



Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL

Hillcrest Park Roof
City of Waukesha
2119 Davidson Road
Waukesha, WI 53186

Date Submitted: 02/25/2021
Proposal #: 25-WI-210006
MICPA # PW1925

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: Building 1

1. Remove all existing roofing down to roof deck.
2. Install 2 staggered layers of 2" polyisocyanurate insulation mechanically attached to the wood deck and applied in hot asphalt adhesive on concrete deck.
3. Install ½" wood fiber hardboard in a solid mopping of asphalt on both areas.
4. Install base sheet and a granular surface modified cap sheet with hot asphalt.
5. New wood blocking to be installed to accept new insulation heights.
6. Perimeter walls flashed utilizing granular surface flashing.
7. New pipe penetrations will be install utilizing new soldered galvanized tall cones with collars.
8. On the west wall, install new 24 gauge prefinished gutter with built in slope, 24 gauge 4" square prefinished downspouts. High back gutter which will be stripped into the new roof system. Install Scupper boxes and downspouts at north and south sides of buildings at the ends of Expansion Joint detail insulation cricket.
9. Rake edge at east wall, new 24 gauge prefinished strip in metal with 22 gauge continuous cleat.

Attachment C: Bid Form - Line Item Pricing Breakdown Building 1

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.10*	Tear-off & Dispose of Debris: SYSTEM TYPE Single-Ply W/ Insulation - Wood / Tectum Deck	\$ 1.71	6,600	SF	\$ 11,286
2.02	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Gravel Surfacing - Wood / Tectum Deck	\$ 2.26	6,600	SF	\$ 14,916
6.02.01	Roof Deck and Insulation Option: WOOD ROOF DECK - HOT APPLICATION - ASTM D 312 TYPE III OR IV ASPHALT INSULATION OPTION: Mechanically Fasten Polyisocyanurate / Hot Mop Wood Fiber or Perlite to Provide an Average R-Value of 20	\$ 2.60	6,600	SF	\$ 17,160
23.97	Roof Drainage, Scuppers, Stacks, Curbs and Pitch Pockets Installation of Coping/Edge Nailers 2" X 4"	\$ 3.82	330	LF	\$ 1,261
12.01.01	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 Hot ASTM D 312 Type III or IV Asphalt: BASE PLY OPTION: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile	\$ 2.39	6,600	SF	\$ 15,774
12.06.03	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 Hot ASTM D 312 Type III or IV Asphalt: ROOFING MEMBRANE OPTION: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	\$ 4.60	6,600	SF	\$ 30,360
20.01.03	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: ROOF FLASHINGS FOR MODIFIED & COAL TAR PITCH ROOF SYSTEMS: Minimum 1 Ply of Base Flashing and Mineral Cap Sheet Installed in Hot ASTM D 312 Type III or IV Asphalt FLASHING OPTION: BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 100 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile	\$ 13.80	400	SF	\$ 5,520

	Clete 22g Up to 2 Bends	\$ 11.90	330		\$ 3,927
	Gutter / Downspouts / Coping 24g Up to 9 Bends	\$ 20.75	500		\$ 10,375
	Sub Total Prior to Multipliers				\$ 110,579
22.20*	MULTIPLIER - ROOF SIZE IS GREATER THAN 5,000 SF, BUT LESS THAN 10,000 SF Multiplier is applied when Roof Size is greater than 5,000 SF, but less than 10,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a smaller roof area resulting in fixed costs being a larger portion of the overall job costs	15	#####	%	\$ 16,587
	Total After Multipliers				\$ 127,165

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 127,165
Proposal Price Based Upon Market Experience: \$ 126,816

Garland/DBS Price Based Upon Local Market Competition: Building 1

Pioneer Roofing, LLC	\$ 126,816
Langer Roofing & Sheet Metal Inc.	\$ 150,080
Carlson Racine Roofing & Sheet Metal	\$ 157,235

Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	\$ 5.70 per Ln. Ft.
Additional Insulation Replacement	\$ 2.28 per Sq. Ft.
Decking Replacement (Wood)	\$ 11.40 per Sq. Ft.
Decking Replacement (Metal)	\$ 11.40 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. 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 included.
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,

Steve Rojek

Steve Rojek
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