



Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL

City of Clearwater
WPC Marshall Digester & Filter Complex Buildings
1605 Harbor Drive
Clearwater, FL 33755

Date Submitted: 03/06/2018
Proposal #: 25-FL-180223
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 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. Install ½ Securock or DensDeck Prime recovery board using Insul-Lock insulation adhesive.
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 – Marshal Digester Building (ONLY). No open flammers are allowed. The scope of work shall change to a 2-ply modified bitumen system installed in cold process adhesive.
 - i) Remove existing roof system, accessories and metal down to concrete roof deck.
 - ii) Install flat and tapered polyisocyanurate insulation using specified cold process foam adhesive – Insul-lock HR
 - iii) Install 1/2” securock using insul-lock HR
 - iv) Install one (1) ply of StressBase 80 in cold process asphalt adhesive at a rate of 2.5 gallons per 100 sq. ft.
 - v) Install one (1) ply of VersiPly Mineral in cold process asphalt adhesive at a rate of 2.5 gallons per 100 sq. ft.
 - vi) Allow finished roof to cure 30 days. Over field and wall flashings, install two coats of Garla-Brite roof coating at a rate of .75-1 gallon per 100 sq. ft. per coat.
 - vii) All other sections to remain the same (i.e. metal edge, gutters, accessories).
2. On WPC – Marshall Filter Complex: Roofing contractor shall include 100’ LN. FT. of wood fascia replacement into base bid.
3. On WPC – Marshall Filter Complex: Roofing contractor shall provide and secure blue tarps directly below upper roof to catch any roof debris during removal. Tarps can be draped over the railings and secured where needed. All collected debris should be carefully removed as needed to prevent any items from entering treated water below.

Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
FILTER COMPLEX BUILDING					
2.08	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Concrete Deck	\$ 1.82	3,192	SF	\$ 5,809
6.25.01	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	\$ 4.72	3,192	SF	\$ 15,066

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	3,192	SF	\$ 17,333
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	3,192	SF	\$ 10,757
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	3,192	SF	\$ 18,450
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	100	SF	\$ 1,786
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	100	SF	\$ 154
DIGESTER BUILDING					
2.08	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Concrete Deck	\$ 1.82	1,386	SF	\$ 2,523

6.25.01	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	\$ 4.72	1,386	SF	\$ 6,542
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	1,386	SF	\$ 7,526
12.12.02	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	\$ 3.83	1,386	SF	\$ 5,308
12.32.02	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	\$ 4.69	1,386	SF	\$ 6,500
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	100	SF	\$ 1,786
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	100	SF	\$ 154

	Sub Total Prior to Multipliers				\$ 99,694
22.11	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - LIMITED / OBSTRUCTED / DIFFICULT ROOF ACCESS Multiplier Applied when Access to the Roof is Limited to Specific Entry Points, Equipment & Materials Cannot be Lifted by Crane on the Roof, or Access is Dependent Upon Road Closure	30%		%	\$ 29,908
22.44	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF SIZE IS GREATER THAN 3,000 SF, BUT LESS THAN 5,000 SF Multiplier Applied when Roof Size is Less than 5,000 SF, but Greater than 3,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area	35%		%	\$ 34,893
	Sub-Totals After Multipliers				\$ 164,495

Total Maximum Price of Line Items under the MICPA: \$ 164,495

Proposal Price Based Upon Market Experience: \$ 149,333

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

TarHeel Roofing, Inc.	\$ 149,333
Roof USA	\$ 158,583
Springer-Peterson Roofing & Sheet Metal, Inc.	\$ 169,894

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

Labor & Non Garland Materials:	\$ 81,443
Garland Materials:	\$ 48,509
Freight:	\$ 3,250
Insurance:	\$ 1,966
Bonds:	\$ 1,644
*General Conditions:	\$ 12,521
TOTAL:	\$ 149,333

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

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

TarHeel Roofing, Inc.	\$ 104,532
Roof USA	\$ 111,008
Springer-Peterson Roofing & Sheet Metal, Inc.	\$ 118,926

Garland/DBS Price Based Upon Local Market Competition (Digester Building):

TarHeel Roofing, Inc.	\$ 44,801
Roof USA	\$ 47,575
Springer-Peterson Roofing & Sheet Metal, Inc.	\$ 50,968

Unforeseen Site Conditions

Wood Blocking (Nailer) Replacement	\$	8.38	per Linear Foot
Decking Repair	\$	28.61	per Square Foot

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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