

**Dekalb County School District Preventative Maintenance
Program Options**

OMNIA Cooperative Contract #R230404

Weatherproofing Technologies Incorporated (WTI) is an active Vendor
for Dekalb County School District





An affiliate of Tremco CPG Inc

3735 Green Road, Beachwood, OH 44122

Phone: 216.292.5000

www.wtiservices.com

September 30, 2025

Dekalb County School District

Luis Montanez

District Wide Roof Inspections and Preventative Maintenance Program

1701 Mountain Industrial Blvd

Stone Mountain, GA 30083

Mr. Montanez,

Thank you for allowing Weatherproofing Technologies, Inc. (“WTI”) to provide you with a Not to Exceed Budgetary Summary for the below scope of work for **Dekalb County School District**.

Scope of Work:

- All roof sections will be drawn on CAD and uploaded to MyOli.com
 - MyOli access will Allow Dekalb county schools to report leaks for investigation and repair for a NTE price of \$660.00 per occurrence.
- All roof sections will be inspected and photo reports will be provided.
 - Roof Inspections consist of the following:
 - Visual inspection of the roof membrane and roof surface conditions.
 - Visual inspection of the flashing systems including, but not limited to, the metal edge system, base flashings on equipment and adjoining walls, counterflashing and termination details, soil stacks and vents, and visual inspection of roofing details for rooftop projections and equipment such as pitch pans, HVAC equipment, skylights and access hatches.
- All roof sections will have general housekeeping performed on them once per year this includes...
 - Removal of debris (i.e., leaves, branches, paper and similar items) from the roof membrane and drainage areas.
 - Disposal of debris will be at the Owner’s approved on-site location.
 - General rooftop housekeeping does not include:
 - Removal of obsolete HVAC components, any construction materials left by other trades and other equipment left on the roof.
- All roof sections will have Preventive Maintenance performed on them once per year. (NOTE: Preventive does not include extensive repairs or restoration of a deteriorated roof intended to improve its condition to a maintainable roof. If such extensive repairs are necessary, you will be made aware of what is needed to be done to bring the individual roof to a maintainable condition.)
 - Preventive Maintenance consists of the following repairs and maintenance:

- Flashing components and details – Patch minor flashing defects and kick holes, reinforce open flashing laps, seal open metal edge laps and open flanges within reason, seal open coping joints, seal expansion joint laps, re-secure and/or seal intermittent fasteners that have backed out, top off pitch pans, caulk storm collars and reseal intermittent voids in termination bar and counterflashing. Owner will be advised of any extensive repairs required.
- Roof membrane – Repair intermittent splits, tears, open laps and breaks in the membrane. If extensive repairs are required, Owner will be advised. Patch any fractured blisters or those in danger of fracture due to traffic. If extensive repairs are required, owner will be advised.
- Drains, Gutters and Scuppers – Tighten drain bolts and clamping rings (if possible). Owner will be advised of missing drain strainers. Repair strip-in around drains and scuppers.

Proposed Budgetary Cost based on the list of buildings attached: \$629,000.00
(This averages out to \$4,278.91 per facility.)

Add on Options:

- Secondary Housekeeping visit district wide per year **\$160,965.00 (\$5,373.91 per facility)**
- Infrared Diagnostic moisture survey. **\$3,000 per school, minimum 5 schools for this price.**
- Leased Buildings Base Scope of work **\$12,836.73**
 - Leased Buildings Base SOW + secondary housekeeping **\$16,121.73**

Alternate Base SOW:

Full Tremcare Gold Service. This includes everything listed in the above Base SOW and the following...

- Larger PM repairs can be made.
 - Full capital planning and asset management plans.
 - Myoli is fully customizable with warranty information, roof condition reports, Leak History, Budget summaries. This information can be broken down by each roof section at each school.
 - Dekalb County Schools will also receive a dedicated administrator to handle all of their leak response, Budget planning, and any other requests associated with the roofing inventory listed below.
 - **\$975,000.00 (average of \$6,632.65 per facility)**
- **All pricing includes labor, materials, equipment, etc.**

Sincerely,

Cameron Holbrooks

Cameron Holbrooks

Field Advisor

864-209-9315 Cell

Type	School Name	Square Footage	Address	City State	Zip Code
Stadium					
S	Adams Stadium Facility	8,032	2383 N. Druid Hills Road	Atlanta, GA	30329
S	Avondale Stadium Facility	5,777	1192 Clarendon Avenue	Avondale Estates, GA	30002
S	Hallford, James R. Stadium Facility	10,430	3789 Memorial College Ave.	Clarkston, GA	30021
S	North DeKalb Stadium Facility	10,170	3662 Pierce Drive	Atlanta, GA	30341
S	William "Buck" Godfrey Stadium Facility	13,675	2817 Clifton Springs Road	Decatur, GA	30034
Administrative					
A	Avondale High Facility (Records Storage and Centralized Registration)	162,035	1192 Clarendon Avenue	Avondale Estates, GA	30002
A	Parklake Administration	86,400	2175 Parklake Drive	Atlanta, GA	30345
A	District Central Offices at AIC Facility	181,614	1701 Mountain Industrial Blvd	Stone Mtn, GA	30083
A	Doraville Administrative Facility	5,545	3932 Flowers Rd	Atlanta, GA	30338
A	East Campus #1 Admin Offices	128,375	5831 Memorial Drive	Stone Mtn, GA	30083
A	East Campus #2/Transportation Facility	128,375	5809 Memorial Drive	Stone Mtn, GA	30083
A	Hatton Rd Warehouse Facility	25,352	280 Hatton Dr	Scottdale, GA	30079
A	Panthersville Administrative Facility	13,675	2627 Wildcat Rd.	Decatur, GA	30034
A	Sam A. Moss Service Facility	205,913	1780 Montreal Rd.	Tucker, GA	30084
A	Former Globe Academy at Heritage Facility	35,132	2225 Heritage Drive	Atlanta, GA	30345
A	William Bradley Bryant Center Facility	45,202	2652 Lawrenceville Hwy.	Decatur, GA	30033
A	Green Forrest Drive Facility	54,142	2084 Green Forrest Drive	Decatur, GA	30032
A	Old Smoke Rise ES	65,694	1991 Silver Hill Road	Stone Mtn, GA	30087
Education Other					
EO	Coralwood Center	38,021	2477 Coralwood Dr.	Decatur, GA	30033
EO	DeKalb Alternative School	128,375	5855 Memorial Drive	Stone Mtn, GA	30083
EO	DeKalb HS of Technology-South	47,467	3303 Panthersville Road	Decatur, GA	30034
EO	Eagle Woods Academy	44,500	5931 Shadow Rock Drive	Lithonia, GA	30058
EO	Early Learning Academy	68,419	797 Fayetteville Road, SE	Atlanta, GA	30316
EO	Fernbank Science Center	46,788	156 Heaton Park Drive, NE	Atlanta, GA	30307
EO	International Student Center	76,778	3318 Midway Road	Decatur, GA	30032
EO	Margaret Harris Comprehensive School	44,566	1634 Knob Hill Drive, NE	Atlanta, GA	30329
EO	Shadow Rock Center	56,14	1040 Kingway Drive	Lithonia, GA	30058

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EO	Warren Technical School	49,600	3075 Alton Road	Atlanta, GA	30341
Elementary School					
ES	Allgood ES	66,810	659 Allgood Road	Stone Mtn, GA	30083
ES	Ashford Park ES	56,448	2968 Cravenridge Drive NE	Atlanta, GA	30319
ES	Austin ES	118,911	5321 Roberts Drive	Atlanta, GA	30338
ES	Avondale ES	71,576	8 Lakeshore Drive	Avondale Estates, GA	30002
ES	Barack H. Obama EMST	118,911	3132 Clifton Church Road SE	Atlanta, GA	30316
ES	Bob Mathis ES	69,401	3505 Boring Road	Decatur, GA	30034
ES	Bouie, Edward L. Sr. Theme ES	91,602	5100 Rock Springs Road	Lithonia, GA	30038
ES	Briar Vista ES	61,022	1131 Briar Vista Terrace NE	Atlanta, GA	30324
ES	Briarlake ES	53,300	3590 Lavista Road	Decatur, GA	30033
ES	Brockett ES	54,794	1855 Brockett Road	Tucker, GA	30084
ES	Browns Mill ES	75,978	4863 Browns Mill Road	Lithonia, GA	30038
ES	Canby Lane ES	69,426	4150 Green Hawk Trail	Decatur, GA	30035
ES	Sequoyah Annex at Former Cary Reynolds ES	57,163	3498 Pine Street	Atlanta, GA	30340
ES	Cedar Grove ES	75,901	2330 River Road	Ellenwood, GA	30294
ES	Chapel Hill ES	69,150	3536 Radcliffe Blvd	Decatur, GA	30034
ES	Chesnut ES	52,018	4576 N Peachtree Road	Atlanta, GA	30338
ES	Columbia ES	75,793	3230 Columbia Woods Drive	Decatur, GA	30032
ES	DeKalb ES of the Arts	156,479	3131 Old Rockbridge Rd.	Avondale Estates, GA	30002
ES	Doraville United ES	118,911	3630 Shallowford Rd	Doraville, GA	30340
ES	Dresden ES	69,760	2449 Dresden Drive	Atlanta, GA	30341
ES	Dunshire ES	67,401	651 S Indian Creek Drive	Stone Mtn, GA	30083
ES	Cary Reynolds at Former Nancy Creek	73,586	1663 E Nancy Creek Dr., NE	Atlanta, GA	30319
ES	Dunwoody ES	107,200	1923 Womack Rd	Dunwoody, GA	30338
ES	E. L. Miller ES	72,443	919 Martin Rd	Stone Mtn, GA	30088
ES	Evansdale ES	53,998	2914 Evans Woods Drive	Atlanta, GA	30340
ES	Fairington ES	66,977	5505 Phillip Bradley Drive	Lithonia, GA	30038
ES	Fernbank ES	118,911	157 Heaton Park Drive, NE	Atlanta, GA	30307

ES	Flat Rock ES	107,937	4603 Evans Mill Road	Lithonia, GA	30038
ES	Flat Shoals ES	63,644	3226 Flat Shoals Road	Decatur, GA	30034
ES	Hambrick ES	72,384	1101 Hambrick Road	Stone Mtn, GA	30083
ES	Hawthorne ES	53,418	2535 Caladium Drive, NE	Atlanta, GA	30345
ES	Henderson Mill ES	55,887	2408 Henderson Mill Road, NE	Atlanta, GA	30345
ES	Hightower ES	54,213	4236 Tilly Mill Road	Atlanta, GA	30360
ES	Huntley Hills ES	54,012	2112 Seaman Circle	Atlanta, GA	30341
ES	Idlewood ES	72,668	1484 Idlewood Road	Tucker, GA	30084
ES	Indian Creek ES	151,000	724 N Indian Creek Drive	Clarkston, GA	30021
ES	John Lewis ES	118,911	2630 Skyland Drive	Atlanta, GA	30319
ES	Jolly ES	71,924	1070 Otello Avenue	Clarkston, GA	30021
ES	Kelley Lake ES	56,664	2590 Kelly Lake Road	Decatur, GA	30032
ES	Kingsley ES	60,478	2051 Brendon Drive	Atlanta, GA	30338
ES	Kittredge Magnet	57,163	2383 N Druid Hills Rd NE	Atlanta, GA	30329
ES	Laurel Ridge ES	58,384	1215 Balsam Drive	Decatur, GA	30033
ES	Livsey ES	40,414	4137 Livsey Road	Tucker, GA	30084
ES	Marbut Theme ES	91,478	5776 Marbut Road	Lithonia, GA	30058
ES	McLendon ES	58,843	3169 Hollywood Drive	Decatur, GA	30033
ES	McNair DLA ES	99,000	2162 Second Ave.	Decatur, GA	30032
ES	Midvale ES	60,855	3836 Midvale Road	Tucker, GA	30084
ES	Montclair ES	71,711	1680 Clairmont Place, NE	Atlanta, GA	30329
ES	Montgomery ES	67,216	3995 Ashford Dunwoody Road	Atlanta, GA	30319
ES	Murphey Candler ES	73,818	6775 S Goddard Road	Lithonia, GA	30038
ES	Narvie J. Harris Theme ES	99,190	3981 McGill Drive	Decatur, GA	30034
ES	Oak Grove ES	55,666	1857 Oak Grove Road, NE	Atlanta, GA	30345
ES	Oak View ES	107,937	3574 Oakvale Road	Decatur, GA	30034
ES	Oakcliff Theme ES	72,228	3150 Willow Oak Way	Atlanta, GA	30340
ES	Panola Way ES	86,218	2170 Panola Way Court	Lithonia, GA	30058
ES	Peachcrest ES	118,911	1530 Joy Lane	Decatur, GA	30032

ES	Pine Ridge ES	87,19 2	750 Pine Ridge Dr	Stone Mtn, GA	30087
ES	Pleasantdale ES	118,9 11	3680 Pleasantdale Road	Doraville, GA	30340
ES	Princeton ES	101,8 22	1321 South Deshon Road	Lithonia, GA	30058
ES	Rainbow ES	72,97 0	2801 Kelley Chapel Road	Decatur, GA	30034
ES	Redan ES	86,31 4	1914 Stone Mtn Lithonia Rd	Lithonia, GA	30058
ES	Robert Shaw Theme ES	61,07 8	385 Glendale Road	Scottsdale, GA	30079
ES	Rock Chapel ES	71,14 3	1130 Rock Chapel Road	Lithonia, GA	30058
ES	Rockbridge ES	118,9 11	445 Halwick Way	Stone Mtn, GA	30083
ES	Rowland ES	64,52 2	1317 S Indian Creek Drive	Stone Mtn, GA	30083
ES	Sagamore Hills ES	54,89 1	1865 Alderbrook Road	Atlanta, GA	30345
ES	Shadow Rock ES	117,7 76	1040 Kingway Drive	Lithonia, GA	30058
ES	Smoke Rise ES	118,9 11	4780 Hugh Howell Road	Tucker, GA	30084
ES	Snapfinger ES	87,31 6	1365 Snapfinger Road	Decatur, GA	30032
ES	Stone Mill ES	71,72 1	4900 Sheila Lane	Stone Mtn, GA	30083
ES	Stone Mountain ES	65,64 7	6720 James B. Rivers Dr	Stone Mtn, GA	30083
ES	Stoneview ES	76,10 8	2629 Huber Street	Lithonia, GA	30058
ES	Toney ES	66,22 8	2701 Oakland Terrace	Decatur, GA	30032
ES	Vanderlyn ES	59,65 1	1877 Vanderlyn Drive	Atlanta, GA	30338
ES	Wadsworth Magnet	66,64 9	3039 Santa Monica Drive	Decatur, GA	30032
ES	Woodridge ES	58,41 8	4120 Cedar Ridge Trail	Stone Mtn, GA	30083
ES	Woodward ES	74,16 1	3034 Curtis Drive, NE	Atlanta, GA	30319
ES	Wynbrooke Theme ES	95,02 2	440 Wicksbury Way	Stone Mtn, GA	30087

High School

HS	Arabia Mountain HS	229,8 70	6610 Browns Mill Road	Lithonia, GA	30038
HS	Cedar Grove HS	181,0 75	2360 River Road	Ellenwood, GA	30294
HS	Chamblee HS	280,5 80	3688 Chamblee Dunwoody Road	Atlanta, GA	30341
HS	Clarkston HS	192,8 97	618 North Indian Creek Drive	Clarkston, GA	30021
HS	Columbia HS	210,2 34	2106 Columbia Drive	Decatur, GA	30032
HS	Cross Keys HS	182,1 69	1626 N Druid Hills Road NE	Atlanta, GA	30319
HS	DeKalb Early College Academy	32,40	1701 Mountain Industrial	Stone Mtn, GA	30083

		0	Blvd.		
HS	DeKalb School of the Arts	162,035	1192 Clarendon Avenue	Avondale Estates, GA	30002
HS	Druid Hills HS	170,938	1798 Haygood Drive NE	Atlanta, GA	30307
HS	Dunwoody HS	206,090	5035 Vermack Road	Atlanta, GA	30338
HS	Elizabeth Andrews HS	93,700	1701 Mountain Industrial Blvd	Stone Mtn, GA	30083
HS	Lakeside HS	252,948	3801 Briarcliff Road, NE	Atlanta, GA	30345
HS	Lithonia HS	189,851	2440 Phillips Road	Lithonia, GA	30058
HS	Martin Luther King, Jr. HS	262,945	3991 Snapfinger Road	Lithonia, GA	30038
HS	McNair, Ronald E. HS	186,069	1804 Bouldercrest Road, SE	Atlanta, GA	30316
HS	Miller Grove HS	254,181	2645 DeKalb Medical Parkway	Lithonia, GA	30058
HS	Redan HS	258,889	5247 Redan Road	Stone Mtn, GA	30088
HS	Southwest DeKalb HS	295,574	2863 Kelley Chapel Road	Decatur, GA	30034
HS	Stephenson HS	245,441	701 Stephenson Road	Stone Mtn, GA	30087
HS	Stone Mountain HS	173,918	4555 Central Drive	Stone Mtn, GA	30083
HS	Towers HS	194,613	3919 Brookcrest Circle	Decatur, GA	30032
HS	Tucker HS	269,438	5036 Lavista Road	Tucker, GA	30084

Middle Schools

MS	Bethune, Mary McLeod MS	161,263	5200 Covington Highway	Decatur, GA	30035
MS	Cedar Grove MS	162,926	2300 Wildcat Road	Decatur, GA	30034
MS	Chamblee MS	129,449	3601 Sexton Woods Drive	Atlanta, GA	30341
MS	Champion Theme MS	135,365	5265 Mimosa Drive	Stone Mtn, GA	30083
MS	Chapel Hill MS	154,881	3535 Dogwood Farm Road	Decatur, GA	30034
MS	Columbia MS	162,926	3001 Columbia Drive	Decatur, GA	30034
MS	Druid Hills MS	161,542	3100 Mount Olive Drive	Decatur, GA	30033
MS	Freedom MS	161,263	505 South Hairston Road	Stone Mtn, GA	30088
MS	Henderson MS	209,940	2830 Henderson Mill Road	Atlanta, GA	30341
MS	Lithonia MS	172,159	2451 Randall Avenue	Lithonia, GA	30058
MS	McNair, Ronald E. MS	169,591	2190 Wallingford Drive	Decatur, GA	30032
MS	Miller Grove MS	132,700	2215 Miller Road	Decatur, GA	30035
MS	Peachtree MS	147,300	4664 N Peachtree Road	Atlanta, GA	30338

MS	Redan MS	161,2 63	1775 Young Road	Lithonia, GA	30058
MS	Salem MS	138,4 69	5333 Salem Road	Lithonia, GA	30038
MS	Sequoyah MS	237,7 03	3456 Aztec Road	Atlanta, GA	30340
MS	Stephenson MS	190,1 58	922 Stephenson Road	Stone Mtn, GA	30087
MS	Stone Mountain MS	163,5 90	4301 Sarr Parkway	Stone Mtn, GA	30083
MS	Tucker MS	152,3 60	2160 Idlewood Road	Tucker, GA	30084



ROOFING PRODUCTS, SERVICES, AND JOB-ORDER-CONTRACTING (JOC) SERVICES
Executive Summary

Lead Agency: Region IV ESC

Solicitation: 23-04

RFP Issued: May 10, 2023

Pre-Proposal Date: May 24, 2023

Response Due Date: June 27, 2023

Proposals Received: # 8

Awarded to: Weatherproofing Technologies Inc.

Region IV Education Service Center issued RFP 23-04 on May 10, 2023, to establish a national cooperative contract for Roofing Products, Services, and Job-Order-Contracting (JOC) Services.

The solicitation included cooperative purchasing language in Section I. Scope of Work and Attachment A: *Region 4 ESC, as the Principal Procurement Agency, defined in ATTACHMENT A, has partnered with OMNIA Partners, Public Sector (“OMNIA Partners”) to make the resultant contract (also known as the “Master Agreement” in materials distributed by OMNIA Partners) from this solicitation available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit (“Public Agencies”), through OMNIA Partners’ cooperative purchasing program. Region 4 ESC is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners (a “Participating Public Agency”) and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of a Master Intergovernmental Cooperative Purchasing Agreement, a form of which is attached hereto on ATTACHMENT A, or as otherwise agreed to. ATTACHMENT A contains additional information about OMNIA Partners and the cooperative purchasing program.*

Notice of the solicitation was sent to potential offerors, as well as advertised in the following:

- Region 4 Education Service Center website
- OMNIA Partners website
- USA Today, nationwide
- Arizona Business Gazette, AZ
- San Bernardino County Sun, CA
- Honolulu Star-Advertiser, HI
- The Herald-News – Will County (IL)
- The Advocate – New Orleans, LA
- The New Jersey Herald, NJ
- Albany Times Union, NY
- Daily Journal of Commerce, OR
- The State, SC
- Deseret News, UT
- Richmond Times-Dispatch, VA
- Seattle Daily Journal of Commerce, WA
- Houston Community Newspapers, TX

- Helena Independent Record, MT
- Las Vegas Review-Journal and/or Las Vegas Sun
- Kennebec Journal/Morning Sentinel, ME

Socio-economic Outreach:

To encourage participation of small businesses, minority owned businesses and women owned businesses, Texas Historically underutilized Businesses were notified of the Request for Proposal.

On June 27, 2023, proposals were received from the following offerors:

- Argio Roofing Construction LLC
- F.H. Paschen, S.N. Nielsen & Associates LLC
- Garland/DBS, Inc.
- Native Consolidated Management
- RL National Roofing Partners, LLC
- RoofConnect Logistics, Inc.
- RS Commercial Construction, LLC
- Weatherproofing Technologies Inc.

The proposals were evaluated by an evaluation committee. Using the evaluation criteria established in the RFP, the committee elected to enter into negotiations with Weatherproofing Technologies Inc. and proceeding with contract award upon successful completion of negotiations.

Geographic Preferences: No geographic preferences were included in the evaluation of the responses.

Region 4 ESC, OMNIA Partners and Weatherproofing Technologies Inc. successfully negotiated a contract, and Region 4 ESC executed the agreement with a contract effective date of November 1, 2023.

Solutions include (but are not limited to):

- Roofing Products and Services
- Job Order Contracting
- Installation, removal, repair, and remediation services
- OLI Information and Asset Management Software
- General Contracting - HVAC, Plumbing and other contractor services
- Building Envelope Repair
- Roof Component Laboratory Testing
- Infrared moisture analysis
- SkyBEAM™ – Building Envelope Asset Mapping

Federal Funds Certification:

The Supplier provided federal funds certifications. The signed federal certifications and contract provisions can be found in Exhibit F of the Supplier's response, incorporated by reference into the Master Agreement, available on the OMNIA Partners website for review.

Term:

Initial three (3) year agreement from November 1, 2023 through October 31, 2026 with the option to renew for two (2) additional one-year periods through October 31, 2028. The anticipated full term of the contract is five (5) years.

Pricing/Discount:

Available Upon Request.