



Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL

City of Clearwater
WPC NE Control & NE Sludge Buildings
3290 SR 580
Clearwater, FL 34695

Date Submitted: 03/06/2018
Proposal #: 25-FL-180225
MICPA # 14-5903
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 Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Roof Replacement

1. Remove existing roof system down to lightweight concrete deck.
2. Install flat and tapered polyisocyanurate insulation using Insul-Lock insulation adhesive. Minimum slope of ¼ :12 to all roof drains/gutters required
3. Mechanically attach HPR Premium Glasbase per fastener specification.
4. Adhere 1x Ply of HPR Torch base sheet – torch applied
5. Adhere 1x Ply of StressPly IV Mineral cap sheet – torch applied
6. Base Flashing: Install one (1) ply of HPR Torch base sheet – torch applied around perimeter, penetrations and drains/scuppers extending 6 onto the field of the roof around perimeter/penetrations.
7. Flashing Ply: Install one (1) ply of the StressPly IV Mineral modified membrane – torch applied around perimeter, penetrations and drains/scuppers extending 9 onto the field of the roof around perimeter/penetrations.
8. Over field and wall flashings - Install Garla-Brite highly reflective roof coating at a rate of .5 - .75 gallons per 100 sq. ft. (* 2 coats required).
9. Perimeter Metal: Replace all edge metal, counterflashing and accessories with new .040 aluminum with .050 cleat.
10. Replace all internal drains with new drain components (clamps, rings, bolts, strainers, etc.).

Project Addenda

1. On WPC – NE Control Building: Prior to the start of construction, roofing contractor to provide fastener withdraw test showing pull out values that meet or exceed specified uplift requirements on both upper and lower roof sections. Withdraw test must be submitted to manufacturer’s representative prior to the start of the project.
2. On WPC – NE Control Building: Roofing contractor to remove all roof top equipment as noted at the prebid meeting. This will include only items reviewed on the upper roof section such as: abandoned blower unit and corresponding penetrations, metal caps, wood blocks, etc. Roofing contractor to fill penetrations with appropriate steel decking and fill boards to provide flush/even final surface matching height of new roof system. Roofing contractor to keep in tact and re-flash all seven (7) exhaust fans on both upper and lower roof sections.

Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.07	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Lightweight / Gyp Deck	\$ 1.82	14,484	SF	\$ 26,361
6.24.01	Roof Deck and Insulation Option: LIGHTWEIGHT CONCRETE / GYPSUM ROOF DECK - TORCH APPLIED / SELF-ADHERING APPLICATION - INSULATION OPTION: - Must Mechanically Attach a Base Sheet; Adhere Polyisocyanurate in Insulation Adhesive / Adhere Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	\$ 5.24	14,484	SF	\$ 75,896
4.53	Insulation Recovery Board & Insulations Options: INSULATION SLOPE OPTION Provide a 1/4" Tapered Polyisocyanurate Insulation System while Maintaining the Average R-Value Including Tapered Crickets; Adhered with Insulation Adhesive	\$ 5.43	14,484	SF	\$ 78,648
12.13.02	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply of Torch Base Sheet Installed with Torch Application: BASE PLY OPTION: - ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 210 lbf/in tensile	\$ 3.37	14,484	SF	\$ 48,811

12.41.01	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply of Mineral Surfaced, Torch-Applied Cap Sheet Installed with Torch Application: ROOFING MEMBRANE OPTION: - ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum 300 lbf/in tensile Torch-Applied Membrane	\$ 5.78	14,484	SF	\$ 83,718
20.20.01	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: Torch Applied Flashings - Minimum 1 Ply of Torch Base and Torch Mineral Cap Sheet; Torch Applied: FLASHING OPTION: - BASE PLY: SBS Modified Polyester/Fiberglass Reinforced Base Torch Applied Flashing Ply - 80 lbf/inch tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 300 lbf/in Tensile Torch Applied Membrane	\$ 17.86	250	SF	\$ 4,465
5.31	Coat New Roofing With Elastomeric Coating: ROOF SYSTEM TYPE Apply an Aluminum Coating per Specifications (1 Gallon per Square per Coat - 2 Coats Required) - Smooth or Mineral Surfaced Modified	\$ 1.54	250	SF	\$ 385
Sub Total Prior to Multipliers					\$ 318,284
22.46	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF SIZE IS GREATER THAN 10,000 SF, BUT LESS THAN 20,000 SF Multiplier Applied when Roof Size is Less than 20,000 SF, but Greater than 10,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area	15%		%	\$ 47,743
Sub-Totals After Multipliers					\$ 366,026

Total Maximum Price of Line Items under the MICPA: \$ 366,026

Proposal Price Based Upon Market Experience: \$ 324,947

Garland/DBS Price Based Upon Local Market Competition (Both Buildings):

TarHeel Roofing, Inc. \$ 324,947

Springer-Peterson Roofing & Sheet Metal, Inc. \$ 342,748

Roof USA \$ 417,043

Bid Breakdown - Both Buildings (TarHeel Roofing, Inc.):

Labor & Non Garland Materials:	\$ 153,095
Garland Materials:	\$ 131,734
Freight:	\$ 8,900
Insurance:	\$ 3,981
Bonds:	\$ 3,347
<u>*General Conditions:</u>	<u>\$ 23,890</u>
TOTAL:	\$ 324,947

*General Conditions include: Engineering, Permits, Overhead and Profit

Garland/DBS Price Based Upon Local Market Competition (Sludge Bldg):

TarHeel Roofing, Inc.	\$ 167,971
Roof USA	\$ 178,229
Springer-Peterson Roofing & Sheet Metal, Inc.	\$ 216,862

Garland/DBS Price Based Upon Local Market Competition (NE Control):

TarHeel Roofing, Inc.	\$ 156,976
Roof USA	\$ 164,519
Springer-Peterson Roofing & Sheet Metal, Inc.	\$ 200,181

Unforeseen Site Conditions

Wood Blocking (Nailer) Replacement	\$ 8.38	per Linear Foot
Decking Repair	\$ 28.61	per Square Foot
Drain Replacement	\$ 2,251.50	Each

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. Proposal pricing valid through 12/31/2018.

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

Respectfully Submitted,

Matt Egan

Matt Egan
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