



Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL

**City of Clearwater
Main Police Department
645 Pierce St.
Clearwater, FL 33765**

**Date Submitted: 10/06/2025
Proposal #: 25-FL-250307
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:

1. Demolition
 - a. Removal of all existing roof components back down to metal or concrete deck.
2. BASE BID: 2-Ply Modified Bitumen System Replacement Roof System (Torch Applied)
 - a. Repair and preparation of existing roof deck.
 - b. The replacement of all internal roof drains including up to 5'-0" of drain piping. New drains shall be sumped and all new components (clamping rings, bolts, washers, etc.) including cast iron basket.
 - c. The installation polyisocyanurate insulation and gypsum cover board secured with screws and plates into metal deck. Adhere insulation + cover board using high rise insulation foam adhesive over concrete decks.
 - d. The installation of saddles and crickets where required to provided positive slope towards the roof drains.
 - e. The installation of one (1) ply of modified base sheet - torch applied.
 - f. The installation of one (1) ply modified cap sheet - torch applied.
 - g. For all equipment curbs and flashings (edge metal/wall), install the same 2-ply torch applied modified bitumen flashings.
 - h. The installation of new perimeter edge metal, counter flashings, and accessories as needed.
 - i. Existing lightning protection shall be left intact, roofing contractor to install connection points to ground wire where needed. Provide a letter of findings at project completion stating LPS is in good working condition.
 - j. Install final reflective aluminum surfacing after a 30-day cure period.
 - k. The removal and installation of new pedestrian paver system on section A4.

Scope of Work: Project Specific Adendum 1

1. Roofing contractor to install exterior faceplates (aluminum) at all scupper locations.
2. Building owner to remove existing storm shutter supports to allow existing roof removal and proper installation of new roof system. Owner to reinstall storm shutters along with complete required stucco repairs.
3. Roofing contractor to install new roof system along with drainage mat (Air Layer Membrane) prior to new paver system installation. Existing paver patio area is 28'x30'. Roofing contractor to leave existing guardrail intact. Install new stainless steel pitch pockets with pourable sealer/liquid flashing. Roofing contractor to include the cost of all materials and labor in their base bid. Include all costs for new tapered insulation on this roof section (A4).
 - a. Hanover Architectural Products is the basis of design for new paver system. Roofing contractor to carry all labor and material costs to install new paver system following manufacturer's instructions. Standard paver color included, selected by owner.
 - b. Cost of paver is included in the low contractors final price.

Attachment C: Bid Form - Line Item Pricing Breakdown					
Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.04	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Gravel Surfacing - Concrete Deck	\$ 3.77	31,000	SF	\$ 116,870.00
6.15.01	Roof Deck and Insulation Option: CONCRETE ROOF DECK - TORCH APPLIED / SELF-ADHERING APPLICATION INSULATION OPTION: 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	\$ 9.38	31,000	SF	\$ 290,780.00
12.03.02	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	\$ 5.51	31,000	SF	\$ 170,810.00
12.11.01	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	\$ 9.90	31,000	SF	\$ 306,900.00

20.02.01	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	\$ 27.17	2,120	SF	\$ 57,600.40
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	\$ 3.27	33,120	SF	\$ 108,302.40
	RS Means Roof Pavers and Supports: Concrete Blocks, Natural 2" Thick.	\$ 5.97	840	SF	\$ 5,014.80
Sub Total Prior to Multipliers					\$ 1,056,277.60
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	1,056,277.60	%	\$ 264,069.40
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	1,056,277.60	%	\$ 264,069.40
22.22	MULTIPLIER - ROOF SIZE IS GREATER THAN 30,000 SF, BUT LESS THAN 50,000 SF Multiplier is applied when Roof Size is greater than 30,000 SF, but less than 50,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a larger than average roof area resulting in fixed costs being a lower portion of the overall job costs	-3	1,056,277.60	%	\$ (31,688.33)
Total After Multipliers					\$ 1,552,728.07

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 1,552,728.07
Proposal Price Based Upon Market Experience: \$ 1,298,516

Garland/DBS Price Based Upon Local Market Competition:

1 Tecta America	\$ 1,298,516
2 Pax Services Group	\$ 1,305,229
3 Tarheel Roofing	\$ 1,400,043
4 Springer Peterson	\$ 1,435,407

Tecta America - Unforeseen Site Conditions:

Wood Blocking 2"x 6"	\$	102.60	per 10Ft.
Decking Replacement	\$	15.96	per Sq. 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 60 days and is subject to a price increase if project is awarded in 2026. 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 included to which it obtains to the scope of work.
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
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