



**Garland/DBS, Inc.**  
**3800 East 91<sup>st</sup> Street**  
**Cleveland, OH 44105**  
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## **ROOFING MATERIAL AND SERVICES PROPOSAL**

**Waukesha Fire Station 1**  
**City of Waukesha**  
**130 W. St. Paul Ave**  
**Waukesha, WI 53188**

**Date Submitted: 06/10/2020**  
**Proposal #: 25-WI-200485**  
**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: Sections B, C, D, and E**

1. Remove membrane chalking, dust, dirt, and debris.
2. Inspect and make repairs to membrane at Fascia Edges.
3. Inspect and make repairs to any splits or membrane deterioration at Parapets and Vertical Surfaces.
4. Repair/Replace metal flashings and pitch pockets, if deemed necessary.
5. Repair blisters, stressed or cracked membrane. Cut back, patch with new membrane.
6. Wet Insulation identified in IR Scan should be removed. Cut membrane to reveal wet insulation, remove wet insulation, put new insulation in place, and repair cuts in membrane. Never leave membrane open for extended periods of time.
7. Clean roof with Power Washer and Simple Green.
8. Sweep deck clean after roof dries to make sure all dirt & debris are removed.
9. Base Coat shall be applied over all man-made seams and all vertical flashings at 2gal/Sq.
10. Allow to dry for 24-48 hours.
11. Top Coat shall be applied over the entire roof, field and flashings, at 2.5 gal/sq.

**Attachment C: Bid Form - Line Item Pricing Breakdown B, C, D & E**

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
15.10*	RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : RESTORATION OF A SINGLE-PLY WITH SINGLE-COMPONENT URETHANE & STRIPPED SEAMS Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Strip in Seams by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square USE SEPARATE LINE ITEM, Wait 24-48 Hours, Apply Single-Component, Aliphatic Urethane as a Base Coat at a Rate of 1.5 Gallons per Square and Top Coat at a Rate of 1.0 Gallon per Square Over the Entire Roof According to Manufacturer's Specifications.	\$ 5.00	9,100	SF	\$ 45,500
15.30*	RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : REINFORCING SEAMS WITH SINGLE-COMPONENT URETHANE Reinforce Seams by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square / Reinforcement / 1 Gallons per Square (3 Gallons per Square on Seams)	\$ 8.24	300	LF	\$ 2,472
2.09	Tear-off & Dispose of Debris: SYSTEM TYPE Single-Ply W/ Insulation - Metal Deck	\$ 1.71	150	SF	\$ 257
17.01.01	FULLY ADHERED SINGLE-PLY ROOF SYSTEMS: METAL DECK - SINGLE-PLY APPLICATION INSULATION OPTION: Mechanically Fasten Polyisocyanurate / Adhere 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20	\$ 3.45	150	SF	\$ 518
17.05.02	FULLY ADHERED SINGLE-PLY ROOF SYSTEMS: ROOF CONFIGURATION: Fully Adhered Single-Ply Roof System Installed Over Prepared Surface or Insulation SINGLE-PLY ROOF TYPE: ASTM D 4637 - Ethylene Propylene Diene Terpolymer (EPDM) - 60 Mil Thickness	\$ 4.01	150	SF	\$ 602
	<b>Sub Total Prior to Multipliers</b>				<b>\$ 49,348</b>
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	\$ 49,348	%	\$ 9,770

22.08	MULTIPLIER - ROOF HEIGHT IS GREATER THAN 20 FT, BUT LESS THAN OR EQUAL TO 50 FT STORIES Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 2 stories, but are less than or equal to an estimated 5 stories. Additional roof height can require increased safety requirements, larger lift equipment, tie-offs, etc.	18	\$ 49,348	%	\$ 8,793
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	\$ 49,348	%	\$ 7,327
<b>Total After Multipliers</b>					<b>\$ 75,237</b>

**Base Bid Total Maximum Price of Line Items under the MICPA: \$ 75,237**  
**Proposal Price Based Upon Market Experience: \$ 74,489**

**Garland/DBS Price Based Upon Local Market Competition: B, C, D and E**

<b>Pioneer Roofing, LLC</b>	<b>\$ 74,489</b>
Restco	\$ 80,433
Langer Roofing & Sheet Metal	\$ 87,039
FaciliTech Consulting Group, Inc.	\$ 98,795

**Unforeseen Site Conditions: Pioneer Roofing**

Wood Blocking (Nailer) Replacement	\$ 4.56 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 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,

*Steve Rojek*

Steve Rojek  
Garland/DBS, Inc.  
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