

INVITATION TO BID
6450 Five Points Parkway (Wesco Building)

Project Site
6450 Five Points Parkway, Abilene, TX

Issued By
Development Corporation of Abilene

Mandatory Pre-Bid Site Visit
May 21, 2026 | 10:00 am
6450 Five Points Parkway, Abilene, TX

Bid Due Date
June 4, 2026 @ 5pm

Submission Email
Kevin.Lawrence@DevelopAbilene.com



Develop
Abilene
DEVELOPMENT CORPORATION
OF ABILENE

Executive Summary

Development Corporation of Abilene (DCOA)

The DCOA is the economic development driver of Abilene with the mission to build the future Abilene by attracting and sustaining industries that support job creation and community prosperity.

Owning over 1,000 acres of land and more than 700,000 square feet of facilities, the DCOA leverages its real estate assets to secure company expansion projects. Learn more at www.DevelopAbilene.com.

Project Overview

The Development Corporation of Abilene (DCOA) is seeking qualified contractors to replace the modified bitumen roof (North section) with a TPO overlay on the building located at 6450 Five Points Parkway, Abilene Texas. The roof is approximately 130,000 square feet with approximately 250 skylights.

This facility is currently leased to Wesco. The project is intended to maintain the functionality, safety, and appearance of the property while minimizing disruption to daily operations at Wesco.

Bid Submissions

At a minimum, all bids submitted must include the following:

- Completely filled out bid submission form.
- Current certificate of insurance meeting the requirements to bid.
- Proposed membrane attachment method (RhinoBond or fully adhered), including manufacturer-approved details.
- Proposed schedule (start date, duration, and work hours).
- Warranty information (confirm 20-year ND/L/Diamond Pledge eligibility).
- List of exclusions/assumptions and unit prices (if applicable, e.g., deck replacement).

Evaluation Criteria

The successful bidder will be the bidder offering the most beneficial bid for the DCOA based on criteria including, but not limited to:

- Proposed project costs.
- History of contractor's quality and successful completion of previous projects.
- Past performance on comparable jobs.
- Overall reputation.
- Financial capability compared to size and scope of the project.
- Any other criteria as determined by the DCOA used for the project.

Requirements to Bid

- General Liability Insurance of at least \$1,000,000 per occurrence must be maintained throughout the contract. Development Corporation of Abilene shall be named as a certificate holder upon award of the contract.
- All employees of the contractor must have appropriate Personal Protective Equipment as deemed necessary.
- Contractor must have experience in similar projects.

Scope of Work

1. Pre-Construction & Logistics

- Site Survey & Inspection: Core testing to determine existing roof layers, deck type, and insulation condition.
- Safety Plan: OSHA compliance, hazard assessment, and controlled access points.
- Permits & Approvals: Contractor to secure all necessary municipal permits and ensuring code compliance. Follow appropriate building codes for location.
- Tenant/Operational Coordination: Scheduling to minimize business disruption, including potential phased installation. Coordinate with DCOA Team Member, Kevin Lawrence, and designated individuals from Wesco.
- Contractor shall verify all field conditions, quantities, and dimensions prior to bid submission. No additional compensation shall be granted for conditions that could reasonably have been discovered during the mandatory pre-bid site visit.

2. Installer Qualifications

- Company specializing in performing work of this type or specialty, with at least 5 years of documented experience with buildings of similar size and scope and approved by manufacturer for specified the warranty.

3. Pre-bid Meeting

- Mandatory in person attendance is required.

4. Deck Inspection & Repair

- Inspection of metal decking for structural integrity.
- Replacement of deteriorated decking, usually quoted on a unit price basis.
- Pull tests as required by manufacturer requirements.

5. See attached cut specifications for recover (page 8)

- Option 1: Rhino bond GAF 60 mil TPO over Mechanically attached ½” Densdeck Prime.
- Option 2: Adhered GAF 60 mil TPO over Mechanically attached ½” Densdeck Prime.
- 20-year ND. Diamond Pledge. Install per manufacturers’ guidelines to attain such warranty.

6. Remove existing wall flashings, cant strips, fasten approved substrate to parapet walls, adhere 60 mil TPO wall flashings

- Roofing contractors are responsible for removal of all debris or tear off material.
- Parapet walls shall use untreated plywood or dens deck or similar products.

7. Skylight Curbs

- Use prefabricated corners on all skylights and curbs like GAF Corner Curb Wrap-part# 85FB920 as an example. Contractor responsible for correct sizing.

8. Drainage & Accessories

- Inspect roof drains, scuppers, and crickets to divert water. Acceptable to reuse roof drains.
- Installation of new coping metal with the same like and kind.
- Acceptable to reuse pipe stands.
- Inspect interior roof drain pipes and verify no leakage.

9. Cleaning

- Clean exposed surfaces of excess cement, adhesive, sealants, mortar, and paint associated with the new work.
- Clean work area of excess roofing materials and installation debris daily.
- Repair or replace defaced or disfigured finishes caused by the work.

10. Membrane Cleaning

- After all membrane has been installed, it shall be cleaned with a cleaning agent compatible with the membrane to return the membrane to a new appearance.

11. Protection

- Protect all building surfaces against damage from roofing work.
- Where traffic must continue over finished installed roofing system, protect membrane, underlayment accessories, and finishes from damage.

12. Membrane Protection

- Where equipment pads, wood sleepers, or walkway slabs are to be installed over the roofing membrane, an additional layer of the roofing membrane shall be installed between the roofing membrane and the pad, sleeper, or slab. Due caution shall be exercised to prevent roofing membrane damage during placement. Where required, the membrane shall be welded to the field membrane to prevent slippage.

13. Overnight Seal

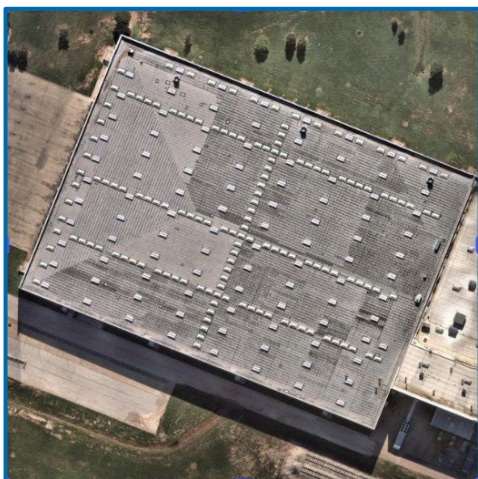
- Provide temporary weather protection between demolition and new construction activities to ensure that no water leakage or damage occurs to the structure or interior areas of the existing building.
- Installation shall be performed according to accepted roofing practice as outlined in the NRCA Roofing Manual.

14. Finalization

- Final inspection by a manufacturer representative and DCOA representative, Kevin Lawrence, to secure warranty.
- Final site cleanup, including magnetic sweeping for nails, removal of debris.
- Project is expected to be completed within 90 calendar days of award, unless specified in contractor's bid submission.

15. Skylights

- Contractor shall inspect and reseal each skylight lens (approximately 250 skylights).
- Damaged or cracked skylight lens shall be replaced with like and kind. If a style change is expected, DCOA must approve all changes to the design.



Bid Form – Roof Replacement Project

Project: 6450 Five Points Parkway, Abilene, TX (Wesco Building)

Owner: Development Corporation of Abilene (DCOA)

Bidder Company Name: _____

Contact Person: _____

Email: _____

Phone: _____

Base Bid

Base Bid – Provide and install TPO roof system per Invitation to Bid documents, including all labor, materials, equipment, permits, overhead, and profit.

Base Bid Price: \$_____

Proposed roof attachment method: _____

Pricing Breakdown (Required)

Deck Repair (unit price per SF or per panel): \$_____

Skylight Reseal (unit price per skylight): \$_____

Schedule

Proposed duration from Notice to Proceed: _____ calendar days

Acknowledgements

Bidder has attended the mandatory pre-bid site visit.

Bidder has verified all field conditions and quantities.

Bid includes all scope described in the Invitation to Bid documents.

Bid includes 20-year NDL Diamond Pledge Warranty or Equivalent.

Authorized Signature: _____

Printed Name & Title: _____

Date: _____



Development Corp of Abilene, 6450 Five Points Pkwy, Abilene, TX 79603
 SPECIFICATION: TFARI60

| COMPONENT | TYPE | REQUIRED | ATTACHMENT | RATE OF APPLICATION |
|---------------------|--|---|---|--|
| DECK | Steel 33 ksi | 22.0 gauge | Per Code | N/A |
| EXISTING SUBSTRATE | (Aged) Granulated Asphaltic | Prepare existing substrate as defined below | | |
| INSULATION 1 | Dens Deck® Prime Roof Board, 900 psi ASTM C1177 Size: 1/2", 4' x 8' LTTR: 0.56 | 1 layer | Fastened with: Drill-Tec™ #12 Fastener Drill-Tec™ 3" Standard Steel Plate | Field: 8 fasteners per 4' x 8' board Perimeter: 8 fasteners per 4' x 8' board Corner: 8 fasteners per 4' x 8' board *The above listed fastening pattern is based on GAF's standard guarantee requirements and is limited to building heights up to 60 feet. These rates are not applicable for regions prone to "high-winds," such as Florida's HVHZ counties, or Special Wind Regions as designated in ASCE's Basic Wind Speed Maps. |
| SINGLE PLY MEMBRANE | EverGuard® TPO 60 mil White ASTM D6878 Size: 10ft SRI: 94 | 1 ply | EverGuard™ TPO Quick Spray Adhesive | Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. Coverage rates may vary depending on the porosity of the substrate. |
| FLASHING MEMBRANE | EverGuard® TPO 60 mil White ASTM D6878 SRI: 94 | 1 ply | EverGuard™ TPO Quick Spray Adhesive | Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. |
| GUARANTEE | EverGuard® Diamond Pledge™ NDL Roof Guarantee | 20 year | | Guarantee fee applicable |

Requirements above are subject to change. Always review the appropriate Application & Specification Manual to confirm that the requirements provided above are current, and to obtain additional information that is important for a successful installation. This Cut Spec specification shall not waive, supersede or alter the requirements and recommendations found in the most current Application & Specification Manual(s), printed technical bulletins or specific correspondence drafted for this project by Field Services, Design Services, or Technical Services Manager. Application & Specification Manuals and specimen copies of guarantee/warranty documents are available at www.gaf.com.
 Note: Your Field Services or Technical Services Managers are the only employees who can approve any deviation from GAF's published specification manual(s).

Each roof has unique requirements. This specification is a representation of products and their installation. To properly assess specific roofing needs, code compliance, system configurations, and warranty eligibility, contact Design Services. The above listed roofing system is based on GAF guarantee requirements and is not intended to modify, negate or alter any requirements specified by the design professional or others. Fastener pullout testing should be performed to ensure acceptable attachment into substrate. Adhesion testing is required prior to guarantee registration to ensure foam adhesive will bond to a given substrate. Any wet or damaged existing decking must be removed and replaced prior to re-roofing.

For guarantees up to 25 years, system may be installed by a GAF GoldElite™ Commercial Contractor or GAF PlatinumElite™ Commercial Contractor. 30 and 35 year guarantees must be installed by a GAF PlatinumElite™ or Chairman's Circle Commercial Contractor. GoldElite™ Contractors must be pre-approved by GAF Field Services to install extended guarantees of 30 and 35 years.

All GAF and EverGuard™ accessories shall be used where applicable.

Prepare substrate in accordance with GAF requirements, including but not limited to, removal and replacement of wet or damaged materials/insulation, and removal of existing flashing materials. Sweep and remove all loose gravel and clean debris from roof surface. Re-secure any existing insulation as required. Any existing single ply membrane must be cut into 10' x 10' sections. Moisture survey is recommended and in some circumstances required. If new roofing is to be adhered to any coated surface, it must be power washed to remove loose and delaminating materials. Every effort must be made to remove existing coatings as part of the cleaning process and silicone based coatings MUST be removed completely. Adhesion failures due to existing coatings are not covered by the GAF Guarantee, so it is important to test adhesion prior to proceeding with installation of new materials. Existing materials are excluded from the GAF Guarantee.

SINGLE-PLY: TPO & PVC

REFER TO EVERGUARD®
300 SERIES PARAPET
AND WALL DETAIL FOR
TERMINATION

EVERGUARD® TPO CORNER
CURB WRAP

DRILL-TEC™ FASTENERS 12"
(305 mm) O.C. FOR BA
SYSTEMS 6" (152 mm) O.C.

REINFORCED EVERGUARD®
MEMBRANE (PERIMETER
SHEET IF REQUIRED)

ADJUSTABLE CORNER LAP FOR
CORNERS GREATER THAN OR
LESS THAN 90 DEGREES

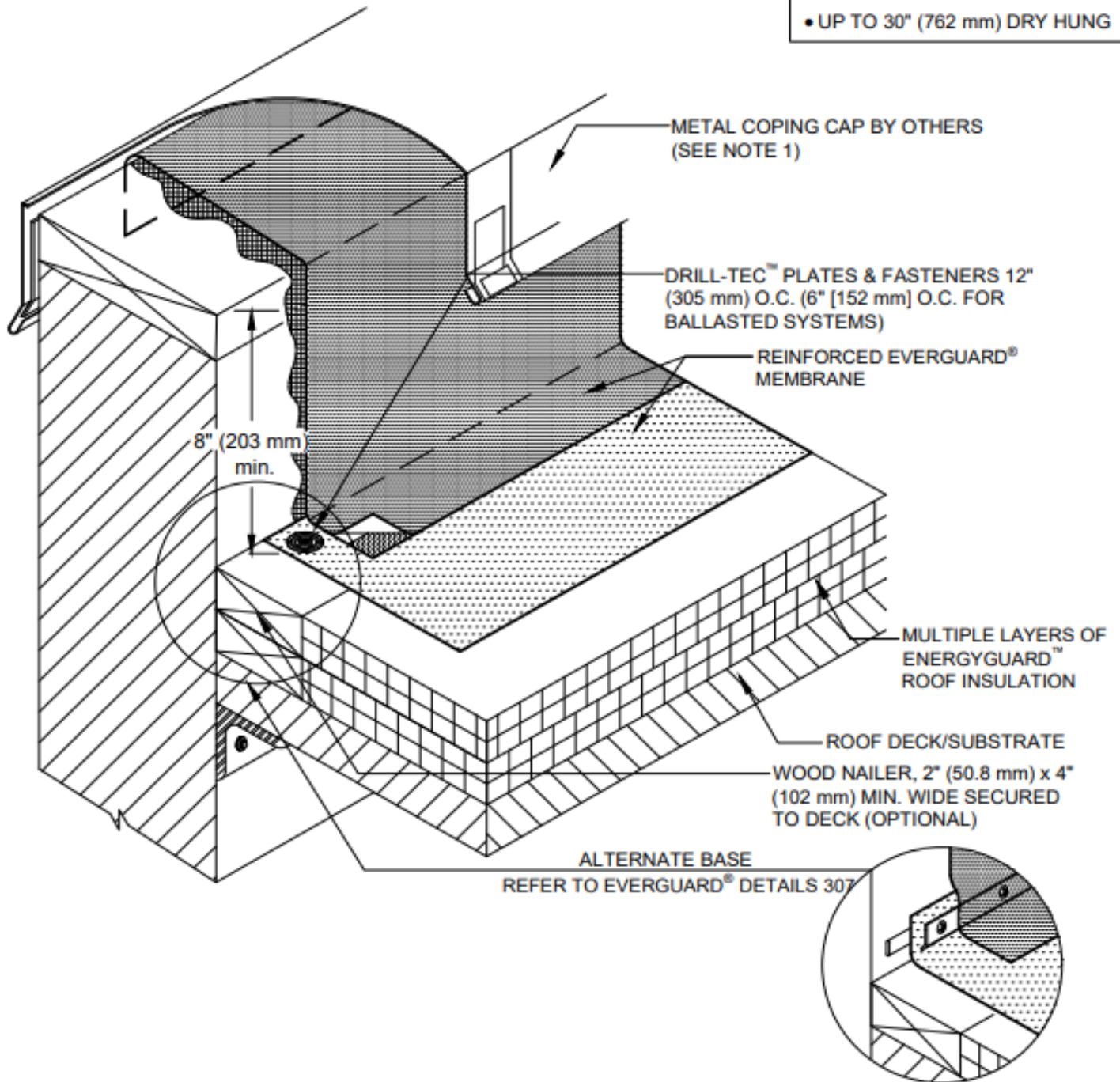
NOTE:

1. FOUR CORNER CURB WRAP PIECES ARE NEEDED TO COMPLETE. VARYING SIZES MAY BE NEEDED.
2. CORNER WRAP MAY BE ADHERED OR INSTALLED DRY.
3. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.

SINGLE-PLY: TPO & PVC

FLASHING KEY

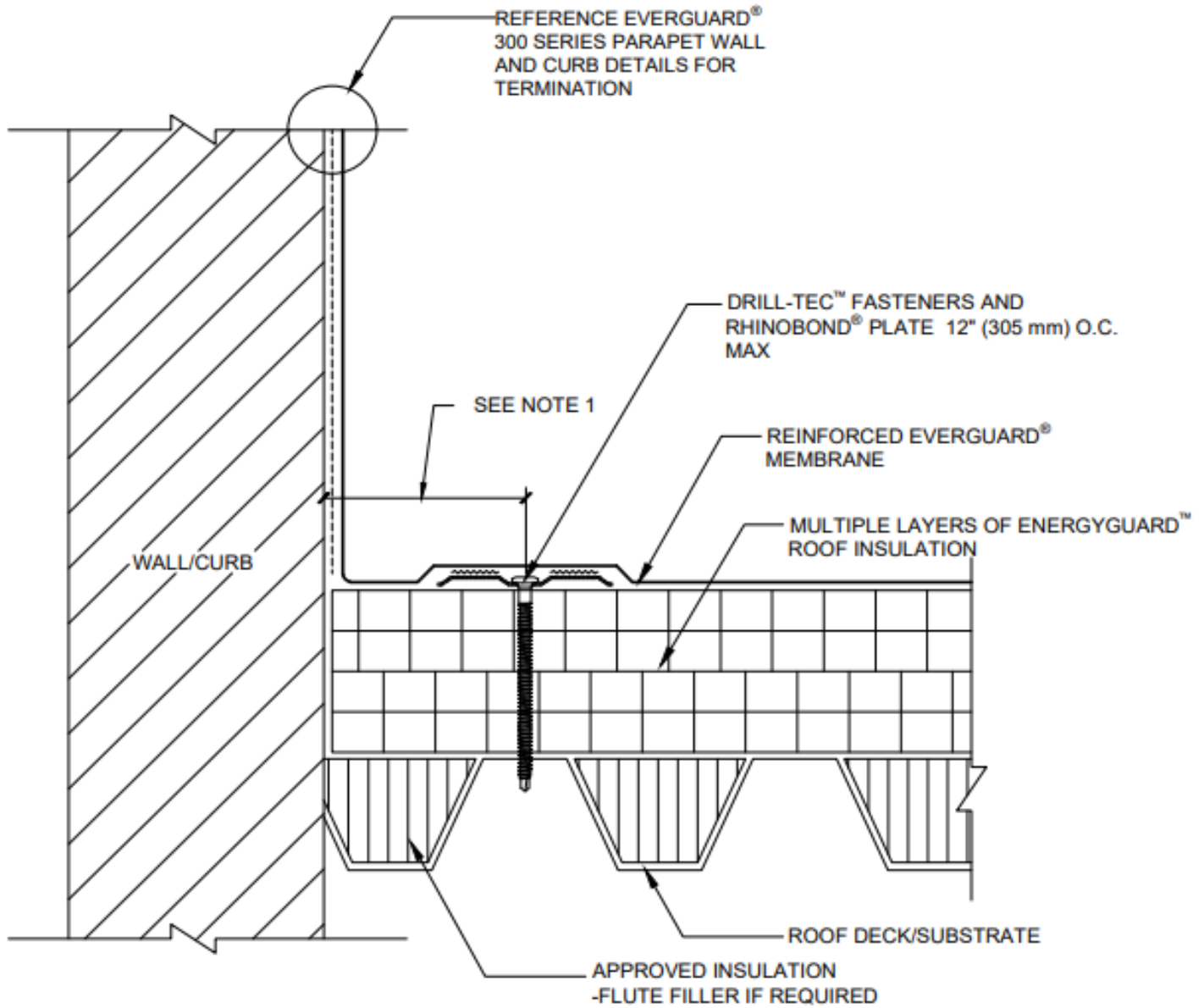
- 30" - 66" (762 mm -1.68 m) REQUIRES BONDING ADHESIVE
- UP TO 30" (762 mm) DRY HUNG



NOTE:

1. PERIMETER EDGE METAL SHOULD BE DESIGNED FOR WIND RESISTANCE IN ACCORDANCE WITH THE APPLICABLE EDITION OF ASCE 7 AND TESTED FOR RESISTANCE IN ACCORDANCE WITH THE TEST METHODS IN THE APPLICABLE EDITION OF ANSI/SPRI ES-1.
2. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A COVER BOARD IS REQUIRED ON MECHANICALLY FASTENED SYSTEMS ONLY.
3. IF EVERGUARD® FREEDOM MEMBRANE IS USED, BONDING ADHESIVE IS NOT NEEDED AND WALL MUST BE PRIMED.

SINGLE-PLY: TPO & PVC



NOTE:

1. DRILL-TEC™ FASTENERS AND RHINOBOND® PLATES MUST BE INSTALLED A MAXIMUM 6" (152 mm) FROM THE ANGLE CHANGE.
2. REFER TO THE DRILL-TEC™ RHINOBOND® ATTACHMENT TABLES FOR DETAILED INSTALLATION REQUIREMENTS REGARDING DECK TYPE, PLATE & FASTENER TYPE, AND MIN. EMBEDMENT.
3. EVERGUARD® BONDING ADHESIVE OPTIONAL UP TO 30" (762 mm) FLASHING HEIGHT.