



Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL R.2

City Hall
 City of Gainesville
 200 E University Ave
 Gainesville, FL 32601

Date Submitted: 08/10/2020

Proposal #: 25-FL-200574

MICPA # PW1925

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 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: Roofing

Preparation:

1. Set up safety equipment in accordance with local, state and federal regulations.
2. Tear off the existing roof system down to the concrete deck.

Vapor Barrier:

3. Prime the concrete roof deck with asphalt primer and allow to dry.
4. Prep all cracks, holes, and penetrations.
5. Install one ply of Mod Bit Vapor Barrier over the concrete deck using torch application.

Insulation:

6. Install new R-20 ISO insulation, down over the vapor barrier using foam adhesive in the approved ribbon pattern as provided by the wind uplift calculations and Garland Engineering. Use tapered insulation as needed for proper slope a 1/4" per foot.
7. Adhere down a 1/2" inch Densdeck Prime board over the ISO using HR two-part foam adhesive, using the specified ribbon pattern as provided by the wind uplift calculations and Garland Engineering.
8. At drain lines, parapet walls, units, and drains, install appropriate crickets / saddles to accommodate best drainage as possible to roof drains. Tapered insulation plan to be reviewed and approved by prior to project start.

Roof System:

9. Install one ply of specified mod bit base sheet via torch application.
10. Install one ply of specified mod bit cap sheet over the base sheet via torch application.
11. Apply two coats of Garlabrite Aluminization coating over roof field and all flashings.
Application of Garlabrite to be performed on non-working days unless otherwise permitted by the building owner.

Flashings:

12. Install new 2-ply base flashings to all curbs and walls using the same rolls as above using via torch application.
13. Terminate the top of the flashings using a termination bar. Three course all vertical base flashing laps using rubberized asphalt mastic and Garmesh.
14. Install new boots, pitch pans, etc. on all details as needed using the proper details.
15. Flash all roof drains using new lead and the proper details.

Metal and Misc Details

16. Install premanufactured R-Mer Force Metal Edge Fascia and components around perimeter of roof eyebrows.
17. Install new pre-fabricated 24-gauge Kynar Coated perimeter metal on all walls and perimeters. Install new counter flashing on all curbs, interior and parapet walls. Minimum height requirement of 8". This metal will be used to fabricate tie-ins from eye brow roof sections to the perimeter walls. Color to match existing metal finish on building to maintain appearance.
18. Replace all wood sleepers with new generic rubber sleepers.
19. Replace all damaged storm collars and metal clamps as necessary.
20. Reinstall and certify lightening protection.
21. Replace roof drains where needed, include all new strainers.
22. Demolition of the existing drains and replace with new is included

Warranty:

Provide a 5 Year workmanship warranty from the contractor installing the roof system.
Provide a 25 Year No Dollar Limit, Labor and Material Warranty to the Owner from Garland.

Scope of Work: Wall Waterproofing Alternate

1. To include all wall CMU Block, Stucco, and Split Face CMU Block at or above roof level.
2. Properly clean all surfaces according to application guidelines for each substrate.
3. Remove and replace sealant in all wall control/expansion joints with tooled applications of Greenlock XL Structural Sealant.
4. Properly clean, prep and treat all cracks in stucco, block and mortar joints according to specification.
5. Coat all stucco and current painted masonry with two coats of Tuff-Coat emulsified acrylic architectural wall coating and damp proofer, color to be chosen by customer.
6. Coat split faced masonry block with Seal-A-Pore HP solvent-based silane sealer.

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	\$ 2.26	12,000	SF	\$ 27,120

6.16.09	Roof Deck and Insulation Option: INSTALL PRIOR TO ROOF SYSTEM INSULATION: VAPOR BARRIER OPTION: TORCH-APPLIED VAPOR BARRIER ON CONCRETE DECK: Prime Deck Prior to Heat Welding with Torch 1 Ply of SBS Modified Asphalt-Based, Fiberglass Reinforced Torch Base Sheet - Minimum of 80 lbf/in tensile Torch Applied Base Sheet (ASTM D 5147)	\$ 3.66	12,000	SF	\$ 43,920
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	\$ 5.04	12,000	SF	\$ 60,480
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	\$ 8.03	12,000	SF	\$ 96,360
12.03.01	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 Torch Base Sheet Installed with Torch Application: BASE PLY OPTION: SBS Modified Asphalt-Based, Fiberglass Reinforced Torch Base Sheet - Minimum of 80 lbf/in tensile Torch-Applied Base Sheet (ASTM D 5147)	\$ 2.59	12,000	SF	\$ 31,080
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	\$ 6.20	12,000	SF	\$ 74,400
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	\$ 17.01	2,000	SF	\$ 34,020

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	\$ 1.71	14,000	SF	\$ 23,940
	Metal Stretch-Out: Fascia - 22 gauge Kynar Coated Steel @ 12" wide with four (4) bends	\$ 13.91	500	LF	\$ 6,955
	Metal Stretch-Out: Surface-Mount Counter Flashing - 24 gauge Kynar Coated Steel @ 8" wide with six (6) bends	\$ 12.70	1,315	LF	\$ 16,701
	Sub Total Prior to Multipliers				\$ 414,976
22.01	MULTIPLIER - DIFFICULT ROOF OR BUILDING ACCESS Multiplier is applied when labor production is effected by roof or building access. Situations that can cause roof access to be more difficult include, but are not limited to: no access for lifts or cranes, access is dependent upon road closure, access point requires the closure of a building entrance, roof level is not accessible from the ground, roof area is interior to adjacent roofs or roof materials and materials and equipment must be loaded to one roof area and carried to another roof area, roof materials and equipment must be carried to the roof through an interior building access point, no or limited staging areas on the ground, etc.	24	\$ 414,976	%	\$ 99,594
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.	20	\$ 414,976	%	\$ 82,995
22.09	MULTIPLIER - ROOF HEIGHT IS GREATER THAN 50 FT, BUT LESS THAN OR EQUAL TO 100 FT Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 5 stories, but are less than or equal to an estimated 10 stories. Additional roof height can require increased safety requirements, larger crane equipment, tie-offs, etc.	28	\$ 414,976	%	\$ 116,193
22.21	MULTIPLIER - ROOF SIZE IS GREATER THAN 10,000 SF, BUT LESS THAN 20,000 SF Multiplier is applied when Roof Size is greater than 10,000 SF, but less than 20,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across more of an average roof area resulting in fixed costs being a slightly larger portion of the overall job costs	8	\$ 414,976	%	\$ 33,198
	Total After Multipliers				\$ 746,956

Base Bid Total Maximum Price of Line Items under the MICPA:	\$ 746,956
Proposal Price Based Upon Market Experience:	\$ 686,845

Garland/DBS Price Based Upon Local Market Competition:

Perry Roofing Contractors	\$	686,845
Childers Roofing & Sheetmetal, Inc.	\$	789,258
National Building Contractors	\$	837,895

Unforeseen Site Conditions: Perry Roofing Contractors

Wood Blocking (Nailer) Replacement (per Board Ft.)	\$	3.42
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Garland/DBS Price Based Upon Local Market Competition: Wall Waterproofing Alternate

National Building Contractors	\$	83,931
Childers Roofing & Sheetmetal, Inc.	\$	130,745
Perry Roofing		DECLINED

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 60 days from proposal date listed above.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are excluded.
8. 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,

Joe Mullen

Joe Mullen
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