

May 20, 2025

RE: Powell County High School

700 W College Ave
Stanton, KY 40380

Woodall Companies is pleased to offer our proposal for labor, material, equipment, and supervision for the scope of work listed below.

Scope of Work (Section 1)

- Install one layer of CertainTeed Roof Runner synthetic underlayment
- Install CertainTeed Winter Guard ice and water shield at the eaves, rakes, and any through the roof penetrations
- Install CertainTeed Landmark dimensional asphalt shingles (manufacturers standard colors)
 - Install pipe boots for all through the roof penetrations
 - Install accompanying trims for all system details (valley closure, eave drip, ridge vent) per manufacturers specifications
 - **Warranty for shingles is CertainTeed's 30-Year SureStart Plus commercial warranty covering material for 30 years and workmanship for 25 years**
- Install CertainTeed Rolled Ridge Vent
- Install CertainTeed shadow ridge caps
- Install aluminum step flashing where appropriate
- F&I new 24 Ga. Exceptional Metals 6" DX-Style box gutters
- F&I new 24 Ga. Exceptional Metals 4" x 5" closed downspouts

Scope of Work (Section 2)

- Remove and dispose of the existing gutter and downspouts
- Clean and prepare the existing roof membrane for a roof overlay
- Fully adhere (FA) Fiber-Tite 50Mil XT Fleece Back (off-white) KEE membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing (If any exist) penetrations (HVAC unit curbs, rooftop equipment curbs, and pipe penetrations)
- This may include but is not limited to: pourable sealers, preformed cones and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories as needed for a watertight seal
- Terminate the membrane at the perimeter roof edges using a 24 Ga. Exceptional Metals All-Term edge metal system with cleat

- Terminate the membrane into the gutter using termination bar
- **This option includes a 20-year NDL (No Dollar Limit) Warranty that covers labor and materials from the manufacturer. This warranty guarantees the building owner that the KEE roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**
- Furnish & install new 24 Ga. Exceptional Metals DX Style 8" commercial gutter
- Furnish & install new 24 Ga. Exceptional Metals 6" x 6" closed downspouts

Scope of Work (Section 3)

- Clean and prepare the existing roof membrane for a roof overlay
- Fully adhere (FA) Fiber-Tite 50Mil XT Fleece Back (off-white) KEE membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing (If any exist) penetrations (HVAC unit curbs, rooftop equipment curbs, and pipe penetrations)
- This may include but is not limited to: pourable sealers, preformed cones and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories as needed for a watertight seal
- Terminate the membrane at the existing building wall using a 24 Ga. Exceptional Metals 2-piece counter flashing and termination bar
- Terminate the membrane at the perimeter roof edges using a 24 Ga. Exceptional Metals All-Term edge metal system with cleat
- **This option includes a 20-year NDL (No Dollar Limit) Warranty that covers labor and materials from the manufacturer. This warranty guarantees the building owner that the KEE roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**

Scope of Work (Section 4)

- Clean and prepare the existing roof membrane for a roof overlay
- Fully adhere (FA) Fiber-Tite 50Mil XT Fleece Back (off-white) KEE membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing (If any exist) penetrations (HVAC unit curbs, rooftop equipment curbs, and pipe penetrations)

- This may include but is not limited to: pourable sealers, preformed cones and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories as needed for a watertight seal
- Terminate the membrane at the perimeter roof edges using a 24 Ga. Exceptional Metals All-Term edge metal system with cleat
- **This option includes a 20-year NDL (No Dollar Limit) Warranty that covers labor and materials from the manufacturer. This warranty guarantees the building owner that the KEE roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**

Scope of Work (Section 5)

- Remove and dispose of the existing gutter and downspouts
- Clean and prepare the existing roof membrane for a roof overlay
- Fully adhere (FA) Fiber-Tite 50Mil XT Fleece Back (off-white) KEE membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing (If any exist) penetrations (HVAC unit curbs, rooftop equipment curbs, and pipe penetrations)
- This may include but is not limited to: pourable sealers, preformed cones and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories as needed for a watertight seal
- Terminate the membrane at the perimeter roof edges using a 24 Ga. Exceptional Metals All-Term edge metal system with cleat
- Terminate the membrane into the gutter using termination bar
- **This option includes a 20-year NDL (No Dollar Limit) Warranty that covers labor and materials from the manufacturer. This warranty guarantees the building owner that the KEE roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**
- Furnish & install new 24 Ga. Exceptional Metals DX Style 8" commercial gutter
- Furnish & install new 24 Ga. Exceptional Metals 6" x 6" closed downspouts

Scope of Work (Section 6)

- Remove and dispose of the existing gutter and downspouts
- Clean and prepare the existing roof membrane for a roof overlay
- Fully adhere (FA) Fiber-Tite 50Mil XT Fleece Back (off-white) KEE membrane in accordance with manufacturer's specifications to ensure a watertight seal

- Provide new membrane flashing for any existing (If any exist) penetrations (HVAC unit curbs, rooftop equipment curbs, and pipe penetrations)
- This may include but is not limited to: pourable sealers, preformed cones and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories as needed for a watertight seal
- Terminate the membrane at the existing building wall using a 24 Ga. Exceptional Metals 2-piece counter flashing and termination bar
- Terminate the membrane at the perimeter roof edges using a 24 Ga. Exceptional Metals All-Term edge metal system with cleat
- Terminate the membrane into the gutter using termination bar
- **This option includes a 20-year NDL (No Dollar Limit) Warranty that covers labor and materials from the manufacturer. This warranty guarantees the building owner that the KEE roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**
- Furnish & install new 24 Ga. Exceptional Metals DX Style 8" commercial gutter
- Furnish & install new 24 Ga. Exceptional Metals 6" x 6" closed downspouts

Scope of Work (Section 7)

- Remove and dispose of the existing gutter and downspouts
- Clean and prepare the existing roof membrane for a roof overlay
- Fully adhere (FA) Fiber-Tite 50Mil XT Fleece Back (off-white) KEE membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing (If any exist) penetrations (HVAC unit curbs, rooftop equipment curbs, and pipe penetrations)
- This may include but is not limited to: pourable sealers, preformed cones and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories as needed for a watertight seal
- Terminate the membrane at the perimeter roof edges using a 24 Ga. Exceptional Metals All-Term edge metal system with cleat
- Terminate the membrane into the gutter using termination bar
- **This option includes a 20-year NDL (No Dollar Limit) Warranty that covers labor and materials from the manufacturer. This warranty guarantees the building owner that the KEE roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**
- Furnish & install new 24 Ga. Exceptional Metals DX Style 8" commercial gutter

- Furnish & install new 24 Ga. Exceptional Metals 6" x 6" closed downspouts

Scope of Work (Section 8)

- Remove and dispose of the existing gutter and downspouts
- Clean and prepare the existing roof membrane for a roof overlay
- Fully adhere (FA) Fiber-Tite 50Mil XT Fleece Back (off-white) KEE membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing (If any exist) penetrations (HVAC unit curbs, rooftop equipment curbs, and pipe penetrations)
- This may include but is not limited to: pourable sealers, preformed cones and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories as needed for a watertight seal
- Terminate the membrane at the existing building wall using a 24 Ga. Exceptional Metals 2-piece counter flashing and termination bar
- Terminate the membrane at the perimeter roof edges using a 24 Ga. Exceptional Metals All-Term edge metal system with cleat
- Terminate the membrane into the gutter using termination bar
- **This option includes a 20-year NDL (No Dollar Limit) Warranty that covers labor and materials from the manufacturer. This warranty guarantees the building owner that the KEE roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**
- Furnish & install new 24 Ga. Exceptional Metals DX Style 8" commercial gutter
- Furnish & install new 24 Ga. Exceptional Metals 6" x 6" closed downspouts

Scope of Work (Section 9)

- Clean and prepare the existing roof membrane for a roof overlay
- Fully adhere (FA) Fiber-Tite 50Mil XT Fleece Back (off-white) KEE membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing (If any exist) penetrations (HVAC unit curbs, rooftop equipment curbs, and pipe penetrations)
- This may include but is not limited to: pourable sealers, preformed cones and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories as needed for a watertight seal

- Terminate the membrane at the existing building wall using a 24 Ga. Exceptional Metals 2-piece counter flashing and termination bar
- Terminate the membrane at the perimeter roof edges using a 24 Ga. Exceptional Metals All-Term edge metal system with cleat
- **This option includes a 20-year NDL (No Dollar Limit) Warranty that covers labor and materials from the manufacturer. This warranty guarantees the building owner that the KEE roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**

Scope of Work (Section 10)

- Clean and prepare the existing roof membrane for a roof overlay
- Fully adhere (FA) Fiber-Tite 50Mil XT Fleece Back (off-white) KEE membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing (If any exist) penetrations (HVAC unit curbs, rooftop equipment curbs, and pipe penetrations)
- This may include but is not limited to: pourable sealers, preformed cones and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories as needed for a watertight seal
- Terminate the membrane at the perimeter roof edges using a 24 Ga. Exceptional Metals All-Term edge metal system with cleat
- **This option includes a 20-year NDL (No Dollar Limit) Warranty that covers labor and materials from the manufacturer. This warranty guarantees the building owner that the KEE roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**

Scope of Work (Section 11)

- Remove and dispose of the existing gutter and downspouts
- Clean and prepare the existing roof membrane for a roof overlay
- Fully adhere (FA) Fiber-Tite 50Mil XT Fleece Back (off-white) KEE membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing (If any exist) penetrations (HVAC unit curbs, rooftop equipment curbs, and pipe penetrations)

- This may include but is not limited to: pourable sealers, preformed cones and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories as needed for a watertight seal
- Terminate the membrane at the existing building wall using a 24 Ga. Exceptional Metals 2-piece counter flashing and termination bar
- Terminate the membrane at the perimeter roof edges using a 24 Ga. Exceptional Metals All-Term edge metal system with cleat
- Terminate the membrane into the gutter using termination bar
- **This option includes a 20-year NDL (No Dollar Limit) Warranty that covers labor and materials from the manufacturer. This warranty guarantees the building owner that the KEE roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**
- Furnish & install new 24 Ga. Exceptional Metals DX Style 8" commercial gutter
- Furnish & install new 24 Ga. Exceptional Metals 6" x 6" closed downspouts

Scope of Work (Sections 12 & 13)

- Roof sections 12 and 13 **are not included** in this proposal due to them having been done recently.

Total (Powell County High School)\$1,582,097.00

Alternate Option (Sections 1 - SSMR)

- Remove and dispose of existing shingle system down to the deck
- Inspect decking for structural integrity. If any decking replacement is discovered to be needed, it will be done on a time & material basis additional to this proposal.
- Furnish & install (F&I) a layer of Pac Clad High Temp ice and water shield over the decking
- F&I 24 Ga. Pac-Clad, Snap-Clad system in accordance with manufacturer specifications to ensure a watertight roof system (manufacturer's standard colors)
- F&I all system appropriate trims and flashings as needed per manufacturer specifications
- F&I snow guard retention system at the eaves
- **Manufacturer's 20-Year NDL WTW ensuring to the building owner a watertight system**
- F&I 24 Ga. Pac-Tite 6" K-style gutter

- F&I 24 Ga. Pac-Tite 3"x4" corrugated metal downspouts

*If you wish to go with this alternate option for section 1 (SSMR instead of shingles), please add **\$84,561.00** to the proposal total above this option.*

Clarifications

- Proposal must be accepted in writing 15 days from the date above
- Proposal conditioned on fair contract agreement
- Price based on standard working hours
- Proposal based on site visit and satellite imaging
- This Proposal is confidential and proprietary
- Any work being performed on a time and material basis shall be billed during the same month as the performance of work
- Price reflects only those items listed above any discrepancies must be clarified in writing
- Due to the current volatile market, materials could incur much longer lead times and additional material price increases could warrant a change order to the contracting partner from the proposed amount above. In the event this occurs, the contracting partner will be notified of these increases and a change order will be submitted and must be approved before work begins
- **We anticipate some spot tear-offs of the existing system will need to happen due to compromised integrity. If existing system replacement is necessary, it will be completed on a time and material basis. This includes any decking replacement that may be necessary.**

Exclusions

- Decking replacement
- HVAC alteration and related utility work
- Lightning, lightning protection, or electrical alterations or recertification
- Removal of material containing asbestos or asbestos testing
- Ponded water due to previous existing substrate conditions

If you have any questions about our proposal do not hesitate to contact me.

Thank you for the opportunity,

Lars Griggs
CEO
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