



THE GARLAND COMPANY, INC.

HIGH PERFORMANCE BUILDING ENVELOPE SOLUTIONS

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March 4, 2022

**Mr. Scott Hogen
ISD 77 School District
10 Civic Center Plaza
Mankato, MN 56002**

RE: Letter of Recommendation - 2022 Franklin Elementary Roof Repair and Maintenance Project

Dear Mr. Hogen,

On Thursday, March 3rd, 2022 at 2:00 PM sealed bids were publicly opened for the 2022 Franklin Elementary Roof Repair and Maintenance Project.

After review of the bid results it is the recommendation to approve the 2022 Franklin Elementary Roof Repair and Maintenance Project for the Base Bid amount of \$1,094,655 to Schwickerts Roofing of Mankato, MN. (see attached roof diagram)

Schwickerts Roofing has submitted all of the required bid documents and bid forms along with their bid proposal as required by the project specifications and the State of MN.

If you have any further questions or require further assistance please feel free to contact me at 612-810-4336.

Thank you,

The Garland Company

Franklin Elementary
2022 Roof Repair and Maintenance Project

Franklin Elementary
1000 North Broad Street
Mankato, MN 56001

APPROXIMATE AREAS:

SECTION A – 24,220 sq ft

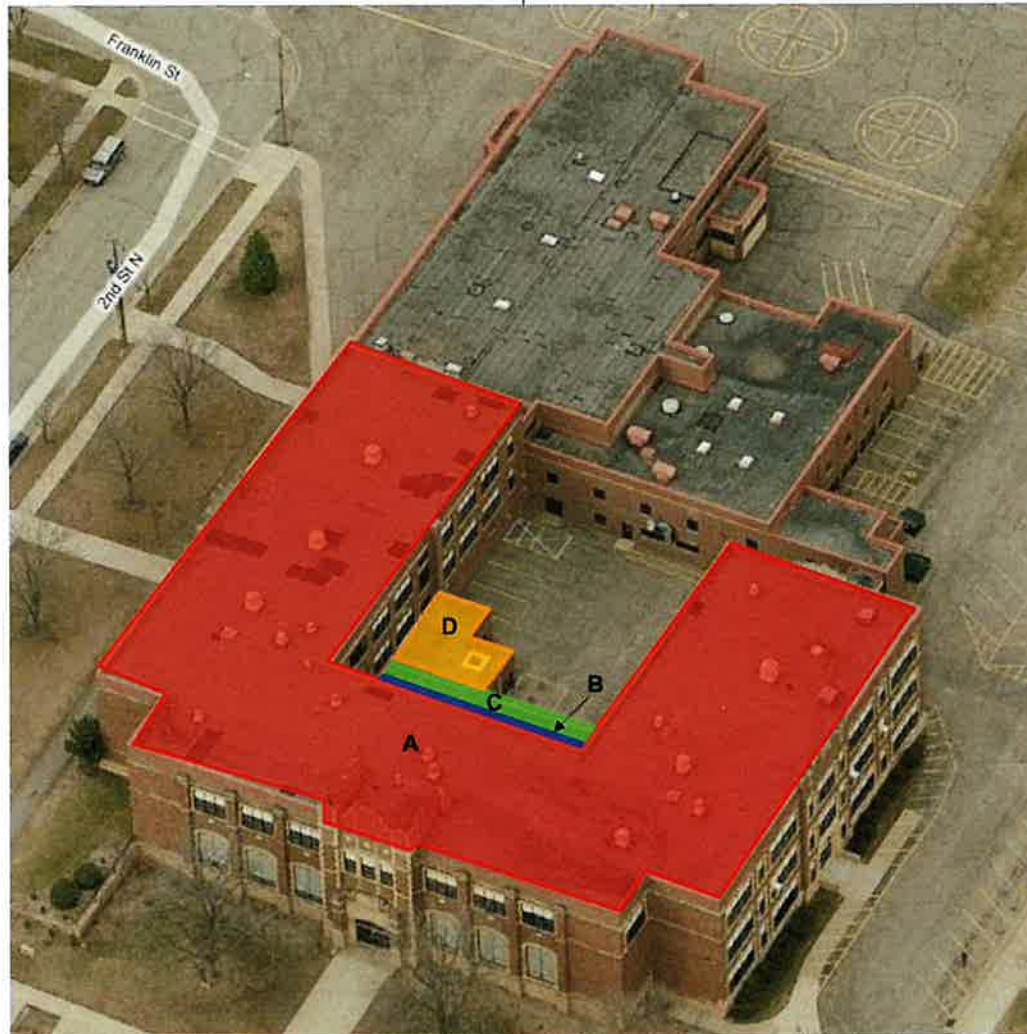
SECTION B – 743 sq ft

SECTION C – 2,052 sq ft

SECTION D – 839 sq ft

Pre-Bid Date – 02/22/2022 @ 10:00 AM

Bid Due Date – 03/01/2022 @ 2:00PM



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**APPROVED
FOR BIDDING**

Mankato Area Public Schools
10 Civic Center Plaza
Mankato, MN 56002

SHEET TITLE:

**Cover
Page**

SHEET NO.

A1

Franklin Elementary 2022 Roof Repair and Maintenance Project

Scope of Work – All Areas

1) Tear off & Preparation – all bidding contractors are responsible to field measure and verify existing core data as needed to accurately bid the project. Remove the existing roof system down to the deck surface. Dispose of all debris in a certified landfill. Contractor to properly clean and prepare existing deck surface to accept the new roof system as specified.

2) New Insulation All Areas

Provide and install 2 layers of 2.5" polyisocyanurate insulation set and bonded with foam insulation adhesive as specified. All insulation boards to be staggered. Provide and install tapered polyisocyanurate to insure positive drainage occurs throughout all roof areas set and bonded in foam insulation adhesive.

3) Install tapered saddles, crickets, 8'X8' drain sumps, and overflow scuppers. Crickets and saddles shall slope twice that of the field of the roof. **Contractor to submit shop drawings prior to installation for approval.**

4) Provide and Install recover board set and bonded with foam insulation adhesive. Stagger all board joints from underlying layers. Tape all joints to prevent adhesive seepage.

5) Provide and install specified modified base sheet set and solid bonded in Green Loc membrane adhesive.

6) Provide and install KEESTone Membrane FB set and solid bonded in Green Loc adhesive as required by manufacturer.

7) Install KEESTone Flashing system as required by the manufacturer.

8) Install new 24ga. Prefinished sheet metal throughout the perimeter and projections as shown in the detailed drawings and as specified. Maximum allowable face is 8". All sheet metal must extend down to the field of the roof. NO EXPOSED FLASHINGS ALLOWED.

9) Install new metal wall panels as shown in drawings and as detailed.

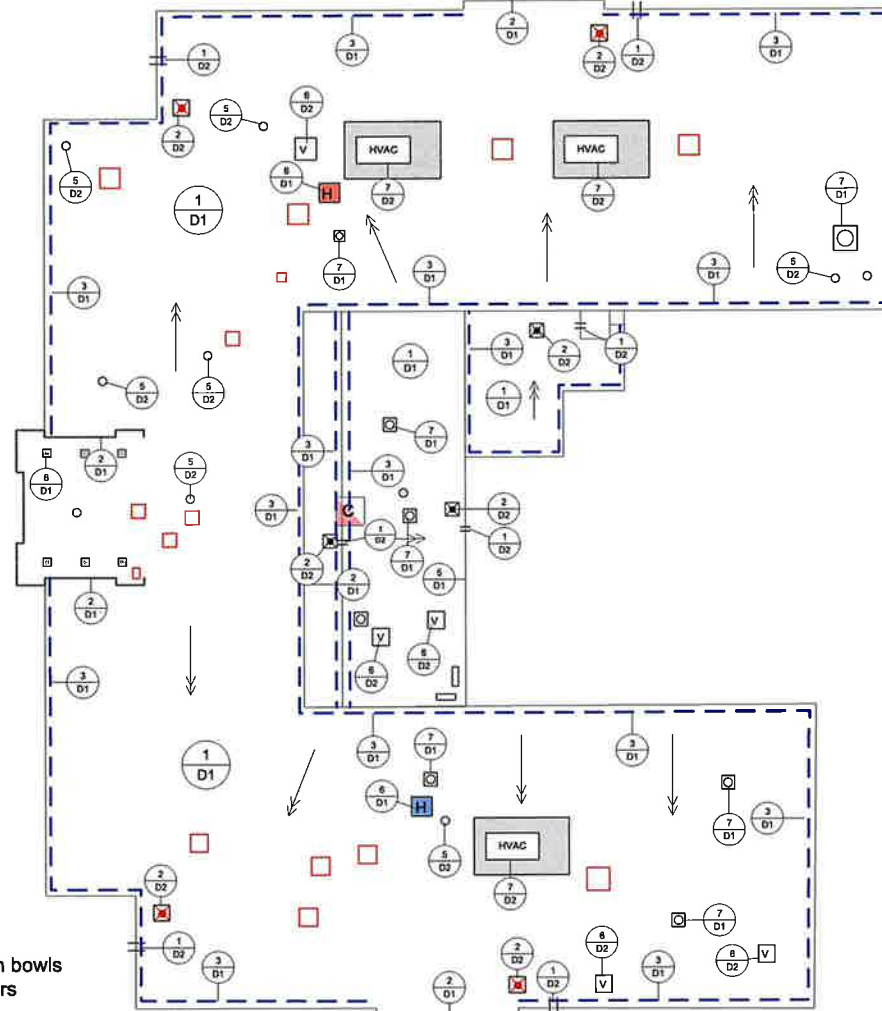
10) Raise all overflow scuppers as necessary.

11) All mechanical modifications to be included in the roofing contract.

12) Contractor to replace drain bowls as designated. Plumbing by others.

13) Contractor to remove all existing abandoned curbs throughout all roof areas. Contractor to provide and install proper deck patch at all openings prior to roof system installation.

14) Contractor to provide and install new hatch as shown on the drawings. Hatch to be same type and dimension.



GENERAL NOTES

Replace existing drain bowls (4") Plumbing by others

Install new wall panels

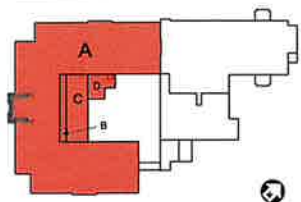
Abandoned curbs to be removed

Roof hatch to be replaced

legend

- Details
- Roof drain
- Roof Curb
- Plumbing stack
- Scupper
- Roof Vent
- Roof Hatch
- PRV
- Pitch Pan/ wall support

Franklin Elementary School



Existing Roof System

Roof Section: A

Deck: Concrete
Insulation: 2" Wood Fiber/Perlite
Membrane: 3-Ply MBUR Min. Surf.

New Roof System

- 1) Concrete deck
- 2) 2-Layers 2.5" Polyisocyanurate
- 3) Recover Board
- 4) Modified Base Sheet
- 5) KEE Membrane FB



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FOR BIDDING

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SHEET TITLE:

ROOF
PLAN

SHEET NO.

A2