



**Garland/DBS, Inc.**  
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## **ROOFING MATERIAL AND SERVICES PROPOSAL**

**City of Clearwater**  
**BayCare Field**  
**601 Old Coachman Rd**  
**Clearwater, FL 33765**

**Date Submitted: 10/06/2021**  
**Proposal #: 25-FL-210963**  
**MICPA # PW1925**

**Florida General Contractor License #: CGC1517248**

Purchase orders to be made out to: Garland/DBS, Inc.

**Please Note:** The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

### **Scope of Work: Sections A2 & A3 Roof Restoration and Repairs**

#### **General Notes:**

1. It is the roofing contractor's responsibility to familiarize themselves with all details involved in the roofing contract and to verify all existing conditions prior to commencement of work.
2. The roofing contractor shall protect all adjacent surfaces not scheduled for work and to repair any damaged areas as a result of contractor work at no additional cost to the Owner.
3. The roofing contractor shall be responsible to maintain water tightness and provide protection at any/all openings in the roof left at the end of each construction day.
4. All wood blocking shall be pressure treated.
5. Contractor shall field verify all dimensions, conditions, and quantities.

#### **Roof Sections A2 & A3 - Energizer Restoration Scope of Work:**

1. Using the information gathered from infrared thermal scan, remove all areas of wet insulation back down to roof deck (square off). Replace insulation with new. Insulation heights shall match existing.
2. Replace damaged modified membrane with new torch-applied modified membrane. Cold applied field repairs are not permitted.

3. Flashing/curb repairs: Leave existing modified membrane flashing in place. Add UniBond 4" seam tape to existing flashing seams. Install two coats of polyurethane fluid applied system.
4. At all internal drain locations, install new aluminum retrofit drains. Install target over top prior to restoration coating.
5. Prime the field of the roof with Garla-Prime at a rate of 0.5 - 0.75 Gal per 100 Sq. Ft. Allow at least 30 minutes to dry but no more than 48 hours.
6. Apply base coat of Energizer at a rate of 3.0 Gal per 100 Sq. Ft. using a notched squeegee.
7. Install polyester reinforcement - run fabric parallel to the low edge using a shingle method up the slope with minimum 4" fabric laps.
8. Apply top coat of Energizer at a rate of 3.0 Gal per 100 Sq. Ft. using a notched squeegee. Back roll top coat to ensure smooth surface and eliminate fabric wrinkles.
9. Within 5 minutes, immediately broadcast standard 3M roof granules into top coat at a rate of 6lbs. Per 100 Sq. Ft.
10. Allow system to cure 7-10, roofing contractor to come back and sweep/remove excess granules.

#### Metal Coping & Single-Ply Membrane:

1. Existing metal coping: Make repairs where needed and identified by aerial overview and pre-bid meeting. Existing coping chairs have come loose. Remove sections of coping and reinstall.
2. Existing white single-ply membrane on parapet walls:
  - a. Power wash existing membrane
  - b. Add UniBond 4" seam tape to membrane seams
  - c. Install base coat of White-Knight Plus at a rate of 1.5 - 2.0 Gal per 100 Sq. Ft. Allow base coat to dry 24 hours but no more than 72
  - d. Install top coat of White-Knight Plus at a rate of 1.5 - 2.0 Gal per 100 Sq. Ft.

#### ADDENDUM 1

1. Infrared Thermal Scan cost to be included by Garland/DBS and is not the responsibility of the roofing contractor. This work will be done prior to the start of the project. Roofing contractor to include line-item cost for wet roof/insulation replacement. Existing roof is tapered polyisocyanurate insulation, multi-ply built-up modified membrane roof system (A3 - concrete deck, A2 - metal deck).
2. Roofing contractor to include basic preventative maintenance on all other roof sections (noted/walked during pre-bid). These items include: cleaning debris/granules around internal roof drains, sealing chem-curbs with mastic and mesh (estimate of 20 drains + 25 chem curbs). No other work is needed outside of the minor items noted.
3. Scope of work clarification: On roof systems receiving energizer restoration, there is no need to power wash the existing modified membrane cap sheet. Surface should be power broomed or blown clean. No dust or dirt remaining. Prime existing roof surface and allow to dry. Do not allow quick dry asphalt primer to sit longer than 24 hours before coating installation. Re-prime where required.
  - a. On parapet wall - single-ply membrane: Roofing contractor will need to power wash these areas prior to installing seam tape and White-Knight Plus coating.

### Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
15.26	<p>RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : RESTORATION OF SMOOTH-SURFACED OR MINERAL-SURFACED ASPHALT-BASED ROOF WITH GLASS FIBERED ASPHALT EMULSION</p> <p>Prepare Roof Surface to be Clean &amp; Free of Dust; Repair All Splits Tears or Blisters with a Three Course Application of Mastic / Mesh / Mastic (USE SEPARATE LINE ITEM); Prime the Roof Surface at a Rate of 1/2 Gallon per Square. Apply Asphalt Emulsion in a 2 Coat Application at a Rate of 2.5 Gallons per Square per Coat.</p>	\$ 1.96	7,200	SF	\$ 14,112
23.02	Cleaning & Caulking: Pressure Wash to Clean Vertical Surfaces	\$ 1.54	6,000	SF	\$ 9,240
15.11	<p>RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : RESTORATION OF SMOOTH-SURFACED BURs/MODIFIED BURs ROOF SYSTEMS WITH SINGLE-COMPONENT URETHANE &amp; REINFORCED SEAMS</p> <p>Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Reinforce Seams by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square / Reinforcement / 1 Gallon per Square (3 Gallons per Square on Seams) USE SEPARATE LINE ITEM, Wait 24-48 Hours, Apply Single-Component, Aliphatic Urethane as a Base Coat at a Rate of 2 Gallons per Square and a Top Coat of 1.5 Gallons per Square Over the Entire Roof According to Manufacturer's Specifications.</p>	\$ 6.84	6,000	SF	\$ 41,040
15.30	<p>RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : REINFORCING SEAMS WITH SINGLE-COMPONENT URETHANE</p> <p>Reinforce Seams by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square / Reinforcement / 1 Gallons per Square (3 Gallons per Square on Seams)</p>	\$ 8.66	850	LF	\$ 7,361
<b>Sub Total Prior to Multipliers</b>					<b>\$ 71,753</b>

22.01	MULTIPLIER - DIFFICULT ROOF OR BUILDING ACCESS Multiplier is applied when labor production is effected by roof or building access. Situations that can cause roof access to be more difficult include, but are not limited to: no access for lifts or cranes, access is dependent upon road closure, access point requires the closure of a building entrance, roof level is not accessible from the ground, roof area is interior to adjacent roofs or roof materials and materials and equipment must be loaded to one roof area and carried to another roof area, roof materials and equipment must be carried to the roof through an interior building access point, no or limited staging areas on the ground, etc.	24	\$ 71,753	%	\$ 17,221
22.03	MULTIPLIER - MULTIPLE MATERIAL STAGINGS Multiplier is applied when labor production is effected by the time it takes to stage a roof multiple times. Situations include, but are not limited to staging materials to perform work on multiple roof levels, planned shutdowns and restarts, portion of the job is over sensitive work areas requiring staging from more than one point, etc.	20	\$ 71,753	%	\$ 14,351
22.08	MULTIPLIER - ROOF HEIGHT IS GREATER THAN 20 FT, BUT LESS THAN OR EQUAL TO 50 FT STORIES Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 2 stories, but are less than or equal to an estimated 5 stories. Additional roof height can require increased safety requirements, larger lift equipment, tie-offs, etc.	18	\$ 71,753	%	\$ 12,916
22.20	MULTIPLIER - ROOF SIZE IS GREATER THAN 5,000 SF, BUT LESS THAN 10,000 SF Multiplier is applied when Roof Size is greater than 5,000 SF, but less than 10,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a smaller roof area resulting in fixed costs being a larger portion of the overall job costs	15	\$ 71,753	%	\$ 10,763
<b>Total After Multipliers</b>					<b>\$ 127,003</b>

**Base Bid Total Maximum Price of Line Items under the MICPA: \$ 127,003**  
**Proposal Price Based Upon Market Experience: \$ 117,927**

**Garland/DBS Price Based Upon Local Market Competition:**

**TarHeel Roofing, Inc. \$ 117,927**  
**Springer-Peterson Roofing & Sheet Metal \$ 129,612**  
**Southern Roofing Co. \$ 257,070**

**Unforeseen Site Conditions:**

Wood Blocking (Nailer) Replacement	\$	9.92	per Bd. Ft.
Additional Insulation Replacement	\$	10.49	per Bd. Ft.
Decking Replacement	\$	31.12	per Sq. Ft.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

**Clarifications/Exclusions:**

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

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

*Matt Egan*

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