



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#26-03529	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Department of Public Works	Common Council Meeting Date: 5/19/2026
Agenda Item Title: Review and possible action on the OMNIA Partners, Public Sector (U.S. Communities) Contract for the 2026 Municipal Garage Roofing Project.	

Issue Before the Council: To approve or deny the award of the contract for the 2026 Municipal Garage Roofing Project to Garland/DBS, Inc.
Options & Alternatives: 1. Approve contract for roofing bid in the amount of \$486,790 2. Reject proposal and publicly bid. Likely resulting in higher cost to the City. The Budget approved in the 2026 CIP is \$1,000,000 (\$500,000 of this budget allocation was targeted for roof replacement/improvement).
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 \$486,790.00 which falls within the allocated CIP budget amount. The full proposal from OMNIA Partners is attached.



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Proposal Price Based Upon Market Experience: \$ 486,790

Garland/DBS Price Based Upon Local Market Competition:

1 Langer Roofing	\$ 486,790
2 F.J.A. Christiansen Roofing Co, Inc	\$ 570,809
3 Pioneer Roofing	\$ 603,976
4 MM Schranz Roofing	\$ 705,310

Langer Roofing - Unforeseen Site Conditions:

Additional Insulation Replacement	\$ 11.40 per Sq. Ft.
Decking Repair	\$ 22.80 per Sq. Ft.

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:

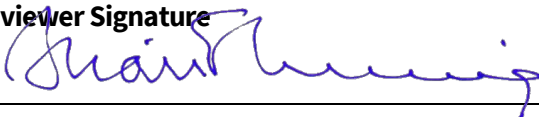
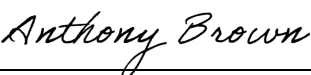
Account No.: 3399.68220.26M14: \$486,790.00

Current Budget: \$1,000,000.00

Recommended Motion:

Move to approve the Contract with OMNIA Partners, Public Sector (U.S. Communities) for the 2026 Municipal Garage Roofing Project.

Reviewed By:

Reviewer #1 Name & Title Brian Running, City Attorney	Reviewer Signature 
Reviewer #1 Name & Title	Reviewer Signature
City Administrator 	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
Municipal Garage
300 Sentry Drive
Waukesha, WI 53186

Date Submitted: 03/25/2026
Proposal #: 25-WI-260345
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: 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.
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

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	\$ 3.96	14,300	SF	\$ 56,606.55
6.01.01	Roof Deck and Insulation Option: METAL ROOF DECK - HOT APPLICATION - ASTM D 312 TYPE III OR IV ASPHALT INSULATION OPTION: Mechanically Fasten Polyisocyanurate / Hot Mop Wood Fiber or Perlite to Provide an Average R-Value of 20 In Compliance with FM 1-90 Requirements	\$ 5.62	14,300	SF	\$ 80,330.25
4.03	Insulation Recovery Board & Insulations Options: RECOVERY BOARD TYPE 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Metal Deck	\$ 1.54	14,300	SF	\$ 22,072.05

12.05.01	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 I - Minimum of 70 lbf/in tensile	\$ 4.90	14,300	SF	\$ 70,120.05
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	\$ 12.14	14,300	SF	\$ 173,573.40
20.01.01	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: Separate Base & Top Ply: 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 II - 80 lbf/in tensile	\$ 20.21	1,888	SF	\$ 38,161.20
20.01.19	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 PER SQUARE FOOT COSTS - INSTALLING IN COLD PROCESS FLASHING ADHESIVE Substitute Hot Asphalt Application for Cold Process Flashing Adhesive Application	\$ 10.11	1,888	SF	\$ 19,087.68
Sub Total Prior to Multipliers					\$ 459,951.18
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	459,951.18	%	\$ 114,987.80
Total After Multipliers					\$ 574,938.98

Base Bid Total Maximum Price of Line Items under the MICPA:	\$ 574,939
Proposal Price Based Upon Market Experience:	\$ 486,790

Garland/DBS Price Based Upon Local Market Competition:

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Langer Roofing - Unforeseen Site Conditions:

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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.
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