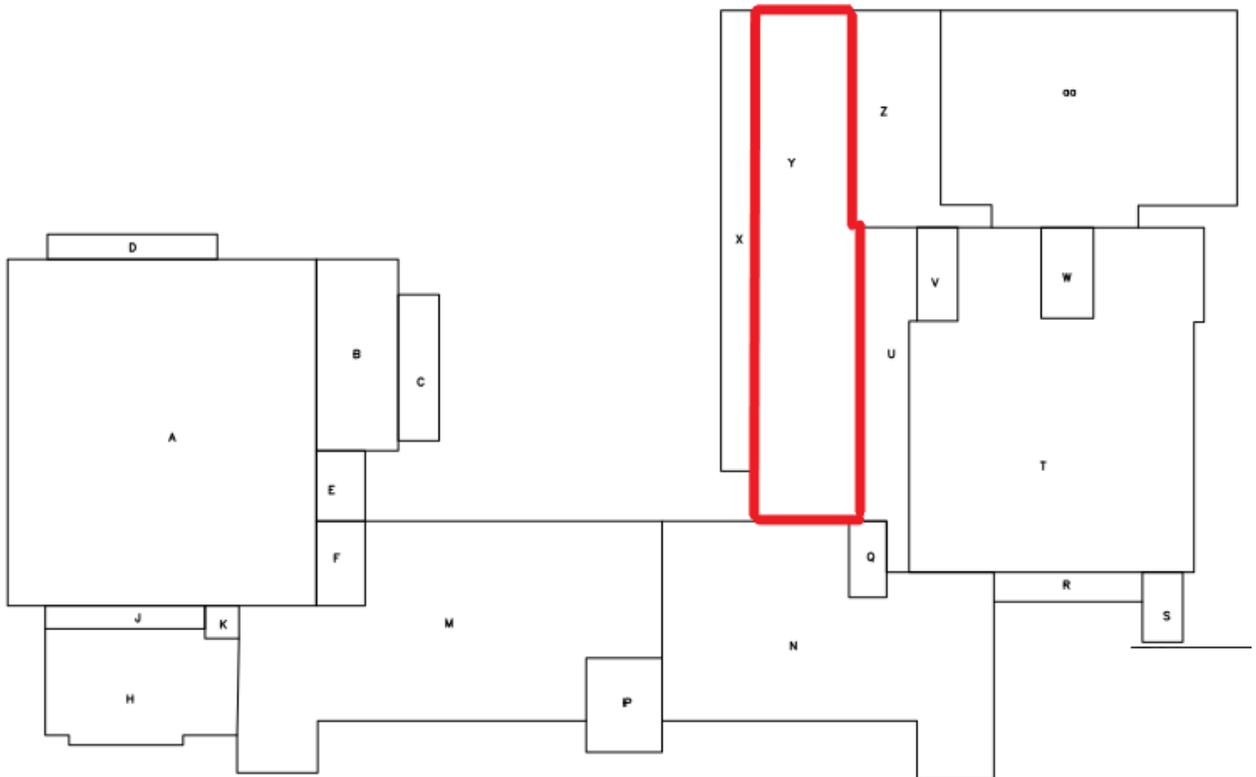
MRH School District
7539 Manchester Rd
Maplewood MO 63143-2913

RE: **Building Envelope Work**

Attn: Michael Dittrich

Weatherproofing Technologies, Inc. (WTI), a subsidiary of Tremco, is pleased to submit this proposal for the Parking Lot, Roofing, Tuckpointing, Concrete, and Window work at the facilities outlined below. We look forward to the possibility of working with you on this project.

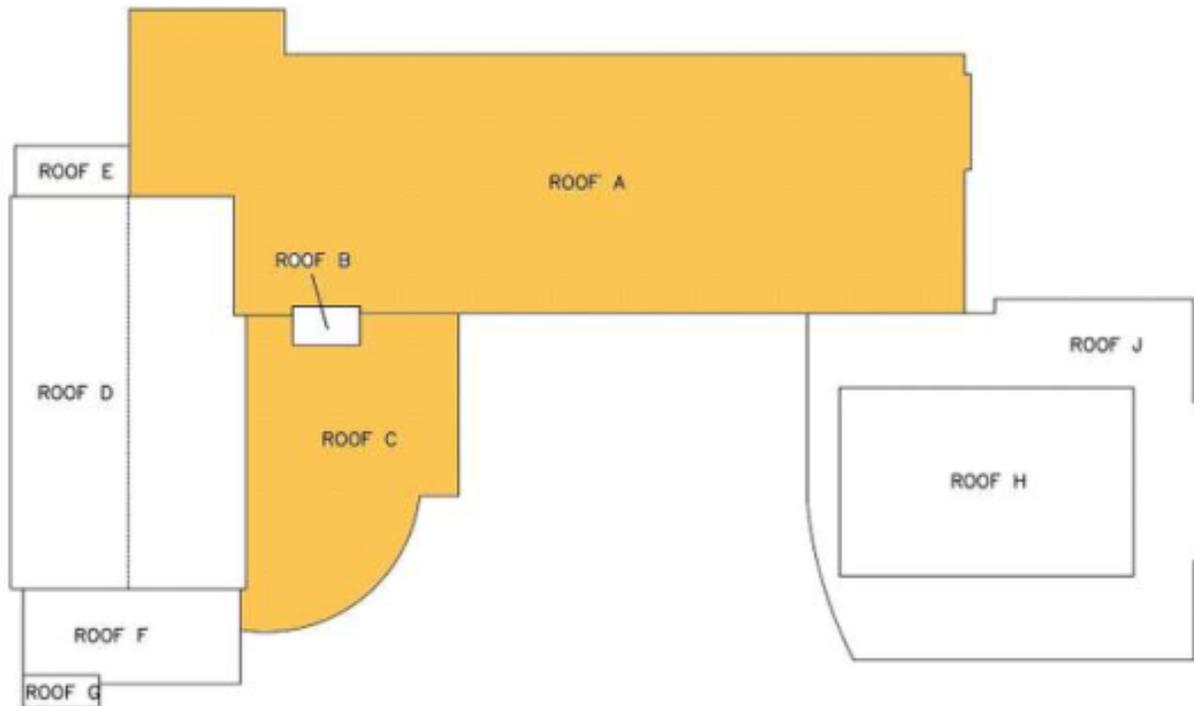
BASE SCOPES OF WORK: ROOFING





Middle School / High School: AG BIO Restoration Roof Y

1. Wti to perform IR/diagnostic scan over entire roof surface to identify any wet insulation in the existing roof. 200 sq ft of replacement is included. Any additional will be at an extra cost. (Unit cost provided below)
2. Remove any dead curbs, install ¼” steel plate over opening, and repair roof with like materials.
3. Replace all roof drains.
4. Inside of bowls will be cleaned and primed
5. Cut and repair loose flashing at wall areas and make repairs to open corners, flashing, and seams as needed to make roof watertight, TYPICAL ON ALL ROOFS
6. Pressure wash roof utilizing Rooftec.
7. Prime existing roof with AlphaGard primer
8. Coat roof with AlphaGard BIO base and Topcoat fully reinforced including all flashing
9. Apply additional AlphaGard BIO and granules for walk areas where existing walkways are, including landings for ladders
10. Paint gas lines and strainers safety yellow
11. Install new rubber triangle blocks to Gas/Electrical lines
12. WTI to provide a 20 yr QA+ roof restoration warranty.
13. Install new metal awning over doorway



ECC: AG BIO roofs A and C

14. Wti to perform IR/diagnostic scan over entire roof surface to identify any wet insulation in the existing roof. 200 sq ft of replacement is included. Any additional will be at an extra cost. (Unit cost provided below)
15. All drain rings removed for proper sealing.
16. Inside of bowls will be cleaned and primed
17. Cut and repair loose flashing at wall areas and make repairs to open corners, flashing, and seams as needed to make roof watertight, TYPICAL ON ALL ROOFS
18. Pressure wash roof utilizing Rooftec.
19. Prime existing roof with AlphaGard primer
20. Coat roof with AlphaGard BIO base and Topcoat fully reinforced including all flashing
21. Apply additional AlphaGard BIO and granules for walk areas where existing walkways are, including landings for ladders
22. Paint gas lines and strainers safety yellow
23. Install new rubber triangle blocks to Gas/Electrical lines
24. WTI to provide a 20 yr QA+ roof restoration warranty.

BASE SCOPES OF WORK: TUCKPOINTING Included with Base



- BIO Clean
 - BIO Clean all masonry with Enviro Klean by Prosooco and hot water
- Tuckpoint 25% of brick
 - Grind with dustless vacuum per OSHA guidelines
 - Grind min ½” in depth or to sound mortar
 - Lightly rinse to remove contamination
 - Install type “N” mortar
 - Tooling, texture and color to match existing
- Tuckpoint 15% of rubblestone
 - Grind with dustless vacuum per OSHA guidelines
 - Grind min ½” in depth or to sound mortar
 - Lightly rinse to remove contamination
 - Install type “N” mortar
 - Tooling, texture and color to match existing
- Window sealant / Sky facing joints on coping caps
 - Remove existing sealant from window perimeters
 - Clean and prep both edges
 - Solvent wipe
 - Install backing to proper depth
 - Apply silicone sealant by Tremco with no less than 100% elasticity, tooled to a concave finish. Pull and adhesion testing required prior to installation.
- Paint exposed steel angles with DTM
- Replace 50 brick

- Tooth out existing brick, install new to match existing
- Seal Masonry
 - Seal with Hydrosheed



- Infill existing window with brick and CMU block to match existing.(Painting of interior not included)
- Metal Contractor to replace metal awning above doorway. (WTI provided)

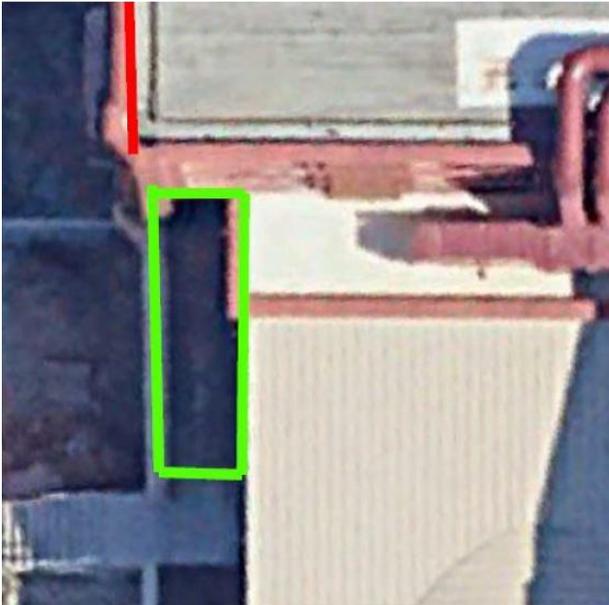


- BIO Clean
 - BIO Clean all masonry with Enviro Klean by Prosoco and hot water
- Tuckpoint 25% of brick
 - Grind with dustless vacuum per OSHA guidelines
 - Grind min ½” in depth or to sound mortar
 - Lightly rinse to remove contamination
 - Install type “N” mortar
 - Tooling, texture and color to match existing
- Window sealant / Sky facing joints on coping caps
 - Remove existing sealant from window perimeters
 - Clean and prep both edges
 - Solvent wipe
 - Install backing to proper depth
 - Apply silicone sealant by Tremco with no less than 100% elasticity, tooled to a concave finish. Pull and adhesion testing required prior to installation.
- Paint exposed steel angles with DTM
- Replace 100 brick
 - Tooth out existing brick, install new to match existing
- Seal Masonry

- Seal with Hydrosheed



- Interior of wall only
- BIO Clean
 - BIO Clean all masonry with Enviro Klean by Prosoco and hot water
- Tuckpoint 25% of rubblestone
 - Grind with dustless vacuum per OSHA guidelines
 - Grind min 1/2" in depth or to sound mortar
 - Lightly rinse to remove contamination
 - Install type "N" mortar
 - Tooling, texture and color to match existing
- Reset two stones
- Seal Masonry
 - Seal with Natural Stone Treatment by Prosoco



- Patch concrete spalls with epoxy resin
- Prep and install epoxy primer
 - Apply basecoat with intermediate broadcast aggregate
 - Apply Top Coat
- Prep and Paint handrails



- Prep and Paint window grilles



- Prep and paint window frames



Deck Coating at Stair Entry

- Pressure wash
- Caulk horizontal joints in deck
- Patch damaged concrete with Sika repair mortar
- Install 350 / 351 deck coating (standard color only)



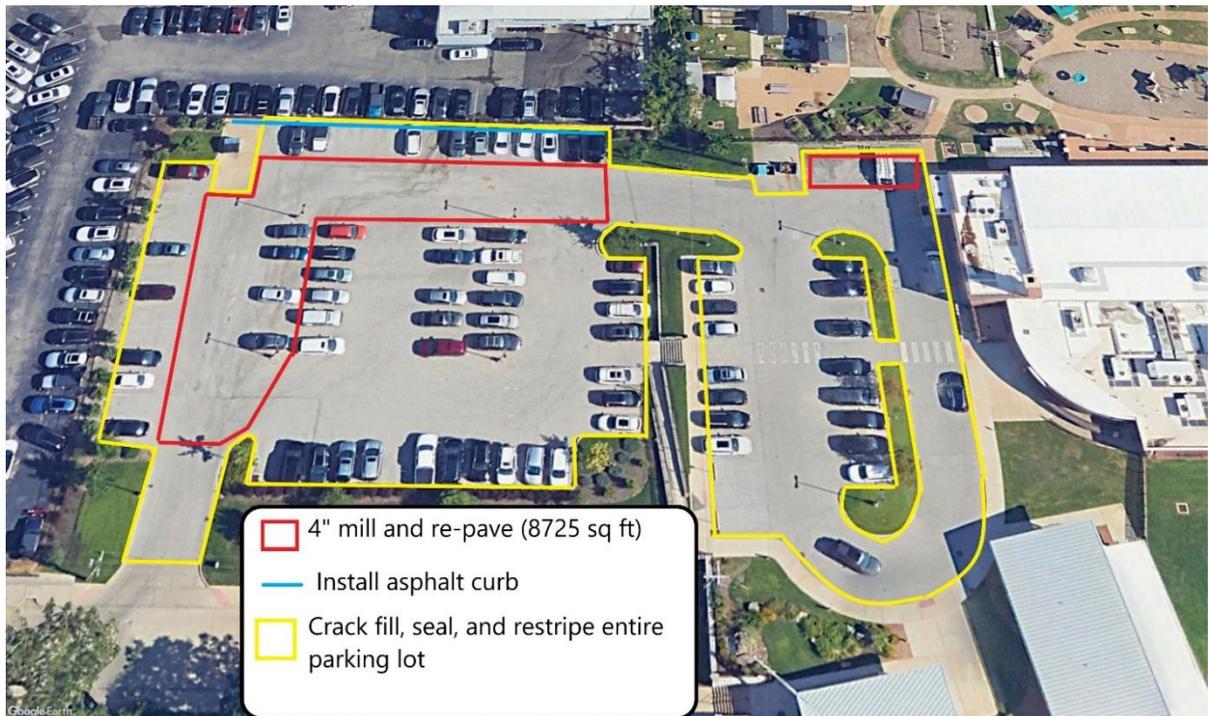
Rubblestone wall at ECC

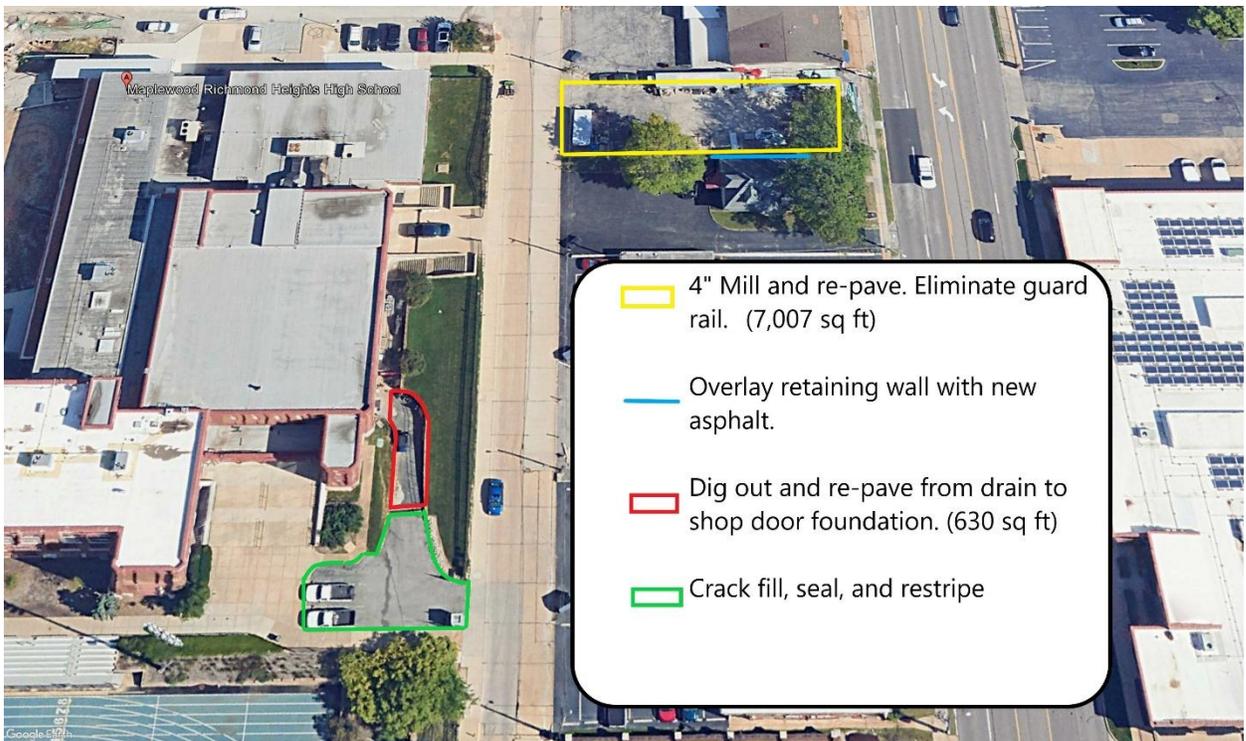
- Bio clean
- Tuckpoint approx.. 100% of rubblestone wall
- Replace approx.. 50 stone
- Landscaping to be removed by School District prior to mobilization

Elementary School – Main Entrance and Entrance Steps

- BIO clean concrete
- Caulk joints and caulk expansion joints as needed
- Grind trip hazards
- Seal walkway with Hydroshed

SCOPES OF WORK: ASPHALT PARKING LOTS – Included with Base





Concrete Scopes of Work – Included with Base



Richmond Heights Early Childhood Center

- **4" exposed Aggregate Concrete (Yellow):** Saw cut and remove approx. 800 SF of existing exposed aggregate concrete sidewalk and haul away to an approved dump site. Form and Pour concrete sidewalks back with 4000 PSI Concrete with an exposed aggregate finish.
- **Concrete Sidewalk R&R (Red):** Saw cut and remove approx. 680 SF of existing concrete sidewalk and haul away to an approved dump site. Form and Pour concrete sidewalks back with 4000 PSI Concrete with a broom finish.



Richmond Heights High School

- **4" ADA Concrete R&R (Blue):** Saw cut and remove approx. 1,646 SF of existing concrete sidewalk and haul away to an approved dump site. Install 1 inch minus stone in lifts to achieve proper ADA Grades and compaction. Pour concrete sidewalks back with 4000 PSI Concrete with a broom finish. Tie in asphalt as needed around new sidewalk.
- **Concrete Sidewalk R&R (Yellow):** Saw cut and remove approx. 680 SF of existing concrete sidewalk and haul away to an approved dump site. Form and Pour concrete sidewalks back with 4000 PSI Concrete with a broom finish.
- **Retaining Wall (Red):** Remove soil to a depth of 12" below grade. Form and pour 8" thick concrete retaining wall along the existing asphalt drive lane with 4000 PSI Concrete. Backfill the retaining all and tie in the asphalt in front along the drive lane.

Elementary School Concrete



- Saw cut and remove 8 sections of sidewalk outlined in Red and haul away. Form and pour concrete sidewalks back with 4000 PSI concrete with a broom finish.

SCHEDULE

We will dedicate required manpower/resources to perform our services on a timely and responsive basis. Full Time Roofing supervision will be supplied by For the Basic Scope of Work, we estimate Sixty (60) days construction time which will be scheduled from receipt of a purchase order.

NOTE: *Field work cannot be completed during inclement weather.*

FEES:

BASE: All scopes above including Concrete, Parking Lots, Roofing, & Tuckpointing

Based on the Scope of Work listed above, we propose a total lump sum fee in the amount of:
\$1,123,257.15

(One Million, one hundred twenty three thousand, two hundred fifty seven dollars, and fifteen cents)

Unit Cost:

Add/Deduct – Brick Replacement - \$79 each

Add/Deduct – Tuckpointing - \$30 per sq ft

Add/Deduct – Insulation Replacement - \$18 per sq ft

We have included in the project costs all labor, materials, equipment and incidentals to complete the work as outlined in the specifications, including construction management, profit and overhead.

The lump sum pricing is based on access to certain areas such as parking lots or interior pathways to access roofs. Interior access will also need to be available to reach certain roof sections. A laydown area onsite, if available, would be used to store material and equipment.

In roof areas where mechanical equipment is prevalent, coordination with the Owners in house or Mechanical Contractor will be required as not to disconnect or shut down any equipment without permission.

This Proposal is set forth above in accordance with the terms and conditions of our current AEPA Contract Agreement.

This proposal is valid for sixty (60) calendar days and does not include taxes. Owner to provide tax exempt certificate.

Services requested beyond the above scope of work shall be considered additional services. Separate or multiple cost opinions, if requested, shall be prepared at additional cost.

Additional Notes:

1. A pre-Construction meeting is scheduled, all applicable submittals will be provided upon receiving a PO.
2. There are no long lead time items from Tremco on this project that will affect our schedule.
3. Prevailing wages are included with all trades on this project.
4. We will coordinate, schedule, and cooperate with other owner contractors and work.

Please feel free to contact me if you have any questions.

Thank You,

Richard Erlinger

Richard Erlinger
WTI GC Construction Manager
(440) 856-9905



This Proposal is an offer by WTI to provide the Scope of Work set forth above to the Customer on the terms and conditions set forth herein and in WTI's standard terms and conditions (a copy of which may be obtained at <http://www.tremcoroofing.com/fileshare/terms/TandCWTI.pdf>), which are hereby incorporated by reference (together, the "Terms and Conditions"). The Terms and Conditions will govern the Work to the exclusion of any other or different terms, including in any customer purchase order, unless otherwise expressly agreed in writing pursuant to a Master Agreement or similar contract with Customer signed by an authorized representative of WTI.

We appreciate the opportunity of being considered for these services. Should you have any questions about our proposal, please let us know.

SIGNATURE: _____ **Date:** _____



- All payment applications will be on an AIA Application document with the following schedule of values.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
 APPLICATION DATE: 5/8/25
 PERIOD TO: 5/30/25
 ARCHITECT'S PROJECT NO: 0

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)	K 10%
1	Roofing	\$ -	\$ -		\$ -			\$ -		
2	Mobilization	\$ 25,766.88	\$ -		\$ -		0.00%	\$ 25,766.88		
3	Cleaning / Preperation	\$ 51,533.77	\$ -		\$ -		0.00%	\$ 51,533.77		
4	Insulation Replacement	\$ 51,533.77	\$ -		\$ -		0.00%	\$ 51,533.77		
5	Coating Application	\$ 360,736.38	\$ -		\$ -		0.00%	\$ 360,736.38		
6	Demobilization	\$ 25,766.88	\$ -		\$ -		0.00%	\$ 25,766.88		
7										
8	Luckpainting									
9	Mobilization	\$ 14,706.38					0.00%	\$14,706.38		
10	Masonry Cleaning and Preperation	\$ 44,119.11					0.00%	\$44,119.11		
11	Masonry repairs	\$ 73,531.89					0.00%	\$73,531.89		
12	Sealant application and prep	\$ 73,531.89					0.00%	\$73,531.89		
13	Weatherproof Coating application	\$ 73,531.89					0.00%	\$73,531.89		
14	Demobilization	\$ 14,706.38					0.00%	\$14,706.38		
15										
16	Asphalt									
17	Mobilization	\$ 10,834.52					0.00%	\$10,834.52		
18	Demo / Milling	\$ 54,172.62					0.00%	\$54,172.62		
19	Prep for asphalt / grading / Drainage	\$ 54,172.62					0.00%	\$54,172.62		
20	Asphalt Installation	\$ 86,676.19					0.00%	\$86,676.19		
21	Demobilization	\$ 10,834.52					0.00%	\$10,834.52		
22										
23	Concrete									
24	Mobilization	\$ 4,855.07					0.00%	\$4,855.07		
25	Demo	\$ 24,275.36					0.00%	\$24,275.36		
26	Grading / forming	\$ 24,275.36					0.00%	\$24,275.36		
27	Concrete installation	\$ 38,840.60					0.00%	\$38,840.60		
28	Demobilization	\$ 4,855.07					0.00%	\$4,855.07		
29										
30										
31										
32										
###										
###										
###										
	GRAND TOTALS	\$ 1,123,257.15	\$ -	\$ -	\$ -	\$ -	0.00%	\$1,123,257.15	\$ -	

Is this coop similar to TIPs?

This Coop is nothing like Tips when it comes to building envelope work.

1. All specifications, design, drawings, jobsite management, field reports, safety inspections, inspections, is included.
2. The materials are bought directly from the manufacturer, roofing material, metal, caulks, sealants, coatings . The school buys directly at a 14% discount with no 15% overhead, 15% profit from the contractors so there is approximately a 45% savings.
3. WTI(Tremco) will perform maintenance and inspections for twenty years included in our warranty. It's a twenty-four hour response on leak calls, one call. It is from cradle to grave process, we are the manufacturer who made the products, wrote the specs, inspected the jobs, carries the warranty with no finger pointing on the product failed, poor maintenance, bad fasteners, what ever it is its single source.
4. TIPPS, receives the proposal directly from the contractor them self with nothing else above included.