



Garland/DBS, Inc.  
3800 East 91<sup>st</sup> Street  
Cleveland, OH 44105  
Phone: (800) 762-8225  
Fax: (216) 883-2055



## **ROOFING MATERIAL AND SERVICES PROPOSAL**

City of Clearwater  
General Services Building  
1900 Grand Ave.  
Clearwater, FL 33765

Date Submitted: 05/17/2024  
Proposal #: 25-FL-231231  
MICPA # PW1925  
FL General Contractor #:CGC1533467

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: Standing Seam Metal Roof System – Roof Hugger System**

1. Replacement of any deteriorated or damaged roof system as needed and identified by engineer.
2. The installation of new sub-framing members over top of existing metal roof system per manufacturer's instructions secured to structural members with fasteners.
3. Installation of 0.040 aluminum 16-inch wide R-Mer Span Metal Roof System as specified by shop drawings along with all accessories.
4. New aluminum gutter and downspouts.
5. Installation of new fall safety system.

### **Scope of Work: Per Drawings produced by Pennoni for 1900 Grand Ave. Clearwater FL. 33765.**

**The following scope of work is our interpretation of the intent of the Drawings**

**Noted , GARLA23001 dated 3-12-24**

1. Provide and install Kattsafe Aluminum Hatch access ships ladder, mil finish aluminum. Model # KOMBI ship ladder to roof hatch Floor/floor height of 168 inches.
2. Provide and install Bilco roof hatch Model NB-50 Aluminum cover and frame. 2'6" x 4'6".
3. Provide and install supporting I beams and angle in Galvanized steel.
4. Provide and install 10 pcs of 600S200-97 12ga. Galv. as purlin repair.
5. Provide and install (weld in place) 8 pcs of 1/2" x 6" x 4 ft long steel to 4 columns as reinforcement. Prime to match existing.
6. Provide and install (weld in place) 4 pcs of 3/8" x 3" x 2 ft long steel to 4 columns as stiffeners. Prime to match existing.

**Scope of Work: Adendum 1**

1. Tear off existing roof back down to wood deck. Make repairs/replacement to existing deck as needed.
2. Loose-lay red rosin paper, mechanically attach ¼:12' tapered polyisocyanurate insulation + ½-inch gypsum board providing adequate slope to perimeter edges.
3. Install one-ply of modified base sheet – cold process adhesive.
4. Install one-ply of modified cap sheet – cold process adhesive.
5. New perimeter edge metal (0.040 aluminum) including gutters/downspout and all accessories as needed.

<b>Attachment C: Bid Form - Line Item Pricing Breakdown</b>					
<b>Item #</b>	<b>Item Description</b>	<b>Unit Price</b>	<b>Quantity</b>	<b>Unit</b>	<b>Extended Price</b>
<b>Standing Seam Metal Roof System – Roof Hugger System</b>					
	Reference Omnia Line Item 1.40.01 Below - Professional Service; Roof Hugger System	\$ 133,576.95	1	Ea	\$ 133,576.95
1.40.01	Roof Management, Design Assistant and/or Professional Services: Additional Professional Services: Option 1: Professional Services (Third party architectural design, engineering or consulting services quote on corporate letterhead) Cost plus added to quote	14%	133,576.95	%	\$ 18,700.77
14.02.01	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 2": THICKNESS OPTION: Bare Aluminum Panel Price - 0.032" Aluminum, 18" - 19" Wide Panels	\$ 8.05	77,000	SF	\$ 619,850.00
14.02.02	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 2": THICKNESS OPTION: Add for Bare Aluminum 0.040" Aluminum , 18" - 19" Wide Panels	\$ 1.47	77,000	SF	\$ 113,190.00
14.02.04	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 2": PANEL WIDTH OPTION: Add for 16" - 17" Panel Width - Aluminum	\$ 0.77	77,000	SF	\$ 59,290.00
14.02.34	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 2": PANEL INSTALLATION OPTION: Structural Application - Installed Over Retrofit Framing System Below 3:12 Slope	\$ 18.61	77,000	SF	\$ 1,432,970.00
	.040 Aluminum Gutters Hand Fabricated with Six(6) Bends	\$ 35.81	550	LF	\$ 19,695.50

	.040 Aluminum Downspouts Hand Fabricated with Four(4) Bends	\$ 35.01	420	LF	\$ 14,704.20
<b>Radio Shop - Low Slope Roof</b>					
2.06	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Wood / Tectum Deck	\$ 3.06	1,500	SF	\$ 4,590.00
6.07.01	Roof Deck and Insulation Option: WOOD ROOF DECK - COLD PROCESS APPLICATION INSULATION OPTION: Mechanically Fasten Polyisocyanurate / Adhere High Density Asphalt Coated Wood Fiber with Insulation Adhesive to Provide an Average R-Value of 20	\$ 5.43	1,500	SF	\$ 8,145.00
4.27	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	\$ 14.18	1,500	SF	\$ 21,270.00
4.24	Insulation Recovery Board & Insulations Options: INSULATION SUBSTITUTION OPTION Substitute 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Place of the Wood Fiber or Perlite - Adhered with Insulation Adhesive	\$ 0.96	1,500	SF	\$ 1,440.00
12.02.02	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 Modified Base Sheet Adhered in Cold Process Modified Asphalt: BASE PLY OPTION: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	\$ 4.93	1,500	SF	\$ 7,395.00
12.09.02	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 Mineral Surfaced Cap Sheet Adhered in Cold Process Modified Asphalt: ROOFING MEMBRANE OPTION: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	\$ 7.73	1,500	SF	\$ 11,595.00
5.10	Coat New Roofing With Elastomeric Coating: ROOF SYSTEM TYPE Apply an Aluminum Coating per Specifications (3/4 Gallon per Square per Coat - 2 Coats Required) - Smooth or Mineral Surfaced Modified	\$ 2.70	1,500	SF	\$ 4,050.00
	.040 Aluminum Gutters Hand Fabricated with Six(6) Bends	\$ 35.81	110	LF	\$ 3,939.10

	.040 Aluminum Downspouts Hand Fabricated with Four(4) Bends	\$ 35.01	80	LF	\$ 2,800.80
<b>Sub Total Prior to Multipliers</b>					<b>\$ 2,470,462.42</b>
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.	25	2,470,462.42	%	\$ 617,615.61
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.	25	2,470,462.42	%	\$ 617,615.61
22.23	MULTIPLIER - ROOF SIZE IS GREATER THAN 50,000 SF, BUT LESS THAN 100,000 SF Multiplier is applied when Roof Size is greater than 50,000 SF, but less than 100,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a large roof area resulting in fixed costs being a small impact on the overall job costs	-5	2,470,462.42	%	\$ (123,523.12)
<b>Total After Multipliers</b>					<b>\$ 3,582,170.51</b>

**Base Bid Total Maximum Price of Line Items under the MICPA:** \$ 3,582,171  
**Proposal Price Based Upon Market Experience:** \$ 2,505,725

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

<b>1 TarHeel Roofing</b>	<b>\$ 2,505,725</b>
2 Quality Roofing	\$ 2,590,084
3 Team Craft	\$ 3,350,190
4 National Buiding Contractors	No Availability
5 Pro Tech Roofing	No Availability
6 Quality Roofing, Inc.	No Availability

**\*\*Proposal Price Includes Fall Protection in Base Bid\*\***

**Tarheel Roofing - Unforeseen Site Conditions:**

Wood Blocking (Nailer) Replacement \$ 7.64 per Ln. Ft.

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.

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. Plumbing, Mechanical, Electrical work is excluded.
2. Masonry work is excluded.
3. Interior Temporary protection is excluded.
4. 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,

*John Petersen*

John Petersen  
Garland/DBS, Inc.  
216-302-3777