



**Garland/DBS, Inc.**  
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## **ROOFING MATERIAL AND SERVICES PROPOSAL**

**City of Clearwater**  
**North Greenwood Rec & Aquatic Center**  
**900 N Martin Luther King Jr. Ave.**  
**Clearwater, FL 33755**

**Date Submitted: 11/27/2018**  
**Proposal #: 25-FL-181219**  
**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 metal structural deck.
2. Inspect the existing deck, and replace or repair damaged decking per specifications.
3. Mechanically attach flat and tapered polyisocyanurate insulation. Minimum R-Value of 25. Minimum slope of ¼":12 to all roof edges required.
4. Mechanically attach ½" recovery board through insulation into metal deck.
5. Adhere 1x Ply of StressBase 80 in cold process asphalt adhesive at a rate of 2.5 gallons per 100 sq. ft.
6. Adhere 1x Ply of VersiPly Mineral in cold process asphalt adhesive at a rate of 2.5 gallons per 100 sq. ft.
7. Base Flashing: Install one (1) ply of StressBase 80 using Flashing Bond around perimeter, penetrations and drains/scuppers extending 6" onto the field of the roof around perimeter/penetrations.
8. Flashing Ply: Install one (1) ply of the VersiPly Mineral modified membrane around perimeter, penetrations and drains/scuppers extending 9" onto the field of the roof around perimeter/penetrations.

9. Perimeter Metal & Coping: Remove all metal coping, edge metal, fascia metal, counter flashing, etc. Install wood nailer to match height of new insulation (as needed). Install new .040 aluminum metal coping cap (per ANSI-SPRI ES-1 requirements) around perimeter with continuous cleat, fastened on the inside edge of the coping cap in matching coping color.
- 10 Replace all internal drains with new drain components (clamping rings, bolts, fasteners, cast iron strainer, etc.).
11. Allow system to cure a minimum of 30 days. Apply highly reflective aluminum coating at a rate of .5-.75 gal. per sq. ft. Two (2) coats required.

**Addendum 1:**

1. The current bid due date has been extended. Bids are now due on Tuesday, November 20th by 3:00 pm. All bids should be on the DBS bid form and submitted directly and only to DBSbids@garlandind.com
2. New perimeter metal coping shall be stainless steel (24 gauge with 22 gauge cleat).
3. Prior to the start of roof replacement, roofing contractor to identify any electrical conduit on the bottom side of the roof deck making sure not to impact with new insulation fasteners.
4. Existing one-way roof vents to be removed from the roof system.
5. Roofing contractor to remove and replace all internal drain components including lead flashing, clamping rings, bolts, strainers, etc. and replace with new components (cast iron strainers required). New drains shall have proper 4'x4' sump as well as properly sized ½":12 crickets.
6. Transition between roof sections where the existing windows with SPF wall panels are located shall receive new wood blocking and metal wall panels following the attached detail. Existing system and windows to remain in place. New wall panels to match profile and color of existing blue wall panels (exposed fastener) found on east side of the building.

**Line Item Pricing**

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.05	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Metal Deck	\$ 1.82	15,200	SF	\$ 27,664
6.16.01	Roof Deck and Insulation Option: METAL 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	\$ 3.22	15,200	SF	\$ 48,944

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	15,200	SF	\$ 82,536
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	15,200	SF	\$ 45,752
12.31.02	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 Cap Sheet, Flood Coat and Aggregate 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	\$ 6.24	15,200	SF	\$ 94,848
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	15,200	SF	\$ 23,408
	<b>Sub Total Prior to Multipliers</b>				<b>\$ 323,152</b>
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%		%	\$ 48,473
	<b>Sub-Totals After Multipliers</b>				<b>\$ 371,625</b>

**Total Maximum Price of Line Items under the MICPA:** **\$ 371,625**

**Proposal Price Based Upon Market Experience:** **\$ 296,067**

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

<b>TarHeel Roofing, Inc.</b>	<b>\$ 296,067</b>
Springer-Peterson Roofing & Sheet Metal, Inc.	\$ 388,744
Quality Roofing Inc.	\$ 457,499
Advanced Roofing Inc.	\$ 459,350

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

Labor & Non Garland Materials:	\$ 156,474
Garland Materials:	\$ 98,657
Freight:	\$ 6,000
Insurance:	\$ 3,079
Bonds:	\$ 2,664
<u>*General Conditions:</u>	<u>\$ 29,194</u>
<b>TOTAL:</b>	<b>\$ 296,067</b>

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

**Unforeseen Site Conditions**

Wood Blocking (Nailer) Replacement	\$ 8.38	per Linear Foot
Decking Replacement	\$ 12.31	per Square Foot
Additional Insulation Replacement	\$ 4.75	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 4/1/2019.

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  
Garland/DBS, Inc.  
(216) 430-3613