



City of Waukesha
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 Waukesha, WI 53188
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City of Waukesha Cover Sheet

Committee: Board of Public Works	BPW Meeting Date: 2/19/2026
ID Number: ID#26-03021	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Department of Public Works	Common Council Meeting Date: 3/3/2026
Agenda Item Title: Review and possible action on the OMNIA Partners, Public Sector (U.S. Communities) Contract for the Cemetery Chapel Tuck-Pointing Project.	

Issue Before the Council: To recommend approval or deny the award of the contract for the Cemetery Chapel Tuck-Pointing Project to Garland/DBS, Inc.
Options & Alternatives: <ol style="list-style-type: none"> 1. Approve contract for base bid in the amount of \$50,959 and alternate 1 in the amount of \$13,641 resulting in a total contract value of \$64,600. 2. Approve contract for only base bid of \$50,959. 3. Reject proposal and publicly bid. Likely resulting in higher cost to the City. <p>The Budget approved for this project is \$64,600.00 (After previous Budget Transfer completed 12/4/25).</p>
Additional Details: Pricing for this project was 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 cost of the project using the Local Market Competition is \$64,774.50 (Base Bid Only), which falls within the base bid estimate of \$70,000.00.

Base Bid Total Maximum Price of Line Items under the MICPA:	\$ 64,775
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Proposal Price Based Upon Market Experience: Base Bid	\$ 50,959
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Garland/DBS: Base Bid

1 Restoration Systems Inc.	\$ 50,959
2 Holton Brothers	\$ 87,754
3 Berglund Construction	\$ 99,128

Garland/DBS: Add-Alternate #1

1 Restoration Systems Inc.	\$ 13,641
2 Holton Brothers	\$ 14,264
3 Berglund Construction	\$ 119,008

What is the Strategic Plan Priority this item relates to:

N/A

What impact will this item have on the Strategic Plan Priority?

N/A

Financial Remarks:

Account No.: 7800.68290.24M35: \$64,600.00

Current Budget: \$64,600.00 (After previous Budget Transfer completed 12/4/25)

Suggested Motion:

Move to approve the Contract with OMNIA Partners, Public Sector (U.S. Communities) of the base bid and add-alternate #1 in the amount of \$64,600.00 for the Cemetery Chapel Tuck-Pointing Project.

Reviewed By:

City Attorney Brian Running	Date Reviewed
Finance Director Joseph P. Ciurro	Date Reviewed
City Administrator Anthony W. Brown	Date Reviewed



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



ROOFING MATERIAL AND SERVICES PROPOSAL

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

Date Submitted: 11/06/2025
Proposal #: 25-WI-251078
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: Base Bid Main Building Masonry Reparis

1. Gable Parapet Wall Repairs (2 location)

Remove and reset Stone Gables
Install Lead Camings

2 Vertical Control Joints

Remove any dirt or debris from repair area
Remove failed or cracked existing sealant
Install new backer rod and sealant, maintain even depth across joints ($\frac{1}{4}$ " - $\frac{1}{2}$ " depth) and concave sealant profile.

3 Masonry/Roof Counter Flashings

Remove any dirt or debris from top of roof metal counter flashings
Remove existing sealant
Install new sealant

Scope of Work: Add-Alternate #1: Main Building Lannon Stone Tuckpointing

1. Lannon Stone Repairs

Grind and point 100% of Lannon Stone on Building, $\frac{1}{2}$ " minimal removal depth
200 sq ft of Lannon Stone rebuild

Scope of Work: Add-Alternate #2: Main Building Masonry Cleaning

1. Facility Cleaning & Painting

Clean 100% of building Masonry

Repair damaged wood on building Trim and Windows, matching existing

Prep existing trim and Windows by scrapping any loose paint and sand to prepare surface for new paint

Paint 100% of all Wood Trim, Windows, and DoorsBase

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
23.61	Masonry section: Roof Coping Stones. Furnish and install new sealants between coping stones.	\$ 62.51	1,000	SF	\$ 62,506.50
23.22	Cleaning & Caulking: Install Backer Rod in Properly Prepared Opening, Polyethylene - 1/2" Diameter	\$ 2.27	1,000	LF	\$ 2,268.00
Sub Total Prior to Multipliers					\$ 64,774.50

Base Bid Total Maximum Price of Line Items under the MICPA:	\$ 64,775
Proposal Price Based Upon Market Experience: Base Bid	\$ 50,959

Garland/DBS: Base Bid

1 Restoration Systems Inc.	\$ 50,959
2 Holton Brothers	\$ 87,754
3 Berglund Construction	\$ 99,128

Garland/DBS: Add-Alternate #1

1 Restoration Systems Inc.	\$ 13,641
2 Holton Brothers	\$ 14,264
3 Berglund Construction	\$ 119,008

Garland/DBS: Add-Alternate #2

1 Restoration Systems Inc.	\$ 15,067
2 Holton Brothers	\$ 36,539
3 Berglund Construction	\$ 50,192

Restoration Systems Inc. - Unforeseen Site Conditions:

Lead Cammings	\$ 342.00	per Ln. Ft.
Additional Roof Removal	\$ 85.50	per Sq. Ft.
Counter Flashing Replacement	\$ 22.80	per Ln. 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.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Plumbing, Mechanical, Electrical work is excluded.
2. Masonry work is included to which it obtains to the scope of work.
3. Interior Temporary protection is excluded.
4. Any work not exclusively described in the above proposal scope of work is excluded.

Respectfully Submitted,

John Petersen

John Petersen
Garland/DBS, Inc.
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