



Partners for the life of your building.®



# The Garland Company

## Building Envelope Solutions



- A Full Service, ISO Certified, Roof Asset Management Company, Established in 1895.
- Manufactures a Full Line of High-Performance Products:
  - ✓ Modified Bitumen Roof System
  - ✓ Single Ply Hybrid Roof Systems
  - ✓ Standing Seam and Flat Seam Metal Roofing
  - ✓ Fluid Applied Membranes
  - ✓ Full Line of Maintenance Products
  - ✓ Green Roofing and Sustainable Design
- Deep Product Selection Backed by Ongoing R&D
- Sustainable and Green Roofing Options
- ESOP Company
- Lowest Warranty Adjustment Rating in the Industry



# Chain of Liability

## Commodity Manufacturer



BUILDING/ROOFING  
CONSULTANT

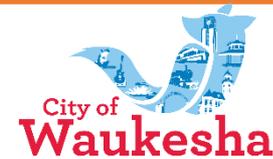
CONTRACTORS

SUPPLY HOUSE

MANUFACTURER

- High Soft Costs
- No direct involvement from Manufacturer (Warranty holder)
- Minimized ability to affect or control quality of work or product

## Full-Service Manufacturer



- Analysis and Design
- Inspections
- Project Management
- Preventative Maintenance
- Design

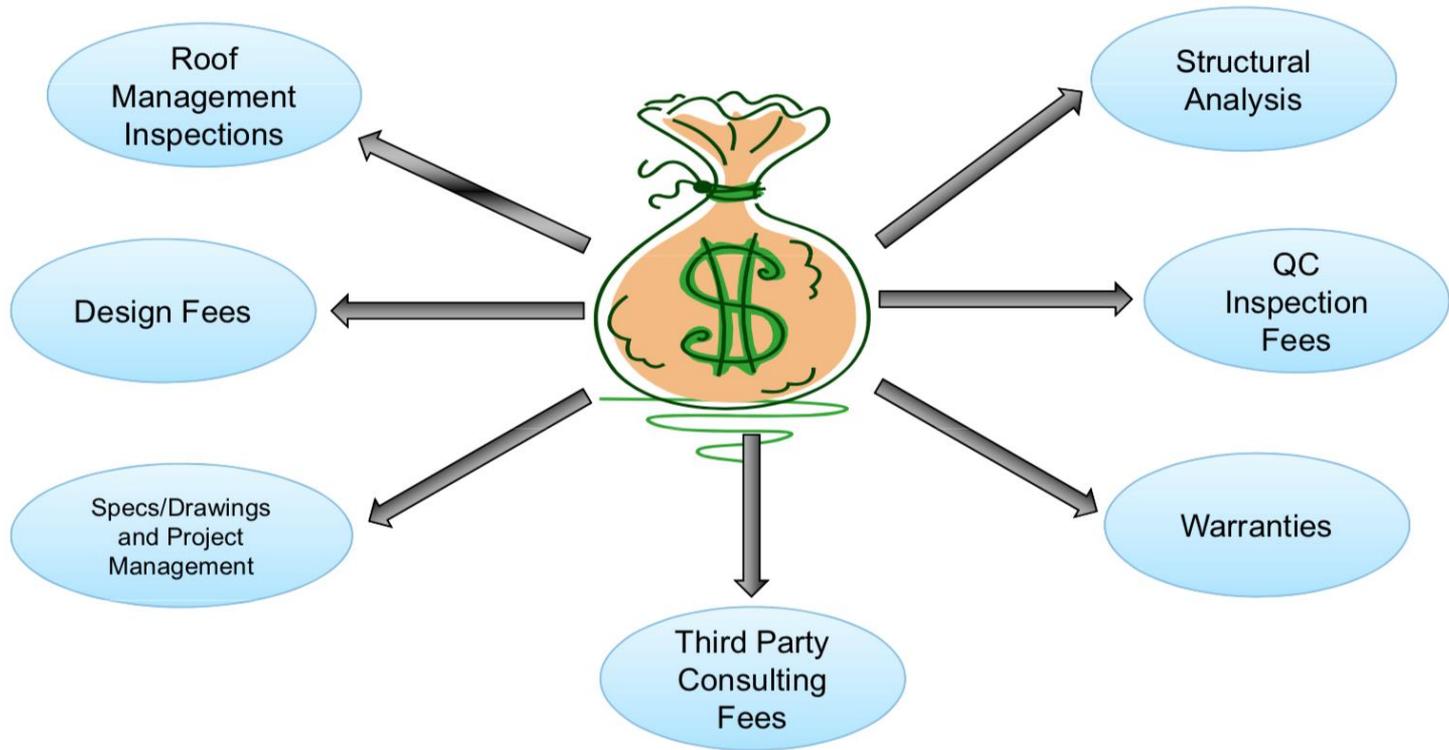
CONTRACTORS

- Minimal Soft Costs
- Direct Manufacturer Involvement
  - Proper product applications
  - Focused on long term success (Warranty holder)
- One contact to oversee, inspect, and update throughout entire process
- Facilitate Bid process and cut out administrative burden for customer
- True Apples-to-Apples bid comparison
- Ability to compare/evaluate all roofing system types



since 1895

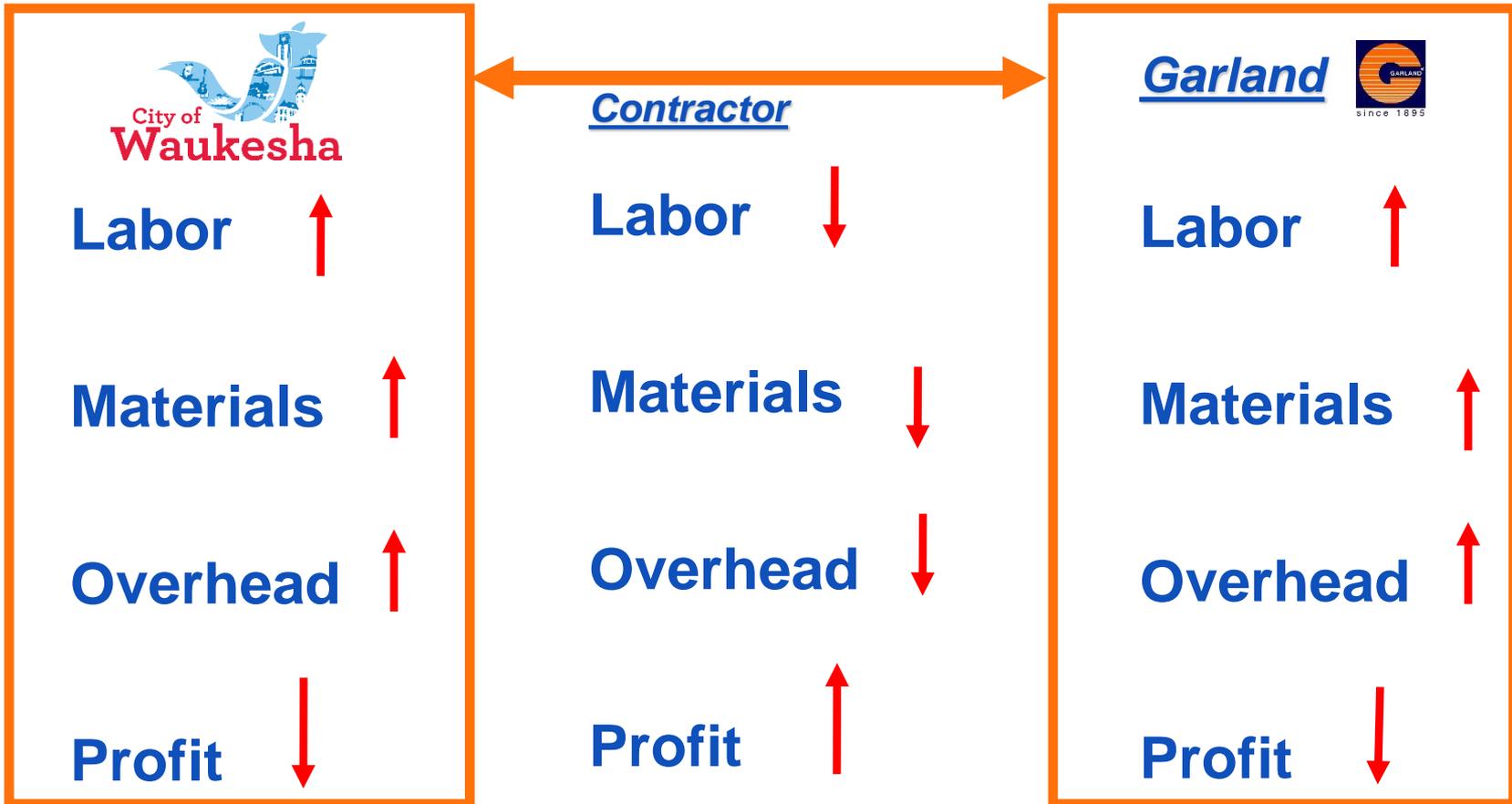
# The Roofing Budget



***Intangible Non-Visible Costs Before Actual Roof Costs!***

# Design – Bid - Build Process

## Garland / Customer Partnership



# ROOFING SUCCESS FACTORS

PROPER DESIGN

PROPER  
APPLICATION



QUALITY  
MATERIALS

REGULAR  
INSPECTIONS

3. If the Client brings a lawsuit against Inspec that is dismissed or to which a verdict is rendered for Inspec, the Client will reimburse Inspec for costs of defense, including but not limited to reasonable attorney's fees.
4. In recognition of the relative risks and benefits of the project to both the Client and to Inspec, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit Inspec's total liability to the Client for any and all claims, losses, costs, damages of any nature whatsoever, or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of Inspec to the Client shall not exceed \$20,000 or the total amount actually paid by Client to Inspec under this proposal, whichever is greater. It is intended that limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

**K. REMARKS**

Thank you for your continued interest in our services. We highly value our relationship with you and Public Schools. We look forward to working with you on this project.

This Agreement represents the entire and integrated agreement between Client and Inspec and supersedes all prior negotiation, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Inspec and Client. Nothing herein shall be construed to give any rights or benefits to anyone other than Client and Inspec.

This Agreement entered into as of the day and year first above written.

**For Client**

\_\_\_\_\_  
*Signature*

**For Inspec**

  
\_\_\_\_\_  
*Signature*

**ARTICLE VII – Limitation of Damages**

In no event shall Roof Spec, Inc., or its agents or employees, be liable to the Owner/Client, or anybody else, for any special, punitive, incidental, indirect or consequential damages of any kind, whatsoever, including, without limitations, those resulting from the Project, whether or not Roof Spec, Inc. has been advised of the possibility of such damages, and regardless of the theory of liability, arising out of or in connection with the Project.

Roof Spec, Inc.'s maximum liability for damages arising from the Project, under any legal theory, shall not exceed the amount paid by the Owner/Client to Roof Spec, Inc. for the work it provided on this Project. The existence of one or more claims or suits or parties will not enlarge this limit. Each party acknowledges that this is the sole remedy that the Owner/Client may obtain from Roof Spec, Inc. Each party also acknowledges that this is an appropriate allocation of risks for the Project.

#### 1.4 Submittals

- A. Product Data: Within ten (10) calendar days after award of contract, submit:
1. Complete material list of all items proposed to be furnished and installed under this section.
  2. Manufacturer's specifications and other data required to demonstrate compliance with specified requirements.
  3. Manufacturer's recommended methods of installation.
  4. When approved by the consultant, the manufacturer's recommended methods of installation (unless superseded by the specifications) will become the basis for accepting or rejecting the installation.

#### Section 07 51 13

### ASPHALT ROOFING FLOOD AND GRAVEL SURFACING

#### PART 1 - GENERAL

##### 1.1 Description

- A. Furnish and install a weather and watertight asphalt built-up roof complete, in place, as shown on the drawings and specified herein, for a complete and proper installation including, but not necessarily limited to:
1. The removal of existing metal flashings, counterflashings and all other items necessary for a complete waterproof installation.
  2. Contractor shall take all necessary precautions to protect owner's property from damage caused by weather conditions, excessive loading of the existing structural system or careless workmanship.
  3. Metal cap flashings, counterflashings, and miscellaneous sheet metal work incorporated into the work shall be installed and made watertight as a part of the work of this section.
  4. Installation of wood nailers, wood edge strips and plywood backers in accordance with manufacturer's specifications and/or as shown on drawings. Contractor shall coordinate the installation of all carpentry work required for the membrane system herein specified.

#### PART 3 - EXECUTION

##### 3.1 General

- A. The latest manufacturer specifications and installation techniques are to be followed.

Robbinsdale Area Public Schools  
Armstrong High School  
RSI Project #08-8070-02

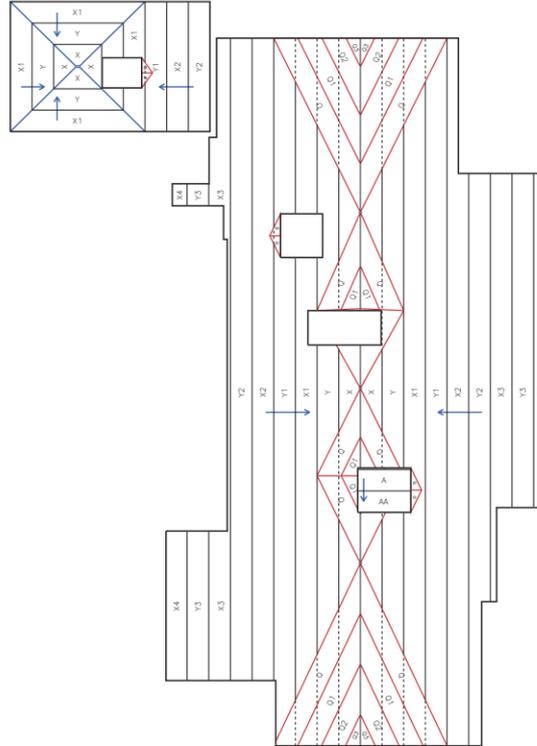
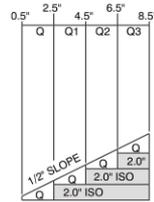
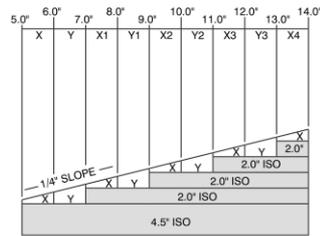
Asphalt Roofing  
Flood and Gravel Surfacing  
07 51 13-5



since 1895

# Consider Existing Drainage & Taper Plans

1. QUOTE IS BASED ON ATTACHED SKETCH
2. PRICE INCLUDES A 4.5" BASE LAYER & A 0.5" TAPER START



NOT TO SCALE - FOR BIDDING PURPOSES ONLY

## TAPERED SYSTEM PROPERTIES

TAPERED PANELS: CI-TAPERED 20 PSI  
 FILL PANELS: CI-FLAT 20 PSI  
 CRICKET PANELS: CI-TAPERED 20 PSI  
 FILL PANELS: CI-FLAT 20 PSI

TAPERED SPECS	CRICKET SPECS
MIN. THICKNESS: 5.0"	MIN. THICKNESS: 0.5"
MAX. THICKNESS: 14.0"	MAX. THICKNESS: 7.7"
SLOPE (in/ft): 1/4", 1/8"	SLOPE (in/ft): 1/2"

R-VALUE PER INCH: 5.7  
 MINIMUM R-VALUE: 28.5  
 AVERAGE R-VALUE: 48.70

## SQUARES OF APPLICATION

TAPER ROOF AREA: 7963      BASE LAYER: 80  
 TAPER SQUARES: 80      TOTAL BUNDLES: 102.71  
 CRICKET SQUARES: 15      TOTAL STACKS: 0  
 FILL SQUARES: 112      TOTAL TRUCKS: 2.14

## SEE ATTACHED PRICE QUOTE

ALL MATERIAL IS 4' X 4' UNLESS OTHERWISE NOTED

\*DELIVERED PRICE IS BASED ON FULL TRUCKS & DOES NOT INCLUDE ANY FUEL SURCHARGES  
 \*ADDITIONAL FREIGHT WILL BE APPLIED IF TRUCK CANNOT BE FILLED OUT

PROJECT

River Falls School District  
 Public Montessori Elementary

River Falls, WI

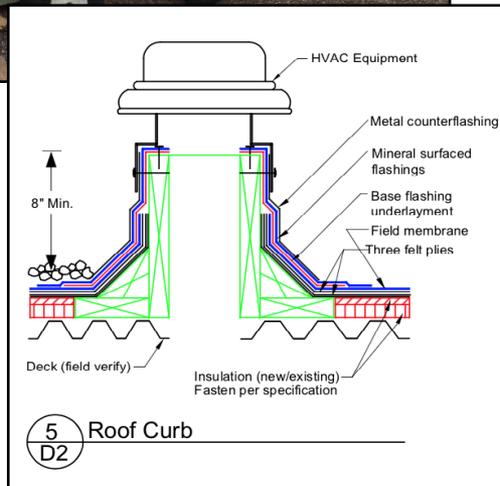
PRICING GOOD THRU 03/31/19      PROJECT NUMBER 71094A02

DATE: 01/03/2019

DESIGNER: Jon Nolen



# Plumbing and HVAC & Roof Drains



**SPECIFICATION:**  
 JOHNSON 21500 SERIES COATED CAST IRON ROOF DRAIN, LARGE POLYPROPYLENE LOCKING DOME, WEJLOC® NON-FUNCTIONING CLAMP RING WITH INTEGRAL GRAVEL STOP, LARGE SUMP WITH WIDE ROOF FLANGE AND BOTTOM OUTLET.

**ROOF DRAIN  
LARGE SUMP**

**SERIES 21500**

● THIS DIMENSION IS 5-3/4" FOR 21500-T

● GASKET ON - Y CONNECTION CONFORMS WITH ASTM-C564

● -X=5-3/8"  
 ● -Y=4-7/8"  
 ● -Z=5-1/8"  
 ● -T=5-3/4"

Ø 15 1/4"

DOME FREE AREA 124 SQ. IN.

WEJLOC CLAMP RING AND GRAVEL STOP

4 5/8"

2 7/8"

1" MIN  
4 3/4" MAX

DECK CLAMP (-1)

PIPE SIZE

Ø 13 1/4" MIN. DECK OPENING

Ø 18"

▼ SEPARATE SUBMITTAL FOR THIS OPTION AVAILABLE

2"	PIPE SIZE	-2	DRAIN RECEIVER
3"	PIPE SIZE	-3	DECK CLAMP ASY. AND DRAIN RECEIVER
4"	PIPE SIZE	-3C	DRAIN RECEIVER AND DRAIN RECEIVER CLIPS
5"	PIPE SIZE	-4	SECONDARY FLASHING CLAMP (-AE ONLY)
6"	PIPE SIZE	▼ -6	EXTRA WIDE FLANGE DRAIN BODY (2"-6" -X OUTLET ONLY)
8"	PIPE SIZE	-10	FIXED EXT. COLLAR, CAST IRON (SPECIFY HT. 4" STANDARD)
10"	PIPE SIZE (NO-HUB ONLY)	-10-20	FIXED EXT. COLLAR, GALV. (SPECIFY HT. 4" STANDARD)
		▼ -16	INTERNAL WATER GUARD (2" THRU 6" OUTLETS ONLY)
		▼ -16GLV	INTERNAL WATERGUARD GALVANIZED STEEL (2"-6" OUTLETS ONLY)
-X	INSIDE CALK OUTLET	▼ -17	2" HIGH SOLID CLAMPING COLLAR
-Y	HUB OUTLET W/ASKET (2", 3" & 4" SIZES ONLY)	-19	CLAMP COLLAR W/PERFORATED STAINLESS GRAVEL GUARD
-Z	NO-HUB SPIGOT OUTLET	20	GALV. CAST IRON PARTS
-T	THREADED OUTLET	21	GALV. CAST IRON DOME ONLY
		22	CAST IRON DOME

-16 & -17 CANNOT BE FURNISHED TOGETHER





City of  
**Waukesha**

***Current Roof Condition  
Photos***



02/01/2022



02/01/2022



02/01/2022



02/01/2022



02/01/2022



02/01/2022

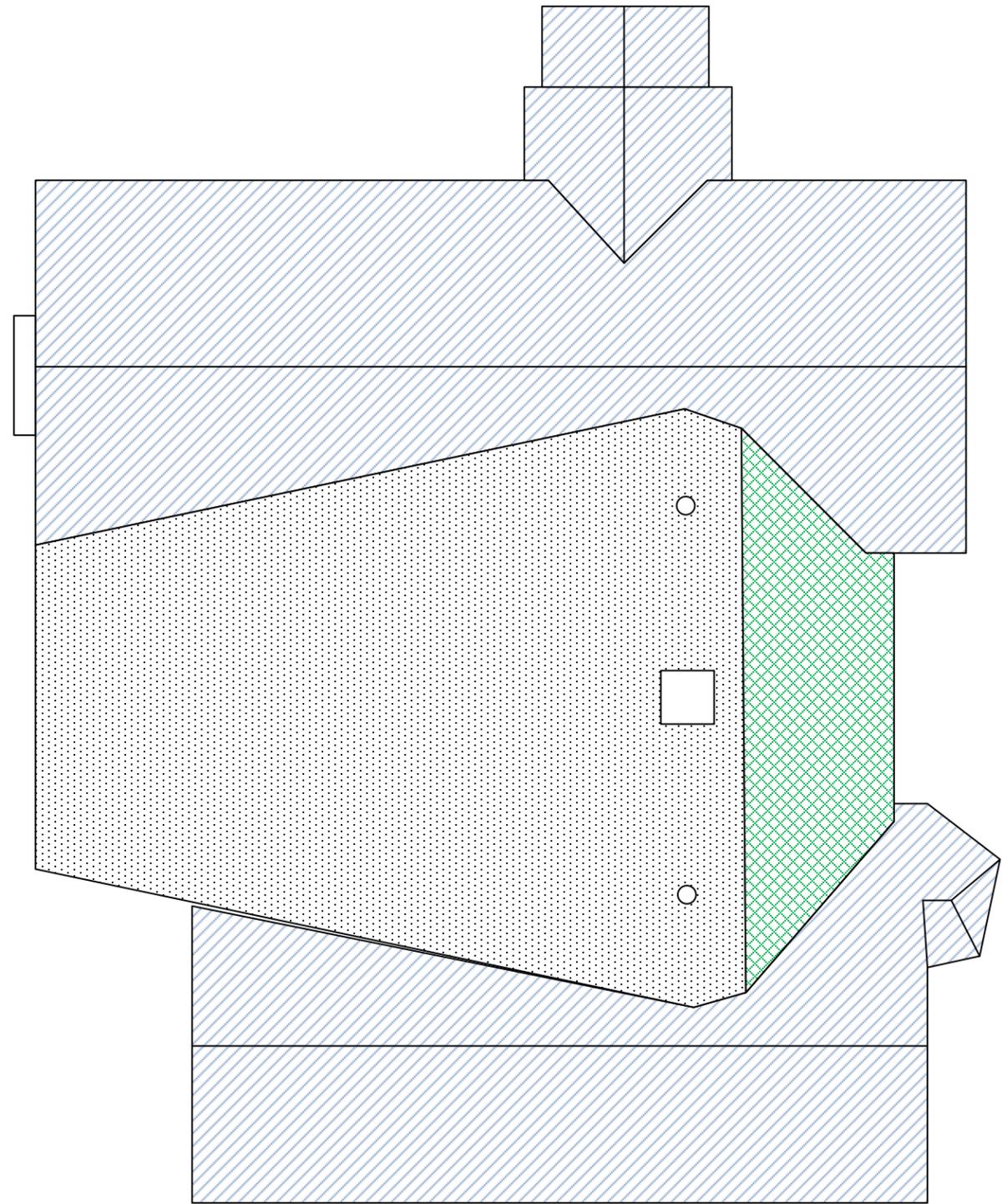


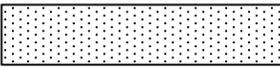
City of  
**Waukesha**  
*Roof Inspection*



# Prairie Home Cemetery

605 S Prairie Ave, Waukesha, WI



	Adhered EPDM
	Shingle Roof
	Slate Roof



The Garland Company  
3800 E. 91<sup>st</sup> Street  
Cleveland, OH 44105

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**DIMENSIONS TO BE VERIFIED**

City of Waukesha  
Prairie Home Cemetery  
605 S Prairie Ave, Waukesha, WI 53186

SHEET TITLE:

COVER PAGE

SHEET NO.

**A-1**



# Prairie Home Cemetery – Admin/Chapel Building Roof Budgets

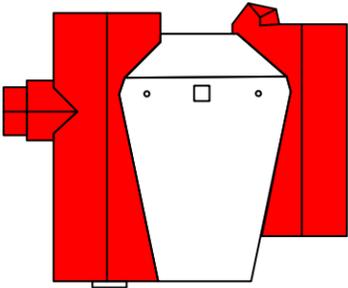
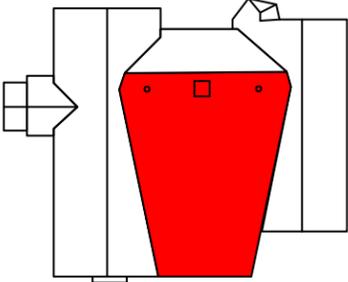
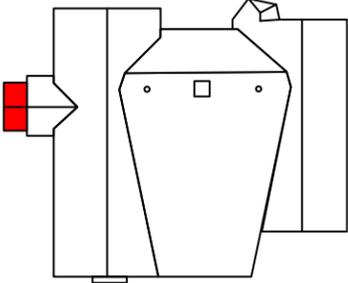


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**DIMENSIONS TO BE VERIFIED**

City of Waukesha  
Prairie Home Cemetery  
605 S Prairie Ave, Waukesha, WI 53186

	Facility Roof Description Square Footage	Current Roof System Current Issues	Proposed Solution	Budget	Useable Life
	Original Building 2,100	Slate  Deteriorating Slate Shingles along inner roof and misc slate repairs and replacements needed	Remove and repair Slate shingles around Chimney and along Center Roof. Replace one off shingles throughout as needed	\$9,500	30/40 Years left on current slate shingle with repairs
	Center Roof 1,500	Adhered EPDM with White Elastomeric Coating  Roof has aged past useable life, multiple leaks	Replace Center Roof during Slate repairs. Replace with asphaltic roof system (30 yr warranty), so this roof and slate will have similar life left. As well as increase flashing height to reduce future slate deterioration.	\$12,000	30/40 years with new replacement
	Entrance Roof 50	Shingle  No major issues to date, however later in roofs life	Ballasted EPDM	\$9,500	70/80 years with slate installation
				Total Cost \$31,000  Original & Center Roof \$21,500	

SHEET TITLE:

BUDGET

SHEET NO.

**A-2**

