

Memorandum

Date: Thursday, September 3, 2026

To: Dr. Robert Jackson, Superintendent

From: Ron Venturella, Purchasing Officer & Risk Control Manager 

Subject: Leicester Elementary School Roof Replacement Project: Authorization to Award

On August 5, 2026 at 2:00pm, a bid was held for the Roof Replacement Project at Leicester Elementary School. Four bids were received. The lowest responsive and responsible bid for the project was submitted by Radco Construction in the amount of \$474,334.00 Base Bid.

The bid for the project is funded by Article 39 budget allotted and supplemented by Article 40/42 funds in order to complete the work.

The project is scheduled for completion within twelve months of the signed contract being issued.

Recommendation: Award a contract for construction of the Roof Replacement Project at Leicester Elementary School to Radco Construction in the amount of \$474,300.00 Base Bid. Authorize execution of the contract upon receipt of performance and payment bonds, and insurance.

Attachment: Bid Tabulation

C: Ms. Jamie Slagle, Principal
Mr. Chip Cody
Mr. Clark Wyatt, Facilities and Maintenance Director
Ms. Tina Thorpe, Chief Financial Officer

Bid Tabulation

Request for Proposal #: 11-26 Leicester Elementary School Roof Replacement Project

Date: Wednesday, August 5, 2026

Time: 2:00 p.m. EST

Contractor	Base Bid	Unit Price 1	Unit Price 2	Unit Price 3	Unit Price 4
AAR Roofing & Sheet Metal Company	\$ 547,900.00	\$ 5.00	\$ 14.00	\$ 4.00	\$ 2,325.00
*Heritage Roofing Co. Inc.	\$ 649,870.00	\$ 7.00	\$ 13.00	\$ 4.00	\$ 5,030.00
Radco Construction	\$ 474,334.00	\$ 7.50	\$ 18.75	\$ 4.25	\$ 4,000.00
Services, Inc. Rike Roofing	\$ 699,760.00	\$ 4.25	\$ 9.50	\$ 3.25	\$ 3,000.00

Base Bid:

All labor, mobilization, related taxes and other auxiliary cost for the Low Slope Roofing Replacement on Leicester Elementary School Areas 5, 6, 8, 9, 10, 12, 14, 15, 16, 17 and 18 and generally consists of the complete removal of all existing roofing membrane, insulation, underlayment, fiberboard, flashings and the installation of a new pre-engineered perimeter edge metal, 60 mil PVC membrane, high density polyisocyanurate cover board, tapered (where indicated on plans) and base insulation, underlayment, flashings, metal flashings, drains, overflow drains and leaders as indicated, and all associated miscellaneous work as specified in the drawings and specifications prepared by Architecture Unlimited, PLLC. And issued on May 13, 2026.

Include the following allowance in the base bid.

1) Contingency to be included in Base Bid: \$15,000.00.

***Heritage Roofing's bid has been rejected due to late arrival past the 2:00 p.m. deadline**

The Base Bid SHOULD NOT include cost or related taxes of any materials that are to be provided by Buncombe County Schools to the awarded Contractor based on the quantities noted below. Such materials include any TREMCO products (i.e., membrane, flashings, sealants, caulks) and/or warranties or associated taxes.

Materials that will be purchased and provided by Buncombe County Schools are listed below:

MATERIAL LIST:

Material	Unit	Quantity
TremSEAL Pro, White	30 Cartridges/Case	1
TremSEAL Pitch Pocket Sealer	4/Case	2
Tremco Water Block Sealant	30 Cartridges/Case	2
TremPly KEE/TPA Coat Metal 4' x 10'	Sheets	5
TremPly KEE 60 mil 74" x 80'	Rolls	85
TremPly KEE 60 mil Non-Reinforced 24" x 50'	Rolls	4
TremPly KEE LV Bonding Adhesive	5 Gallon Pails	10
TremPly KEE Pipe Flashing 1"-6"	8/Case	2
TremPly KEE Protect Walkway 30" x 100', Yellow	Rolls	3
TremPly KEE Strip-In 6" x 100'	Rolls	5
TremPly KEE T-Joint Covers	100/Case	2
TremPly KEE Universal Corners	20/Case	3
Tremco-GP DensDeck Prime .50" x 4' x 8'	Squares	336

Unit Price #1: Unit Price No. 1 – Replace damaged or deteriorated wood blocking.

1. Description: Replace damaged or deteriorated wood blocking to match surrounding area as specified.

Unit Price #2: Unit Price No. 2 – Replace damaged or deteriorated metal deck.

1. Description: Replace damaged or deteriorated metal decking to match surrounding area as specified.

Unit of Measurement: Per square foot.

Unit Price #3: Unit Price No. 3 – Wire brush and paint metal deck.

1. Description: Wire brush and paint rusted metal decking to match surrounding area as specified.

Unit of Measurement: Per square foot.

Unit Price #4: Unit Price No. 4 – Replacement of 150 linear feet of damaged metal coping:

Unit of Measurement: 150 linear feet.

This is to certify that the bids tabulated herein were publicly opened and read aloud on August 5, 2026 in the Yaeger Conference Room of the Buncombe County Board of Education, 175 Bingham Road, Asheville NC, and that all said bids were accompanied by certified checks or bidder's bond except as otherwise noted.



Buncombe County Schools Chief Finance Officer

August 6, 2026

Date