



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
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ROOFING MATERIAL AND SERVICES PROPOSAL

City of Coppell
CORE Center
234 Parkway Blvd
Coppell, TX 75019

Date Submitted: 01/22/2021
Proposal #: 25-TX-201077
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: Gymnasium Roof Re-Cover

1. Remove existing gravel (Spud any remaining gravel embedded into asphalt) and prime surface of existing built up roof assembly.
2. Install Insulation board in low rise foam per wind uplift requirements (Provided by Manufacturer)
3. Install ½" recovery board in hot asphalt over existing roof assembly
4. Install Stressbase 80 (150 Sq/ft per Roll) Base Sheet in Weatherking cold process adhesive at 2.5 Gallons per square over gypsum recovery board according to manufacturer installation requirements.
5. Install Stressply FR Mineral (75 Sq/ft per Roll) Mineral Cap sheet in Weatherking cold process adhesive at 2.5 Gallons per square over gypsum recovery board according to manufacturer installation requirements.
6. Vertical Wall Flashing- Install Stressbase 80 & Stressply FR Mineral in Weatherking Adhesive on vertical wall assemblies.
7. Cast minerals over all exposed adhesive at laps/seams on mineral cap sheet.
8. Install 2 coats of Garlabrite (Almunizer) on all vertical wall assembly mineral flashing (.75 Gallons per square).
9. General Contractor to attend Pre-Con meeting with Manufacturer, Owner's Rep, School District and Facilities onsite before commencement of re-roof project.
10. General Contractor responsible for Delivery, Transit and unloading of all materials required to complete roof re-placement.

11. General Contractor responsible for provided dumpsters General Contractor responsible for scheduling and dropping dumpster at designated areas on campus provided during pre-construction meeting conducted by manufacturer rep
12. General Contractor required to have full time supervisor onsite during any and all work is being performed. General Contractor will be required to be present for weekly progress reports
13. General Contractor is responsible for providing schedule from staging materials to completion of installation of roof system with dates weather permitting
14. General Contractor responsible for ensuring exposed roof deck is water tight every day before installation technicians leave job site
15. General Contractor is responsible for maintaining a clean environment on roof deck, sidewalks, grounds and any other locations on campus work is be performed
16. General Contractor is responsible for 5 Year Workmanship Warranty
17. General Contractor is responsible for 1st Year of Maintenance of Roof System from date of approved completion by all parties including Manufacturer, and General Contractor.
18. Manufacturer providing 30 YR No Dollar Limit Warranty to building owner.

Gymnasium Roof Re-Cover:

Proposal Price Based Upon Market Experience:	\$ 177,954
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Garland/DBS Price Based Upon Local Market Competition:

Crawford Roofing Inc.	\$	177,954
Orlando Group	\$	178,399
Zenith Roofing Services	\$	183,841

Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement (per Linear Foot)	\$	2.85
Additional Insulation Replacement (per Board Foot)	\$	1.37
Decking Replacement (per Square Foot)	\$	11.40

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 60 days from proposal date listed above.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. Any work not exclusively described in the above proposal scope of work is excluded.

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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