



**Garland/DBS, Inc.**  
**3800 East 91<sup>st</sup> Street**  
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## **ROOFING MATERIAL AND SERVICES PROPOSAL**

**City of Monroe**  
**Police Department**  
**140 Blaine Street**  
**Monroe, GA 30655**

**Date Submitted: 02/15/2019**  
**Proposal #: 25-GA-180877**  
**MICPA # 14-5903**  
**Georgia General Contractor License #: GCCO003281**

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 Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

### **Scope of Work: Mod Bit Roof - Partial Tear Off and New Roof Installation**

#### **Preparation**

1. Tear off the existing roof system as follows:
  - o Remove ballast from site
  - o Remove EPDM membrane from site
  - o Remove up to 300 sqft of wet ISO included in bid
  - o Leave existing 2" ISO in place
2. Install new wood nailers on top of the parapet wall as needed to allow for new coping installation.

#### **Insulation**

3. Install a new layer of mechanically attached 1.25" ISO insulation, down over the existing ISO in the approved fastening pattern as provided by the wind uplift calculations.
4. Install a new layer of fully adhered ½" inch Wood Fiber Board Prime board over the ISO using Generic Type III Asphalt, using the specified application rates as provided by the wind uplift calculations.
5. At parapet walls and units, install appropriate crickets to accommodate best drainage into the gutter.

Roof System

6. Install one ply of StressBase 120 Mod Bit Base Sheet over the wood fiber board in Type III Asphalt per specifications and installation details.
7. Install one ply of StressPly EUV FR Mineral Mod Bit Cap Sheet over the base sheet in Type III Asphalt per specifications and installation details.

Flashings

8. Install new 2-ply base flashings to all curbs and walls using the same rolls as above according to specifications and installation details.
9. On the front wall detail, install 12" mod bit flashings and terminate with a termination bar. Install a new surface mounted counter flashing on the cmu to cover the tbar and extend vertically 6" to allow for the KEEStone Membrane installation up the wall, adhered with bonding adhesive.
10. Terminate the top of the flashings using a tbar.
11. Install a new layer of Rmer Seal Self Adhered Membrane on top of the parapet wall that covers the nailer and tbar.
12. Three course all vertical base flashing laps using Silver-Flash and 6" Garmesh.
13. Install new boots, pitch pans, etc. on all details as needed using the proper details.

Metal and Misc. Details

14. Install new Pre-Fabricated Rmer Edge 24-gauge Kynar Coated Coping on all parapet walls. Install new counter flashing on all curbs or walls as needed formed from Rmer SS Flat Stock.
15. Install a new 18" Box Gutter and 4"x5" Downspouts on the rear of the building formed using Rmer SS Flat Stock.
16. Install Walk Pads at all entry points and at all equipment. Adhere them with Greenlock Structural Adhesive.
17. Replace all damaged storm collars and metal clamps as necessary.
18. Provide a 2 yr labor warranty from the contractor installing the roof system.

**Mod Bit Roof - Line Item Pricing**

| Item #  | Item Description  | Unit Price | Quantity | Unit | Extended Price |
|---------|---|------------|----------|------|----------------|
| 2.21    | Tear-off & Dispose of Debris: SYSTEM TYPE Ballasted Single-Ply W/ Insulation - Metal Deck   | \$ 1.78    | 300      | SF   | \$ 534         |
| 6.11.01 | 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<br>In Compliance with FM 1-90 Requirements | \$ 2.84    | 300      | SF   | \$ 852         |
|         | RS Means Online - Wood Framing, Miscellaneous, nailers, treated, wood construction - 06110245100  | \$ 2.09    | 800      | LF   | \$ 1,672       |
| 23.172  | Additional Repair Options<br>Option 2 - R.S. Means  | 14%        |          | %    | \$ 234         |

|          |  |          |        |    |            |
|----------|--|----------|--------|----|------------|
| 2.64     | Tear-off & Dispose of Debris: SYSTEM TYPE Ballasted Single-Ply to the Existing Insulation (Insulation to be Re-Used  | \$ 1.38  | 34,075 | SF | \$ 47,024  |
| 23.08    | Miscellaneous Line Items: Remove & Dispose Ballast from Roof Surface   | \$ 0.51  | 34,075 | SF | \$ 17,378  |
| 6.11.01  | 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<br>In Compliance with FM 1-90 Requirements  | \$ 2.84  | 34,075 | SF | \$ 96,773  |
| 12.11.02 | 2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY)<br>PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION<br>1 Ply Modified Base Sheet Adhered in Hot ASTM D 312 Type III or IV Asphalt: BASE PLY OPTION: - ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile  | \$ 3.04  | 34,075 | SF | \$ 103,588 |
| 12.22.05 | 2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY)<br>PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION<br>1 Ply Mineral Surfaced Cap Sheet Adhered in Hot ASTM D 312 Type III or IV Asphalt: ROOFING MEMBRANE OPTION: - ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 600 lbf/in tensile  | \$ 6.60  | 34,075 | SF | \$ 224,895 |
| 20.11.05 | NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: ROOF FLASHINGS FOR MODIFIED & COAL TAR PITCH ROOF SYSTEMS:<br>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 215 lbf/in tensile (ASTM D 5147);<br>TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 600 lbf/in tensile | \$ 16.34 | 3,425  | SF | \$ 55,965  |

|          |  |           |       |     |                   |
|----------|--|-----------|-------|-----|-------------------|
| 12.14.01 | 2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY)<br>PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION<br>1 Ply of Self-Adhering Base Installed Using Self-Adhering Backing: BASE PLY OPTION: - SBS Modified Asphalt-Based, Polyester OR Fiberglass/Polyester OR Fiberglass Reinforced Self-Adhering Base Sheet - Minimum of 50 lbf/in tensile | \$ 2.56   | 3,425 | SF  | \$ 8,768          |
| 20.41.11 | NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: Single-Ply Flashings - Fully Adhered Single-Ply Roof Flashings Installed on Corresponding Single-Ply Roof Systems (Self-Adhering Roof Applications Only): ROOF MEMBRANE OPTION: - ASTM D 6754 - Ketone Ethylene Ester (KEE) - 60 Mil Thickness  | \$ 12.46  | 3,425 | SF  | \$ 42,676         |
| 23.144   | Common Roof Repair Items: 3-Course Application; Mastic-Mesh-Mastic; 9" Wide Total; 6" Wide Mesh  | \$ 5.60   | 800   | LF  | \$ 4,480          |
| 23.142   | Roof Accessories: Termination bar, aluminum, 1/4" x 1"   | \$ 2.27   | 620   | LF  | \$ 1,407          |
|          | Caulking Chart: 1/2" X 1/2" 1 Component Polyurethane   | \$ 3.97   | 620   | LF  | \$ 2,461          |
| 23.112   | Roof Drainage, Scuppers, Stacks, Curbs and Pitch Pockets: Pitch pocket, 24 gauge, GI, 8" x 8", with storm collar, hemmed to outside, soldered corners and seams  | \$ 171.10 | 20    | EA  | \$ 3,422          |
|          | Metal Stretch-Out: 16" .050 Aluminum Surface Mounted Counterflashing with Six (6) Bends  | \$ 10.37  | 620   | LF  | \$ 6,429          |
|          | Metal Stretch-Out: 24" .050 Aluminum Coping Cap with Five (5) Bends  | \$ 12.32  | 620   | LF  | \$ 7,638          |
|          | Metal Stretch-Out: 48" .050 Aluminum Coping Cap with Five (5) Bends  | \$ 18.12  | 220   | LF  | \$ 3,986          |
|          | Metal Stretch-Out: 18" .050 Aluminum Box Gutter with Five (5) Bends  | \$ 10.87  | 185   | LF  | \$ 2,011          |
|          | Metal Stretch-Out: 20" .050 Aluminum Downspouts with Five (5) Bends  | \$ 11.36  | 230   | LF  | \$ 2,613          |
| 23.153   | Equipment: Forklift/Manlift Equipment Rental   | \$ 123.00 | 35    | DAY | \$ 4,305          |
|          | <b>Sub-Totals After Multipliers</b>  |           |       |     | <b>\$ 639,112</b> |

**Mod Bit Roof:**

|   |                   |
|---|-------------------|
| <b>Total Maximum Price of Line Items under the MICPA:</b> | <b>\$ 639,112</b> |
| <b>Proposal Price Based Upon Market Experience:</b>       | <b>\$ 654,419</b> |

**Garland/DBS Price Based Upon Local Market Competition:**

|                             |            |
|-----------------------------|------------|
| Sentry Roofing Services LLC | \$ 654,419 |
| Innovative Roofing Group    | \$ 699,378 |
| Eskola LLC                  | \$ 732,816 |
| Veteran Builders LLC        | \$ 984,511 |

**Unforeseen Site Conditions**

2" ISO Replacement \$ 5.13 per Square Foot

**Scope of Work: Metal Roof - Roof Restoration**

Preparation

1. Pressure wash both metal roofs on the front to remove dirt and debris.

Roof System

2. Remove all failed sealants from the perimeter counter flashing metal on all 3 sides of each.
3. Install new sealants to all head flashings and step flashings using Tuff Stuff MS sealants.
4. Prime the roof areas and metal flashings using one coat of Rust-Go primer at the required application rates shown on the data sheets.
5. Coat both roof areas with 2 coats using a Sherwin Williams DTM Metal Roof Paint in a standard color to be chosen at a later date.

Metal and Misc. Details

6. Install a new 18" Box Gutter and 4"x5" Downspouts on the front of both roofs using Rmer SS Flat Stock.
7. Provide a 2 yr labor warranty from the contractor.

**Metal Roof - Line Item Pricing**

| Item # | Item Description   | Unit Price   | Quantity | Unit | Extended Price   |
|--------|--|--------------|----------|------|------------------|
|        | <b>Labor &amp; Materials - Eskola LLC</b>  | \$ 15,282.00 | 1        | EA   | \$ 15,282        |
|        | <b>Sub Total Prior to Multipliers</b>  |              |          |      | <b>\$ 15,282</b> |
| 23.171 | Additional repair options: Option 1 - Estimating repairs can be done on a labor and material cost plus basis | 14%          |          | %    | \$ 2,139.48      |
|        | <b>Sub-Totals After Multipliers</b>  |              |          |      | <b>\$ 17,421</b> |

**Metal Roof:**

**Proposal Price Based Upon Market Experience: \$ 17,421**

**Garland/DBS Price Based Upon Local Market Competition:**

|                                    |                        |
|------------------------------------|------------------------|
| <b>Eskola LLC</b>                  | <b>\$ 17,421</b>       |
| <b>Veteran Builders LLC</b>        | <b>\$ 18,429</b>       |
| <b>Sentry Roofing Services LLC</b> | <b>Declined to Bid</b> |
| <b>Innovative Roofing Group</b>    | <b>Declined to Bid</b> |

**Scope of Work: Exterior Walls**

Preparation

1. PRESSURE WASH BLOCKWALL AND EXTERIOR AREAS TO WHERE NEW MATERIALS ARE GOING TO BE APPLIED. ENSURE DIRT, OLD/LOOSE PAINT, MOLD AND DEBRIS ARE REMOVED.
2. USE GARLAND B-CLEAN MASONRY CLEANER IN ACCORDANCE WITH DATA SHEET WHERE MOLD OR EFFLORESCENCE CANNOT BE REMOVED BY PRESSURE WASHING.

Repairs

3. REPAIR ALL CRACKS IN BLOCK LARGER THAN 1" INCH USING GAR ROCK CONCRETE PATCH MATERIAL.
4. REMOVE ALL EXISTING WALL JOINT SEALANTS AND RESEAL WITH GREENLOCK XL SEALANT AND BACKER-ROD. THIS INCLUDES VERTICAL CONTROL JOINTS, ALONG WITH OTHER JOINTS THAT SEAL BLOCK TO BLOCK.
5. REMOVE ALL EXISTING WINDOW, DOOR, AND PENETRATION SEALANTS AND RESEAL WITH TUFF STUFF MS SEALANT AND BACKER-ROD.
6. REPAIR ALL CRACKS IN BLOCK LESS THAN 1" INCH USING GREENLOCK XL SEALANT.

Coating

7. APPLY BASE COAT OF ELASTOMERIC TUFF COAT AT 150 SQ FT PER GALLON TO ALL EXTERIOR SIDES OF THE BUILDING AND THE FRONT CANOPY ROOF. ALLOW MINIMUM TWO HOUR CURE.
8. APPLY TOP COAT OF ELASTOMERIC TUFF COAT AT 150 SQ FT PER GALLON TO ALL OF THE SAME AREAS AS FINAL COAT. THERE WILL BE 2 COLORS USED, SEE ATTACHED.

**Exterior Walls - Line Item Pricing**

| Item # | Item Description  | Unit Price | Quantity | Unit | Extended Price |
|--------|---|------------|----------|------|----------------|
| 23.12  | Miscellaneous Line Items: Caulking: Remove Existing Caulking & Clean and Prime Joint                    | \$ 1.15    | 250      | LF   | \$ 288         |
|        | 1 Component Polyurethane - Joint Size 1/2" x 1/2"   | \$ 3.97    | 250      | LF   | \$ 993         |
| 23.12  | Miscellaneous Line Items: Caulking: Remove Existing Caulking & Clean and Prime Joint                    | \$ 1.15    | 150      | LF   | \$ 173         |
| 23.14  | Miscellaneous Line Items: Install Backer Rod in Properly Prepared Opening, Polyethylene - 1/2" Diameter | \$ 0.65    | 150      | LF   | \$ 98          |

|        |   |           |        |     |                  |
|--------|---|-----------|--------|-----|------------------|
|        | 1 Component Polyurethane - Joint Size 1/2" x 1/2"   | \$ 3.97   | 150    | LF  | \$ 596           |
| 19.13  | WALL COATINGS FOR COATING WALL SYSTEMS: ELASTOMERIC COATING FOR CMU WALL SYSTEM -<br>Base Coat of Coating @ 1 Gallon per Sq. / Top Coat @ 1 Gallon per Sq. Applied as Specified | \$ 3.64   | 18,500 | SF  | \$ 67,340        |
| 23.153 | Equipment: Forklift/Manlift Equipment Rental  | \$ 123.00 | 20     | DAY | \$ 2,460         |
| 23.156 | Equipment: Manlift per day  | \$ 90.00  | 20     | DAY | \$ 1,800         |
|        | <b>Sub-Totals After Multipliers</b>   |           |        |     | <b>\$ 73,746</b> |

**Exterior Walls:**

**Total Maximum Price of Line Items under the MICPA: \$ 73,746**

**Proposal Price Based Upon Market Experience: \$ 70,639**

**Garland/DBS Price Based Upon Local Market Competition:**

|  |                   |
|--|-------------------|
| <b>Armor Waterproofing and Restoration LLC</b> | <b>\$ 70,639</b>  |
| <b>Veteran Builders LLC</b>                    | <b>\$ 95,609</b>  |
| <b>Pride Roofing, Inc.</b>                     | <b>\$ 108,151</b> |
| <b>Eskola LLC</b>                              | <b>\$ 172,221</b> |

**Proposal Price Summary**

**Mod Bit Roof - Partial Tear Off and New Roof Installation: \$ 639,112**

**Metal Roof - Roof Restoration: \$ 17,421**

**Exterior Walls: \$ 70,639**

**Proposal Price Based Upon Market Experience (ALL SECTIONS): \$ 727,172**

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. Proposal pricing valid through 5/1/2019.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

*Matt Egan*

Matt Egan  
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