Director of Schools
Justin Ridge

831 Grandview Drive
Maryville, TN 37803
T: (865) 984-1212
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blountk12.org

To: Board of Education

Cc: Justin Ridge, Director of Schools

From: Brittany Spence, CFO

Date: April 29, 2026

Re: Friendsville Elementary Roof Replacement & Brick Facade Repair/Waterproofing

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On behalf of Blount County Schools, BMC (Building Management Consultants) developed project specifications and issued a formal bid request for the total roof replacement and brick repair/waterproofing at Friendsville Elementary. BMC received multiple competitive bids for both the roof and brick projects. The project budget was set at $2M for the combined projects with the final numbers totaling **$1,803,398.00**. The bid details are listed below.

- Pre-bid held on 4/16/2026
- Roof bids received 4/23/2026
- Wall bids received 4/24/2026
- Bid tabulation and review 4/24/2026 & 4/27/2026
- Interview conducted with roof low bid 4/28/2026 (low bid is in compliance with specifications)
- Interview conducted with brick low bid 4/28/2026 (low bid is in compliance with specifications)
- Final bid numbers have been sent to OMNIA for third-party audit. BMC expects the results to be back by the end of the week.
- Expected delivery date for formal OMNIA proposal and audit - 5/1/2026 or 5/4/2026

Friendsville Elementary School – Design and Consulting Services
BMC $95,000.00

Friendsville Elementary School – Roof Replacement
Harness Roofing $1,540,604.00 (low bid)

Friendsville Elementary – Building Facade Waterproofing
ESKOLA $167,794.00 (low bid)

March 4, 2026

Clay Davis
Facilities & Capital Projects
Supervisor
Blount County Schools

RE: Blount County Schools – Friendsville Elementary School – Building Envelope Design and Consulting

Dear Mr. Davis,

We are pleased to submit our quotation to conduct Building Envelope Consulting Services for Blount County Schools.

Roof Assessment:

- Survey and document a thorough review of each roof area
- Identify any drainage issues.
  - Recommend procedures for improving drainage in areas where there is significant ponding. The ponding water will accelerate the deterioration of any roof system and potentially challenge the structural integrity of the roof.
  - Establish procedures for improving drainage issues that will be incorporated into future roof replacement scope of work.
- Evaluate previous repairs.
  - Determine the condition of previous repairs and the level of performance expected going forward.
- Obtain all available documents regarding current roof systems.
  - Classify the existing roof system by material and roof type.
- Confirm the condition of all roof areas by cross-referencing data with photographs.
- Establish a budget to upgrade roofs based on long and short-term goals.
  - Provide solution options with recommendations for the course of action that should be taken with each roof section.
  - Prioritize various roof areas based on the condition of the current waterproofing system, interior sensitivity, structural condition, and customer need.
- Provide detailed CAD drawings of each roof area.
  - Detail drawings will be provided to scale.

- Perimeter details will be identified.
- Penetrations will be categorized by type and their locations will be marked.
- The existing roof system composition will be detailed.

➢ Core cuts will be taken, as needed, on all non-warranted roofs to determine the composition and number of existing roofing systems.

- Core cuts provide accurate information on the number of plies, type and thickness of insulation and coatings, and the type and condition of structural decking that supports the existing roof system. They provide the most tangible information for roof system diagnostics. When core cuts are performed the following services will be provided:
  - A representative number of core cut samples for each roofing section or more as needed.
  - Determination of the condition of roofing system components
  - Take core cuts on each roof sections to determine Slope and current R-Value

➢ Reports on the current roof construction, classification, and material types

- A report will be submitted, including photos and data collected from surveys.

Exterior Envelope Survey:

➢ Comprehensive Inspection and Evaluation of Exterior Building Envelope Systems

- Windows, Doors, Siding and Walls will be surveyed.
- Comprehensive Photo Documentation
- Recommendations for Future Course of Action

➢ Establish a budget to upgrade waterproofing based on long and short-term goals.

- Provide solution options with recommendations for the course of action that should be taken with each wall section.
- Prioritize various wall areas based on the condition of the current waterproofing system, interior sensitivity, structural condition, and customer need.

➢ Exterior Building Envelope Database will be created including photos and data collected from surveys.

Moisture Diagnostic Surveys:

➢ Perform a Moisture Diagnostic Scan on the designated roof sections.

- Moisture Diagnostic Scans provide a powerful tool in the process of identifying roof areas with moisture content. By evaluating the results, you can establish whether the water infiltration is localized or is widespread across an entire roof area.
- Nuclear scanning counts hydrogen molecules by emitting neutrons, the higher the numbers will determine the amount of moisture in roof assembly.

- Nuclear scans are required on when more than one roof is present in the assembly as well as ballasted roof systems.
    - Reports containing all the findings, as well as the methods employed while completing the scan.
        - Confirm the condition of all roof areas by cross-referencing data with photographs.
    - Readings taken from a moisture meter are used to verify scan results.
    - Outlines of wet areas will be painted using highly visible marking paint.
    - Core cuts provide accurate information on the number of plies, type and thickness of insulation and coatings, and the type and condition of structural decking that supports the existing roof system. Core samples can be analyzed for asbestos content, water infiltration, and roof system integrity.
        - A representative number of core cut samples for each roofing section or more as needed.
        - Determination of the condition of roofing system components

➢ Drawings of each roof area will indicate the location of each wet area.
- Detailed drawings will be provided.
- Perimeter details will be identified.
- Penetrations will be categorized by type and their locations will be marked.
- The existing roof system composition will be detailed.

Asbestos Survey: (If needed)

➢ Core cuts will be taken, as needed, to determine the composition and number of existing roofing systems.
- Core cuts provide accurate information on the number of plies, type and thickness of insulation and coatings, and the type and condition of structural decking that supports the existing roof system. They provide the most tangible information for roof system diagnostics. When core cuts are performed the following services will be provided:
    - A representative number of core cut samples for each roofing section or more as needed.
    - Determination of the condition of roofing system components

➢ CAD Drawings - Provide CAD drawings of each roof section.
- Drawings will be provided to scale.
- Perimeter details will be identified.
- Primary Roof Penetrations will be categorized by type and their locations will be marked.

- The existing roof system composition will be detailed.

- A report with test results will be provided including photos and a CAD drawing with core locations detailed.
  - Independent lab results will be included.

EPA regulation 40 CFR Part 763: specifies the minimum number of samples to be taken of each homogenous area of suspected ACM based on the type and quantity of the material as illustrated in the following table:

Size of Homogeneous Area	Minimum Number of Samples to be Collected	Recommended Number of Samples to be Collected
Less than 1,000 sq. / ft.	3	9
Between 1,000 & 5,000 sq./ ft.	5	9
Greater than 5,000 sq. / ft.	7	9

Homogeneous Area - In accordance with Asbestos Hazard and Emergency Response Act (AHERA) definitions, an area of surfacing materials, thermal surface insulation, or miscellaneous material that is uniform in color and texture.

Specifications and Project Management

Phase I

- Meet with owner representative and facility directors on site to determine working conditions, limitations, expectations, general concerns, and review financial parameters.
- Discuss client's goals and desires for sustainable building solutions.
- Discuss required permits from the City, County, State Governments.
- Discuss existing roof system evaluation procedure (ie. Asbestos Testing Requirements, R-Value Requirements, Structural Concerns)
- Review multiple roofing manufacturer guidelines and procedures.
- Establish a project specific roofing budget.
- Review payment performance bond requirements with representatives.
- Perform an inspection of the desired roof area and produce a report with data and photos.
- Review solution options with the owner and determine if the project will proceed.

Phase II

- Project Team will generate a detailed performance-based specification. **Architectural stamped plans and drawings complete with wind-uplift calculations, snow calculations, drainage calculations, and project specific details can be produced *upon request – cost not to exceed $5,000.00*.
- Present project specifications to the owner and make any necessary changes to the specifications.
- If the project is to progress, the necessary steps will be taken to proceed with a mandatory pre-bid.

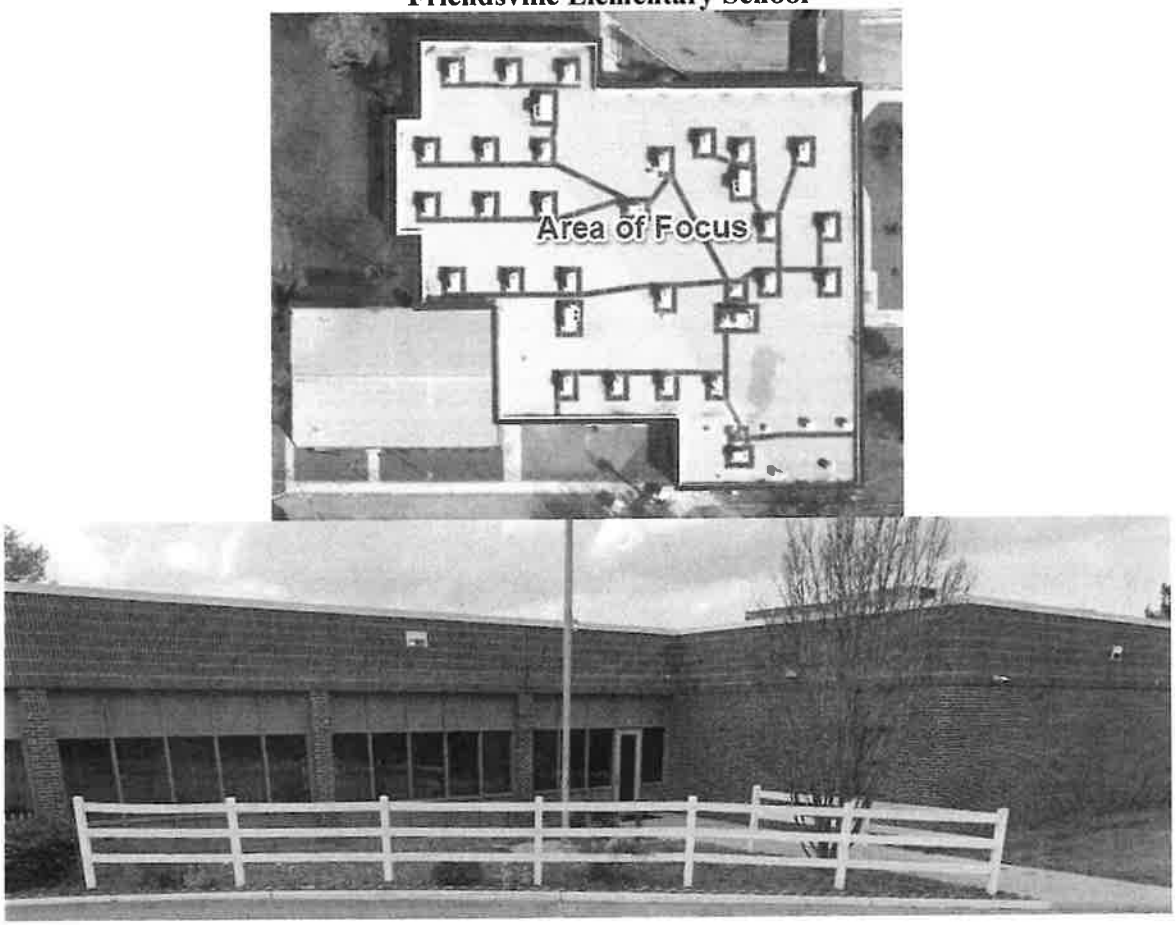
- Pre-bid conference will be held on site to familiarize the contractors with facility and campus requirements. Here we will address any questions or concerns of the contractors.
- Issue any addenda if required.
- Review the contractor's bid results with the client and make recommendations.

Phase III

- Organize a pre-construction conference on site with owner representatives, awarded contractor, material manufacturer, and BMC Project Team.
- Provide architectural schedule of values that will be submitted by the awarded contractor.
- Start project – BMC will perform site inspections and generate written progress reports complete with photos. (Weekly and a Final Inspections will be included. Additional Progress Inspections can be performed upon request.)
- Review any progress payment submitted by the contractor and approved if justified.
- Once the project is completed, the owner representatives, contractor, material manufacturer, and BMC Project Team will meet on site to determine if a project punch list is required.
- Oversee the completion of punch list requirements and provide a written report with photos.
- The contractor is required to furnish BMC with the specified manufacturer's warranty.

The following scope will be performed for the sum of:

Friendsville Elementary School



Field Services and Building Envelope Design and Specification:
Roof Assessment, Wall Survey, Moisture Scan ,Asbestos Survey

Roof Design, Specification, and Construction Administration

- ***$67,500.00 – Phase I, II, III***

Facade Design, Specifications, and Construction Administration

- ***$27,500.00 – Phase I, II, III***

Thank you again for the opportunity to assist you with your consulting services. Please call me directly with any questions you may have.

Sincerely,

Nicholas T. Losh
President

Blount County Schools
831 Grandview Drive
Maryville, TN 37803

Date: 05/01/2026

RE: Friendsville Elementary School Roofing

As per the request for pricing verification of the Building Envelope Management Project RQN# **2026-0010**, we have reviewed the necessary labor, materials, and equipment necessary to provide necessary work at Friendsville Elementary School Roofing located at 831 Grandview Drive, Maryville, TN 37803 per their proposal dated 4/28/2026 submitted by BEM Team.

1. System #1:
a. Remove all existing modified bitumen and wood fiber cover board. Leave the existing polyisocyanurate insulation in place. Replace wet and designated polyisocyanurate insulation per the provided Moisture Diagnostic Survey.
b. Allowance #1 included in the Base Bid: Remove and Replace 100 sq. ft. of existing wet and designated insulations down to the metal deck on ALL Roof Sections per the attached Moisture Diagnostic Survey. Mechanically attached new polyisocyanurate insulation to match the existing height of insulation and create a smooth transition. Additional discovered wet or damaged insulations will be removed and replaced at a per sq ft price.
c. Install new 2.6" flat polyisocyanurate insulation over the existing 2.5" Polyisocyanurate insulation to achieve a minimum R30 value with mechanical fasteners at the specified rate. (Stagger All insulation joints).
d. Install ½" per foot tapered saddles and crickets in between all roof drains and parapet wall outlets with low rise foam.
e. Remove all existing membrane flashings and metal accessories at walls and curbs,
f. Mechanically attach ½" high density red wood fiber board. (Stagger All insulation joints).
g. Prepare around all drains so that there is at least a 4'x'4 sloped sump. All flashing should be inside the sump so as not to build up a dam around the drain.
h. Prepare around all parapet wall outlets so that there is at least a 2'x'4 sloped sump. All flashing should be inside the sump so as not to build up a dam around the outlet.
i. Install new saddles on the high sides of all mechanical equipment curbs with low rise foam. Minimum slope shall be double the slope of the roof. Saddles should match the width of the units.
j. Set fibrous cant strip around all wall and curb penetrations in trowel grade flashing adhesive.
k. Install 80 mil fiberglass/polyester reinforced SBS sheet with type IV asphalt
l. Install 160 mil fiberglass/polyester reinforced SBS fire retardant cool gray mineral surface membrane in cold process adhesive.
m. Install 80 mil fiberglass/polyester reinforced SBS base flashing with trowel grade asphalt mastic.
n. Install 160 mil fiberglass/polyester reinforced SBS fire retardant cool gray mineral surface membrane in trowel grade asphalt mastic.
o. Install three course application of aluminum trowel grade mastic and mesh at all vertical laps.
p. Provide new walkway surfacing at all designated areas. Walkways should consist of a 3' x 3' green 160 mil fiberglass/polyester reinforcement SBS modified mineral membrane set in trowel grade asphalt mastic.
q. Install new Kynar 22 gauge specified ES-1 coping caps, wall flashings, curb unit metals, conductor heads & downspouts, and all accessories.

r. Replace all missing or damaged roof drain parts as necessary to ensure a watertight roof. Paint all roof drain baskets safety red.
s. Raise existing parapet wall overflow outlets as necessary to accommodate new insulation height.
t. Raise existing roof top equipment, if necessary, to accommodate new insulation height.
u. Provide manufactures 30-year Edge to Edge No Dollar Limit roof warranty.
v. Provide contractors 5-year labor warranty.

We reviewed the RS Means report of pricing review and compared them to the Omnia pricing as contracted with Building Envelope Management, Omnia Contract: OMNIA #04-29 plus any approved addendums. These line items are listed on the RS Means Summary Report dated 4/30/2026 as per attached.

As a result of our perusal, we have found the proposal consistent with our review and we recommend certifying the pricing in this proposal. If there are any further questions, please do not hesitate to contact me.

Sincerely,

Tyler Guerriero

Tyler Guerriero
VP of Operations
E: tyler@fx-group.com
P: *(570) 484-1764*

OMNIA PARTNERS
04-29 JOC Contract
RQN# 2026-0010

BuildingEnvelope Management

Roofing Services / Construction Management Proposal

Blount County Schools
831 Grandview Drive
Maryville, TN 37803

Friendsville Elementary School

Date Submitted: April 28th, 2026

Purchase orders to be made out to: **Building Envelope Management**

Please Note: The following budget/estimate is being provided according to the pricing established under the Job Order Contract with OMNIA Partners. BEM administered an informal competitive process for obtaining project pricing quotes.

Scopes of work were defined and supplied to each bidding contractor to ensure that the bid process was consistent with each of the bidding contractors. **BEM is a minority owned, HUBZone, and 8a certified building envelope consulting firm who will also provide quality compliance throughout the construction process.** Bid results are as follows:

Scope of Work – Friendsville Elementary Roof Replacement:

1. **System #1**:
    a. Remove all existing modified bitumen and wood fiber cover board. Leave the existing polyisocyanurate insulation in place. Replace wet and designated polyisocyanurate insulation per the provided Moisture Diagnostic Survey.
    b. **Allowance #1** included in the Base Bid: Remove and Replace 100 sq. ft. of existing wet and designated insulations down to the metal deck on ALL Roof Sections per the attached Moisture Diagnostic Survey. Mechanically attached new polyisocyanurate insulation to match the existing height of insulation and create a smooth transition. Additional discovered wet or damaged insulations will be removed and replaced at a

per sq ft price.

c. Install new 2.6” flat polyisocyanurate insulation over the existing 2.5” Polyisocyanurate insulation to achieve a minimum R30 value with mechanical fasteners at the specified rate. (Stagger All insulation joints).
d. Install ½” per foot tapered saddles and crickets in between all roof drains and parapet wall outlets with low rise foam.
e. Remove all existing membrane flashings and metal accessories at walls and curbs,
f. Mechanically attach ½” high density red wood fiber board. (Stagger All insulation joints).
g. Prepare around all drains so that there is at least a 4’x’4 sloped sump. All flashing should be inside the sump so as not to build up a dam around the drain.
h. Prepare around all parapet wall outlets so that there is at least a 2’x’4 sloped sump. All flashing should be inside the sump so as not to build up a dam around the outlet.
i. Install new saddles on the high sides of all mechanical equipment curbs with low rise foam. Minimum slope shall be double the slope of the roof. Saddles should match the width of the units.
j. Set fibrous cant strip around all wall and curb penetrations in trowel grade flashing adhesive.
k. Install 80 mil fiberglass/polyester reinforced SBS sheet with type IV asphalt
l. Install 160 mil fiberglass/polyester reinforced SBS fire retardant cool gray mineral surface membrane in cold process adhesive.
m. Install 80 mil fiberglass/polyester reinforced SBS base flashing with trowel grade asphalt mastic.
n. Install 160 mil fiberglass/polyester reinforced SBS fire retardant cool gray mineral surface membrane in trowel grade asphalt mastic.
o. Install three course application of aluminum trowel grade mastic and mesh at all vertical laps.
p. Provide new walkway surfacing at all designated areas. Walkways should consist of a 3’ x 3’ green 160 mil fiberglass/polyester reinforcement SBS modified mineral membrane set in trowel grade asphalt mastic.
q. Install new Kynar 22 gauge specified ES-1 coping caps, wall flashings, curb unit metals, conductor heads & downspouts, and all accessories.
r. Replace all missing or damaged roof drain parts as necessary to ensure a watertight roof. Paint all roof drain baskets safety red.
s. Raise existing parapet wall overflow outlets as necessary to accommodate new insulation height.
t. Raise existing roof top equipment, if necessary, to accommodate new insulation height.
u. Provide manufactures 30-year Edge to Edge No Dollar Limit roof warranty.
v. Provide contractors 5-year labor warranty.

Friendsville Elementary School – Roof Replacement	
1.) Harness Roofing	$ 1,540,604.00
2.) Water Control	$ 1,664,441.00
3.) ESKOLA	$ 1,770,861.00
4.) Sunbelt	$ 1,819,290.00
5.) Swift Roofing	$ 1,804,783.00

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet
insulation, to the replacement of deteriorated wood nailers.

This proposal will be held for 60 days.

Clarifications/Exclusions:

1. Permits are excluded.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Interior Temporary protection is excluded.
4. Any work not exclusively described in the proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to contact me.

Respectfully,

Frank Louis-Jeune

BEM, LLC

President

Acceptance of the Proposal

Upon Acceptance of this Proposal, a Contract with Terms and Conditions will be presented, reviewed, and signed by authorized representatives for BEM and Blount County Schools.

Blount County Schools
831 Grandview Drive
Maryville, TN 37803

Date: 05/01/2026

RE: Friendsville Elementary School Waterproofing

As per the request for pricing verification of the Building Envelope Management Project RQN# **2026-0009**, we have reviewed the necessary labor, materials, and equipment necessary to provide necessary work at Friendsville Elementary School Waterproofing located at 831 Grandview Drive, Maryville, TN 37803 per their proposal dated 4/28/2026 submitted by BEM Team.

Building Façade Waterproofing Scope of Work (BASE BID):
1. Inspect the entire existing Main Building and remove, replace and/or repair loose, displaced and/or broken brick veneer cladding.
2. Closely inspect and perform tuckpointing at all severely deteriorated, cracked and/or missing mortar joints within the brick veneer.
3. Sawcut to widen all vertical control joints to a minimum width of ½" and re-caulk.
4. Remove, properly prepare and replace all joint sealants, including but not limited to vertical control joints, window perimeters, door perimeters, joints between dissimilar surfaces, wall penetrations, horizontal joints between base of wall and concrete, scupper boxes, overflow scupper plates, etc.
5. Wet glaze all window openings to include metal to metal and metal to glass joints, including square metal panels within the window system assembly.
6. Pressure clean all exterior substrates to remove dirt and atmospheric contaminants. Surfaces include brick veneer, concrete, etc.
7. Rework steel framing at the entrances.
8. Apply two coats of a silane-based sealer to all prepared and repaired brick veneer cladding.
9. Wash and squeegee clean all window and door glass upon completion.

We reviewed the RS Means report of pricing review and compared them to the Omnia pricing as contracted with Building Envelope Management, Omnia Contract: OMNIA #04-29 plus any approved addendums. These line items are listed on the RS Means Summary Report dated 4/30/2026 as per attached.

As a result of our perusal, we have found the proposal consistent with our review and we recommend certifying the pricing in this proposal. If there are any further questions, please do not hesitate to contact me.

Sincerely,

Tyler Guerriero

Tyler Guerriero
VP of Operations
E: tyler@fx-group.com
P: *(570) 484-1764*

OMNIA PARTNERS

04-29 JOC Contract

RQN#2026-0009

BuildingEnvelope Management

Waterproofing Services / Construction Management Proposal

Blount County Schools
831 Grandview Drive
Maryville, TN 37803

Friendsville Elementary School

Date Submitted: April 28th, 2026

Purchase orders to be made out to: **Building Envelope Management**

Please Note: The following budget/estimate is being provided according to the pricing established under the Job Order Contract with OMNIA Partners. BEM administered an informal competitive process for obtaining project pricing quotes.

Scopes of work were defined and supplied to each bidding contractor to ensure that the bid process was consistent with each of the bidding contractors. **BEM is a minority owned, HUBZone, and 8a certified building envelope consulting firm who will also provide quality compliance throughout the construction process.** Bid results are as follows:

Building Façade Waterproofing Scope of Work (BASE BID):

1. Inspect the entire existing Main Building and remove, replace and/or repair loose, displaced and/or broken brick veneer cladding.
2. Closely inspect and perform tuckpointing at all severely deteriorated, cracked and/or missing mortar joints within the brick veneer.
3. Sawcut to widen all vertical control joints to a minimum width of ½" and re-caulk.
4. Remove, properly prepare and replace all joint sealants, including but not limited to vertical control joints, window perimeters, door perimeters, joints between dissimilar surfaces, wall penetrations, horizontal joints between base of wall and concrete, scupper boxes, overflow scupper plates, etc.
5. Wet glaze all window openings to include metal to metal and metal to glass joints, including square metal panels within the window system assembly.

6. Pressure clean all exterior substrates to remove dirt and atmospheric contaminants. Surfaces include brick veneer, concrete, etc.
7. Rework steel framing at the entrances.
8. Apply two coats of a silane-based sealer to all prepared and repaired brick veneer cladding.
9. Wash and squeegee clean all window and door glass upon completion.

Friendsville Elementary – Building Façade Waterproofing	
1.) ESKOLA	**$ 167,794.00**
2.) Western	**$ 306,441.00**
3.) JJ Morley	**$ 497,617.00**
4.) Sunbelt	**$ 274,850.00**
5.) Harness	**$ 390,684.00**

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet
insulation, to the replacement of deteriorated wood nailers.

This proposal will be held for 60 days.

Clarifications/Exclusions:

1. Permits are excluded.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Interior Temporary protection is excluded.
4. Any work not exclusively described in the proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to contact me.

Respectfully,

Frank Louis-Jeune

BEM, LLC

President

Acceptance of the Proposal

Upon Acceptance of this Proposal, a Contract with Terms and Conditions will be presented, reviewed, and signed by authorized representatives for BEM and Blount County Schools.