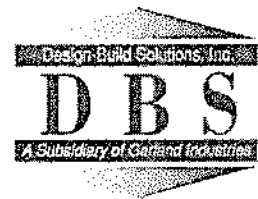




Garland/DBS, Inc.
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ROOFING MATERIAL AND SERVICES PROPOSAL

City of Grand Prairie
Ruthe Jackson Center Roofing Project
Date Submitted: 8/23/2016
Proposal #: 25-TX-160714
MICPA # 14-5903

Please Note: The following 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 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: Base Bid - SustainableDesign High Performance Modified Built-up Roof System Incorporating the Use of Environmentally Responsible Components. Modified Bituminous Built-Up-Roof System including but not limited to: Provide all labor, equipment, and materials to install the roof system over the properly prepared substrate.

- A. Sweep or vacuum gravel off roofing system. Peel back existing roofing system leaving in place mechanically attached poly-iso.
- B. Inspect and remove any wet insulation and replace with like-kind materials and depths. Remove existing metal edge system and install new wood nailers as necessary to accommodate added insulation/recovery board.
- C. Loose-lay (1) layer of 1.0" polyisocyanurate insulation board. Mechanically fasten 1/2" Primed Densdeck or SecureRock breaking the joints from the first course. Densdeck will be installed on vertical walls 8" and mechanically attached or in insulation adhesive.
- D. Install crickets at high-side of all mechanical units to provide proper drainage diverting water around units.
- E. Install one (1) torch SBS Torch Grade Base Sheet with woven fiberglass scrim reinforcement with the following minimum performance requirements according to ASTM D5147.
- F. Install one (1) torch SBS (Styrene-Butadiene- Styrene) mineral surfaced rubber modified roofing membrane with a fiberglass and polyester composite scrim surfaced with a Minerals.

- G. Install Mineral torch flashings and torch base sheet on all flashings a minimum of eight inches at all vertical walls and install termination bar and metal counterflashing.
- H. Install six-inch Mineral Torch cover-strip over all modified seams on metal edges and flashings.
- I. Drains to have 2' sumps installed.

Notes

1. AC Stand-alone units will have Mineral slip sheet installed under wood blocking. Refrigerant unit will be mounted on 4" x 4" and secured.
2. Ridge Cap Metal on mansard roof areas- Install new 24 ga metal designed to extend 4" beyond the existing head closure and over ridge cap. Ridge cap will terminate without removing the wrought iron fencing, unless easier to install with removing fencing. CGP staff will remove Christmas Lights. You will be able to get two cuts out of a 4' x 10' sheet. Each break metal will not exceed 24". Poprivets will be used to secure panel portion overlapping head closure. New Z- or Termination bar used to attach vertical leg and caulking per manufacturer specifications.
3. Pitch pans will have stainless covers installed over pan with Seal-Tite fill. Replace plastic drain baskets/or broken cast iron with metal baskets and installed. Paint all new/old drain baskets red and gas lines yellow.
4. Skylight over atrium to be replaced with similar style skylight.
5. Gas Lines will be raised where entering roof deck to provide proper pitch pan installation, coat gas lines yellow.
6. No HVAC units will need to have ducting installed Raise units to flash modified sheets if necessary.
7. Hardibacker walls will have saw cut approximately 4" above bottom edge and removed at counterflashing level. New counterflashing will be installed with slip flashing under existing hardibacker. Densdeck will need to be installed for torch system.
8. CGP Facility Staff will remove Christmas lights and brackets prior to construction.
9. Replace all plastic or missing drain strainers with new cast iron strainers painted red.
10. Wall Panel: Cut wall panels with saw cut to allow for new height of roof flashings and nailer. Once completed, remove existing wall panels and install R-mer wall panels over existing open framing.
11. Wall panel transition from Main roof to upper ballroom roof (Ladder location) will require removal of panels exposing open framing. Install new Densdeck nailer for roof membrane flashing transition at bottom 8" and new hat channel just above nailer. Install new R-Mer Wall Panels over existing hat channels in this area.
12. Gutters and Downspouts will be reused and should be patched, repaired and secured to building.
13. Roofing work to end by 4:00 pm on Friday and Saturday most weeks. The event center will notify the contractor if no events are either evening. Work will not be allowed on the following dates:
 - a. Saturday, Nov. 5
 - b. Wednesday Nov. 9 Upper Ballroom Roof.
 - c. Sunday Nov. 13.

Competitive Bid Results:

Heritage One Roofing \$ **538,937**

Bid Breakdown (Heritage One):

Labor & Materials:	\$ 471,191
Freight:	\$ 12,500
Insurance:	\$ 5,605
Bonds:	\$ 4,734
General Conditions:	\$ 44,907

*General Conditions include: US Communities Fee, Overhead, and Profit

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, and Masonry work is excluded.
5. Any work not exclusively described in the above proposal scope of work is excluded.

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 12/31/2016.

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

Respectfully Submitted,

Ron Seitz

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