

G. SCOTT & ASSOCIATES, ARCHITECTS

PLC

MEMO

TO: Sharla Six, Superintendent
Anchorage Independent Board of Education

FROM: Craig G Aossey, Architect

DATE: 17 April 2026

RE: BG #26-299 Anchorage Ind Miscellaneous – BP1 Roof Replacement

Your contingency is: \$45,185.00

Mrs. Six,

On Wednesday 15 April we received bids for Roof Replacement project. We will review the process for your consideration.

The Bid:

- There were 4 plan holders listed through Lynn imaging.
- There were 3 roofing contractors who attended the Pre-bid meeting.
- There were two bidders, and both are qualified and experienced with the two roof types on the project.
- We requested a base bid and 4 add alternates allowing you to select your priorities based upon your available funding. The base bid includes replacing the Modified Bitumen Roof over the small gymnasium and removing and reinstalling the terracotta tile roof over the Board Office.
- The low bidder is Highland Roofing with a base bid of \$349,795.00
- There were 4 alternates that could be accepted at an added cost. Highland remains the low bidder with any combination of alternates.
 - Alternate #1 - Remove and reinstall Terracotta Tile at east classroom wing – Added cost of \$462,330.00
 - Alternate #2 - Remove and reinstall Terracotta Tile at north side of original building – Added cost of \$285,339.00
 - Alternate #3 - Remove and reinstall sealant around glass block masonry at media center stair tower – Added cost of \$2,795.00
 - Alternate #4 - Replace roof with modified bitumen roof system and replace missing roof hatch over stage – Added cost of \$42,655
- Our probable cost was estimated at \$350,000-\$400,000 – your Base bid is within our estimate

The Contractor:

Highland roofing is a reputable and experienced, 135-year old roofing company. They are located in Louisville and have maintained your terracotta tile roofs on your existing building and have been involved in your ongoing roofing maintenance for many years.

Summary:

We have reviewed the bids and the information provided by the contractors. You have worked with Highland Roofing in the past and they have performed good work for you. They have a good reputation in the community and are capable and qualified for your scope, which includes specialty roofing with your terracotta tile roof areas.

Recommendations:

We recommend the Board proceed with the Base Bid. The proposed costs for the Alternates are reasonable and they were lower than the other bidder on all but Alternate #4. The decision of how you spend your money is up to you on these Alternates. You must set your funding priorities. The other roof areas are not currently leaking, but the cost to remove and reinstall the tile and replace the gutters on those areas will continue to increase over time. If funding allows, we would recommend Alternate #4 due to the fact that this is a difficult area to reach and when replaced in the future, the work would be staged from the new roof of the old gym, creating a potential for damage to that area.

Please consider the following motion:

“Move to accept base bid (and alternates XXX, XXX, and XXX) by Highland Roofing of Louisville for the roof replacement at Anchorage Independent School, BG #26-299, at a cost of \$349,795.00 (revise this number if you accept additional alternates); to execute a contract with Highland Roofing in the amount of \$349,795.00 (revise this number if you accept additional alternates); further to submit a revised BG-1 to KDE to reflect current project values.”

Other updates in BG #26-299:

Sidewalks:

The survey is in process for the sidewalk project and includes surveying the area for your landscaping project. The surveying work on site is scheduled for next Thursday (23 April), but it will take additional time before the CAD file is ready for our use. Your sidewalk project should be quick to assemble after the survey is in hand and we anticipate having construction documents ready for approval at your May 21st Board Meeting. Our preliminary schedule is to advertise by 28 May with a pre-bid meeting on 4 June. We would follow this with a bid opening on 18 June. This would allow us to have recommendations ready as soon as 25 June, if your Board could hold a special-called meeting at the end of June. The next scheduled meeting I see on the schedule is not until 29 July. We can adjust the bid scheduled to be later in order to bring the scope on for that meeting, but that would postpone the construction for the sidewalk until mid-August.

Electrical:

Our engineers are still calculating the needs for the service equipment size. This is not pressing for a summer construction schedule. The survey we receive for the sidewalks will also include information on the new electrical service area, so we are holding on that design until we have the survey.

Accessibility - Internal Ramps at hallway behind the stage:

This scope was much more complex than anticipated. We have reviewed your existing construction documents, field-verified dimensions and elevations, and worked on design possibilities. The corridor includes a fire-rated wall and doors, three floor elevations, structural trusses from the old gymnasium impacting head clearance, and mechanical chases along the fire-rated wall that are all constraints we are working around. After reviewing landing locations and sizes to maintain the existing fire-rated wall (but raise the frame and doors up to a new elevation), we think it may be physically possible to put in the ramps. We are still calculating the capacity of your existing structure to see if it can handle the additional weight of the ramps without adding columns and beams in the gymnasium below. This existing corridor is suspended with the weight supported from roof trusses in the 1911 gymnasium. We have also not yet verified the hidden utilities that would require relocation in the chases along the firewall. After our structural engineer has determined if we can support the new ramps, without adding columns in the gymnasium below, and additional structural support beam, we will need to review the feasibility of the cost (this is not a simple change and cannot be designed and constructed within the summer schedule). Clearances required for handrails and doors at the fire-rated wall will push the design to a full width ramp on the media center end of the corridor with no stairs, though the other end, where you currently have a temporary ramp, could remain split into stairs and a ramp.

Thank you,
Craig