



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Board of Public Works	BPW Meeting Date: 9/04/2025
ID Number: ID#25-02072	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Department of Public Works	Council Submission Date: 9/16/202
Agenda Item Title: Review and possible action on the OMNIA Partners, Public Sector (U.S. Communities) Contract for Municipal Garage Roof Repair.	

Issue Before the Council: To review and act on the award of the contract for the 2025 Roof Repairs at Municipal Garage to Garland/DBS, Inc.
Options & Alternatives: <ol style="list-style-type: none">1. Approve contract for base bid in the amount of \$44,818 and alternate 1 in the amount of \$26,875 resulting in a total contract value of \$71,693.2. Approve contract for only base bid of \$44,818.3. Reject proposal and publicly bid project, likely resulting in a higher cost.
Additional Details: <p>This project was bid using OMNIA Partners, Public Sector (U.S. Communities) line-item pricing for Roofing Material and Services Proposals. Garland/DBS, Inc. is the roofing contractor for this contract. The cost of the project including the alternate using the Local Market Competition is \$ 71,693.00, which falls well within the estimate of \$80,000.</p>



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Proposal Price Based Upon Market Experience: \$ 44,818

Garland/DBS Price: Base Bid

1 Carlson Racine Roofing	\$ 44,818
2 Langer Roofing and Sheet Metal Inc	\$ 47,972
3 MM Schranz Roofing	\$ 63,948
4 F.J.A. Christiansen Roofing Co, Inc	\$ 90,385

Garland/DBS Price: Add Alternate

1 Carlson Racine Roofing	\$ 26,875
2 Langer Roofing and Sheet Metal Inc	\$ 28,230
3 MM Schranz Roofing	\$ 32,845
4 F.J.A. Christiansen Roofing Co, Inc	Did Not Bid

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:


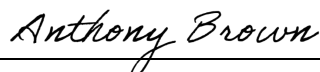
Account No. 3399.68220.25M15: \$71,693.00

Budget: \$125,000.00

Suggested Motion:

Move to approve the Contract with OMNIA Partners, Public Sector (U.S. Communities) Contract for Municipal Garage Roof Repair.

Reviewed By:

Brian Running, City Attorney 	Date Reviewed 29 Aug 2025
Joseph P. Ciarro, Finance Director	Date Reviewed
Anthony W. Brown, City Administrator 	Date Reviewed 08/29/2025



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
Municipal Garage
300 Sentry Drive
Waukesha, WI 53186

Date Submitted: 08/12/2025
Proposal #: 25-WI-250812

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: Repair Pitch Pocket and Install Umbrella (25 locations)

1. Removed failed or cracked pitch pocket sealant
2. Prime inside of pitch pocket
3. Install 2 part pitch pocket pourable sealer, ensure sealer fills to beveled surface
4. Install Metal Pitch Pocket Umbrella over top of pitch pocket

Scope of Work: Repair Heat Stack Flashing (15 location)

1. Adjust Heat Stack flashing to ensure secure fit around heat stack
2. Install Structural Sealant around heat stack Flashing
3. Install Elastomeric White Coating over Rubber Flashing and down Heat Stack Metal Flashing

Scope of Work: 3 Course Mastic Repair (25 locations)

1. Remove any dirt or debris from repair area
2. Removed failed or cracked membrane, mastic, and sealant
3. Prime area with asphaltic primer
4. Install 3 course mastic repair with aluminized mastic and polyester reinforcement
5. Taper out edges of mastic repair to ensure proper drainage around repair

Scope of Work: Re-Surface Drains (10 location)

1. Remove Gravel from 8' x 8' section around drain
2. Install Cold Process Flood Coat
3. Install new Gravel to drain area surface

Scope of Work: Aluminize Flashings

1. Clean surface of all Flashings of Dirt and Debris
2. Apply Aluminize Coating to surface of flashings

Add #1**Scope of Work: Replacement of Expansion Joint**

1. Removed Flood and Gravel Surface on either side of Joint
2. Remove Roof on either side of Existing Expansion Joint
3. Install new Expand-O-Flash Expansion Joint
4. Flash new Expansion Joint into existing roof
5. Install new Flood and Gravel Surface with Cold Process Flood Coat

Scope of Work: Re-Flash Roof Edge (2 location)

1. Removed Flood and Gravel Surface past flashing repair area
2. Remove existing roof flashing in designated area
3. Install new 2 Ply Modified Bitumen roof flashing to repair area
4. Install new Flood and Gravel Surface with Cold Process Flood Coat

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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.

Respectfully Submitted,

John Petersen

John Petersen
Garland/DBS, Inc.
(216) 302-3777