



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

**City of San Leandro**  
**Marina Community Center**  
**15301 Wicks Blvd**  
**San Leandro, California 94579**

**Date Submitted: 09/19/2022**  
**Proposal #: 25-CA-220850**  
**MICPA # PW1925**

**CALIFORNIA General Contractor License #: 949380**

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: Base Bid**

1. Remove any loose walkpads or walkpads that have voids and have allowed water under.
2. Repair any damaged membrane or loose membrane with new weather cured single ply membrane. Where membrane sags at base flashings contractor to pull tight, install term bar, and new skirt flashing.
3. Power wash entire roof system with simplegreen/tsp and water solution.
4. Inspect roof system and clear any debris. Any voids, lap failures, or leak concerns shall be prepped and reinforced with Uni-Bond and Liquitec.
5. Apply Liquitec to all seams, details, and repaired areas at 2 gallons per square. Apply 8" wide over seams. Allow to cure.
6. Apply a base coat of Liquitec at 1.5 gallons per square across entire roof section.
7. Apply a base coat of Liquitec at 1 gallon per square across entire roof section.
8. Caulk and seal all details and transition areas with Tuff-Stuff MS.
9. Install new skirt flashing to parapet copings using 22 ga. Flat stock.

**Attachment C: Bid Form - Line Item Pricing Breakdown**

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
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23.01	Cleaning & Caulking: Pressure Wash to Clean Horizontal Surfaces	\$ 0.77	16,000	SF	\$ 12,328
15.15	RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : RESTORATION OF A SINGLE-PLY WITH TWO-COMPONENT, LOW-ODER URETHANE & STRIPPED SEAMS Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Strip in Seams by Applying a Two-Component, Low-Oder Urethane 2 Gallons per Square USE SEPARATE LINE ITEM, Wait 24-48 Hours, Apply Two-Component, Low-Oder Urethane as a Base Coat at a Rate of 1.5 Gallons per Square and a Top Coat at a Rate of 1.0 Gallon per Square Over the Entire Roof According to Manufacturer's Specifications.	\$ 6.55	16,000	SF	\$ 104,832
15.31	RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : REINFORCING SEAMS WITH TWO-COMPONENT, LOW-ODER URETHANE Reinforce Seams by Applying a Two-Component, Low-Oder Urethane 2 Gallons per Square / Reinforcement / 1 Gallons per Square (3 Gallons per Square on Seams)	\$ 10.98	2,250	LF	\$ 24,705
<b>Sub Total Prior to Multipliers</b>					<b>\$ 141,865</b>
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	\$ 141,865	%	\$ 35,466
22.08	MULTIPLIER - ROOF HEIGHT IS GREATER THAN 20 FT, BUT LESS THAN OR EQUAL TO 50 FT STORIES Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 2 stories, but are less than or equal to an estimated 5 stories. Additional roof height can require increased safety requirements, larger lift equipment, tie-offs, etc.	25	\$ 141,865	%	\$ 35,466
22.06	MULTIPLIER - ROOF OR WALLS HAVE LARGE AMOUNT OF PENETRATIONS / ROOF TOP OBSTRUCTIONS Multiplier is applied when labor production is effected a large number of roof penetrations, a limited amount of open roof areas or low overhead clearance requiring more hand work. Situations include, but are not limited to rooftop penetrations like: soil stacks, sky lights, roof drains, exhaust vents, HVAC equipment, etc. or rooftop obstructions such as: pipes, duct work, electrical wires, hoses or raised equipment, etc.	35	\$ 141,865	%	\$ 49,653

22.01	<b>MULTIPLIER - DIFFICULT ROOF OR BUILDING ACCESS</b> Multiplier is applied when labor production is effected by roof or building access. Situations that can cause roof access to be more difficult include, but are not limited to: no access for lifts or cranes, access is dependent upon road closure, access point requires the closure of a building entrance, roof level is not accessible from the ground, roof area is interior to adjacent roofs or roof materials and materials and equipment must be loaded to one roof area and carried to another roof area, roof materials and equipment must be carried to the roof through an interior building access point, no or limited staging areas on the ground, etc.	30	\$ 141,865	%	\$ 42,560
<b>Total After Multipliers</b>					<b>\$ 305,010</b>

**Base Bid Total Maximum Price of Line Items under the MICPA: \$ 305,010**  
**Proposal Price Based Upon Market Experience: \$ 294,334**

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

<b>San Francisco Roofing</b>	<b>\$ 294,334</b>
Western Roofing Service	\$ 299,217
Waterproofing Associates	\$ 375,727

**Scope of Work: Add Alt 1**

1. Match above scope but install 4" uni-bond to all seams before applying seam coating.

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

<b>San Francisco Roofing</b>	<b>\$ 330,649</b>
Western Roofing Service	\$ 350,125
Waterproofing Associates	\$ 438,398

**Scope of Work: Add Alt 2**

1. Coat all duct seams by applying 4" Unibond and 2 gallons of Liquitect in 6" wide application.

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

<b>San Francisco Roofing</b>	<b>\$ 80,316</b>
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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. Sales and use taxes are included.
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,

*Evan Clark*

Evan Clark  
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