DERRY AREA SCHOOL DISTRICT

BOARD OF EDUCATION

Quarterly Building and Grounds Committee

Wednesday, October 28, 2026 2:00 PM

Admin Building Boardroom, 982 N Chestnut Street Ext, Derry, PA 15627

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1. Call to Order

2. Opening Comments and Welcome

3. Topics for Discussion 2

4. Questions and Comments

5. Adjornment

Derry Area School District

2026-2027 Roof Updates:



TREMCO

TMR ROOFING
A TECTA AMERICA COMPANY, LLC

COMPLETED WORK - SUMMER AND FALL OF 2026

Derry Middle School Energy Project:

- With McClure Company
- TMR completed all rooftop HVAC related curb work

Derry Middle School Roof Replacements:

- TMR replaced multiple roofs with 30-year TremPly KEE Membrane
- TMR to finish 2026 roof replacement work within the next two weeks

Derry Area SD Roof Preventative Maintenance Program:

- Tremcare Gold- Rooftop PM Program. Started in October 2026 (1-year program)
- Covers all roofs not otherwise replaced in 2026. Includes annual Infrared scan, needed repair work and housekeeping services, annually.

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INFRARED DIAGNOSTICS - 2026

ROOF DIAGNOSTIC SURVEY

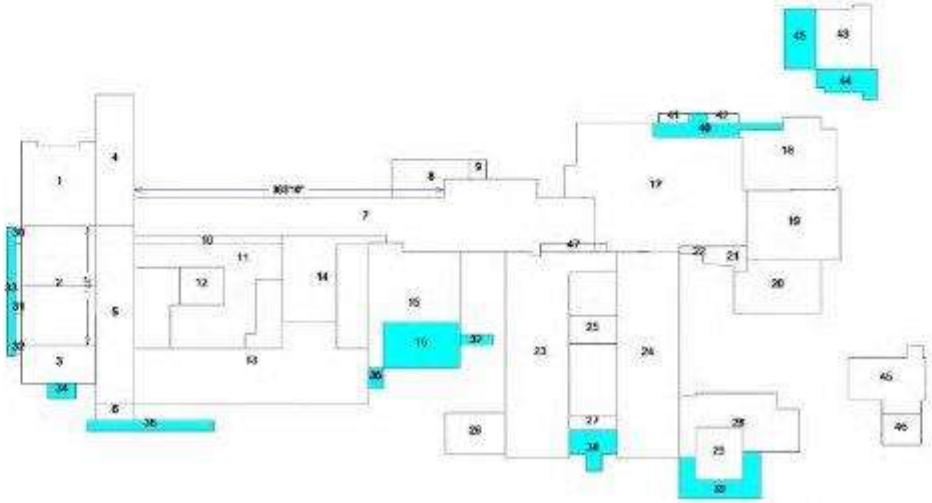
Derry Area JR-SR High School

982 Chestnut St EXT, Derry, PA 15627

DRAWINGS

TITLE PAGE
SHEET A MOISTURE SURVEY
SHEET B ROOF DATA, THERMOGRAMS & PHOTOS





How An Infrared Survey Works:



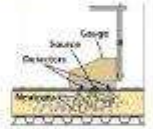
During the daytime, wet roof insulation absorbs more solar energy from the sun than dry roof insulation. During the nighttime, after the roof surface cools, the wet roof insulation will retain more solar energy than dry insulation and these temperature differences are detected by the infrared camera.

The wet roof areas are marked on the roof surface with visible paint markings. The wet roof areas are verified through core cuts and/or a Roof Moisture Meter.

How A Moisture Meter Works:

During the daytime, readings are taken and recorded in random locations and at wet areas found by the infrared camera.

Fast neutrons are emitted from the source in the Roof Moisture Meter into the roof system. The presence of hydrogen in the roof system slows the neutrons. These slowed neutrons as well as the fast neutrons are detected by the Roof Moisture Meter. A reading is displayed in the digital readout and gets recorded.



Core cuts are taken to determine a baseline for dry roof materials. Then wet roof areas are marked on the roof surface with visible paint markings.

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INFRARED DIAGNOSTICS - 2026

ROOF DIAGNOSTIC SURVEY

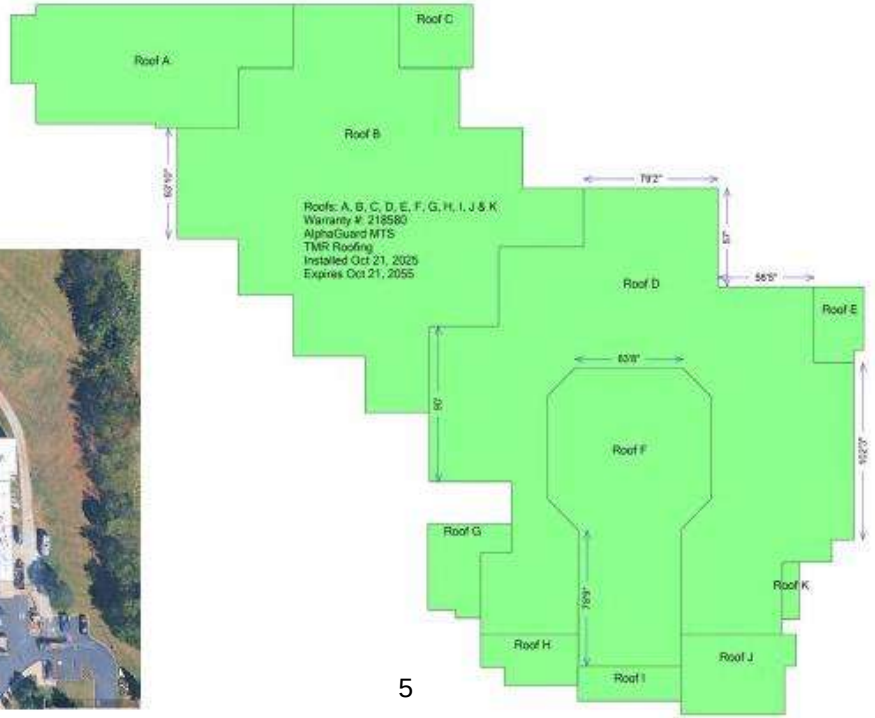
Grandview Elementary School

188 Recreation Rd, Derry, PA 15627

DRAWINGS

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SHEET B ROOF DATA, THERMOGRAMS & PHOTOS





How An Infrared Survey Works:

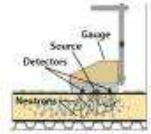


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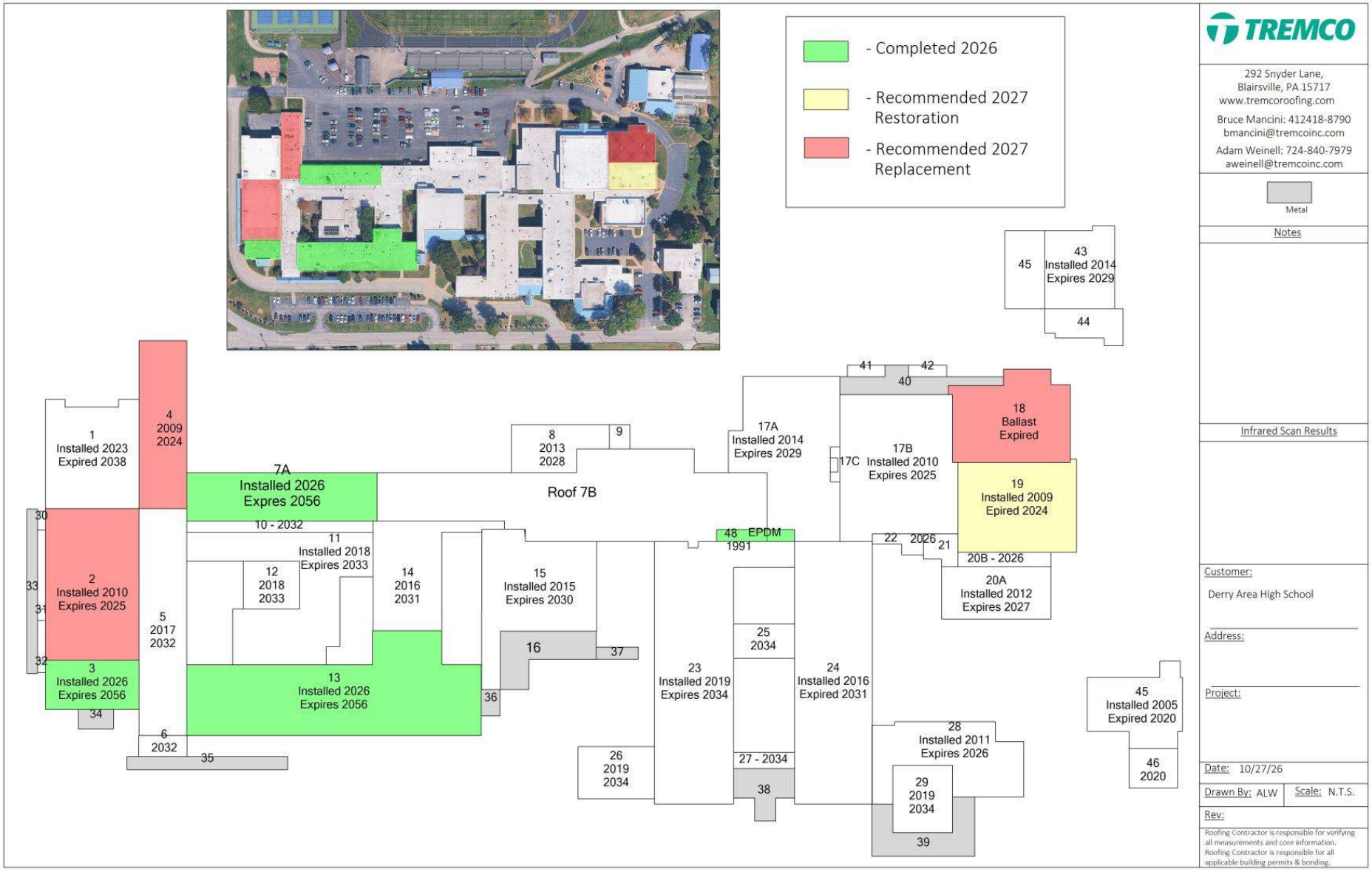
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Core cuts are taken to determine a baseline for dry roof materials. Then wet roof areas are marked on the roof surface with visible paint markings.

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2026 ROOF WORK AND PROPOSED SUMMER 2027 WORK



TREMCO
ROOFING & BUILDING MAINTENANCE

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2026 Roof Replacement Summary

Roof Replacements Completed in 2026

The existing roofs on these sections were completely removed down to the gypsum roof decks. A base layer of 3" flat roof insulation was installed as well as 1/8" per foot, tapered roof insulation. Tremco manufactured, fleece backed, "KEE" membrane was then set in adhesive. The roofs carry a 30 year leakage warranty.



TMR Roofing
373 Mowen Road
Saltsburg, PA 15681
724-639-9687

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		10/21/26

Derry Area School District

DERRY SCHOOL DISTRICT
DERRY MIDDLE / HIGH SCHOOL
188 RECREATION ROAD
DERRY, PA 15627

SHEET TITLE:
2026 ROOF IMPROVEMENTS

SHEET NO.
PG 1.A

TREMCO
ROOFING & BUILDING MAINTENANCE

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2026 "NO CHARGE" Roof Replacement



2026 Roof Replacement Summary

Roof Replacements Completed in 2026

TMR Roofing had enough roofing material left over at the end of the project to replace this 800 square foot section of roofing for the district. We did not charge any additional material or labor. Total value of this donation is approximately $35,000.00.



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TMR Roofing
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Derry Area School District

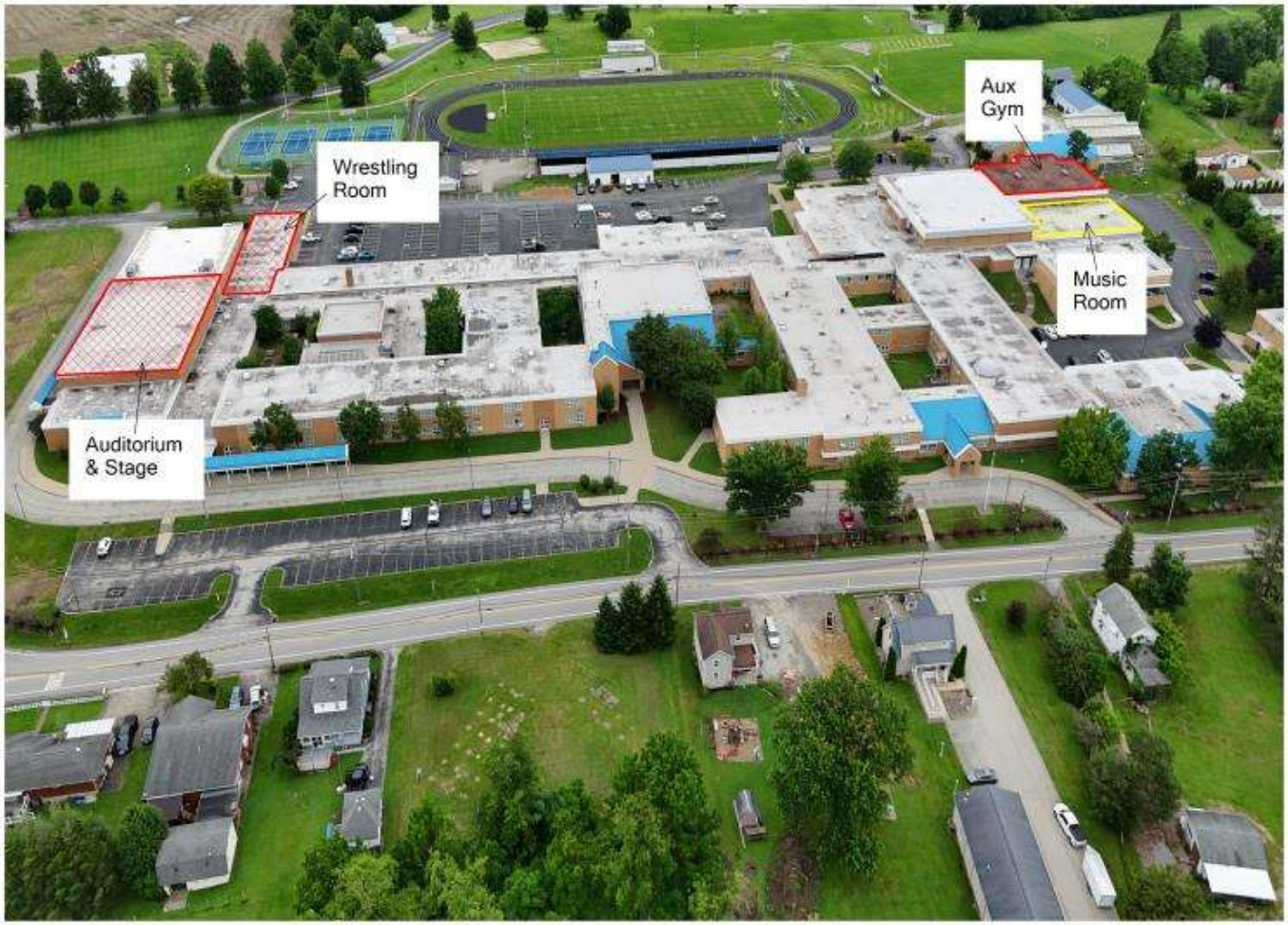
DERRY SCHOOL DISTRICT
DERRY MIDDLE / HIGH SCHOOL
188 RECREATION ROAD
DERRY, PA 15627

SHEET TITLE:
2026
ROOF
IMPROVEMENTS

SHEET NO.
PG 1.B

TREMCO
ROOFING & BUILDING MAINTENANCE

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2027 Project Overview

Roof Restoration

Roof Replacement

These four roofs are all out of warranty.
They need either restored or replaced.

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Derry Area School District

DERRY SCHOOL DISTRICT
DERRY MIDDLE / HIGH SCHOOL
188 RECREATION ROAD
DERRY, PA 15627

SHEET TITLE:
2027
ROOF
IMPROVEMENTS

SHEET NO.
PG 2

TREMCO
ROOFING & BUILDING MAINTENANCE

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2027 Roof Replacement Overview

Auditorium and Wrestling Room

Roof Replacements Recommended for 2027

The existing roof warranties for both of these roof sections have now expired. There are significant ponding water issues on both roof sections. Restoration of these areas is not recommended.



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188 RECREATION ROAD
DERRY, PA 15627

SHEET TITLE
2027 ROOF IMPROVEMENTS

SHEET NO.
PG 3

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Auditorium and Wrestling Room Existing Conditions



Auditorium - Ponding water along the northern edge of the roof area.



Auditorium - Heavy amounts of water around this new HVAC unit.



Auditorium - Roof membrane and insulation fasteners are backing out in some areas.



The roof membrane is becoming dry and brittle.



Wrestling Room - Significant amounts of ponding water on this roof.



Wrestling Room - When the roof is replaced, tapered roof insulation must be installed.



Wrestling Room - Old and brittle skylights would be removed.



All existing roof insulation and layers of membrane would be removed.

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Derry Area School District

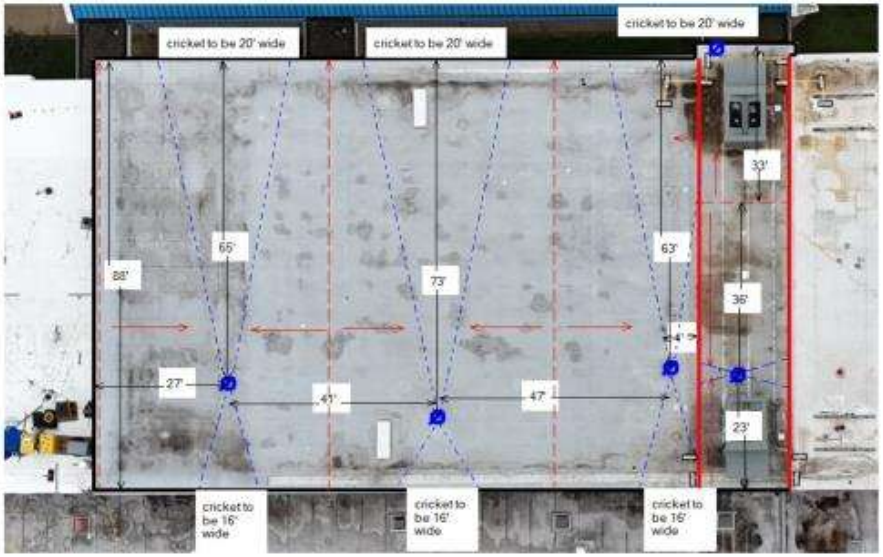
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2027
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IMPROVEMENTS

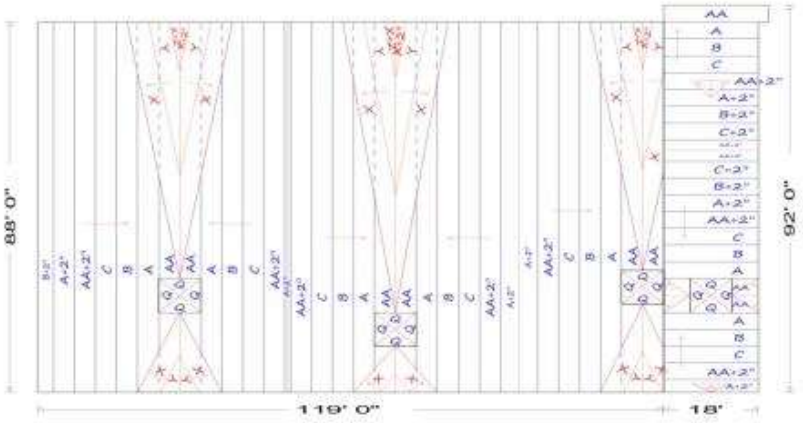
SHEET NO.

PG 4

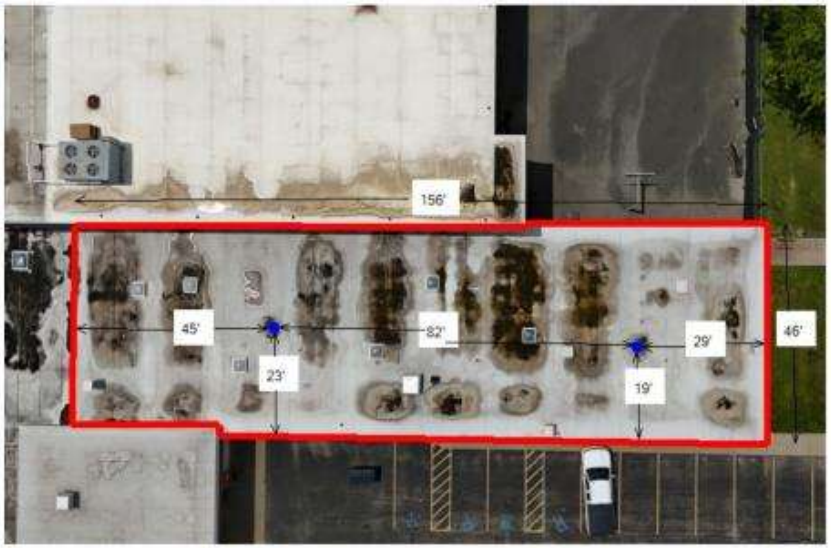
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ROOFING & BUILDING MAINTENANCE



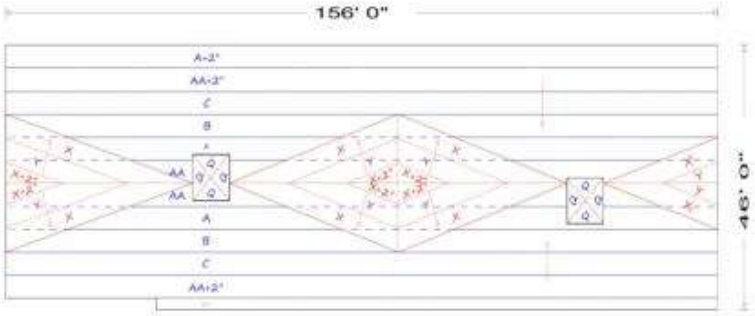
Auditorium Tapered Insulation Plan

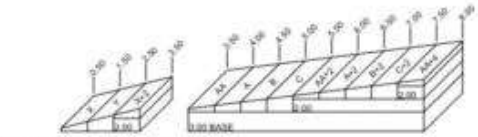


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Wrestling Room Tapered Insulation Plan





TAPERED SECTIONS

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TMR Roofing
373 Maween Road
Saltsburg, PA 15681
724-639-9687

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SHEET TITLE:
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PG 5

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Auditorium and Wrestling Room Scope of Work



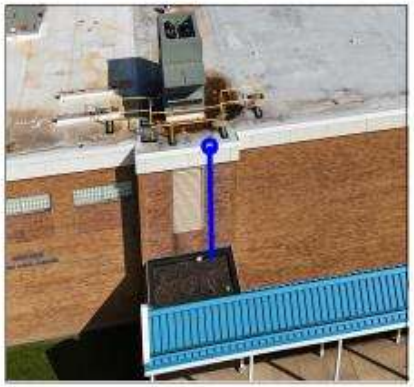
Remove roofing and insulation down to the structural decking.



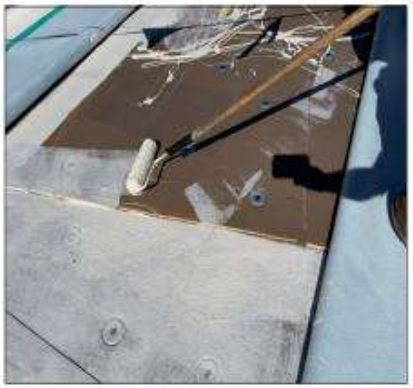
Build and flash an area divider between the auditorium and gym.



Mechanically attach the tapered roof insulation system which will have an R value of 30.



Install a new through edge drainage scupper at this location (blue line).



Fully adhere Tremco fleecebacked KEE" roof membrane to the insulation.



Install additional roof edge wood nailers to accomodate the new insulation thickness.



Flash all roof penetrations with Tremco KEE roof membrane.



Install new metal edge fascia on the auditorium and wrestling room and replace all wall ladders at the Middle School, High School and Grandview Elementary.

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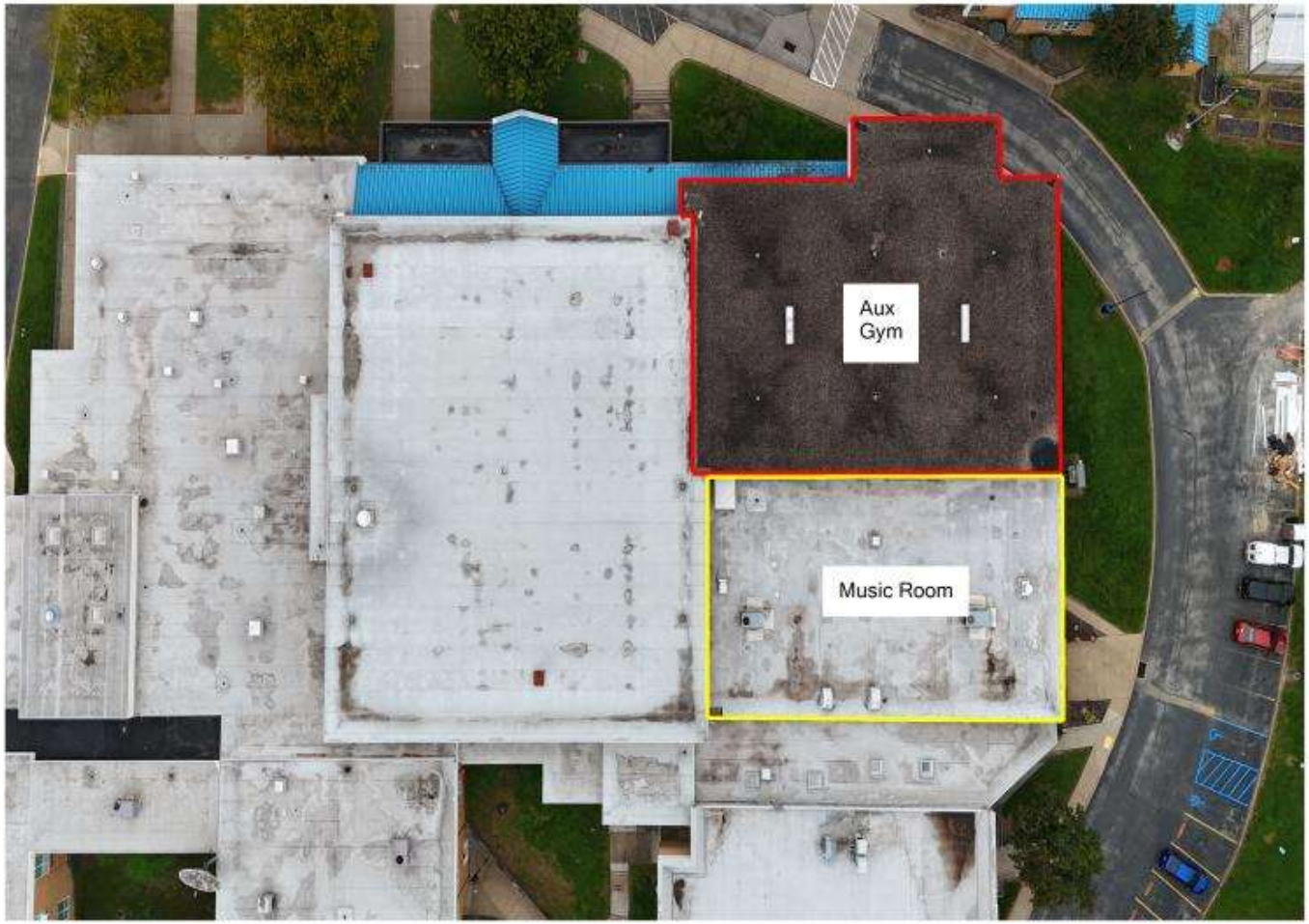
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SHEET TITLE:
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ROOF
IMPROVEMENTS

SHEET NO.
PG 6

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ROOFING & BUILDING MAINTENANCE

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2027 Roof Replacement Overview

Aux Gym and Music Room

Roof Replacements Recommended for 2027

Roof Restoration Recommended for 2027

The Aux Gym is close to 30 years old and needs to be replaced. The music room is a good candidate for "Alphaguard" restoration.



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SHEET TITLE:
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IMPROVEMENTS

SHEET NO.

PG 7

TREMCO
ROOFING & BUILDING MAINTENANCE

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Aux Gym and Music Room Existing Conditions



Aux Gym - Tectum roof deck, 3" polyiso with some tapered iso insulation.



Aux Gym - The roof has positive slope to the seven roof drains. There is no need for new tapered insulation here.



Aux Gym - The rubber membrane is old and brittle. There are tears that have appeared in the past.



Aux - Gym - Tectum roof decking is difficult to attach to. The new roof will have to be weighted down again by river rock ballast.



Music Room - The warranty expired on this roof in 2025. The existing roof insulation appears dry. It is a good candidate for restoration.



Music Room - The roof has 3" of flat polyiso insulation over a steel roof deck.



Music Room - Some minor ponding water issues exist. Two new roof drains would be installed when the roof is restored.



Another view of the Music Room roof.

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TMR Roofing
373 Mowean Road
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SHEET TITLE:
2027
ROOF
IMPROVEMENTS

SHEET NO.
PG 8

TREMCO
ROOFING & BUILDING MAINTENANCE

TMR ROOFING
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Aux Gym and Music Room Scope of Work



Aux Gym - The existing river rock is vaccummed from the roof.



Aux Gym - A new layer of flat polyiso insulation is loose laid over the existing dry tapered layer.



Aux gym - Tremco fleece backed KEE membrane is installed over the new insulation.



Aux Gym - A protective mat is installed and then new ballast is applied to weigh down the new roof system.



Music Room - The roof first receives a thorough cleaning.



Music Room - Two new roof drains are installed and plumbed.



Music Room - Tremco Alphaguard base coat and polyester fabric is applied at a rate of 3 gallons per 100 square feet.



Music Room - The following day, Alphaguard top coat is applied at a rate of 3 gallons per 100 square feet.

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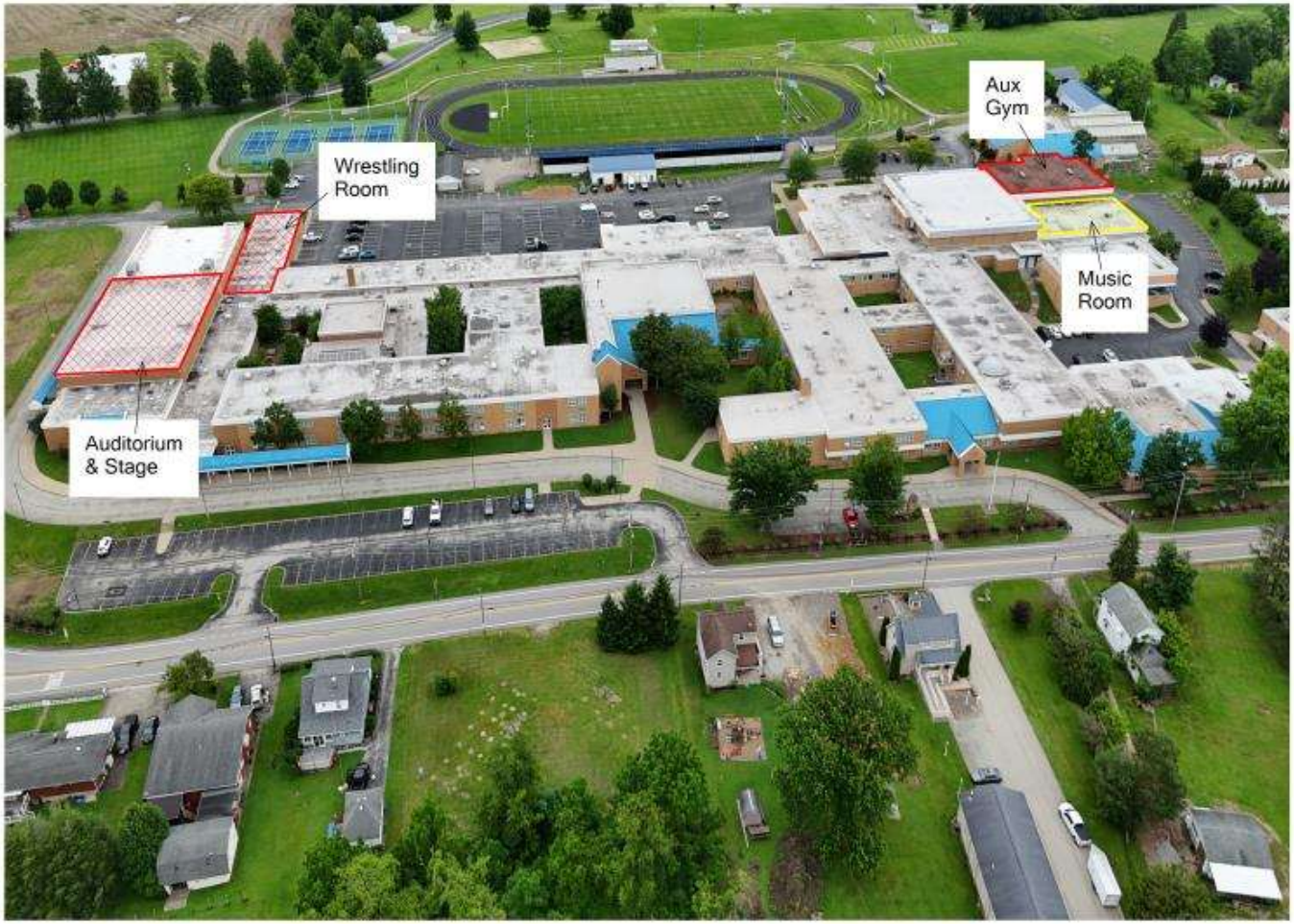
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SHEET TITLE:
2027
ROOF
IMPROVEMENTS

SHEET NO.
PG 9

TREMCO
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A TECTA AMERICA COMPANY, LLC



2027 Project Overview

Roof Restoration

Roof Replacement

2027 Project Replacement / Restoration Cost via AEPA, CPN # PA-025D-319042:

$1,758,400.00

TMR Roofing
373 Moween Road
Saltsburg, PA 15681
724-639-9687

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NO.	DATE	REVISION DESCRIPTION
		10/26/26

Derry Area School District

DERRY SCHOOL DISTRICT
DERRY MIDDLE / HIGH SCHOOL
188 RECREATION ROAD
DERRY, PA 15627

SHEET TITLE:
2027
ROOF
IMPROVEMENTS

SHEET NO.
PG 10

KEYSTONE PURCHASING NETWORK – PROJECT PROCUREMENT

AEPA-KPN is only cooperative purchasing program that is bid IN the state of Pennsylvania.

Participating in AEPA/KPN Cooperative Buying Program since 2001.

GUARANTEED - NO CHANGE ORDERS.
NO LITIGATION.
100% SATISFIED CUSTOMERS.
Over 300 of the 500 K-12 districts in PA have used KPN to procure our services.
Only Cooperative Buying Program endorsed by PASBO and PASBA.
Discounted Material Pricing.
Protected Pricing.

KPN Contractor Network Program.

Provides complete project management from Tremco.
Provides best in class roofing contractor.
Discounted Public Pricing on Tremco material.
Provides RS-Means third party price validation.
Pre-Bid in the state of PA by CSIU.
Includes Prevailing wage rates and bonds.
Meets all PA Public Bid requirements.

Most cost-effective manner to assure a quality roof project!

KPN KEYSTONE PURCHASING NETWORK
www.theKPN.org

AEPA Association of Educational Purchasing Agencies

TREMCO
Roofing & Building Maintenance

Roofing and Building Envelop Services
CPN-PA-#025D-319042

TMR ROOFING
A TECTA AMERICA COMPANY, LLC

Derry Area
School District

QUESTIONS?

Thank you.

We look forward to a continued history together!

Justin Snyder - Tremco

Joe Slapinski – TMR Roofing

TREMCO

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