



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

Schuetze Rec Center
City of Waukesha
1120 Baxter Street
Waukesha, WI 53186

Date Submitted: 12/15/2020
Proposal #: 25-WI-201042
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:

1. Remove existing Metal Coping Caps, Metal Counter Flashings, and Adhered EPDM membrane; existing roof insulation and hardboard to remain.
2. Remove any sealant from edges of roof sections or along penetrations.
3. Inspect and replace any damaged or saturated insulation or hardboard per IR Scan results or found during construction.
4. Remove Metal Curbs designated in drawings, cut curb down to roof deck and cover open area with like decking. Install roof system over new deck to match existing and new roof system.
5. On Roof Section 5, layers of Metal Shingle against southern wall will need to be removed, in order to accommodate new Flashing Heights. Asphaltic shingle on eastern and northern sides of Roof Section 5 will need to be removed and replaced to handle new Counter Flashings.
6. Extend and increase existing crickets to ensure positive drainage throughout roof system. Curbs in roof field will need crickets to ensure positive water drainage.
7. Install wood nailers as required to perimeter to increase heights to a minimum of 9" from roof plain and to accommodate metal details.
8. Wood nailers at the roof edge of Section 5 will be increased to match the insulation and hardboard height.

9. Install wood nailers for new HVAC curb on Roof Section 3, called out in roof drawing for location, new curb size to match original curb size.
10. Mechanically fasten all PolyISO to metal deck per wind uplift fastening pattern, hit top flue of metal deck and use different fastener lengths based on depth of insulation (installing contractor is responsible for conduit check on underside of metal deck)
11. Install additional Layer of ½ DensDeck Prime, mechanically fastening per fastening pattern and staggering pattern to existing hardboard.
12. Block in perimeter parapet wall sections with ½ DensDeck Prime.
13. Apply SA Primer to DensDeck Prime.
14. Install Self-Adhered base sheet to field of roof.
15. Install Torch Applied Mineral Cap sheet to field of roof.
16. Install penetration flashings with Self-Adhered base sheet and torch applied cap sheet, applying to curbs, heat stacks, exhaust fans, and pitch pocket with collar and air handling details where applicable.
17. Apply SA Primer to all necessary flashings and perimeters.
18. Install parapet wall flashing, self-adhered base sheet and torch applied cap sheet, on parapet walls up and over parapet wall, fasten to wood nailer.
19. Install Termination Bar at top of 9" Flashings where it applies. Apply Structural Sealant at top of Termination Bar and over top of Termination Bar Fasteners. Install Counter Flashings over top of Termination Bar. Seal top edge of Counter Flashing Metal with Tuff Stuff MS. On Roof Section 5, secure Metal Shingle Cladding on southern wall to Metal Counter flashing with hooks and fasteners.
20. New HVAC Curb on Section 5 to receive Metal Cap and HVAC lines to receive a new pitch pocket with rain collar.
21. Three course mastic on all vertical flashings using Reinforcement Mesh and Silver Mastic.
21. Install 24 ga kynar coated metal counter flashing.
21. Install coping cap 24 ga kynar coated metal.

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.46	Tear-off & Dispose of Debris: SYSTEM TYPE Single-Ply to the Existing Insulation (Insulation to be Re-Used	\$ 1.83	9,900	SF	\$ 18,117
4.03	Insulation Recovery Board & Insulations Options: RECOVERY BOARD TYPE 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Metal Deck	\$ 0.88	9,900	SF	\$ 8,712

12.04.01	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 Self-Adhering Base Installed Using Self-Adhering Backing: BASE PLY OPTION: SBS Modified Asphalt-Based, Polyester OR Fiberglass/Polyester OR Fiberglass Reinforced Self-Adhering Base Sheet - Minimum of 50 lbf/in tensile	\$ 2.72	9,900	SF	\$ 26,928
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	9,900	SF	\$ 61,380
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	500	SF	\$ 8,505
Sub Total Prior to Multipliers					\$ 123,642
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	\$123,642	%	\$ 18,546
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	\$123,642	%	\$ 24,728

22.06	MULTIPLIER - ROOF OR WALLS HAVE LARGE AMOUNT OF PENETRATIONS / ROOF TOP OBSTRUCTIONS Multiplier is applied when labor production is effected a large number of roof penetrations, a limited amount of open roof areas or low overhead clearance requiring more hand work. Situations include, but are not limited to rooftop penetrations like: soil stacks, sky lights, roof drains, exhaust vents, HVAC equipment, etc. or rooftop obstructions such as: pipes, duct work, electrical wires, hoses or raised equipment, etc.	30	\$123,642	%	\$ 37,093
Total After Multipliers					\$ 204,009

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 204,009

Proposal Price Based Upon Market Experience: \$ 187,428

Garland/DBS Price Based Upon Local Market Competition: Base Bid 3 & 5

Pioneer Roofing, LLC	\$ 187,428
F.J.A Christiansen Roofing Company	\$ 203,416
Langer Roofing & Sheet Metal Inc.	\$ 211,864

Unforeseen Site Conditions / Additional Costs Not Included Above:

2 Vent Flashings - Roof Section 1	\$ 2,207.00	Total
Wood Bocking (Nailer) Replacement	\$ 5.70	per Ln. Ft.
Additional Insulation Replacement	\$ 5.70	per Sq. Ft.
Decking Replacement	\$ 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
Garland/DBS, Inc.
(216) 430-3613