



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 San Leandro
Multiple Buildings
1245 147th Ave
San Leandro, California 94578

Date Submitted: 10/04/2022
Proposal #: 25-CA-220875
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: REPLACEMENT FOR HALCYON

1. Remove and dispose of all roofing, gutters, edge metal and associated materail down to structural deck.
2. Inspect deck and fascias and repair all dry rot. Bid to include: 50 linear feet of fascia board replacement and 100 square feet of decking.
 - a. Contractor to provide line item pricing for additional fascia replacement and decking replacement.
3. Install new .040 aluminum gutters with flat stock.
4. Adhere ½” Densdeck Prime cover board (or securrock) per manufacturers wind uplift calculations.
5. Install crickets behind all details to ensure no water sits behind units. Install new saddle on chimney.
6. Prime roof with SA Primer at 0.5 gallons per square.
7. Install 2 ply modified Stressply Self Adhered System.
8. Allow roof to cure for 5 days.
9. Once cured, apply Pyramic Plus LO in 2 coats. 1.5 gal per square per coat (3 gal total).
10. Replace any conduit wood blocking with new dura-blocks.

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.06	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Wood / Tectum Deck	\$ 2.66	3,300	SF	\$ 8,791
3.08	Removal & Replacement of Roof Deck: DECK TYPE Large Areas of Wood Deck Replacement (Replacement areas averaging greater than 1 square)	\$ 10.98	100	SF	\$ 1,098
4.10	Insulation Recovery Board & Insulations Options: RECOVERY BOARD TYPE 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Wood / Tectum Deck	\$ 2.04	3,300	SF	\$ 6,717
12.04.01	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 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	\$ 3.20	3,300	SF	\$ 10,560
12.13.01	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 of Mineral Surfaced, Self-Adhering Cap Sheet Installed Using Self-Adhering Backing: ROOF CONFIGURATION OPTION: ASTM D 6161 (Polyester) OR 6162 (Fiberglass/Polyester) OR 6163 (Fiberglass) Self-Adhering Reinforced Modified Bituminous Sheet Material Type III - Minimum of 130 lbf/in tensile	\$ 5.26	3,300	SF	\$ 17,358
5.04	Coat New Roofing With Elastomeric Coating: ROOF SYSTEM TYPE Apply a bright white, water-based, acrylic-urethane hybrid roof coating per Specifications (1.0 Gallon per Square per Coat - 2 Coats Required) - Smooth- Surfaced Modified Roof	\$ 4.13	3,300	SF	\$ 13,613
	Gutter Replacement - .040 Aluminum	\$ 13.39	300	LF	\$ 4,017
	Sub Total Prior to Multipliers				\$ 62,154

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	\$ 62,154	%	\$ 15,538
22.01	MULTIPLIER - DIFFICULT ROOF OR BUILDING ACCESS 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	\$ 62,154	%	\$ 18,646
22.19	MULTIPLIER - ROOF SIZE IS GREATER THAN 3,000 SF, BUT LESS THAN 5,000 SF Multiplier is applied when Roof Size is greater than 3,000 SF, but less than 5,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a smaller roof area resulting in fixed costs being a larger portion of the overall job costs	30	\$ 62,154	%	\$ 18,646
Total After Multipliers					\$ 114,985

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 114,985
Proposal Price Based Upon Market Experience: \$ 104,870

Garland/DBS Price Based Upon Local Market Competition:

1 Waterproofing Associates	\$ 104,870
2 Western Roofing Services	\$ 125,533
3 San Francisco Roofing Services	\$ 136,493

Scope of Work: REPLACEMENT FOR SOUTH BRANCH LIBRARY

1. Remove and dispose of all roofing, gutters, edge metal and associated materail down to structural deck.
2. Inspect deck and fascias and repair all dry rot. Bid to include: 50 linear feet of fascia board replacement and 100 square feet of decking.
 - a. Contractor to provide line item pricing for additional fascia replacement and decking replacement.
3. Install new .040 aluminum gutters with flat stock.
4. Adhere ½” Densdeck Prime cover board (or securrock) per manufacturers wind uplift calculations.
5. Install crickets behind all details to ensure no water sits behind units. Install new saddle on chimney.
6. Prime roof with SA Primer at 0.5 gallons per square.

7. Install 2 ply modified Stressply Self Adhered System.
8. Allow roof to cure for 5 days.
9. Once cured, apply Pyramic Plus LO in 2 coats. 1.5 gal per square per coat (3 gal total).
10. Replace any conduit wood blocking with new dura-blocks.

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.06	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Mineral Surfacing - Wood / Tectum Deck	\$ 2.66	1,800	SF	\$ 4,795
3.08	Removal & Replacement of Roof Deck: DECK TYPE Large Areas of Wood Deck Replacement (Replacement areas averaging greater than 1 square)	\$ 10.98	100	SF	\$ 1,098
4.10	Insulation Recovery Board & Insulations Options: RECOVERY BOARD TYPE 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Wood / Tectum Deck	\$ 2.04	1,800	SF	\$ 3,664
12.04.01	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 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	\$ 3.20	1,800	SF	\$ 5,760
12.13.01	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 of Mineral Surfaced, Self-Adhering Cap Sheet Installed Using Self-Adhering Backing: ROOF CONFIGURATION OPTION: ASTM D 6161 (Polyester) OR 6162 (Fiberglass/Polyester) OR 6163 (Fiberglass) Self-Adhering Reinforced Modified Bituminous Sheet Material Type III - Minimum of 130 lbf/in tensile	\$ 5.26	1,800	SF	\$ 9,468

5.04	Coat New Roofing With Elastomeric Coating: ROOF SYSTEM TYPE Apply a bright white, water-based, acrylic-urethane hybrid roof coating per Specifications (1.0 Gallon per Square per Coat - 2 Coats Required) - Smooth-Surfaced Modified Roof	\$ 4.13	1,800	SF	\$ 7,425
	Gutter Replacement - .040 Aluminum	\$ 13.39	300	LF	\$ 4,017
Sub Total Prior to Multipliers					\$ 36,227
22.01	MULTIPLIER - DIFFICULT ROOF OR BUILDING ACCESS 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	\$ 36,227	%	\$ 10,868
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	\$ 36,227	%	\$ 9,057
22.17	MULTIPLIER - ROOF SIZE IS GREATER THAN 1,000 SF, BUT LESS THAN 2,000 SF Multiplier is applied when Roof Size is greater than 1,000 SF, but less than 2,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a very small roof area resulting in fixed costs having a significant impact on the overall job costs	70	\$ 36,227	%	\$ 25,359
Total After Multipliers					\$ 81,511

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 81,511

Proposal Price Based Upon Market Experience: \$ 65,944

Garland/DBS Price Based Upon Local Market Competition:

1 Waterproofing Associates	\$ 65,944
2 Western Roofing Services	\$ 77,665
3 San Francisco Roofing Services	\$ 80,268

Scope of Work: REPAIRS AT SOUTH OFFICE

1. Install coping on internal parapet wall using .040 aluminum flat stock.
2. Eliminate metal pan next to ladder in mechanical well area. Remove and expose of existing singly ply flashing. Cap with ½” plywood and install single ply over entire curb.
3. Remove tape and sealant from 4 pipe penetrations pointed out during job walk. Inspect and seal with Green-Lock Sealant XL and single ply membrane or boot as needed.

4. Coat all ducts in mechanical well with White-Knight Plus WC.
 - a. Remove any existing tape/sealant.
 - b. Apply 4” Uni-Bond to all seams.
 - c. Coat all seams with 2 gal/square expanding 2” past Uni-Bond edge.
 - d. Once cured, coat duct at 2 gal/square.

Proposal Price Based Upon Market Experience:	\$	34,899
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Garland/DBS Price Based Upon Local Market Competition:

1 Waterproofing Associates	\$	34,899
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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. 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,

Jarod Miller

Jarod Miller
 Garland/DBS, Inc.
 (216) 430-3606