



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: 5/7/2026
ID Number: ID#26-03530	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Department of Public Works	Common Council Meeting Date: 5/19/2026 (BPW Meeting)
Agenda Item Title: Review and possible action on the OMNIA Partners, Public Sector (U.S. Communities) Contract for the 2026 Cemetery Autumn Gardens Roofing and Masonry Project.	

Issue Before the Council: To approve or deny the award of the contract for the 2026 Cemetery Autumn Gardens Roofing and Masonry Project to Garland/DBS, Inc.
Options & Alternatives: 1. Approve contract for roofing bid in the amount of \$281,856.00 and masonry bid in the amount of \$22,488.00 resulting in a total contract value of \$304,344.00. 2. Approve contract for only roofing bid of \$281,856.00. 3. Approve contract for only masonry bid of \$22,488.00. 4. Reject proposal and publicly bid. Likely resulting in higher cost to the City. The Budget approved in the 2026 CIP for both projects is \$300,000.00. 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 combined cost of the project using the Local Market Competition is \$304,344.00 which is slightly over the budgeted amount of \$300,000.00. The full proposal from OMNIA Partners, Public Sector (U.S. Communities) is attached.



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

Combined Proposal Price: Roofing and Masonry	\$ 304,344
---	-------------------

Garland/DBS Price: Roofing

1 Langer Roofing	\$	281,856
2 Waukesha Roofing	\$	373,676
3 MM Schranz Roofing	\$	439,529
4 F.J.A. Christiansen Roofing Co, Inc	\$	493,044

Garland/DBS Price: Masonry

1 Holton Brothers	\$	22,488
2 Berglund	\$	37,120
3 Restoration Systems	\$	40,675

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.: 7800.68220.26M42: \$281,856.00

7800.68220.26M43: \$22,488.00

Total Current Budget: \$300,000.00

Recommended Motion:

Move to approve the Contract with OMNIA Partners, Public Sector (U.S. Communities) for the 2026 Cemetery Autumn Gardens Roofing and Masonry Project.

Reviewed By:

Reviewer #1 Name & Title Brian Running, City Attorney	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature



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

City Administrator <i>Anthony Brown</i>	Reviewer Signature 05/01/2026
---	---



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 Cemetery
605 S Prairie Ave
waukesha, WI 53186

Date Submitted: 04/20/2026
Proposal #: 25-WI-260346
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). 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: Roof Section 1 & 2 – Modified Bitumen Roof System

1. Remove Existing Roof System down to Existing Insulation surface
2. Clean Existing Insulation Surface of all Dirt and Debris before installing new roof system.
Remove and replace all wet insulation with like material.
3. Install 1 - 1" Layers of PolyISO insulation mechanically fastened to Metal deck, install crickets and saddles per insulation taperage drawings
4. Install WoodFiber Recovery Board in Hot Asphalt
5. Install 1 (One) Layer of Modified Base Sheet for field and Flashings, in hot asphalt
6. Install 1 (One) Layer of Smooth Surface Modified Cap Sheet for Field and 1 (One) Layer of Mineral Surface Cap Sheet for Flashings, installed in hot asphalt
7. Install Flood and Gravel surface to field of roof in Cold Process Fibered Flood Coat
8. Install New 24ga Sheet Metal to Perimeters, Flashings, Counter Flashings, Coping Caps, etc
9. Install New Pitch Pockets with Umbrellas and Plumbing Stack Lead Flashings
10. Install New Cast Iron Drains, sump into roof, down to deck, with 8' x 8' sumps

Scope of Work: Roof Section 3 – Modified Bitumen Roof System

1. Remove Existing Roof System down to Existing Insulation surface
2. Clean Existing Insulation Surface of all Dirt and Debris before installing new roof system.
Remove and replace all wet insulation with like material.
3. Install 1 - 1" Layers of PolyISO insulation mechanically fastened to Metal deck, install crickets and saddles per insulation taperage drawings
4. Install WoodFiber Recovery Board in Hot Asphalt
5. Install 1 (One) Layer of Modified Base Sheet for field and Flashings, in hot asphalt

6. Install 1 (One) Layer of Smooth Surface Modified Cap Sheet for Field and 1 (One) Layer of Mineral Surface Cap Sheet for Flashings, installed in hot asphalt
7. Install Flood and Gravel surface to field of roof in Cold Process Fibered Flood Coat
8. Install New 24ga Sheet Metal to Perimeters, Flashings, Counter Flashings, Coping Caps, etc
9. Install New Pitch Pockets with Umbrellas and Plumbing Stack Lead Flashings
10. Install New Cast Iron Drains, sump into roof, down to deck, with 8' x 8' sumps

Scope of Work: Roof Section 4 & 5 – Modified Bitumen Roof System

1. Remove Existing Roof System down to Existing Insulation surface
2. Clean Existing Insulation Surface of all Dirt and Debris before installing new roof system. Remove and replace all wet insulation with like material.
3. Install 1 - 1" Layers of PolyISO insulation mechanically fastened to Metal deck, install crickets and saddles per insulation taperage drawings
4. Install WoodFiber Recovery Board in Hot Asphalt
5. Install 1 (One) Layer of Modified Base Sheet for field and Flashings, in hot asphalt
6. Install 1 (One) Layer of Smooth Surface Modified Cap Sheet for Field and 1 (One) Layer of Mineral Surface Cap Sheet for Flashings, installed in hot asphalt
7. Install Flood and Gravel surface to field of roof in Cold Process Fibered Flood Coat
8. Install New 24ga Sheet Metal to Perimeters, Flashings, Counter Flashings, Coping Caps, etc
9. Install New Pitch Pockets with Umbrellas and Plumbing Stack Lead Flashings
10. Install New Cast Iron Drains, sump into roof, down to deck, with 8' x 8' sumps

Scope of Work: Masonry Mausoleum Hardscapes – Expansion Joint Replacement

1. All exterior movement and structural cracks in masonry, located on the mausoleums and on the walkways around them, shall have these areas routed out 1/4" in order to attain a neat and uniform appearance. Joints shall then be sealed with a one part silicone sealant. This will be applied directly from a pressure type gun, sealing the joints completely.

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.01	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Gravel Surfacing - Metal Deck	\$ 4.20	5,000	SF	\$ 21,000.00
4.13	Insulation Recovery Board & Insulations Options: ADDITIONAL INSULATION OPTION (OVER AN EXISTING ROOF) Install 1.0" of Polyisocyanurate Insulation Over an Existing Roof. All Wet Insulation Must be Replaced Prior to Installation of New Course of Insulation	\$ 3.15	5,000	SF	\$ 15,750.00

12.05.02	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 Cap Sheet, Flood Coat and Aggregate Adhered in Hot ASTM D 312 Type III OR IV Asphalt: ROOFING MEMBRANE OPTION: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	\$ 7.26	5,000	SF	\$ 36,300.00
12.07.02	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 Cap Sheet, Set in Hot ASTM D 312 Type III or IV Asphalt, Flood Coat & Aggregate in Hot Modified Coal Tar Pitch: ROOFING MEMBRANE & COATING OPTION ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	\$ 12.87	5,000	SF	\$ 64,350.00
20.01.02	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: ROOF FLASHINGS FOR MODIFIED & COAL TAR PITCH ROOF SYSTEMS: Minimum 1 Ply of Base Flashing and Mineral Cap Sheet Installed in Hot ASTM D 312 Type III or IV Asphalt FLASHING OPTION: BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 100 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	\$ 21.77	1,500	SF	\$ 32,649.75
	Sub Total Prior to Multipliers				\$ 170,049.75
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.	25	170,049.75	%	\$ 42,512.44
22.19	MULTIPLIER - ROOF SIZE IS GREATER THAN 3,000 SF, BUT LESS THAN 5,000 SF Multiplier is applied when Roof Size is greater than 3,000 SF, but less than 5,000 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	30	170,049.75	%	\$ 51,014.93

22.11	MULTIPLIER - WALL COATING, MASONRY REPAIRS OR WATERPROOFING REQUIRES A SWING STAGE Multiplier is applied when labor production is effected by the requirement to use a swing stage. This multiplier applies to wall coatings, masonry repairs or waterproofing work that requires the use of a swing stage.	50	170,049.75	%	\$ 85,024.88
Total After Multipliers					\$ 348,601.99

Base Bid Total Maximum Price of Line Items under the MICPA: **\$ 348,602**

Combined Proposal Price: Roofing and Masonry **\$ 304,344**

Garland/DBS Price: Roofing

1 Langer Roofing	\$ 281,856
2 Waukesha Roofing	\$ 373,676
3 MM Schranz Roofing	\$ 439,529
4 F.J.A. Christiansen Roofing Co, Inc	\$ 493,044

Garland/DBS Price: Masonry

1 Holton Brothers	\$ 22,488
2 Berglund	\$ 37,120
3 Restoration Systems	\$ 40,675

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.
(216) 302-3777