

April 20th, 2026

Mr. Travis Sweeney
Fremont County School District #1
863 Sweetwater St.
Lander, WY 82520

RE: Fremont County School District #1 Repairs

Dear Mr. Sweeney:

Weatherproofing Technologies Inc. is pleased to present our proposal for the roof restoration project at Fremont County School District. The scope of work and the associated Northeast Wyoming BOCES Line-Item Proposal is for a turnkey operation as specified by NEW BOCES (CPN Contract #:WY-2026-2030-100). Questions regarding the NEW BOCES contract or our performance should be directed to Bryan Pulliam. The contractor we will utilize, unless notified otherwise, will be Weather Proofing Technologies.

The process includes all site survey work, specifications and drawings, specification review process, onsite project management, preconstruction and progress meetings, final inspection, project closeout packet and post project follow up.

Project Description

Fremont County School District
WTI Project #: TRBM-307577

WTI Scope of Work:

WTI Combined proposal for the following sites:

- Lander Valley High School (Walk & Patch).
- Admin BLDG-Pathfinder High School (Walk & Patch).
- Lander Middle School (Walk & Patch).
- Gannett Peak Elementary School (Solar tubes crickets, walk & patch)
- Lander Swimming Pool (Walk & Patch).
- Baldwin Creek Elementary School (Roof C Bio Restoration).

Follow the next safety procedures for all scope of work on this proposal at every job site:

- A. Perform Daily Task Analysis (DTA) and address any safety item identified.
- B. Setup warning lines, anchor points, and any other fall protection equipment, as required.
- C. Stage and load materials on roof area, as required.

* Lander Valley High School: *

Scope of work for this location is based on addressing leaks and wet areas first, then resolving any remaining deficiencies using the allotted time and materials.

Materials to be used on this location are: Geogard Seam Sealer, Permafab 6" & 12", TremSeal Pro, Geogard Finish Coat, Alphaguard SI and new Neoprene Fasteners.

Identify wet roof areas on the drawing provided by the Rep:

A. Once areas are identified, repair all deficiencies in the affected area to ensure the area is watertight.

B. Repairs include replacing sealant on penetrations, repairing punctures, replacing backed-out screws, and addressing any other issues that may cause leaks. Note: Replacement of wet insulation or coverboard was not priced in this proposal.

C. Remove any temporary repairs and repair it properly.

*** Admin BLDG-Pathfinder High School ***

Scope of work for this location is based on addressing leaks and wet areas first, then resolving any remaining deficiencies using the allotted time and materials.

Materials to be used on this location are: Geogard Seam Sealer, Permafab 6" &12", TremSeal Pro, Geogard Finish Coat and new Neoprene Fasteners.

Identify wet roof areas on the drawing provided by the Rep:

A. Once areas are identified, repair all deficiencies in the affected area to ensure the area is watertight.

B. Repairs include replacing sealant on penetrations, repairing punctures, replacing backed-out screws, and addressing any other issues that may cause leaks. Note: Replacement of wet insulation or coverboard was not priced in this proposal.

C. Remove any temporary repairs and repair it properly.

*** Lander Middle School ***

Scope of work for this location is based on addressing leaks and wet areas first, then resolving any remaining deficiencies using the allotted time and materials.

Materials to be used on this location are: Geogard Seam Sealer, Permafab 6" &12", TremSeal Pro, Geogard Finish Coat and new Neoprene Fasteners.

Identify wet roof areas on the drawing provided by the Rep:

A. Once areas are identified, repair all deficiencies in the affected area to ensure the area is watertight.

B. After addressing leaks and priority areas, begin repairing membrane fractures.

C. Repairs include replacing sealant on penetrations, repairing punctures, replacing backed-out screws, and addressing any other issues that may cause leaks. Note: Replacement of wet insulation or coverboard was not priced in this proposal.

D. Remove any temporary repairs and repair it properly.

*** Lander Swimming Pool ***

Scope of work for this location is based on addressing leaks and wet areas first, then resolving any remaining deficiencies using the allotted time and materials.

Materials to be used on this location are: Geogard Seam Sealer, Permafab 6" &12", TremSeal Pro, Geogard Finish Coat, TPO Cover Tape, Single Ply Primer and new Neoprene Fasteners.

Identify wet roof areas on the drawing provided by the Rep:

A. Once areas are identified, repair all deficiencies in the affected area to ensure the area is watertight. These areas are mainly on the edge of the roof due to patches failing. Remove failed patch and install new TPO Cover Tape priming area with EPDM - Single Ply primer.

B. Repairs include replacing sealant on penetrations, repairing punctures, replacing backed-out screws, and addressing any other issues that may cause leaks. Note: Replacement of wet insulation or coverboard was not priced in this proposal.

C. Remove any temporary repairs and repair it properly.

*** Gannett Peak Elementary School - Solar Tubes Shingle Crickets ***

Re-flash solar tubes on shingle roof, up to 72 units, removing shingles, installing new Ice & Water, step flashing and installing new shingles making sure area remains watertight. Once all repairs are completed with the rest of time and materials, replace sealant around pipes/penetrations where failing.

*** Baldwin Creek Elementary School Roof C Restoration ***

- Wet Roof Removal 450 sqft. -

1.- Begin cutting off membrane in order to be able to remove wet cover board.

2.- Let insulation dry in case of being wet. Once is dry apply Low Rise Foam Adhesive and adhere new sheets of DensDeck.

3.- Lay back membrane into place and adhere it to DensDeck using TPO Bonding Adhesive.

4.- Patch cuts/slices with TPO Cover Strip and Single Ply Primer.

- Roof Restoration 2,877 sqft. -

1.- Begin pressure washing roof membrane, about 29 squares.

2.- Apply WB Primer @ 0.5 gal per Square.

3.- Once primer is dry, begin applying AlphaGuard Bio Base Coat @ 3 gal. Per Square. Using Permafab completing a fully reinforced system.

4.- Let Base coat cure out. Apply AlphaGuard Bio Top Coat @ 2 gal. Per Square.

5.- Use Bio Primer in case coating has been exposed to the exterior for more than 72 hrs.

*Additional work beyond this scope requires a change order. WTI will notify the Rep and Customer of any necessary adjustments prior to performing additional labor.

TOTAL SCOPE VALUE: \$488,667.68

The preceding pricing assumes the following:

1. Work shall be performed during normal working hours on weekdays.
2. Work will be performed at one time, under one contract.
3. Mitigation of hazardous materials, such as lead and asbestos has not been included in this cost estimate.
4. Owner to provide power and water
5. This proposal is valid for 60 days
6. If required, WTI shall apply for building permits. Cost of permits are not included in proposal cost as these fees are typically waived for public entities

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.

TERMS AND CONDITIONS:

Unless all Work hereunder is to be performed within sixty (60) days, WTI shall submit an invoice to the Customer at the end of each calendar month for the amount due for the portion of the Work completed during that month. If all Work is to be performed within sixty (60) days, no invoice shall be submitted until all Work has been completed. Customer shall pay WTI in full within sixty (60) days after receipt of each invoice

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/files/share/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. Please confirm your acceptance either by return e-mail to the representative identified below or by having an authorized representative of Customer sign in the space provided below. Upon receipt of acceptance, WTI will process your order and promptly begin the Scope of Work. We appreciate your business and look forward to working with you at your facility.

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

Respectfully Submitted,

Bryan Pulliam

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Tremco Field Advisor

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Pacific Northwest Region

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						Effective 03/27/2026
						Valid for 60 days. After that time, project conditions are subject to reassessment.
WEATHERPROOFING TECHNOLOGIES, INC. LINE ITEM PRICING						Contract #: WY-2026-2030-100
OWNER:	FREMONT COUNTY SCHOOL DISTRICT #1					Roofing & Building Envelope Services
PROJECT NAME:	DISTRICT OFFICE - LANDER SWIMMING POOL WALK & PATCH					
QUOTE #	TRBM-307577					
DATE:	4.22.26					
Bid Item Number	Description of Cost Factors	Unit of Measure	Price	Quantity	Project Amount	
3	Pressure cleaning, horizontal surfaces	SF	\$ 0.37	2877	\$ 1,064.49	
454	Prime Substrate	SF	\$ 0.38	2877	\$ 1,093.26	
441	Two part, bio-based, polyurethane roof coating system	SF	\$ 13.80	2877	\$ 39,702.60	
546	Installer (Roof repairs, Geogard installation, TPO cover tape installation, Flash solar tubes, Sealant replacement, Wet roof removal/repair)	Hour	\$ 182.61	1680	\$ 306,784.80	
396	Difficult access or fall restriction; surcharge	%	15%	\$ 348,645.15	\$ 52,296.77	
552	Per diem rate - meals and lodging per 24 hour period	Day	\$ 158.60	120	\$ 19,032.00	
0695781 801	EPDM - TPO LV SINGLE PLY PRIMER 1 GL	EA	\$ 117.37	5	\$ 586.85	
423200 501	TREMPLY TPO COVER TAPE 6"x100' 2/CS	CS	\$ 2,330.10	3	\$ 6,990.30	
423310 805	TREMPLY TPO BONDING ADHESIVE LV3 5 GL	EA	\$ 554.05	2	\$ 1,108.10	
362300 304	LOW RISE FOAM INSULATION ADHESIVE 4/CS	CS	\$ 343.47	1	\$ 343.47	
351220S805	ALPHAGUARD SI 70 SILICONE WHITE 5 GL	EA	\$ 643.80	1	\$ 643.80	
230006R	PERMAFAB 6 X 300' ROLL	ROL	\$ 86.30	14	\$ 1,208.20	
230012R	PERMAFAB 12" X 300' ROLL	ROL	\$ 164.83	10	\$ 1,648.30	
4890902C	GEOGARD FINISH COAT WHITE 2 GL	EA	\$ 326.21	12	\$ 3,914.52	
49202C	GEOGARD SEAM SEALER 2 GL	EA	\$ 285.65	28	\$ 7,998.20	
876452 309	TREMSEAL PRO BRONZE - 30 CTG/CS	CS	\$ 425.46	3	\$ 1,276.38	
876450 309	TREMSEAL PRO WHITE - 30 CTG/CS	CS	\$ 425.46	9	\$ 3,829.14	
351681 801	ALPHAGUARD M-PRIME - 1 GL	EA	\$ 240.78	1	\$ 240.78	
400	Additional and occasional services Roofing supplies Discount off Retail Price List	% of Discount	13.7%		\$ 29,788.04	
	#9 x 1-1/2" In. Hex-Head Roofing Screws	LS	\$ 677.50	1	\$ 677.50	
	Solar Tube Flashing Materials	LS	\$ 9,000.00	1	\$ 9,000.00	
	Densdeck 1/4" Primed	LS	\$ 663.00	1	\$ 663.00	
537	Construction Distributor Material For Repair Work	Multiplier	1.15	\$ 10,340.50	\$ 11,891.58	
540	Building/Construction Manager	Hour	\$ 234.52	98	\$ 22,982.96	
489	20 Restoration Warranty Under 10,000 Square Feet (Standard)	EA	\$ 1,600.00	1	\$ 1,600.00	
					SUBTOTAL:	\$ 486,236.50
553	Performance and payment bond - bonding rate (percent of project)	%	0.50%	\$ 486,236.50	\$ 2,431.18	
					TOTAL PROJECT COST	\$ 488,667.68
* The pricing contained in this proposal is based in part on individual site-specific conditions and unique circumstances presented on each individual project, where applicable. * Multiple proposals may not be combined into one Purchase Order or Contract due to Prevailing Wage Laws. Separate Purchase Orders or Contracts will need to be issued for each Line Item Proposal.						