



Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL

City of Clearwater
Barefoot Beach Restroom
332 S Gulfview Blvd
Clearwater, FL 33767

Date Submitted: 08/15/2017
Proposal #: 25-FL-170786
MICPA # 14-5903

Florida General Contractor License #: CGC1517248

Please Note: The following 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 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:

Flat Roof Sections:

1. Remove existing roof systems down to wood deck. Replace any damaged wood decking (provide separate line item cost).
2. Remove skylights on any flat roof section.
3. Through ½ Securock, mechanically attach flat and tapered polyisocyanurate per fastener specification. Minimum ¼ :12 slope needed to roof edge.
4. Install one (1) ply of StressBase 80 in cold process Weatherking membrane adhesive at a rate of 2-2.5 gallons per 100 sq. ft.
5. Install one (1) ply of StressPly FR Mineral in cold process Weatherking membrane adhesive at a rate of 2 – 2.5 gallons per 100 sq. ft.
6. All flashings will receive the same 2-ply system of StressBase 80 and StressPly FR Mineral in Flashing Bond at a rate of 2-3 gallons per 100 sq. ft.
7. Allow roof to cure for thirty (30) days - install two (2) coats of Garla-Brite (UV resistant highly reflective aluminum roof coating).
8. Install new perimeter edge metal and fascia (.040 aluminum mill finish with .050 cleat). No gutters will be installed per building owner request.

Shingle Roof

1. Remove existing shingles down to wood deck. Replace any damaged wood decking (provide separate line item cost)
2. Install HPR Aqua Shield membrane (self-adhere) over wood deck.
3. Install new dimensional shingle roof system (standard color to be selected by building owner).
4. Include 300 sq. ft. wood deck replacement into base bid (Barefoot Concession - Restroom & Restaurant)
5. Acceptable shingle manufacturers: GAF-Timber-line | CertainTeed | Owens Corning | Tamko Heritage

Addendum 1:

1. On flat roof sections, roofing contractor to install new A/C condensation lines that run off the back (west side) of the restaurant roof into the gutter. New lines shall be properly secured to the shingle roof.
2. Roofing contractor shall include three hundred (300) sq. ft. of wood decking replacement in base bid. This could either be wood plank or plywood.
3. Roofing contractor shall include one hundred (100) linear feet of wood fascia board replacement in base bid.
4. Roofing contractor shall include 82' LN FT. of commercial gutter and downspouts in base bid. This area is the west side of roof section A2. Metal shall be .040 aluminum.
5. Provide Alternate #1: Install commercial sized gutters and downspouts around the entire perimeter of the lower flat roof and shingle roof sections. Placement of gutters should only be where new slope provides adequate draining to roof edge. Corresponding downspouts will need to be calculated and included by roofing contractor. Metal shall be .040 aluminum (standard color).
6. Provide Alternate #2: Instead of dimensional shingle on mansard roof sections, roofing contractor to install stone coated metal roof tiles (see Gerard Barrel Vault). Standard color to be selected by building owner. Garland HPR Aqua Shield shall still be used as the underlayment. Application of metal roof tiles shall be in accordance with the manufacturers installation instructions and follow all applicable codes.
7. Roofing contractor shall provide new metal .040 metal coping with .050 cleat where existing detail occurs.
8. Roofing contractor is responsible to install one (1) new A/C curb identified on section A3. This would require the temporary lifting of the A/C unit. Due to the existing condition (deterioration/rust) and age of the unit, roofing contractor is not responsible for any damage occurred by the lifting of the unit. Building owner to provide mechanical contractor if necessary.
9. On flat roof section (A3), roofing contractor shall install three (3) new gooseneck vents for A/C conduit.
10. On flat roof section A3, roofing contractor shall remove existing area divider (if possible). Slope on this roof will need to be created with tapered insulation (4 way hip) to provide ¼":12 slope to through wall scuppers.

11. On flat roof section A1, roofing contractor shall provide 1/4":12 slope to the through wall scuppers on the north and south ends of the building.
12. On section A1, roofing contractor to remove four (4) skylights. Remove down to wood deck and fill accordingly. Area divider on this section shall also be removed (if applicable).

Line Item Pricing

| Item # | Item Description | Unit Price | Quantity | Unit | Extended Price |
|---------------------------|---|------------|----------|------|----------------|
| Flat Roof Sections | | | | | |
| 2.06 | Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Wood / Tectum Deck | \$ 1.82 | 4,650 | SF | \$ 8,463 |
| 6.17.01 | 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 In Compliance FM 1-90 Requirements | \$ 3.29 | 4,650 | SF | \$ 15,299 |
| 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 | 4,650 | SF | \$ 25,250 |
| 12.12.01 | 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 Modified Base Sheet Adhered in Cold Process Modified Asphalt: BASE PLY OPTION: - ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile | \$ 3.01 | 4,650 | SF | \$ 13,997 |
| 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 | 4,650 | SF | \$ 21,809 |
| 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 | 4,650 | SF | \$ 7,161 |

| Shingle Roof | | | | | |
|--|--|---------|-------|----|-------------------|
| 3.12 | Removal & Replacement of Roof Deck: DECK TYPE Wood Deck | \$ 5.10 | 300 | SF | \$ 1,530 |
| 16.13 | INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: INSTALL NEW DIMENSIONAL SHINGLE ROOF SYSTEM - New Dimensional Shingle Roof System with Base Sheet as an Underlayment; Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys | \$ 5.27 | 5,500 | SF | \$ 28,985 |
| Sub-Total Prior to Multipliers: | | | | | \$ 122,492 |
| 22.45 | JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF SIZE IS GREATER THAN 5,000 SF, BUT LESS THAN 10,000 SF Multiplier Applied when Roof Size is Less than 10,000 SF, but Greater than 5,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area | 30% | | % | \$ 36,748 |
| TOTAL: | | | | | \$ 159,240 |

Base Bid:

Total Maximum Price of Line Items under the MICPA: \$ 159,240

Proposal Price Based Upon Market Experience: \$ 140,221

Competitive Bid Results (Base Bid):

| | |
|------------------------------|-------------------|
| TarHeel Roofing, Inc. | \$ 140,221 |
| Advanced Roofing, Inc. | \$ 146,760 |
| Springer Peterson | \$ 160,445 |
| Team Craft | Did Not Bid |

Alternate #1

| | |
|------------------------|-------------|
| TarHeel Roofing, Inc. | \$ 10,116 |
| Advanced Roofing, Inc. | \$ 12,113 |
| Springer Peterson | \$ 7,114 |
| Team Craft | Did Not Bid |

Alternate #2

| | |
|------------------------|-------------|
| TarHeel Roofing, Inc. | Did Not Bid |
| Advanced Roofing, Inc. | \$ 35,934 |
| Springer Peterson | \$ 31,323 |
| Team Craft | Did Not Bid |

*Alternates must be awarded to same contractor as base.

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 12/31/2017.**

150,337
15,033.70 165,370.7

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

Respectfully Submitted,

Steve Rojek

Steve Rojek
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