

August 18, 2026

RE: Menifee County High School – Gym & Penthouse Roof

119 Indian Creek Rd
Frenchburg, KY 40322

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

Scope of Work (20 Year NDL – FiberTite 50XT KEE-PVC Membrane)

Gym Roof Area:

- Remove and dispose of the existing coping and drip edge at the gutter edges and parapet walls
- Inspect existing system for integrity. If any compromised areas are discovered, existing system replacement will be done on a time & material basis additional to this proposal
- Prepare existing system for a KEE PVC overlay
- Mechanically fasten (MF) one layer of 1/4" DensDeck coverboard
- MF FiberTite, 50XT (Off-White) KEE-PVC membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing 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 parapet walls using 24 Ga. Exceptional Metals flat coping system (manufacturer's standard colors)
- Terminate the membrane into the gutters using drip edge
- **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- PVC roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**

Penthouse Roof Area:

- Remove and dispose of the existing coping and drip edge at the gutter edges and parapet walls
- Inspect existing system for integrity. **1,000 s.f. of insulation replacement is already accounted for around the drain.** If any additional compromised areas are discovered,

existing system replacement will be done on a time & material basis additional to this proposal

- Prepare existing system for a KEE PVC overlay
- Mechanically fasten (MF) one layer of 1/4" DensDeck coverboard
- MF FiberTite, 50XT (Off-White) KEE-PVC membrane in accordance with manufacturer's specifications to ensure a watertight seal
- Provide new membrane flashing for any existing 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 parapet walls using 24 Ga. Exceptional Metals flat coping system (manufacturer's standard colors)
- Terminate the membrane into the gutters using drip edge
- **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- PVC roofing system will not leak water due to the failure of the membrane as the result of ordinary weather conditions.**
- Furnish & install (F&I) 24 Ga. Exceptional Metals 7" DX-Style commercial gutter with fascia wrap behind it
- F&I 24 Ga. 4" x 5" commercial downspouts (color to match gutter)

Total (20 Year NDL – FiberTite 50XT KEE-PVC Membrane) \$199,846.00

*The base option above does not include the fee for a P&P Bond. If you wish to include the fee for this project to be bonded, please add **\$2,998.00** in addition to the base option above.*

NOTE: If a project is under the \$500,000.00 threshold, a P&P Bond is typically not needed.

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 visits 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
- If decking replacement is necessary, it will be completed on a time and material basis
- **This proposal has been priced using Woodall Companies TIPS JOC#24010402**

Exclusions

- Decking replacement
- Davis-Bacon prevailing wage
- P&P/Bid Bond
- 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,

Aaron Dawson
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